

Exhibit D. Livingston Industrial Park Zoning Regulations

Chapter 20 ZONING ⁽¹⁾

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Cross reference— Buildings and building regulations, ch. 5; electricity, ch. 6; fire prevention and protection, ch. 7; flood damage prevention and control, ch. 8; planning, ch. 14; streets, sidewalks and other public places, ch. 17; subdivision regulations, app. B. [\(Back\)](#)

ARTICLE I. IN GENERAL

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Sec. 20-1. Definitions.

For the purpose of this chapter, certain words or terms used herein shall be defined as follows:

Accessory uses:

- (a) Structures and uses (such as private garages and sheds) customarily incidental to and on the same lot with a permitted use.
- (b) Customary home occupations (such as dressmaking or tailoring, or office of a physician or other professional person) incidental to a permitted use; provided, such occupations are carried on only by a resident member of a family meeting the following conditions:
 - (1) Only one nonilluminated sign no larger than one square foot in area shall be used;
 - (2) Nothing shall be done to make the building appear in any way as anything but a dwelling;
 - (3) No business such as a shop or store shall be conducted upon the premises;
 - (4) No one shall be employed full time from the outside of the resident family;
 - (5) Mechanical equipment used shall be only that normally used in, or found in, a single-family dwelling.
- (c) A garage or parking space for not more than three (3) automobiles plus two (2) automobiles for each family in excess of three (3); provided that, except on a farm, storage of only one commercial automobile shall be permitted.
- (d) The sale of produce raised only on the premises.
- (e) The taking of lodgers and tourists.

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- (f) Advertising signs pertaining only to the lease, sale, or use of a lot or building on which such signs are placed and not exceeding a total area of twelve (12) square feet; provided that, on a lot occupied by a dwelling, there may be for each family housed no more than two (2) signs with a total area of not more than two (2) square feet pertaining to the use of such building or bearing a name and the designation of any authorized occupations. All other signs are prohibited.
- (g) Farming and operations customarily performed on a farm, providing these are performed on acreage tracts where there is sufficient land and where no houses or pens for fowls or animals are located nearer than twenty-five (25) feet to any property line.

Build: To erect, convert, enlarge, reconstruct or structurally alter a building or structure.

Building: Any structure built for use of persons or animals. Structure means anything built that requires a permanent location; however, neither shall be construed to include trailers.

Carport: A canopy or shed open on three (3) sides and attached to the main building for the purpose of providing shelter for one or more motor vehicles.

Commission: Planning and zoning commission of the town.

District: A part of the town wherein regulations of this chapter are uniform.

Dwelling: A building used for residential purposes such as for living and/or sleeping. A single-family dwelling is a building that contains only one living unit; a two-family dwelling is a building that contains only two (2) living units; a multiple dwelling is a building that contains more than two (2) living units. For the purpose of this chapter, a trailer which is used as a residence and/or for living and/or sleeping purposes shall be considered a building. A trailer in a residential district shall not be considered a main building but it shall adhere to the yard, lot and area requirements for a main building as specified in [section 20-56](#) of this chapter.

Family: One or more persons occupying a living unit as an individual housekeeping organization as distinguished from a group occupying a boardinghouse, lodging house, or hotel.

Garage apartment: A living unit for not more than one family erected above or adjacent to a garage, such garage and garage apartment being accessory to the main building. However, for the purpose of this section, similar construction above a garage used for any accessory purpose will be considered the equivalent of a garage apartment.

Grade: The average level of the finished surface of the ground for buildings more than five (5) feet from a street line. For buildings closer than five (5) feet to a street the grade is the sidewalk elevation at the center of the building. If there is no sidewalk, the building official shall establish the sidewalk grade.

Height of a building: The vertical distance from the grade to the highest point on a flat roof, the deck line of a mansard roof, or the mean height between eaves and ridge for gable, hip and gambrel roofs.

Living unit: The rooms occupied by a family. The living unit must include a kitchen.

Lodging house: A dwelling consisting of not more than one living unit occupied by not more than ten (10) persons not related by blood, marriage, or adoption. This term includes rooming house, boardinghouse, tourist home and nursing home.

Lot: A parcel of land occupied by, or which may hereafter be occupied by, a building and its accessory buildings, together with such open spaces and parking spaces as are required under this chapter, and having its principal frontage on an officially approved street or place.

Lot of record: A lot which is part of a subdivision, the map of which has been recorded in the office of the clerk of court of the parish; or a parcel of land which became legally established and defined by deed or act of sale on or before June 3, 1975.

