

RELATED ZONING INFORMATION FROM MUNICODE CITY OF NATCHITOCHEs

Section II. - Districts

B-3 Districts: Community and central business districts. These districts are composed of land and structures used to furnish, in addition to the retail goods and services found in Neighborhood Business Districts, a wider range of retail goods and services to satisfy all of the household and personal needs of the residents of the city and its trade area. In addition to the main central business section of the city, other large areas may be established as districts of this type to serve groups or communities of neighborhoods. The district regulations are designed to permit the development of the districts for their purpose in an open, spacious arrangement by requiring certain minimum yard and area standards to be met. To protect the abutting and surrounding residential areas, certain restrictions are placed on uses. Although new districts of this type will not often be called for, such districts can be created in accordance with the Amendment Procedure set forth herein, if they are needed. To ensure that such districts are actually developed to supply the business needs of the groups of neighborhoods, the amendment creating the district may set a time limit for its development.

a. Permitted uses. In B-3 Districts, only the following uses are permitted:

1) *Uses by right.* The uses listed below are permitted subject to the conditions specified:

- Accessory Use
- Air Conditioning Sales and Service
- Ambulance Service
- Amusement, Commercial; Miniature Golf Course and Golf Driving Range; need not be enclosed within structure
- Antique Store
- Apothecary
- Apparel and Accessory Store
- Appliance Store
- Armory
- Art Gallery or Museum
- Artificial Limb Manufacture
- Auditorium
- Automobile and Truck Maintenance Shops and Garages
- Automobile and Truck Sales and/or Repair, but not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed within structure, provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities
- Automobile Filling Station and/or Service and Repair, but not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed within a structure

provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities

- Automobile Laundry, where the primary function is washing automobiles, but not including trucks or trailers, and the retail sale of accessories, tires, and batteries is a secondary function only, and where services are limited to installation of items sold; operations shall be conducted only within a completely enclosed structure, and all wastes shall be discharged directly into the storm sewers
- Automobile Storage (commercial); need not be enclosed within structure
- Bait Store or Sales (live bait); need not be enclosed within a structure
- Bakery, retail
- Bakery, wholesale
- Bank
- Barber and Beauty Supplies and Equipment Sales
- Barber Shop or Beauty Shop
- Beverage Manufacture (not including alcoholic)
- Bicycle and/or Lawnmower Sales and Repair
- Blueprinting and Photostatting
- Book Store
- Brooms and Brushes Manufacture
- Building Specialties Store
- Business College
- Business Machines Store
- Cabinet or Carpenter Shop
- Camera and Photographic Supplies Store
- Candy, Nut, and Confectionery Store
- Canvas Products Manufacture
- Catering Shop
- City Hall, Police Station, Court House, Federal Building
- Clinic, Dental, or Medical
- Club or Lodge, private
- Coffee Roasting
- Convalescent Home
- Correctional, Detention, or Penal Institution
- Cosmetics (compounding only)
- Creamery
- Dairy Equipment Sales
- Dairy Products Sales
- Delicatessen
- Department Store (limited to the sale of items which may be sold by any other use permitted in this district)
- Drug Store
- Dry Cleaning
- Dry Goods Store
- Dry Goods Store, wholesale
- Electric Repair Shop

- Electric Substation; need not be enclosed within a structure, but must be enclosed within a wall or fence at least ten (10) feet high
- Exterminators
- Farm Equipment and Supplies Sales
- Feed Store
- Fire Station
- Fix-It Shop
- Fixture Sales
- Floor Covering Sales
- Floral Shop
- Food Locker Plant, renting only individual lockers for home customers' storage of food; cutting and packaging of meats and game permitted, but not including any slaughtering or eviscerating thereof
- Food Products, Wholesale Storage and Sales
- Fruit and Produce, wholesale
- Fruit Store
- Funeral Home, Mortuary, or Undertaking Establishment
- Furniture Repair and Upholstering
- Furniture Store, retail
- Fur Dyeing, Finishing, and Storage (no tanning)
- Garden Supplies Store, handling packaged fertilizer and no other types of fertilizer
- Gas Regulator Station
- Gift Shop
- Glass Store
- Grocery Store, retail
- Gymnasium, commercial
- Hardware Store, retail
- Hardware, Wholesale Storage and Sales
- Hatchery
- Hobby Supply Store
- Hotel, Motel, Rooming House, Tourist Home, all for transient occupancy except that not more than one-third ($\frac{1}{3}$) of the gross floor area may be used for apartments for permanent occupancy
- Ice Cream Manufacture
- Ice Cream Store
- Institution for Children or the Aged, but not including correctional, detention, or penal institution
- Interior Decorating Shop
- Jewelry Store, including repairing of jewelry, watches and clocks
- Laboratory
- Laboratory, Dental, or Medical
- Landscape Garden Sales; need not be enclosed within a structure
- Laundry, Linen Supply, or Diaper Service
- Leather or Luggage Store
- Library or Reading Room
- Loan Office

