Sec. 400-3.5 - Highway commercial districts.

A. HC-1 Highway Commercial District.

1. *Purpose.* The purpose of the HC-1 Highway Commercial District is to provide for the location of commercial uses oriented toward a highway or interstate, designed to provide services to residents of the parish and the region.
2. *Permitted uses.* Only those uses of land listed under Exhibit 400-3: Permitted Uses as permitted uses or the uses detailed in the list below are allowed within the HC-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:
   a. Animal services
   b. Art studio
   c. Athletic field
   d. Bank or financial institution
   e. Bed and breakfast
   f. Building supply showroom
   g. Car wash
   h. Catering facility
   i. Civic
   j. Club or lodge
   k. Community center
   l. Community home*
   m. Convention center
   n. Day care center, adult
   o. Day care center, child
   p. Day care home
   q. Dwelling, single-family
   r. Dwelling, two-family
   s. Educational facility, adult secondary
   t. Educational facility, business college or school
   u. Educational facility, learning center
   v. Educational facility, elementary or middle school

w. Educational facility, high school

x. Educational facility, university and associated research center

y. Educational facility, vocational school

z. Food processing

aa. Garden supply and greenhouses

bb. Gas station with convenience store

cc. Golf course and recreational facility

dd. Gymnasium

ee. Laboratory

ff. Liquor store

gg. Marina, commercial

hh. Medical facility, clinic

ii. Microdistillery*

jj. Office

kk. Office, Warehouse

ll. Park

mm. Parking lot

nn. Personal service establishment

oo. Place of worship

pp. Playground

qq. Printing establishment

rr. Recreational vehicle park

ss. Residential care facility

tt. Restaurant, delicatessen

uu. Restaurant, dine-in with lounge

vv. Restaurant, dine-in without lounge

ww. Restaurant, drive-thru*

xx. Retail establishment

yy. Short term rental*

zz. Stormwater retention or detention facility

aaa. Townhouse

bbb. Tower, radio, telecommunications, television or microwave*

ccc. Veterinary clinic, no outdoor kennels

ddd. Wholesale goods establishment

3. *Conditional uses.* The following uses are deemed conditional uses in the HC-1 Highway Commercial District and may be approved as a conditional use subject to approval by the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:
   a. Gas Station with Convenience Store
   b. Microbrewery or Microdistillery*
4. *Permitted temporary uses.* The following temporary uses are permitted within the HC-1 District subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:
   a. Christmas tree sales
   b. Firework sales
   c. Mobile food trucks
   d. On-location television or film productions (no sets)
   e. On-location television or film productions (sets)
   f. Seasonal produce or seafood stands
   g. Snowball stands
5. *Site and Structure Provisions.*
   a. *Maximum building size.* The maximum building size in the HC-1 District shall be 20,000 square feet.
   b. *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
   c. *Minimum lot width.* Minimum lot width shall not be less than 80 feet.
   d. *Transitional yard.* Where an HC-1 District adjoins a residential district, transitional yards shall be provided in accordance the following regulations:
      i. Where lots in an HC-1 District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
      ii. In an HC-1 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
      iii.

In an HC-1 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

iv. In an HC-1 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

v. Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required in each yard. Each fac¸ade is measured separately, and the additional depth is required perpendicular to that fac¸ade.

e. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

f. *Height regulations.*

i. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Chapter 900, whichever is higher.

ii. In no case shall any building or dwelling for residential or business purposes exceed 60 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Chapter 900, whichever is higher.

g. *Special use restrictions.*

i. Distribution or warehousing facilities shall not exceed 3,000 square feet in gross floor area. If combined with an office or retail use, the entire development shall not exceed 9,000 square feet in gross floor area.

ii. A single-family dwelling built within a mixed-use development shall be located above the first floor.

h. Design criteria.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per Sec. 600-3.4 of this UDC.

ii. *Signage.* All signage shall comply with the standards per Sec. 600-4 of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per Sec. 600-2 of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per Sec. 600-5 of this UDC.

