

The following Ordinance was moved for adoption by _____ and seconded by _____.

ORDINANCE NO. 2470

An Ordinance Amending Chapter 21 ZONING, Article IV Schedule of Zoning District Regulations

WHEREAS, the Jefferson Davis Parish Police Jury is empowered to adopt amendments and revisions of its ordinances by Louisiana Revised Statutes.

WHEREAS, the Jefferson Davis Parish Police Jury is desirous of exercising said power; now therefore

BE IT ORDAINED by the Jefferson Davis Parish Police Jury, and it is hereby ordained by the same:

Chapter 21 ZONING, Article IV Schedule of Zoning District Regulations, Sec 21-11.1

Zoning districts is hereby amended to read as follows:

Sec. 21-11.1. Zoning districts.

- (a) *Zoning District A-1*: Agricultural, single family residential areas, mixed agricultural/residential areas, and multi-family residential areas.

1. Residential Dwellings

Single-family dwellings and accessory uses, single unit mobile homes (one per acre), duplexes (one per lot), mobile home subdivisions (lots for sale, one mobile home per lot), two-family and multi-family dwellings, cluster housing.

Exceptions: Triplexes (two per acre), fourplexes (two per acre), mobile homes.

2. Agricultural & Resource-Based Uses

Farm and farm-related buildings, stables, roadside stand for products grown on premises, coastal zone sites, oil and gas exploration, oil and gas pump transfer stations, private nurseries (horticultural), agricultural or forestry property, private and public gardens.

3. Civic & Institutional Uses

Churches, public and private schools (excluding trade and business), public building or land use whose sole purpose is to preserve national defense, libraries, police and fire stations, cemeteries, mausoleums.

Exceptions: Day nurseries, kindergartens, institutions.

4. Recreation & Open Space

Parish parks and playgrounds and facilities in conjunction therewith, private and public recreational areas, golf courses, museums.

Exceptions: Temporary commercial amusements or recreational developments.

5. Office & Professional Services

Home office.

6. Retail & Personal Services

(No permitted uses listed in this category.)

7. Industrial, Storage & Utility Uses

Utilities (public and private), storage garages.

Exceptions: Above ground storage tanks, water towers.

8. Transportation & Vehicle-Related Uses

Private airstrips, helistops, parking lots up to 25 spaces.

9. Temporary or Construction-Related Uses

Exceptions: Temporary buildings used in connection with construction.

10. Signs & Advertising

Business signs not over twelve (12) square feet, one sign per lot.

Exceptions: Off-site advertising (billboards), radio and television broadcasting towers.

(b) *Zoning District C-1: Commercial.*

Use Compatibility: All uses permitted in the A-1 zoning district are also permitted in the C-1 zoning district, unless expressly designated as exceptions.

1. Residential Dwellings

Apartment complex, tourist homes, clubs, boarding houses, halfway houses, rehabilitation facilities, mobile home parks, travel trailer parks (rental spaces), a dwelling for a resident watchman or caretaker employed on premises, college or university dormitories, condominiums, town houses, fraternity or sorority houses.

Exceptions: Single-family dwellings, single-family mobile homes, mixed uses, and all other uses permitted in A-1 (multi-family residential areas).

2. Agricultural & Resource-Based Uses

Nurseries (horticultural), farmers market.

3. Civic & Institutional Uses

Hospitals, kennels, animal hospitals institutions, day nurseries and kindergartens, funeral homes, rehabilitation facilities, business schools, auditoriums and convention centers, business schools.

4. Recreation & Open Space

Amusement places, auditoriums and convention centers, commercial recreation (including bowling alleys, skating rinks, skateboard parks, etc.), gun ranges, theaters (including drive-ins), clubs, lounges, nightclubs, bar rooms.

5. Office & Professional Services

Business and professional offices, all offices, studios, radio and television studios.

Exceptions: None.