- Locksmith
- Machinery, Tools, and Construction Equipment, sales and service
- Mail Order House
- Marine Store
- Millinery Manufacture
- Motorcycle Sales and Service
- Music Store
- News Stand
- Novelty and Souvenir Manufacture
- Nursery, Day Care or Kindergarten
- Office
- Office Equipment and Supplies, retail
- Optical Goods
- Optician
- Outdoor General Advertising Structure; need not be enclosed within a structure
- Paint and Wallpaper Store
- Painting and Decorating Contractor
- Paper Supplies, wholesale
- Passenger Depot, Railway or Bus
- Pawn Shop
- Pet Store
- Photographic Studio and/or Processing
- Picture Framing and/or Mirror Silvering
- Pipeline or Electric Transmission Line
- Plumbing Shop
- Police Station
- Post Office
- Poultry (live) Storage and/or Dressing
- Printing, Publishing, and Allied Industries
- Radio and Television Broadcasting, Transmitter and Studio
- Radio and Television Store and Repair Shop
- Railroad Facilities, except shops; need not be enclosed within structure
- Restaurant (Liquor sales for consumption on premises permitted only as a subordinate use to the principal use of food service and specifically regulated under B-A, below)
- Restaurant, Drive-in (Liquor sales for consumption on premises permitted only as subordinate use to the principal use of food service and specifically regulated under B-A, below)
- Restaurant Supplies Sales
- Riding Academy; need not be enclosed within a structure
- Rooming House and Boarding House
- Rug Cleaning
- Seafood Store, retail
- Seed Store
- Shoe Repair Shop
- Shoe Store, retail

- Shoe Store, wholesale
- Sign Shop
- Small Animal Clinic and Kennels
- Sporting Goods Store, retail
- Sporting Goods Store, wholesale
- Stone Monument Sales, retail; need not be enclosed within structure
- Studio for Professional Work or Teaching, of any form of fine arts, photography, music, drama, dance, but not including commercial gymnasium
- Surgical or Dental Supplies Store
- Tailor Shop
- Taxidermist
- Telephone Exchange, but not including shops or garages
- Theater
- Tile Shop
- Tire Shop
- Tobacco Store
- Toy Store
- Trailer Sales; need not be enclosed within structure
- Variety Store (limited to the sale of items which may be sold by any other use in this district)
- Vegetable Store
- Venetian Blind and Metal Awning Fabrication and Cleaning
- Vulcanizing Shop
- Water Distillation
- Water or Sewage Pumping Station
- Water Storage; need not be enclosed within structure
- Wholesale and Warehousing
- YMCA, YWCA, and similar institutions

(2) *Uses requiring planning commission approval.* The uses listed below are permitted upon approval of the location and site plan thereof by the Planning Commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as not causing undue traffic congestion or creating a traffic hazard, and as being in harmony with the orderly and appropriate development of the district in which the use is located:

- Theater, Outdoor; need not be enclosed within structure
- Trailer Court; must meet the following requirements: water, sewerage and electric power connections for each trailer unit; a site providing a minimum of 3500 square feet per trailer site; and adequate plan for traffic circulation on the site. Yard requirements for each trailer unit as follows:
 - Front Yard20 feet
 - Side Yard 5 feet
 - Rear Yard25 feet

(3) *Special exception uses.* These uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the City Commission after a Public Hearing and recommendation by the Planning Commission.

