
Section VI. Zoning district criteria and regulations.

C. *Commercial districts:* The regulations in the Commercial district are as follows:

[III.] *C-2 General commercial district—* Retail sales:

1. Use Regulations:

a. A building or land shall be used for the following purposes:

- (1) All uses allowed in C-1 District.
- (2) Retail sales (~~except auto and mobile home sales~~), usage, and storage
- (3) Hotels, ~~or motels and apartment hotels~~
- (4) [Repealed by Ord. No. 92-9-14, 9-8-92.]
- (5) Restaurants (~~including drive-in restaurants~~) and cafeterias. Specific land use requirements for restaurants serving alcoholic beverages are contained in subsection III.59. of these regulations, with further details contained within Chapter 3 of the St. Charles Parish Code of Ordinances. **in accordance with Section VII, Supplemental Use and Performance Regulations.**
- (6) Animal hospitals ~~where all animals are kept inside the building~~
- (7) **Gas/Service stations**
- (8) ~~Commercial~~ **Recreational facilities, commercial**
- (9) ~~Commercial greenhouses and nurseries~~ **Garden centers**
- (10) ~~Commercial schools~~ **Schools (business, industrial, or trade)**
- (11) **Day care center, child** ~~Shops not to exceed two thousand five hundred (2,500) square feet of floor area for the repair and servicing of the following:~~
 - ~~bicycles~~
 - ~~radios~~
 - ~~televisions~~
 - ~~stereos and recorders~~
 - ~~household appliances~~
 - ~~locksmith~~
 - ~~typewriters~~
 - ~~other similar uses~~
- (12) **Personal service establishment** ~~Shops not to exceed two thousand five hundred (2,500) square feet of floor area may also include the following uses:~~
 - ~~dressmakers~~
 - ~~millinery~~
 - ~~tailors~~
 - ~~baking goods sales~~
 - ~~laundry and dry cleaners~~
 - ~~theatres (but not the drive-in type)~~
- ~~(13) Laboratories~~
- (14) Customary accessory uses incidental to the above uses when located on the same lot

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- ~~(15) Funeral homes (provided that a petition of no objection signed by a majority of property owners within a three hundred foot radius of the site and one hundred (100) percent of the property owners on the same street within the same block be filed with the Planning Zoning Department~~
 - ~~(16) Cemeteries and mausoleums, provided however that such uses shall be located on sites of at least twenty (20) acres, all graves shall be set back at least fifty (50) feet from all property lines, shall have a minimum street frontage of one hundred (100) feet and a fence or screen planting six (6) feet high shall be provided along all property lines adjoining all districts.~~
 - (17) Other uses of similar intensity.
 - (18) Mini-storage facilities (**self-storage facilities**) ~~(limited to one-story construction in C-2 district)~~; **in accordance with Section VII, Supplemental Use and Performance Regulations.**
 - (19) Historic home site bed and breakfast.
- b. Special exception uses and structures include the following:
- ~~(1) Dwelling units contained within the office building~~
 - (2) **Reserved**
 - (3) **Reserved**
 - (4) **Churches**
 - (5) **Movie theaters**
 - (6) Temporary on-site construction buildings for a period of one (1) year upon approval of the Planning Director.
- c. Special permit uses and structures include the following:
- ~~(1) R-1A and R-1B uses upon review and approval by the Planning Commission.~~
 - ~~(2) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.~~
 - ~~(3) Office buildings for gaming operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.~~ **Religious institutions**
 - ~~(4) Automobile sales and minor automotive repair. Automobile sales and service on designated federal and state highways; body repair activities being strictly prohibited in the C-2 zoning district.~~ **Automobile/vehicle dealerships on designated federal and state highways.**
 - ~~(5) Heating and air conditioning service.~~ **Automotive repair, minor on designated federal and state highways.**
 - ~~(6) Sheet metal shops~~ **Contractor shops in accordance with Section VII, Supplemental Use and Performance Regulations.**
 - ~~(7) Plumbing shops.~~ **Laboratory, support**
 - (8) **Farmers' Green markets on hard-surfaced public collector or arterial streets**, upon review and approval by the Planning Commission and supporting resolution of the Council. ~~Such sites must possess frontage on a hard-surfaced public collector or arterial street.~~

(9) Bingo halls, video bingo parlors, and off-track betting establishments upon review of the planning commission and ordinance of the St. Charles Parish Council.

(10) Movie theaters

(11) Cemeteries and mausoleums in accordance with Section VII, Supplemental Use and Performance Regulations.

