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Denham Springs, LA

Denham Springs City Zoning Code

Denham Springs, LA

ARTICLE 10

- C-3 COMMERCIAL DISTRICT REGULATIONS

Within the C-3 commercial district, as shown on the official zoning map, the following regulations shall apply:

Sec. 10.01 - Uses permitted.

10.01.1 *Principal uses.*

Any use permitted in accordance with the "land use chart," section 2.16, table 3.
Service stations.
Parking garage.
Super market grocery (over 2,500 sq. ft.).
General retail store (over 2,500 sq. ft.).
Laundromats.
Restaurants and cafes, drive-ins and fast food restaurants.
Taxi stands (taxi storage and dispatch office).
Theaters (not drive-in).
Auto washing establishments.
Hotel and motel.
Animal hospital (without outdoor kennels — veterinarian's office).
Agriculture and farm implement sales and service.
Hardware sales.

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Frozen food lockers.
Machinery and equipment sales and service.
Department stores.
Gyms.
Public utilities service centers.
Residential and commercial electrical apparatus sales and service.
Fish market (retail only).
Laundries and dry cleaners.
Mini-warehouses.
New motorcycle sales and service.
Printing, publishing and engraving.
Sign manufacturing and painting up to 32 square feet (non-electrical).
Similar shops and stores for the conduct of retail and service business with approval of zoning commission if not specifically listed herein. Accessory buildings and uses customarily incidental to the herein listed uses with permit by building official

10.01.2 *Permitted conditional uses*. Application for conditional uses as shown in this section and the land use chart in section 2.16, table 3, shall be filed with the office of planning the zoning commission. If public hearings, as defined in section 18.08 are required in accordance with the land use chart, section 2.16, table 3, then the zoning commission and subsequently the board of aldermen, if required, will set the dates of such public hearings. If no public hearings are required, the developer can apply for a development (building) permit in accordance with the codes and procedures established by the office of the building official.

Arcade, video game arcade or amusement center. No person shall operate an arcade in the city without first obtaining, in addition to all other licenses and permits, a special use permit for such use in a manner provided for in section 18.08. Any person lawfully operating an arcade as of the date of adoption of this ordinance shall be permitted to operate without such special use permit.

Where there are not over two amusement game machines or other amusement machines in one place, location or premises, they are permitted subject only to the requirements of the occupational licensing and occupancy requirements of the building code.

Amusement machine complexes of more than two amusement game machines or other amusement machines shall be allowed upon approval by the zoning commission under the special use permit procedure. The zoning commission shall determine based on plans to be submitted by the applicant, that there is sufficient space for such machines to prevent overcrowding of users or interference with pedestrian circulation on the

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churches, subject to the following specific requirements:

Amusement machines complexes shall be located at least 1,500 feet from school buildings, school playgrounds, and church buildings; and at least 2,500 feet from each other.
The complex shall be located in a separate room, separated from other uses on the premises and from pedestrian circulation to and from such other uses. The room shall be arranged so that there is a management attendant within the room, or such that management attendants outside the room can easily see and supervise the interior of the room.
Where machines are located along one side of an aisle, said aisle shall be a minimum of five and one-half feet in width and shall be unobstructed.
When machines are located on both sides of any aisle, the aisle shall be not less than seven and one-half feet in width and shall be unobstructed. The maximum number of machines in any arcade shall not exceed one machine for every 40 square feet of gross floor allotted to the arcade operation.
Trailer, mobile home and RV sales. See section 4.08.1.
New automobile and truck sales and services. See section 4.08.2.
Used automobile sale yards:
A minimum lot size of three-fourths acre shall be required for any used automobile sale yard (car lot).
A permanent, stand alone structure containing not less than 700 square feet of interior floor space is required to be used as a business or sales office, dedicated solely for the purpose of used automobile sales.
See also section 4.08.2.

10.01.3 *Special use permits.* Special use permits may or may not be allowed in this district. Any uses permitted under this procedure is shown in the land use chart, section 2.16, table 3. Procedure to be followed for a special use permit is described in section 18.08.

10.01.4 *Permitted signs.* See article 19.

(Ord. of 7-23-90; Ord. No. 13-23, art. I, 12-19-13)

Sec. 10.02. - Height, area, and yard regulations.

See section 2.16, table 2.

(Ord. of 7-23-90)

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The regulations contained in this article are supplemented or modified by regulations contained in other articles of this ordinance, especially the following:

Article 2. General Provision.

Article 4. Off-Street Parking Regulations.

Article 14. Supplementary District Regulations.

(Ord. of 7-23-90)

Sec. 10.04. - Off-street parking requirements.

Off-street parking requirements are set forth in section 2.16, table 1A.

(Ord. of 7-23-90)

Sec. 10.05. - Prohibited use.

See section 5.05 and land use chart, section 2.16, table 3.

(Ord. of 7-23-90)