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Main building: A building in which is conducted the main or principal use of the lot on which such building is located.

Mobile home: A trailer.

Occupancy permit: Certificate of occupancy.

Office building: A building designed for or used as the offices of professional, commercial, industrial, religious, public or semipublic persons or organizations.

Parking space: One automobile parking space shall be an area not less than eight (8) feet by twenty (20) feet and the access to the parking space from a public street or alley shall be provided in addition to the space necessary for the parking.

Philanthropic use: A nonprofit establishment for the benefit of humanity and for public use.

Premises: Land together with any buildings or structures occupying it.

Row housing: Two (2) or more living units with common or party side walls between units, designed so that each unit may be sold independently as a lot with its own yards and parking spaces. Row housing shall be permitted only in the R-A and C districts.

Street: Property dedicated for and accepted for primary public access to lots.

Structural alteration: Any change in the supporting members of a building, such as bearing walls or bearing partitions, columns, beams, or girders, or any complete rebuilding of the roof or the exterior walls.

Trailer: Any vehicle, covered or uncovered, used for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses or skirtings or which is, has been or reasonably may be, equipped with wheels or other devices for transporting the vehicle from place to place, whether by motive power or other means.

Yard: An open space at existing ground level between a building and the adjoining lot lines.

Yard, front: A yard extending across the front of a lot or plot between the side yards and being the minimum distance between the street line and the building or any projection thereof other than steps and cornices. The front has the lesser dimension.

Yard, side: A yard between the building and the side line of the lot and being the minimum distance between a side lot line and the side of the building or any projections other than steps and cornices.

(Ord. of 6-3-75, §§ 2.101—2.110, 2.112—2.130)

Cross reference— Rules of construction and definitions generally, § 1-2.

Sec. 20-2. Scope of chapter.

No building or land shall hereafter be used and no building or part thereof shall be erected, moved, or altered unless for a use expressly permitted by and in conformity with the regulations specified in this chapter for the district in which it is located, and as set forth in [section 20-56](#) of this chapter, except as hereinafter provided.

(Ord. of 6-3-75, § 3.1)

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Sec. 20-3. Nonconforming uses regulated.

- (a) Nonconforming uses are those lawful uses of premises that do not conform with the requirements of this chapter on the effective date of the ordinance from which this chapter is derived or that become nonconforming by reason of any amendment thereto.
- (b) Nonconforming uses may be continued; if there are no structural alterations, such a use may be changed to a use of the same or of a higher classification. If it is changed to a use of a higher classification than the nonconforming use, it cannot be changed back to the original nonconforming use. For the purposes of this paragraph, the "same classification" means uses permitted in the same district; a "higher classification" means uses in a district that is higher on the list shown in [section 20-41](#) of this chapter.
- (c) If a nonconforming building use or land use is stopped or discontinued for six (6) months or more, it then must conform to the use regulations.
- (d) If a nonconforming individual house trailer is removed from the property on which it is located it may not be replaced by another house trailer.
- (e) Except as provided in paragraphs (f) and (g) of this section, a nonconforming use cannot be enlarged, extended, reconstructed, or structurally altered unless changed to a permitted use.
- (f) Nonconforming residential uses in all districts, nonconforming commercial uses in the R-60 and R-50 districts, nonconforming light industrial and commercial uses in the C districts, and nonconforming industrial uses in the L districts may be rebuilt, reconstructed, structurally altered or enlarged; provided, the owner submits evidence acceptable to the building official that such use and/or building existed on June 3, 1975.
- (g) If a building, the use of which is nonconforming, is damaged or destroyed to an extent of more than sixty (60) percent of its fair market value, by a fire, explosion, act of God, or the public enemy, then any restoration shall be for a permitted use.
- (h) Passage of the ordinance from which this chapter is derived in no way legalizes any illegal uses existing as of June 3, 1975.
- (i) Any building which does not conform to this chapter may be maintained in its existing use providing such annual maintenance cost does not exceed one-tenth of its fair sale value at that time.

(Ord. of 6-3-75, § 3.209)

Sec. 20-4. Only one main building permitted on a lot.

Every building hereafter erected shall be located on a lot of record and in no case shall there be more than one main building on one lot; provided that more than one main institutional, public, business or commercial or manufacturing building may be located upon a lot or tract in any district where such uses are permitted. Garage apartments may be built on the same lot with the main residential building; provided the requirements for lot area per family are met.

(Ord. of 6-3-75, § 3.3)

Sec. 20-5. Off-street automobile parking.