- Automobile Body Shop and/or Salvage Yard
- Contractor's Storage Yard, for vehicles, equipment, material and supplies; need not be enclosed within structure
- Liquor Store, package sale only (no consumption on premises)
- Lumber Yard and Building Materials; need not be enclosed within structure
- Metal Products Fabrication
- Welding Shop

b. *Building site area.* There is no minimum required building site area.

c. *Building height limit.* Except as provided in Section III, no structure shall be designed, erected, or altered to exceed forty-five (45) feet.

d. *Yards required.* Except as provided in Section III, the minimum dimensions of yards shall be:

Front Yard25 feet

Side YardNone

Rear Yard25 feet

Building Sites in the Central Business District area, as shown on the Zoning Map, are excepted from the front yard requirements for this District.

HISTORIC DISTRICT RELATED SECTIONS

Sec. 16.1-1. - Definition of historic district.

(a)The Historic District of the City of Natchitoches shall include the area recognized as a national landmark, as well as an area lying outside of the national landmark, which areas are more fully defined in the following two (2) paragraphs. The Natchitoches Historic District shall be comprised of both areas.

(b)The following area of the City of Natchitoches is hereby designated as the "Natchitoches Historic District, A National Landmark":

Beginning at the corner of Texas and Washington Streets in the City and Parish of Natchitoches, Louisiana, and thence running southerly along Washington Street to its intersection with Pavie Street and thence running westerly along Pavie Street to Third Street; thence southerly along Third Street to Church Street; thence westerly along Church Street to its intersection with Fourth Street; thence southerly along Fourth Street to its intersection with Amulet Street; thence easterly along Amulet Street to New Second Street; thence southerly along New Second Street to its intersection with College Avenue; thence easterly along College Avenue to a point where College Avenue as extended would intersect Cane River Lake; thence up Cane River Lake in a northerly direction to the

wooden bridge and thence easterly along Keyser Avenue to its intersection with Williams Avenue; thence northerly along Williams Avenue to a point where Texas Street, if extended, would intersect Williams Avenue; thence westerly across Cane River to the point of beginning. The historic district above designated shall include all building sites or lots and all structures, houses, or other buildings facing any of the streets on the perimeter of the area.

(c) The following areas of the City of Natchitoches are hereby designated as the "Local Natchitoches Historic District," being that area of the historic district outside of the landmark district:

(1) Beginning at the corner of Keyser Avenue and Williams Avenue in the City and Parish of Natchitoches, Louisiana, and thence northerly along Williams Avenue to its intersection with the downtown or Church Street bridge; thence westerly across the downtown or Church Street bridge to its intersection with Cane River Lake; thence southerly along Cane River Lake to its intersection with the wooden bridge; thence easterly along the wooden bridge and Keyser Avenue to its intersection with Williams Avenue, the point of beginning. The historic district above designated shall include all building sites or lots and all structures, houses, or other buildings facing any of the streets on the perimeter of the area.

(2) Beginning at corner of Third Street and Buard Street in the City and Parish of Natchitoches, Louisiana, and thence running westerly along Buard Street to its intersection with Fifth Street; thence southerly along Fifth Street to its intersection with Lafayette Street; thence westerly along Lafayette Street to its intersection with Sixth Street; thence southerly along the right-of-way of Sixth Street to its intersection with St. Denis Street; thence westerly along the right-of-way of St. Denis Street to its intersection with the right-of-way of the Texas and Pacific Railroad; thence southerly along the right-of-way of the Texas and Pacific Railroad to its intersection with Trudeau Street; thence easterly along Trudeau Street to its intersection with Fifth Street; thence Southerly along Fifth Street to its intersection with Touline Street; thence easterly along Touline Street to its intersection with Fourth Street; thence northerly along Fourth Street to its intersection with Church Street; thence easterly along Church Street to its intersection with Third Street; thence northerly along third Street to its intersection with Buard Street, the point of beginning. The historic district above designated shall include all building sites or lots and all structures, houses, or other buildings facing any of the streets on the perimeter of the area.

(3) Beginning at the corner of Texas and Washington Streets in the City and Parish of Natchitoches, Louisiana, and thence northerly along Washington Street to its intersection with Highland Park Drive; and thence easterly to the water's edge of Cane River Lake; thence southerly along the water's edge of Cane River Lake to a point where Texas Street, if extended, would intersect the water's edge of Cane River Lake; thence westerly to the point of beginning. The historic district above designated shall include all building sites or lots and all structures, houses, or other buildings facing any of the streets on the perimeter of the area.

