

Width: sixty-five (65') feet

Max Height:

Three (3) stories or forty-five (45') feet

DIVISION 13. (C/I) - COMMERCIAL/LIGHT INDUSTRIAL

Sec. 117-245. Purpose.

The purpose of C/I is to promote a variety of heavy commercial and light industrial activities along with warehousing and distribution. Due to high commercial traffic typically involved with these uses, properties in this district should be located on a major artery with easy access to interstate highways.

Sec. 117-246. Permitted uses.

(a) Permitted primary uses:

- (1) Civic and municipal uses
- (2) Schools
- (3) Major and minor utilities
- (4) Day care facilities
- (5) Hospitals and clinics
- (6) Offices
- (7) All overnight lodging (small-scale and hotels)
- (8) Financial institutions
- (9) Business services
- (10) Houses of worship
- (11) Retail (except businesses whose primary revenue is derived from the sale of alcohol and/or tobacco; see conditional uses)
- (12) Restaurants
- (13) Microbreweries
- (14) Convenience stores with or without gas
- (15) Commercial self-storage
- (16) Warehousing and distribution centers (small- and large-scale)
- (17) All automobile and boat sales, rentals and service

- (18) Commercial parking lots and garages
- (19) Indoor recreation
- (20) Public parks and open spaces, playgrounds, playfields, and parkways
- (21) Country clubs/golf courses
- (22) Small businesses (see definition)
- (23) Coin-operated laundry rooms
- (24) Light manufacturing and processing (see definition)

(b) Conditional primary uses:

- (1) Businesses whose primary revenue is derived from the sale of alcohol and/or tobacco

(c) Permitted accessory uses:

- (1) Tool sheds and similar structures associated with property maintenance
- (2) Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business (e.g. furniture)

(d) Not allowed.

- (2) Landfills
- (3) Gentlemen's clubs/adult private membership clubs
- (4) Adult video/book stores and adult gift shops

Sec. 117-247. Site and structure provisions.

A minimum of twenty-five (25') foot buffer zone shall be established and maintained between locations of any residential, commercial, light industrial, institutional, religious, educational or public property developments unless approved by the Parish Council. The buffer zone may be used for parking, underground utilities, drainage, green area (landscaping and planting) and access.

The buffer zone shall consist of an eight (8') foot-high solid wood, brick or masonry fence between the residential, commercial, light industrial, institutional, religious, educational or public property developments adjacent to any residential development and maintained by property owner.

Minimum Lot:

Area: five thousand (5,000') square feet

Width: sixty-five (65') feet

Max Height:

Five (5) stories or sixty (60') feet