

**C-5 Districts: Commercial Business Park Districts.** These districts are similar to the C-2 general commercial districts in that they are composed of land and structures used to furnish, in addition to some of the retail goods and services found in neighborhood commercial districts, many of the less frequently needed goods and services found in the general commercial districts. Usually easily accessible from thoroughfares, but not strung out along thoroughfares, these districts contain buildings that are freestanding on large, well-landscaped sites with off-street parking. Uses that are noisy, unsightly or otherwise objectionable or unattractive are seldom found in these districts, and the districts are not intended to accommodate such uses. The district regulations are designed to permit the development of the districts for their purpose in an open, spacious arrangement and to protect the abutting and surrounding residential area by requiring certain minimum yard and area standards to be met, standards that are comparable to those called for in residential districts. It is intended that additional commercial business park districts will be created in accordance with the amendment procedure set forth herein, as they are needed. To insure that such districts are actually developed to supply the business needs of the urban area, the amendment creating the district may set a time limit for its development.

(1) *Permitted uses.* In the C-5 Districts only the following uses are permitted:

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

Accessory use.

Air-conditioning sales and services.

Ambulance service.

Amusement, commercial, miniature golf course and golf driving range (need not be enclosed within structure).

Animal sales and services (limited).

Antique store.

Apparel and accessory store.

Appliance store.

Apothecary, limited to the sale of pharmaceuticals and medical supplies.

Armory.

Art gallery and museum.

Artificial limb manufacture.

Auditorium.

Automobile and truck salesroom, where the primary function is the retail sale of new automobiles and the retail sale of used automobiles, accessories, tires and batteries is a secondary function only and where services are limited to installation of items sold, making minor mechanical adjustments and washing and polishing (may not rebuild or overhaul engines, repair bodies, repaint automobiles, recap tires, clean automobiles or motors, reupholster automobiles or conduct dismantling; may display and store automobiles only within completely enclosed structures).

Automobile filling station, where the primary function is the retail sale of gasoline, oil, grease, tires, batteries and accessories and where services are limited to installation of items sold, washing, polishing and greasing (fuel pumps need not be enclosed within structure).

Bank.

Barber and beauty supplies and equipment sales.

Barbershop or beauty shop.

Bookstore.

Business machines store.

Camera and photographic supplies store.

City hall, police station, courthouse, federal building.

Clinic, dental or medical.

Club or lodge, private.

Drugstore.

Electric substation (need not be enclosed within structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Fire station.

Floral shop.

Funeral home, mortuary or undertaking establishment.

Furniture store, retail.

Gas regulator station (need not be enclosed within structure but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gift shop.

Glass store.

Gymnasium, commercial.

Interior decorating shop.

Jewelry store.

Laboratory, dental or medical.

Laundry and/or dry-cleaning pickup station.

Library, public.

Liquor sales, for consumption on the premises.

Liquor sales, not to be consumed on the premises.

Medical offices.

Music store.

Office equipment and supplies, retail.

Optician.

Picture framing and/or mirror silvering.

Police substation.

Post office.

Radio and television broadcasting studio.

Restaurant.

Sporting goods store, retail.

Studio for professional work or teaching of any form of fine arts, photography, music, drama, dance.

Surgical or dental supplies store.

Telephone exchange, but not including shops or garages.

Underground petroleum storage tanks.

Water or sewage pumping station.

Water storage (need not be enclosed within structure).

YMCA, YWCA and similar institutions.

- b. Uses requiring planning approval—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning 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:

Church, including parish house, community house and educational buildings.

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yard and team tracks (need not be enclosed within structure).

- c. *Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, 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 board of adjustments, in accordance with the provisions of Article IX governing special exceptions.

Convalescent home.

Hospital or sanitarium.

Hotel, motel, tourist home, all for transient occupancy, except that not more than one-third of the gross floor area may be used for apartments for permanent occupancy.

Institution for children or the aged.

Self-storage warehouse containing rented storage spaces with individual unit area not exceeding seven hundred fifty (750) square feet.

Passenger depot, railway or bus.

- d. *Prohibited uses.*

Commercial—Mobile homes/trailers.

Residential—Mobile homes/trailers.

(2) *Building site area.* The minimum building site area shall be:

For electric substation, gas regulator station, water or sewage pumping station: No minimum requirements.

For any other permitted use: Ten thousand (10,000) square feet.

(3) *Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4) *Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

*Feet*

Front yard .....20

Side yard .....5

Rear yard .....20

Exceptions: A rear yard abutting on a public alley or waterway (bayou or drainage servitude) need only be ten (10) feet in depth, and a rear yard abutting on a lot in a residential or C-4 District shall have the same minimum depth as a rear yard required in the abutting district.

(f) *C-6 Districts: Light Commercial Districts.* These districts are composed of land areas and structures which possess unique characteristics suitable for highly restrictive light commercial development such as offices, studios, and other very limited light commercial uses involving the sale of specialty merchandise. Although always located directly abutting or adjacent to residential subdivision(s), these areas are not conducive to continued development of the surrounding residential neighborhood because of their proximity to heavily traveled roadways. In order to facilitate the special need to preserve the sensitive neighborhood setting of the surrounding residential districts, the C-6 zoning regulations incorporate provisions which limit commercial use rather stringently; control access; establish use limitations and design standards; control on-premise signage; and, require limited aesthetic considerations in the design and development of individual building sites within these districts. All in all, the C-6 District regulations are designed to permit the location of certain types of professional and retail activities on a limited basis in a residential neighborhood whenever it is found to be necessary and desirable for the public health, safety, morals and general welfare.

(1) *Permitted uses.* In the C-6 Districts only the following uses are permitted:

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

Altering and repairing of wearing apparel/seamstress/tailor.

Antique shop, for resale purposes only/refinishing services prohibited.