(4) Beginning at a point where College Avenue (now known as University Parkway) as extended to the East would intersect Cane River Lake, thence down Cane River Lake in a southerly direction to a point due East of the Northeast corner of the intersection of Rapides Drive (also known as Mill Street) and the Union Pacific Railroad, thence westerly to the Northeast corner of the intersection of Rapides Drive (also known as Mill Street) and the Union Pacific Railroad, thence westerly to the Northeast corner of Lot 31 of University Terrace Subdivision, thence westerly along the northern boundary of Lot 31, 30 and 24B of University Terrace Subdivision to the right of way of University Drive, thence westerly along the right of way of University Drive to the Southwest corner of Lot 1A of University Terrace Subdivision, thence northerly along the western boundary of Lot 1A of University Terrace Subdivision to the southerly bank of Chaplin's Lake, thence easterly along the southern bank of Chaplin's Lake to the earthen dam, thence back to the point of beginning.

(5) Beginning at a point where the South right of way of Texas Street intersects the West right of way of Washington Street, thence westerly along the southern right of way of Texas Street to its intersection with Breda Avenue, thence northerly across Texas Street to the northeast corner of the intersection of Texas Street and Breda Avenue, thence continuing northerly along the eastern right of way of Breda Avenue to the northern property line of Lot 5 of Jacoville Addition to the City of Natchitoches, thence easterly along the northern property line of Lot 5 of Jacoville Addition to the City of Natchitoches to the western right of way of the ___ Railroad, thence southerly along the western right of way of the ___ Railroad to the southern right of way of Winona Street, thence easterly along the southern right of way of Winona Street to the eastern right of way of Sixth Street, thence northerly along the eastern right of way of Sixth Street to the southern right of way of Winona Street, thence Easterly along the southern right of way of Winona Street to its intersection with Washington Street, thence southerly to that point where the South right of way of Texas Street intersects the West right of way of Washington Street, being the point of beginning.

(Ord. No. 31-1986, § 7, 10-27-86; Ord. No. 50-2003, § 1, 8-25-03; Ord. No. 043, § 1, 9-23-13; Ord. No. 004-2017, § 1, 2-13-2017; Ord. No. 014-2023, § 1, 2-27-2023)

Sec. 16.1-2. - Prevalence of chapter in case of conflict.

The provisions of this chapter shall govern and take precedence over any other provisions of any ordinance or codes of the City of Natchitoches.

(Ord. No. 31-1986, § 14, 10-27-86)

Sec. 16.1-3. - Penalties for violations.

Any owner, agent, lessee, or other person acting for or in conjunction with him, who shall violate the Natchitoches Historic District Ordinance or law or rules, regulations, or decisions of the commission, shall be fined not less than fifty dollars (\$50.00) nor more than one hundred dollars (\$100.00) for each infraction. Each day that a violation continues shall constitute a separate offense.

(Ord. No. 31-1986, § 12, 10-27-86)

Sec. 16.1-4. - Open glass containers.

(a) For the purposes of this section, an "opened glass container" is any bottle, drinking vessel, container, or receptacle used for the purpose of carrying liquid substances that is not mechanically sealed.

(b) It shall be unlawful for any person to carry or have in his possession any open glass container upon the public streets, sidewalks, alleys, parks, or other public property situated within the Natchitoches Historic District as defined in [section 16.1-1](#) of this Code.

(c) It shall be unlawful for any person to drink from any opened glass container upon the public streets, sidewalks, alleys, parks, or other public property situated within the Natchitoches Historic District as defined in [section 16.1-1](#) of this Code.

(d) Each owner of every establishment selling beverages in glass containers in the historic district, including special event proprietors, shall post in their establishment, in full public view, at least two (2) copies of Ordinance No. 08 of 1999, or a notice similar to the following:

CITY ORDINANCE FORBIDS THE CARRYING OF, OR DRINKING FROM, OPENED GLASS CONTAINERS ON THE STREETS, SIDEWALKS, OR PARKS WITHIN THE HISTORIC DISTRICT OF THE CITY OF NATCHITOCHES

(e) Any person found guilty of violating this section shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than two hundred fifty dollars (\$250.00), or by imprisonment for not more than seven (7) days, or both. Each day any violation of this section shall continue shall constitute a separate offense.

(Ord. No. 08-1999, § A, 3-8-99)

Editor's note— Ord. No. 08-1999, § A, adopted March 8, 1999, pertaining to glass containers in the historic district. Such provisions did not specify the manner of codification; hence, inclusion herein as § 16.1-4 was at the editor's discretion.