- (a) Off-street automobile storage or standing space shall be provided on any lot or plot on which any of the following uses are hereafter established; such space shall be provided with vehicular access to street or alley and shall be deemed to be required open space associated with the permitted use and shall not hereafter be reduced or encroached upon in any manner. Except where required in

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connection with one- and two-family dwellings, such parking space shall be surfaced with a minimum of four (4) inches of gravel, shell or similar all-weather surface, and such access shall be similarly surfaced. Building and land uses shall be provided with such off-street automobile storage or standing space as follows:

- (1) *One- and two-family dwellings; and individual house trailers:* One parking space for each dwelling unit.
 - (2) *Multiple-family dwellings:* Two (2) parking spaces for each dwelling unit; provided that multiple-family dwellings in the R-50 district need not meet this requirement.
 - (3) *Tourist homes, motels and hotels:* One parking space for each sleeping room.
 - (4) *Theaters, auditoriums or other places of public assembly:* One parking space for each sixteen (16) seats.
 - (5) *Offices, clinics, public buildings and similar places of business:* One parking space for each five hundred (500) square feet of floor space.
 - (6) *General business, stores or shops for services and trade and mortuaries:* One parking space for each five hundred (500) square feet of sales and service area.
 - (7) *Warehouses and other commercial and industrial uses:* One parking space for each five (5) working people, based on a peak employment; and adequate space for loading and unloading vehicles.
 - (8) *C and L districts:* In the C and L districts, parking space may be provided on a separate lot if within three hundred (300) feet of a building, and two (2) or more owners may join together in the provisions of this parking space.
- (b) Wherever a parking space for a nondwelling use abuts on a residential district, it shall be screened from the abutting residential district by walls or by fences or by other screening not less than six (6) feet in height, in a manner acceptable to the building official.

(Ord. of 6-3-75, § 3.4)

Note—Ord. No. 12-1984-1, adopted Dec. 10, 1984, included herein as [§ 20-58](#), adopted specific off-street parking requirements for certain commercial uses.

Sec. 20-6. Zoning applicants.

All rezoning request applications shall be subject to a fee of thirty dollars (\$30.00).

(Mo. of 11-10-80)

Sec. 20-7. Schedule of permit fees.

All persons are required to pay fees for the issuance of permits provided for in this chapter according to the following schedule:

Type	Permit Fee
Building	1/8th of 1% of cost of construction

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Electrical	½ cost of building permit
Heating & Air	½ cost of building permit
Plumbing	½ cost of building permit
Temporary Electrical	\$10.00, flat fee
Contractor's License	\$100.00

(Ord. of 6-3-75, § 3.5; Ord. No. 5-1990-1, § 1, 5-14-90)

Sec. 20-8. Certificate of occupancy.

- (a) A certificate of occupancy or permit shall be applied for on forms to be prescribed and furnished by the building official prior to beginning the construction of a building and shall be issued after inspection to ascertain that the lawful erection or alteration of the building is completed. A record of all such certificates shall be kept on file in the office of the town clerk.
- (b) A certificate of occupancy shall be applied for prior to the location of a trailer and prior to beginning the construction on any improvements required for the location of a trailer, and issued as set forth above. (See sections [20-59](#) and [20-61](#)). The cost of the trailer, or estimate thereof if the cost is not known, shall be included in the cost of construction and computation of the permit fee. A plat as described in [section 20-10\(b\)](#) shall be required to show the location of trailers and improvements required therefor.

(Ord. of 6-3-75, § 3.502)

Sec. 20-9. Junked automobiles.

Storage of abandoned automotive vehicles or automotive vehicles in disrepair and/or inoperative condition is prohibited in all zoning districts, except the L light industrial district.

(Ord. of 6-3-75, § 3.6)

Cross reference— Exterior storage of nonoperating vehicles, § 9-23.

Sec. 20-10. Enforcement.

- (a) The building official shall enforce this chapter; appeals from his decision may be taken to the board of adjustment.
- (b) No building may be undertaken in the town without applying for a certificate of occupancy as required by paragraph (c) of this section. Each application for a certificate of occupancy shall be accompanied by a drawing showing the name of the person making the application, the actual

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dimensions of the lot to be built upon, the size, shape, and location of the building to be erected, and such other information as may be necessary to provide for the enforcement of this chapter. A record of applications and plats shall be kept in the office of the building official.