B. HC-2 Highway Commercial District.

1. *Purpose.* The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

2. *Permitted uses.* Only those uses of land listed under Exhibit 400-3 Permitted Uses as permitted uses as well as the uses in the list below are allowed within the HC-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:

a. Animal services
b. Art studio
c. Athletic field
d. Auto repair and service*
e. Automobile sales
f. Bank or financial institution
g. Bed and breakfast
h. Building supply showroom
i. Car wash
j. Catering facility
k. Civic
l. Club or lodge
m. Community center
n. Community home*
o. Convention center
p. Day care center, adult
q. Day care center, child
r. Day care home
s. Dwelling, single-family
t. Dwelling, two-family
u. Educational facility, adult secondary
v.

Educational facility, business college or school

w. Educational facility, learning center

x. Educational facility, elementary or middle school

y. Educational facility, high school

z. Educational facility, university and associated research center

aa. Educational facility, vocational school

bb. Food processing

cc. Garden supply and greenhouses

dd. Gas station with convenience store

ee. Golf course and recreational facility

ff. Gymnasium

gg. Hotel

hh. Kennels, commercial

ii. Laboratory

jj. Liquor store

kk. Marina, commercial

ll. Manufacturing, artisan

mm. Medical facility, clinic

nn. Microdistillery*

oo. Office

pp. Office, Warehouse

qq. Outdoor display of building, pool, and playground equipment

rr. Outdoor retail sales

ss. Outdoor storage yard

tt. Park

uu. Parking lot

vv. Personal service establishment

ww. Place of worship

xx. Playground

yy. Printing establishment

zz. Recreational vehicle park

aaa. Residential care facility

bbb. Restaurant, delicatessen

ccc. Restaurant, dine-in with lounge

ddd. Restaurant, dine-in without lounge

eee. Restaurant, drive-thru

fff. Retail establishment

ggg. Sales center with assembly processes

hhh. Short term rental*

iii. Stormwater retention or detention facility

jjj. Tower, radio, telecommunications, television or microwave*

kkk. Townhouse

lll. Veterinary clinic, no outdoor kennels

mmm. Veterinary clinic, outdoor kennels

nnn. Warehouse, self-storage

ooo. Wholesale goods establishment

3. *Conditional uses.* The following uses are deemed conditional uses in the HC-2 Highway Commercial District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

   a. Body shop*

   b. Dwelling, multiple-family

   c. Outdoor storage yard

   d. Microbrewery* or microdistillery*

4. *Permitted temporary uses.* The following temporary uses are permitted within the HC-2 District subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:

   a. Christmas tree sales

   b. Firework sales

   c. Mobile food trucks

   d. On-location television or film productions (no sets)

   e. On-location television or film productions (sets)

   f. Seasonal produce or seafood stands

   g. Snowball stands

5. *Site and Structure Provisions.*

   a.

Maximum building size. The maximum building size in the HC-2 District shall be 75,000 square feet.

b. *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.

c. *Minimum lot width.* Minimum lot width is 80 feet.

d. *Transitional yard.* Where a HC-2 District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

   i. Where lots in a HC-2 District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

   ii. In a HC-2 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

   iii. In a HC-2 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

   iv. In a HC-2 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

   v. Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required in each yard. Each fac¸ade is measured separately, and the additional depth is required perpendicular to that fac¸ade.

e. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

f. *Height regulations.*

   i. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Chapter 900, whichever is higher.

   ii.

In no case shall any building or dwelling for residential or business purposes exceed 60 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Chapter 900, whichever is higher.

g. *Design criteria.*

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per Sec. 600-3.4 of this UDC.

ii. *Signage.* All signage shall comply with the standards per Sec. 600-4 of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per Sec. 600-2 of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per Sec. 600-5 of this UDC.

C. HC-3 Highway Commercial District.

1. *Purpose.* The purpose of the HC-3 Highway Commercial District is to provide for the location of large-scale, heavy commercial retail, office and service uses with primary access being collectors constructed for the development or arterial roadways.

2. *Permitted uses.* Only those uses of land listed under Exhibit 400-3 Permitted Uses as permitted uses or the uses detailed in the list below are allowed within the HC-3 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:

a. Animal services
b. Art studio
c. Athletic field
d. Auto repair and service*
e. Automobile sales
f. Bank or financial institution
g. Bar (without food service)
h. Bed and breakfast
i. Body shop*
j. Building supply showroom
k. Car wash
l. Catering facility
m. Cemetery
n. Civic