DIVISION 3. - PERMITS AND ENFORCEMENT

Sec. 16.1-26. - Permit required, when.

The owner of any property within the historic district shall apply for a permit from the commission before the commencement of any work in:

(1) The erection of any new building or other construction in the Natchitoches Historic District; or

(2) The alteration or addition to any existing structure in the Natchitoches Historic District; or

(3) The painting, repainting, repairing or demolishing of any existing building situated within the Natchitoches Historic District.

(Ord. No. 31-1986, § 8(a), 10-27-86)

Sec. 16.1-27. - Application; plans and specifications required.

The application for a permit shall be made to the commission, accompanied by the full plans and specifications so far as they relate to the proposed appearance, color, texture or materials and architectural design of the exterior, including the front, sides, rear and roof of such buildings, alteration or addition of any building or outbuilding, party wall, courtyard, sidewalk, driveway, parking area, fence or other dependency thereof.

(Ord. No. 31-1986, § 8(b), 10-27-86)

Sec. 16.1-28. - Considerations for variance or modification.

Where, by reason of topographical conditions, irregularly shaped lots, or because of unusual circumstances applicable solely to the particular applicant, strict enforcement of the provisions of this chapter would result in serious undue hardship peculiarly affecting said applicant, then the commission, in passing upon his application, shall have the power to vary or modify adherence to this chapter provided always that its requirements ensure harmony with the general purposes hereof, and will not adversely affect the historic district as a whole.

(Ord. No. 31-1986, § 8(c), 10-27-86)

Sec. 16.1-29. - Commission recommendation and action.

The Natchitoches Historic District Commission shall, upon due consideration, render its decision concerning the approval or disapproval of the issuance of the permit, which may include such changes, if any, as in its judgment are reasonably necessary to comply with the requirements of this chapter, and send its decision, in writing, to the applicant and the building inspector. If the permit is approved, the building inspector shall issue promptly a permit for such work in conformance with the commission's decision.

(Ord. No. 31-1986, § 9, 10-27-86)

Sec. 16.1-30. - Appeals.

(a) Any person or persons aggrieved by any decision, act or proceeding of the Natchitoches Historic District Commission shall have a right to apply in writing to the city council for reversal or modification thereof; and the mayor, or presiding officer of the city council, shall have the right to stay all further action until the city council shall have had an opportunity to rule thereon. Any such appeal shall be taken in ten (10) days from the date of the written decision, and the city council may consider said appeal at its next general or special meeting, but, in any event, not more than forty-five (45) days thereafter. The city council may affirm a decision of the Natchitoches Historic District Commission by majority vote of all its members. The city council shall have the right to reverse, change or modify any decision of the Natchitoches Historic District Commission by majority vote of all its members.

(b) Any person or persons aggrieved by any decision of the city council affecting said historic district shall have the right to file a civil suit within thirty (30) days from date of the decision in a

court of competent jurisdiction under the usual rules of procedure governing the same, with the right to stay order and injunctive relief provided the situation warrants it.

(Ord. No. 31-1986, § 10, 10-27-86)

Sec. 16.1-31. - Injunction to prevent or remedy violation.

Whenever any person has engaged in or is about to engage in any act or practice which constitutes or will constitute a violation of this chapter, the commission may make application to the appropriate court for an order enjoining such act or practice, or requiring such person to refrain from such prospective violation or to remedy such violation by restoring the affected property to its previous condition. Upon a showing by the commission or the city that such person has engaged or is about to engage in such act or practice, a permanent or temporary injunction, temporary restraining order, or other appropriate order shall be granted without bond.

(Ord. No. 31-1986, § 11, 10-27-86)

Sec. 16.1-32. - Stopping work which violates permit requirements.

The building inspector shall promptly stop any work attempted to be done without or contrary to a permit issued under this chapter and shall promptly prosecute any person responsible for such a violation of this chapter or engaged in such violation. Any officer or authorized agent of the commission shall exercise concurrent or independent powers with the building inspector in prosecuting violations of this chapter and stopping work attempted to be done without or contrary to the permits required by the chapter.

(Ord. No. 31-1986, § 13, 10-27-86)

Secs. 16.1-33—16.1-35. - Reserved.

ARTICLE III. - BUILDING REGULATIONS

Sec. 16.1-36. - Guidelines.