- (c) No change in the use or occupancy of land, nor any change of use or occupancy in an existing building other than for single-family dwelling purposes, shall be made, nor shall any new building be occupied until a certificate of occupancy has been issued by the building official. Every certificate of occupancy shall state that the new occupancy complies with all provisions of this chapter. No excavation for and no erection or alteration of any building shall be commenced before the application has been made and accepted for a certificate of occupancy and compliance, and no building or premises shall be occupied until such certificate is issued. A record of all certificates of occupancy shall be kept on file in the office of the building official and copies shall be furnished on request to any interested person. If the cost of construction (or cost of a trailer) is from one hundred dollars (\$100.00) to five thousand dollars (\$5,000.00), the permit fee is five dollars (\$5.00). If the same is above five thousand dollars (\$5,000.00), the permit fee is one dollar (\$1.00) per one thousand dollars (\$1,000.00), computed to the nearest one thousand dollars (\$1,000.00).
- (d) In interpreting and applying the provisions of this chapter, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity and general welfare. It is not intended by this chapter to interfere with or abrogate or annul any easements, covenants or other agreements between parties, except that if this chapter imposes a greater restriction, this chapter shall control.

(Ord. of 6-3-75, §§ 6.1—6.4; Mo. of 7-6-76)

Sec. 20-11. Amendments.

- (a) The council may amend this chapter upon its own motion or upon petition.
 - (b) No such amendment shall be effective unless:
 - (1) The council has received a final report from the planning and zoning commission on the merits of the amendment; and
 - (2) The council has held a public hearing upon the proposed amendment at which parties in interest and citizens shall have an opportunity to be heard, at least fifteen (15) days' notice of which hearing has been published in the official journal of the town.
 - (c) Any citizen may petition for any change or amendment in this chapter affecting any property in which he has a proprietary interest; provided that it has been one year or longer since the first denial of the same or substantially the same petition, and two (2) years or longer since the second and subsequent denials of the same or substantially the same petition, subject to advertising the same as any other application.
 - (d) Before the planning and zoning commission shall consider any proposed amendment to this chapter, such proposed amendment shall be advertised in accordance with law in the official journal of the town three (3) times and not less than ten (10) days shall elapse between the first publication and date of hearing.
 - (e) Upon receipt of a petition for a change or amendment, the council shall refer the matter to the commission, which shall have thirty (30) days to render a preliminary report upon the merits of the amendment. If the commission reports and the council concurs that the proposal is without merit, no further action need be taken. If either the commission or the council deems the proposal to be of some merit, the proposal shall be placed on the agenda for the hearing. After conclusion of said hearing, the commission shall be given thirty
- (30) days to render a final report on the merits of the proposal.

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(Ord. of 6-3-75, § 8.5)

Sec. 20-12. Violations; penalties.

- (a) Any person who shall violate any of the provisions of this chapter or fail to comply therewith or with any of the requirements thereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder, shall be guilty of a misdemeanor and shall be fined not less than ten dollars (\$10.00) and not more than twenty-five dollars (\$25.00) or be imprisoned for not more than thirty (30) days for each day that the violation continues, and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or premises or part thereof where anything in violation of this chapter shall be placed or shall exist, and any architect, builder, contractor, individual person, or corporation employed in connection therewith and who may have assisted in the commission of any such violation, shall be deemed guilty of a separate offense and upon conviction shall be fined as herein provided.
- (b) In case any building or structure is erected, constructed, reconstructed, structurally altered, converted, or maintained, or any building, structure, or land is used in violation of this chapter, the building official, in addition to other remedies, may institute any appropriate action or proceedings in the name of the town to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use, to restrain, correct, or abate such violation, to prevent the occupancy of such building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises.

(Ord. of 6-3-75, § 9.1)

Secs. 20-13—20-25. Reserved.

ARTICLE II. BOARD OF ADJUSTMENT

ARTICLE II. BOARD OF ADJUSTMENT ^[2]

[Sec. 20-26. Established; membership; rules; meetings; jurisdiction.](#)

[Sec. 20-27. Powers.](#)

[Secs. 20-28—20-40. Reserved.](#)

Sec. 20-26. Established; membership; rules; meetings; jurisdiction.

- (a) A board of adjustment is hereby established. The membership of the board of adjustment, the terms of office, and the rights and duties of the board shall be as provided in [title 33](#), section 4727 of the Revised Statutes. Pending appointment of board of adjustment members, the town council shall act as the board of adjustment.
- (b) The board shall adopt rules in accordance with the provisions of this chapter. Meetings of the board shall be held, at the call of the chairman, and at such other times as the board may determine. Such chairman, or, in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon each question.
- (c) Appeals to the board of adjustment may be taken by any person aggrieved, or by any officer of the town affected by any decision of the building official. Such appeal shall be taken as provided in [title 33](#), section 4727 of the Revised Statutes. The board of adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.