(12) Funeral homes

2. Spatial Requirements:

a. Minimum lot size: Six thousand (6,000) square feet, minimum width - sixty (60) feet.

b. Minimum yard sizes:

(1) Front - twenty (20) feet

(2) Side - five (5) feet

(3) Rear - ten (10) feet.

(4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.

3. Transportation Requirements: Arterial

4. Special Provisions:

a. Where any commercial use in a C-2 zoning district abuts any residential district or use, a six-foot high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.

[IV.] C-3. *Highway commercial district*—Wholesale and retail sales:

1. Use Regulations:

a. A building or land shall be used for the following purposes.

(1) All uses allowed in the C-2 District.

(2) ~~Commercial Auditoriums, coliseums, stadiums, or convention halls~~ **and similar establishments for high-capacity assembly.**

(3) ~~Retail~~ **Manufacturing, retail**

(4) ~~Automobile sales and service~~ **Automobile/vehicle dealership**

(5) ~~Wholesale uses~~ **establishments**

(6) Warehouses (less than 10,000 sq. ft.)

(7) ~~Bus, railroad, passenger and~~ **Truck terminals** (without video poker gaming facilities)

~~(8) Bottling works~~

(9) ~~Dog pound~~ **Animal shelter**

(10) ~~Building supply~~ **Construction material sales and services**

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- (11) ~~Heating and air conditioning service~~ **Contractor shops**
 - (12) ~~Plumbing shops~~ **Laboratory, support**
 - (13) Automotive repair, minor and major
 - (14) ~~Glass installation~~
 - (15) ~~Fabrication of gaskets and packing of soft metal material~~ **Machine shops**
 - (16) ~~Creameries~~
 - (17) ~~Parcel delivery service~~
 - (18) ~~Reserved.~~ **Office parks**
 - (19) ~~Frozen food lockers~~
 - (20) ~~Public stables~~ **Stable, public**
 - (21) ~~Bulk dairy products (retail)~~
 - (22) ~~Animal hospitals~~
 - (23) ~~Gymnasiums~~
 - (24) ~~Sheet metal shops.~~
 - (25) ~~Upholstery~~
 - (26) Other uses of similar intensity
 - (27) Customary accessory uses incidental to the above uses when located on the same lot.

b. Special exception uses and structures:

- (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.

c. Special permit uses and structures include the following:

- (1) **Alcohol beverage sales, on-premises (primary activity)** ~~Barrooms, night clubs, lounges, and dancehalls~~ upon review and approval by the Planning Commission and supporting resolution of the Council.
- (2) R-1A and R-1B uses upon review and approval by the Planning Commission.
- (3) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
- (4) ~~Reserved.~~ **Microbrewery upon review and approval by the Planning Commission and supporting resolution of the Council.**
- (5) Cellular installations and PCS (personal communication service) installations.
- (6) Reserved. (Ord. No. 01-5-18, § III, 5-21-01)
- (7) Warehouses (non-hazardous materials) over ten thousand (10,000) square feet.
- (8) **Farmers' Green markets on hard-surfaced public collector or arterial streets**, upon review and approval by the Planning Commission and supporting resolution of the Council. ~~Such sites must possess frontage on a hard-surfaced public collector or arterial street.~~
- (9) Bingo Halls, Video Bingo Parlors, and Off-Track Betting Establishments upon review of the Planning Commission and Ordinance of the Parish Council.

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- (10) Outdoor storage, when accessory to an otherwise permitted use in the district.
 - (11) Automobile Fleet Services: ~~Examples include rental car facilities, overnight truck parking, dispatch locations, and any use related to the temporary or periodical parking of operative motor vehicles.~~
- 2. Spatial Requirements:
 - a. Minimum lot size: Seven thousand (7,000) square feet, minimum width - seventy (70) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty (20) feet
 - (2) Side - five (5) feet
 - (3) Rear - ten (10) feet
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - 3. Transportation System: Arterial, local industrial, rail, water.
 - 4. Special Provisions:
 - a. Where any commercial use in a C-3 zoning district abuts any residential district or use, a six-foot high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater or lesser buffer strip.
 - b. All operations such as contractor or machine shops utilizing accessory manufacturing/assembly must be conducted within fully enclosed buildings and must not be noxious or offensive by reason of emission of smoke, dust, gas, fumes, odor, noise, light, glare, or vibration perceptible beyond the confines of the building.**