(a) Generally. The Natchitoches Historic District Commission shall follow the guidelines established by the United States Department of the Interior in considering all proposals for new construction and/or rehabilitation.

(b) New construction. Proposals for new construction in the Natchitoches Historic District should seek compatibility with existing structures through the appropriate use of site planning, aeriels, decorative details, architectural elements, and scale. A proposal should not draw unnecessary attention to itself in any one of these characteristics. However, a proposal need not duplicate or copy historic styles and periods. The architectural context is of primary concern.

(1) Scale. The relationship of the building and its elements (including doors and windows) to other structures in the district.

It is important in considering scale that a careful study be made of the height, width, and mass of buildings in the immediate neighborhood and district as a whole. This study should

serve to confirm or deny the appropriateness of the height, width, and mass of the proposed building.

Maximum height of any new structure shall conform to U.S. Department of Interior guidelines for Historic Districts. In no case shall a new structure exceed a height of seventy-five (75) feet above the street.

(2) *Siting*: The positioning of a building on a lot. This process includes determining the setback of a building, the spacing of this building from adjacent buildings, and the location of the walls, fences, walks, drives, and landscaping, if any of these are used in the overall design.

(3) *Materials*: The surface building fabric which contributes to the exterior character and appearance of a building.

(4) *Decorative details*. Ornamentation or embellishment. These include cornices, lintels, arches, balustrades, chimneys, shutters, columns, and other common details. When used, details should create a unifying effect on a building and should be compatible with the context of the neighborhood.

(5) *Architectural elements*. Parts of a building that are integral to its composition. These include balconies, roofs, porches, chimneys, dormers, parapets, and other parts of a building that contribute to its overall shape and silhouette. The choice and arrangement of elements of a proposed building should reflect those of other buildings in the neighborhood. The building should not draw unnecessary attention to itself by failing to relate to neighboring styles, but neither should it necessarily copy these styles. The objective is to complement the context of the Natchitoches Historic District.

(Ord. No. 31-1986, § 15, 10-27-86)

Sec. 16.1-37. - Fences.

Fence design must be in harmony with the nature of the district.

(1) The following fencing materials are generally acceptable: Iron picket, ornamental cast iron, brick, concrete block with cement-plaster coating, combinations of iron and masonry, wood picket either flat boards or square, solid wood either flat-topped or capped.

(2) The following fencing materials are not acceptable: Barbed wire, chain-link, concrete block, stockade, plywood, hardboard, or asbestos board.

(Ord. No. 31-1986, § 16, 10-27-86)

Sec. 16.1-38. - Floodlights.

The Natchitoches Historic Landmarks District shall not be illuminated by privately controlled floodlights or other illumination except as approved by the historic district commission or as permitted specifically by this chapter.

(Ord. No. 31-1986, § 17, 10-27-86)

Sec. 16.1-39. - Overhanging balconies.

No overhanging balconies or galleries of wrought or cast iron may be removed, but other new or additional balconies may be erected if they conform to the quaint and distinctive architecture of the Natchitoches Historic District. The permit for all such new construction or any renovation shall be subject to the requirements of this chapter.

(Ord. No. 31-1986, § 18, 10-27-86)

Sec. 16.1-40. - Signs.

(a) *Definitions.* The following terms, as used in this section, are hereby defined as follows:

(1) "Sign" shall include any symbol, device, image, poster, flag, banner, billboard, design or directional sign used for advertising purposes, whether painted upon, attached to, erected on, or otherwise maintained on any premises containing any words, letters or parts of letters, figures, numerals, phrases, sentences, emblems, devices, trade names or trade marks by which anything is made known, such as are used to designate an individual, a firm, an association, a corporation, a profession, a business or a commodity or product, which is visible from any public street and is used to attract attention.

(2) "Display" includes erect, paint, repaint, place, replace, hang, rehang, repair, maintain, paint directly upon a building or other structure, inlay, imbed in, or otherwise exhibit in public view.

(b) *Signs must conform to character of district.* In addition to the prohibitions contained in this section, approval of the display of a sign in the Natchitoches Historic District of the city shall be granted by the commission only when such signs and the plans therefor, so far as they relate to the appearance, color, size, position, method of attachment, texture of materials and design, conform to the quaint and distinctive character of the Natchitoches Historic District or do not injuriously affect it or impair the value to the community of those buildings having architectural or historical worth.

