

(Y = Permitted)

(CA = Contract Agreement)

TABLE A

PERMITTED USES BY DISTRICT

Commercial Uses (cont.)		MU	MU2	CC	RM	R	C	LJ	MI	HI	A
	Auto and truck sales, rental	Y		Y					Y		
	Enclosed car wash	Y	Y	Y					Y		
	Auto service stations and car wash	Y		Y					Y		
	Office Activity	Y	Y	Y				Y	Y		
	Barber and beauty shops	Y	Y	Y							
	Bars and lounges	Y		Y							
	Boat sales	Y		Y				Y			
	Bed and breakfast	Y	Y	Y							
	Daycare	Y	Y	Y							
	Dry cleaning pick-up stations	Y	Y	Y							
	Exterminating, fumigating, septic tank pumping, furnace cleaning	Y							Y	Y	
	Florists, greenhouses	Y	Y	Y							
	Funeral establishments	Y	Y	Y							
	Funeral establishments/Crematorium	Y		Y							
	Kennels	Y				Y	Y				
	Mini-warehouses	Y		Y				Y	Y		
	Minor Repair & Maintenance of Personal Vehicles including such services as brake part replacement, minor tune up, change of oil and filter, repair of flat tire, lubrication and other similar operations. No activities shall be conducted outside a fully enclosed garage or result in any vehicle being inoperable for a period in excess of twenty-four (24) hours.	Y	Y	Y				Y	Y		
	Mobile home and trailer sales	Y		Y				Y	Y		
	Monument sales	Y		Y							
	Motels and hotels	Y		Y							
	Service & Goods Oriented shopping	Y	Y	Y				CA			
	Restaurants	Y	Y	Y				CA			
	Sales and service of commercial and industrial supplies and equipment	Y		Y				Y	Y	Y	
	Sales and storage of construction materials	Y		Y				Y	Y	Y	

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(CU = Conditional Uses)

TABLE A
PERMITTED USES BY DISTRICT

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
Recreational & Institutional Uses (cont.)											
	Medical and Dental Clinic	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA
	Indoor amusement and entertainment facilities including, such as bowling alleys, gaming devices, billiard parlors, movie theaters	CA		CA							
	Outdoor amusement and entertainment facilities	CA		CA							
	Post offices	CA	CA	CA	CA	CA	CA				
	Public utilities including equipment and supply storage	Y		Y	Y	Y	Y	Y	Y	Y	Y
	Public utility stations and public services	Y		Y	Y	Y	Y	Y	Y	Y	Y
	Recreational facilities, public & Private	CA		CA	CA	CA	CA				
	Transmission towers (2)	CU		CU	CU	CU	CU	CU	CU	Y	CU
Commercial Uses											
	Adult businesses	Y									
	Animal hospital and veterinarian offices, provided animals are kept inside, otherwise see "Kennels"	Y	Y	Y							
	Auto and truck major repairs including such services as repair, reconditioning, painting, body and fender work, upholstering and seat covering.	Y		Y				Y	Y		

(2) No conditional use on property owned by the Parish

(Y = Permitted)
(CA = Contract Agreement)

**TABLE A
PERMITTED USES BY DISTRICT**

		MU	MU2	CC	MH/ RV	RM	R	C	LI	MI	HI	A
Agricultural Uses (Light)												
	Farming & Livestock related activities					Y	Y	Y	Y	Y	Y	
Agricultural Uses (Heavy)												
	Commercial Type Animal Facility						Y	Y		Y		
Residential Uses												
	Single family residential	Y ₂	Y ₂	Y ₂		Y ₂	Y ₂	Y ₂	Y _{1,2}	Y _{1,2}		
	Town houses	Y	Y	Y								
	Multi-family residential, apartments	CA		CA								
	Mobile home parks				CA							
	Mobile home subdivisions				CA							
	RV Park				CA							
Recreational and Institutional Uses												
	Airports											Y
	Camps						Y	Y				
	Cemeteries	CA		CA		CA	CA	CA				
	Churches, clubs and fraternal organizations	CA	CA	CA		CA	CA	CA				
	Community buildings, police and fire stations	CA	CA	CA		CA	CA	CA	CA	CA	CA	CA
	Educational facilities - public elementary and high schools and private schools with a curriculum similar to public kindergartens, elementary and high school	CA	CA	CA		CA	CA	CA				
	Education facilities – commercial schools	CA	CA	CA					CA			
	Medical facility (hospitals, nursing homes)	CA	CA	CA		CA	CA	CA	CA	CA	CA	

- (1) Only on existing lots of record created prior to the adoption of this ordinance and on lots created by family partitions.
(2) Recreational Vehicles are not allowed to be occupied as a dwelling (parking or storage is acceptable)

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TABLE A
PERMITTED USES BY DISTRICT