6. Retail & Personal Services

Personal service shops, restaurants (no alcoholic beverages consumed on premises), restaurants (alcoholic beverages consumed on premises), catering and delicatessen services, bakeries, fix-it shops, laundromats, drug stores, cleaning and dyeing of garments, convenience stores (with or without fuel), retail manufacturing, filling stations, parking garages and lots, residential appliance sales and service, retail and wholesale uses, neighborhood shopping, light manufacturing, storage and public garages, janitorial services (wholesale and retail), printing and engraving, car washes, shopping centers and shopping malls, large food stores, large department stores, large business parks.

7. Industrial, Storage & Utility Uses

Light manufacturing, storage and public garages, retail manufacturing, mini-warehouses.

8. Transportation & Vehicle-Related Uses

Passenger terminals, motor and/or mobile home sales, service and rental, auto/truck sales, service and rental, parking lots up to 100 spaces.

Exceptions: Railroads, airports.

9. Temporary or Construction-Related Uses

Exceptions: Temporary buildings used in connection with construction.

10. Signs & Advertising

On & off-site billboards, radio and television broadcasting towers.

(c) *Zoning District C-2:*

Use Compatibility: All uses permitted in the C-1 zoning district are also permitted in the C-2 zoning district, except those listed as exceptions to C-1.

1. Correctional & Supervised Housing Facilities

Incarceration facilities, jails, prisons, and any correctional facility where prisoners and/or parolee's and/or inmates are supervised or housed including but not limited to any half-way house, work-release Apartment complex, and/or rehabilitation facility.

2. Lodging & Accommodations

Hotels & motels.

3. Transportation & Vehicle-Related Uses

Parking Lots up to 500 spaces.

(d) *Zoning District I-1: Light industrial.*

Use Compatibility: All uses permitted in the C-1 and C-2 zoning districts are also permitted in the I-1 zoning district, unless specifically listed as exceptions. Uses permitted in the A-1 zoning district shall require approval as exceptions within the I-1 zoning district.

1. Manufacturing & Fabrication

Automobile, truck, trailer, motorcycle, and bicycle repair and assembly, bakery products, wholesale manufacturing, basket and hamper construction (wood, reed, rattan, etc.), bedding manufacture (mattress, pillow, and quilt), beverage blending and bottling (excluding distilling), business and carbon paper and inked ribbon manufacture, carpet, rug, and mat manufacture and cleaning, cigar and cigarette manufacture, coffee roasting and blending, garment factory, ink manufacturing (blending only), solar farms and associated electrical equipment, knitting, weaving, printing, and linen service, leather goods manufacture (excluding tanning), meat products processing and packaging (except slaughtering), monument processing and shaping including sales, perfume and perfumed soap (blending only), pipe fabrication (three-inch diameter or less), plating (electrolytic process), shipping container manufacture (corrugated board, fiber, steel, or wood), welding and soldering shops.

2. Processing & Packaging

Dairy product processing and packaging, fruit and vegetable processing and packaging, ice manufacture including dry ice (no gases to be manufactured on premises), insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only), cold storage.

3. Storage & Distribution

Contractor shop and storage yard, warehouses, wholesale distributors, truck terminals, transit vehicle storage and servicing, water tower and above-ground water storage tanks, iron (ornamental) fabrication or storage.

4. Transportation, Utilities, and Energy Infrastructure

Airport and airstrips, heliport and helistop, oil well drilling and service company, water well service and drilling company, railroads, radio, television, and microwave transmission and relay tower, public and private utilities, solar farms, borrow pits, parking lots over 500 spaces.

5. Special Use

Cremation services & crematories.

6. Signs, Setbacks & General Development Standards

Minimum lot area: Ten thousand (10,000) square feet.

Maximum height of main building: One hundred (100) feet.

Front yard buffer requirement: Thirty (30) feet.

(e) *Zoning District I-2: Heavy industrial.*

Use Compatibility: All uses permitted in the I-1 zoning district are also permitted in the I-2 zoning district, unless specifically listed as exceptions. Uses permitted in the A-1 zoning district shall require approval as exceptions within the I-2 zoning district.

