

DIVISION 13. -(C-2) COMMERCIAL- HEAVY COMMERCIAL

Sec. 117-245. - Purpose.

The purpose of C-2 is to promote a variety of heavy commercial activities along with warehousing and distribution. Because of high commercial traffic this district should be located on a major artery with easy access to interstate roads.

Sec. 117-246. - Permitted uses.

- A. Allowed uses:
 - 1. Civic, school and municipal uses
 - 2. Major/minor utilities (Parish/neighborhood water treatment plants/electrical substations)
 - 3. Day Care
 - 4. Medical
 - 5. Office
 - 6. Overnight Lodging
 - 7. Financial Institutions
 - 8. Business Services
 - 9. Retail
 - 10. Restaurants
 - 11. microbreweries
 - 12. Convenience store with/without gas
 - 13. Commercial self-storage
 - 14. Warehouse and distribution
 - 15. All vehicle sales, rentals and service
 - 16. All boat sales, rental and services
 - 17. Commercial parking lot and garage
 - 18. All light industrial
 - a. Metal fabrication
 - b. Lumber/metal yards
 - c. Canning and bottling plants
 - d. Contractor yards
 - e. Equipment repair
- B. Accessory uses:
 - 1. Gardens (non-commercial)
 - 2. Communication towers
 - 3. Sale of alcohol (primary revenue of business is alcohol/tobacco)
- C. Recreational uses:
 - 1. Tennis courts, swimming pools, garden homes
 - 2. Parks, playgrounds, play fields, open spaces
 - 3. Country club/ golf courses
 - 4. Indoor recreation (ex. Jump parks, laser tag, escape rooms, golf)
- D. Not Allowed:
 - 1. Landfills
 - 2. Gentlemen's clubs/adult private membership clubs
 - 3. Adult video/bookstores and adult gift shops

Sec. 117-247. - Site and structure provisions.

A minimum of twenty-five (25') foot buffer zone shall be established and maintained between locations of any residential, commercial, light industrial, institutional, religious, educational or public property developments unless approved by the Parish Council. The buffer zone may be used for parking, underground utilities, drainage, green area (landscaping and planting) and access.

The buffer zone shall consist of an eight (8') foot-high solid wood, brick or masonry fence between the residential, commercial, light industrial, institutional, religious, educational or public property developments adjacent to any residential development and maintained by property owner.

Minimum Lot Size:

Area: five thousand (5,000sqft) square feet

Width: sixty-five (65') feet

Max Height:

Five (5) stories or sixty (60') feet