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
Commercial Uses (Cont.)											
	Self service laundries	Y		Y							
	Signs, on-site use advertising	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Signs, off-site signs including billboards, panels and other advertising signs	Y		Y				Y	Y	Y	
	Truck stops, including servicing and minor repairs, but excluding truck terminals and their storage warehouse	Y							Y	Y	
Industrial Uses											
	Light industrial Structures & Facilities	Y						Y	Y	Y	
	Dry cleaning plants	Y						Y	Y	Y	
	Printing Plants	Y						Y	Y	Y	
	Warehouses	Y						Y	Y	Y	Y
	Wholesale business and storage	Y						Y	Y	Y	
	Heavy industrial uses									Y	
	Bulk material storage								Y	Y	
	Chemical plants									Y	
	Concrete mixing								Y	Y	
	Rail terminals								Y	Y	
	Resource recovery plants									Y	
	Unenclosed automobile or heavy equipment storage								Y	Y	
	Outdoor storage lots and yards								Y	Y	
	Wrecking and salvage yards								Y	Y	

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TABLE A
PERMITTED USES BY DISTRICT

		MU	MU2	CC	RM	R	C	LI	MI	HI	A
Industrial Uses (Cont.)											
	Ponds or dirt pits				Y	Y	Y	Y	Y	Y	
	Recycling collection centers	Y							Y	Y	
	Recycling operations centers								Y	Y	
	Truck terminals and storage yards								Y	Y	

TABLE B
SITE REQUIREMENTS BY DISTRICT
RESIDENTIAL

DISTRICT	MAXIMUM RESIDENTIAL DENSITY (UNITS PER ACRE)	MINIMUM LOT SIZE (SF)	MINIMUM LOT FRONTAGE (FEET) WITH CENTRAL SEWER (4)	MINIMUM LOT FRONTAGE (FEET) WITHOUT CENTRAL SEWER (4)	MINIMUM FRONT SETBACK (FEET) (2) (3)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)	MINIMUM REAR SETBACK (2)	MINIMUM SIDE SETBACK (FEET) (2)	MAXIMUM BLDG HEIGHT (FEET)
RM Medium Intensity Residential	Single Family units 3	Single Family *16,000 Open Ditch St. Design **14,000 Curb & Gutter St. Design **10,500	Single Family 90 ft. Open Ditch 90 ft. Curb & Gutter 70 ft.	90 ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	Single Family 5	35 ft.
R Rural	Single Family 2	Single Family 20,000 sq. ft.	Single Family 100 ft.	Single Family 100 ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	10 ft.	35 ft.
C Conservation	Single Family 1	Single Family 43,560 sq. ft.	Single Family 100 ft.	Single Family 100 sq. Ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	10 ft.	35 ft.
LI Light Industrial	NONE	Single Family 43,560 sq. ft.	NONE	Detached - 80 ft.	25 ft.	55 ft. or 75 ft. from centerline of State Hwy	20 Ft.	10 ft.	NONE
MI Medium Industrial	NONE	Single Family 87,000 sq. ft. (1)	Single Family 100 ft.	Single Family 80 ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 Ft.	10 ft.	NONE
HI Heavy Industrial	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

* With Out Central Sewer ** With Central Sewer

(1) Only on existing lots of record created prior to the adoption of this ordinance and on lots created by family partitions.

(2) Maximum number of dwelling units for an entire apartment complex is 48 units; 30 percent of total site area shall be contiguous green space with minimum spacing between apartment buildings or an apartment building and an accessory structure being 20'; a six foot solid fence is required around sides and rear of an apartment development.

(3) On lots fronting on turning circles, t-turnarounds and street corners, the front yard may be reduced to one-half (1/2) the required front yard.

(4) Measured width at minimum building line.

TABLE B
SITE REQUIREMENTS BY DISTRICT
COMMERCIAL

DISTRICT	MAXIMUM FLOOR AREA (SQUARE FEET)	MINIMUM LOT SIZE (SQUARE FEET)	MINIMUM LOT FRONTAGE (FEET)	MINIMUM FRONT SETBACK FROM PROPERTY LINE (FEET)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)	MINIMUM REAR SETBACK (FEET)	MINIMUM SIDE SETBACK (FEET)	MAXIMUM BLDG HEIGHT (FEET)
MU Mix Use Corridors	NONE	16,000	80 (1)	25	55	15	10	35
MU2 Mixed Use Corridors	NONE (3)	16,000	80 (1)	25	55	15	10	35
CC Crossroad Commercial	10,000	16,000	80 (1)	25	55	15	10	35
RM Medium Intensity Residential	NA	NA	NA	NA	NA	NA	NA	NA
R Rural	NA	NA	NA	NA	NA	NA	NA	NA
C Conservation	NA	NA	NA	NA	NA	NA	NA	NA
LJ Light Industrial	NONE	10,000	100	25	55	15	10	35
MI Medium Industrial	NONE	10,000	100	25	55	15	10	35
HI Heavy Industrial	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

(1) Measured width at minimum building line.

(2) Property which has frontage on any state highway shall have a minimum front setback of 75' measured from the centerline of the highway.

(3) 8500 Maximum floor area per building.

Lawrence Minor Rd - Gonzales



December 1, 2022

1:4,514
0 0.05 0.1 0.15 0.2 mi
0 0.07 0.15 0.3 km

ORANGE - MEDIUM INDUSTRIAL
Light Green - LIGHT INDUSTRIAL

Ascension Parish GIS Division, Ascension Parish GIS
Division, Ascension Parish GIS, Ascension Parish
Assessor's Office
Ascension Parish Government