(c) *No signs to be displayed in certain places.* No sign shall be displayed from the parapet or roofs of any buildings in the historic district. No sign shall be displayed or placed in any manner whatsoever so as to disfigure or conceal any significant architectural feature or detail of any building.

(d) *What signs may advertise.* No sign of any character shall be displayed in the Natchitoches Historic District unless such sign advertises a bona fide business conducted in or on the premises and, if it does do so, not exceeding fifty (50) percent of the area of such sign may be used to advertise products or commodities actually sold on the premises.

(e) *Number of primary signs.* In general, one (1) primary sign is allowed to each store, shop, or bona fide place of business, and this sign shall be no larger than the maximum stipulated in this section.

(1) In the case of a business operated on a corner lot that faces two (2) streets, one (1) permanent sign on each street facing is allowed and shall be regulated as if each side were a separate storefront.

(2) In the case of a single sign being inappropriate, multiple permanent signs may be used, the total face area of which may not exceed the maximum size stipulated in this section.

(f) *Surface area of signs.* The surface area of any sign shall be in direct proportion to the amount of front footage of each ownership and shall be as follows:

(1) For single-faced signs, attached flat against the wall and including painted wall signs there shall be allowed thirty (30) square inch sign surface area to each foot of lot frontage.

(2) For double-faced signs, suspended by brackets or arms perpendicularly from the wall of a building, the surface area shall be the sum of the areas of each face not to exceed thirty (30) square inches of sign surface area to each foot of lot frontage.

(3) In the case of multiple businesses operating at a single location, the total face area of signage may be increased to one and one-half (1½) times the maximum stipulated in this section.

(g) *Secondary signs.* In addition to the primary sign(s) referred to in paragraph (e), small secondary signs may be used to identify the following:

- (1) Entrance doors;
- (2) Operating hours;
- (3) Historically significant locations;

(h) *Temporary signs.* Temporary signs of a promotional nature may be placed on the interior of store windows. In no case may they remain longer than sixty (60) days. A permit is not required for the placement of a temporary sign. Temporary signs may be placed on the exterior of a building for the following special situations:

- (1) For the identity of real estate for sale.
- (2) For political advertisement; except for signs larger than a two foot by two foot (2' × 2') yard sign, no application is required.
- (3) For promotion by nonprofit organizations.

In no case may these signs exceed the size limitations of this section.

(i) *Portable and changeable letter signs.* No portable or changeable letter signs may be erected or allowed to remain within the Natchitoches Historic District.

(j) *Illuminated signs.* No illuminated signs may be constructed or erected within the Natchitoches Historic District without the express approval of the historic district commission.

- (1) Concealed lighting is recommended. Bulbs may not be exposed. The light should enhance the sign as well as the building on which it is mounted.
- (2) Internally illuminated signs are not permitted.
- (3) Neon signs are not permitted.
- (4) Flashing signs are not permitted.

(k) *Signs no longer complying as to advertisements to be taken down.* Any sign displayed which no longer advertises a bona fide business conducted upon the premises shall, upon notification by the Natchitoches Historic District Commission or its agent (who is hereby specifically authorized to so proceed) be taken down, removed or obliterated within five (5) days after such notification and failure to so comply on the part of the owner, occupant, agent or person having the beneficial use of any building or premises upon which such sign may be found shall subject such person to the penalty provided in [section 16.1-3](#).

(l) *Building code applicable to signs.* All signs under this section shall be further governed by the existing regulations of the building code of the city which are not in conflict with this section.

(m) *Application for signs to be submitted to commission.* All applications for permits to display signs within the historic district of the city shall be submitted to the historic district commission office for approval before a permit therefor may be issued in conformity with [section 16.1-29](#).

(n) *Form of application to display signs; accompanying drawings.* Application for a permit to display signs in the historic district of the city shall be made to the commission upon forms furnished by the commission. Such an application shall also be accompanied by sketches and drawings in triplicate showing details of construction and foundation when required by the building code of the city and shall delineate the size, shape, design, coloring, lighting, and position in relation to the building from or upon which it shall be displayed.

(Ord. No. 31-1986, § 19, 10-27-86)

Sec. 16.1-41. - Aerials, antennas, etc., prohibited.

The construction of aerials, antennas, or satellite dishes of any type within the Natchitoches Historic District is prohibited without the express approval of the Natchitoches Historic District Commission.

(Ord. No. 31-1986, § 20, 10-27-86)