1. Manufacturing & Fabrication

Beverage blending and bottling (including distilling), bulk materials manufacture (cement, lime in bags or containers, sand, gravel, shell, lumber, and the like), coal and coke manufacture, fur finishing (including tanning), grain and rice milling, insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (manufacturing), machine shops, manufacture of gases, meat products packaging and processing (including slaughtering), paper products manufacture, petroleum and petrochemical production, refining, and storage, pipe fabrication (over three-inch diameter), tire retreading, recapping, and vulcanizing.

2. Processing & Packaging

Fish, shrimp, oysters, and other seafood processing, packaging, and storing, grain and rice blending and packaging, insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (manufacturing), meat products packaging and processing (including slaughtering), beverage blending and bottling (including distilling).

3. Storage & Distribution

Bulk materials storage (cement, lime, sand, gravel, shell, lumber, etc.), chemical processing and storage, coal and coke storage and sales, junk and scrap storage and sales.

4. Transportation, Utilities, and Energy Infrastructure

Commercial and industrial machinery sales and service, electric utility generating (excluding nuclear power plant), substations and buildings for electrical projects, petroleum and petrochemical transfer pump stations, transportation terminal.

5. Signs, Setbacks & General Development Standards

Same as I-1

6. Restrictions

The sale, dispensing, and/or consumption of alcoholic beverages and/or intoxicating liquors shall be prohibited.

(f) *Zoning District I-3: Hazardous industrial.*

Use Compatibility: All uses permitted in the I-1 & I-2 zoning districts are also permitted in the I-3 zoning district, unless specifically listed as exceptions.

1. Hazardous Material Manufacturing, Storage & Processing

Chemical manufacturing and refining of hazardous or reactive compounds, industrial solvent production, flammable or explosive chemical processing, hazardous material recycling facilities (including batteries, solvents, and electronic waste), bulk chemical terminals and transfer stations (including rail or pipeline transfer), hazardous waste treatment, storage, and disposal facilities (TSDFs), Class I underground injection wells for hazardous waste, hazardous byproduct handling associated with fuel or chemical manufacturing, explosives or pyrotechnic manufacturing and storage (subject to ATF and DHS regulations).

2. Carbon Capture, Storage & Industrial Gas Infrastructure

Infrastructure associated with the capture, compression, transport, and injection of hazardous gases, including carbon dioxide (CO₂) or when paired with hazardous characteristics or mixed waste streams. Permitted facilities include Class VI injection wells for geologic CO₂ sequestration or that involve hazardous waste, cryogenic systems used for industrial gases with associated hazardous components, and synthetic or biofuel production processes involving hazardous inputs, byproducts, or catalysts.

3. Storage, Transfer & Logistics of High-Risk Materials

Terminals, storage yards, and transfer stations designed specifically for the handling of hazardous liquids, gases, or solids. This includes bulk hazardous material storage tanks, pipelines for hazardous substances, and transloading facilities (rail, truck, or pipeline) used in the movement of regulated waste streams.

4. Signs, Setbacks & General Development Standards

Permitted signs: Business signs not over one hundred twenty (120) square feet.

Minimum lot area: Ten thousand (10,000) square feet.

Perimeter buffer on all sides: Two hundred (200) feet.

5. Restrictions

The sale, dispensing, and/or consumption of alcoholic beverages and/or intoxicating liquors shall be prohibited.

NOW THEREFORE BE IT RESOLVED that Chapter 21, Article IV, Sec 21-11.1 Zoning districts is hereby amended.

THUS DONE AND PASSED BY THE POLICE JURY ON JEFFERSON DAVIS PARISH,
LOUISIANA, on this 13th day of August, 2025.

APPROVED:

J. Steven Eastman
President

ATTEST:

Rebecca S. Gary
Secretary Treasurer