(Ord. of 6-3-75, § 7.103)

Sec. 20-27. Powers.

The powers of the board of adjustment shall be:

- (a) To interpret the chapter, being:
 - (1) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the building official or in the enforcement of this chapter.
 - (2) To permit the extension of a district where the boundary line of a district divides a lot or separate tract with an area of less than one acre held in single ownership as of June 3, 1975.
 - (3) To interpret the provisions of this chapter in such a way as to carry out the intent and purpose of the plan, as shown upon the map fixing the several districts accompanying and made a part of this chapter where the street layout on the ground varies from the street layout as shown as the map aforesaid.
- (b) To permit the following two (2) exceptions:
 - (1) Use of premises for railroad purposes; provided that, the board shall find some compelling necessity for the use, and that any office, repair, storage or garage uses are accessory to the main use.

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- (2) To permit the reconstruction of a nonconforming building which has been destroyed, or partially destroyed, by fire or act of God where the board shall find some compelling public necessity requiring a continuance of the nonconforming use, but in no case shall such a permit be issued if its primary function is to continue a monopoly.
- (c) To permit the following two (2) variances:
 - (1) Vary the yard regulations where there is an exceptional or unusual physical condition of a lot, which condition is not generally prevalent in the neighborhood and which condition, when related to the yard regulations of this chapter, would prevent a reasonable or sensible arrangement of buildings on the lot.
 - (2) Extensions and enlargements to existing buildings being utilized for nonconforming uses.
- (d) The board shall not be authorized to grant variances in the use of land or to take any other action, the result of which would constitute a change in the district boundaries. The board shall always act with due consideration to promoting the public health, safety, convenience, and welfare encouraging the most appropriate use of land and conserving property value, shall permit no building or use detrimental to a neighborhood, and may prescribe appropriate conditions and safeguards in each case. Such appropriate conditions and safeguards may include, among other things, provisions for the screening of parking areas by walls, fences and planting and other such measures.

(Ord. of 6-3-75, § 7.204)

Secs. 20-28—20-40. Reserved.

FOOTNOTE(S):

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Cross reference— Administration generally, ch. 2. [\(Back\)](#)

ARTICLE III. ESTABLISHMENT OF ZONING DESIGNATIONS

ARTICLE III. ESTABLISHMENT OF ZONING DESIGNATIONS

[Sec. 20-41. Zoning designations.](#)

[Sec. 20-42. Zoning designation boundaries.](#)

[Secs. 20-43—20-55. Reserved.](#)

Sec. 20-41. Zoning designations.

(a) For the purposes of this chapter, the town has adopted sixteen (16) zoning designations which shall be used to designate the zoning and permitted uses, restrictions and regulations of all property within the corporate limits of the town. The zoning designations permitted in the Town of Walker as follows:

- (1) R-80—Residential
- (2) R-70—Residential
- (3) R-70A—Residential
- (4) R-60—Residential
- (5) R-50—Residential
- (6) R-A—Residential apartments
- (7) R-PG—Residential—Patio garden home
- (8) R-5—Zero lot line residential
- (9) RC—Residential/commercial
- (10) RC-CAB-1
- (11) RC-CAB-2
- (12) C-1—Commercial office
- (13) C-2—Commercial retail
- (14) C-3—Heavy commercial
- (15) I—Industrial
- (16) T—Trailer parks

(b) With respect to permitted uses, restrictions and regulations within the zoning designations set forth in paragraph (a) above, the provisions of article IV, [section 20-56](#) et seq. shall apply.

(Ord. of 6-3-75, § 1.1; Ord. No. 12-1984-1, 12-10-84; Ord. No. 11-1997-2, § I, 11-10-97; Ord. No. 11-2007-03, 11-12-07; Ord. No. 12-2010-01, 12-13-10)

Sec. 20-42. Zoning designation boundaries.

The boundaries of the various zoning designations of all immovable property within the corporate limits of the town shall be depicted on the "Walker, Louisiana Zoning Designation Map" with each zoning designation shown in a distinct, color-coded fashion. The zoning designation map shall be prepared by, or at the direction, of the mayor, and amended from time to time as necessary in order to show any

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ARTICLE III. ESTABLISHMENT OF ZONING DESIGNATIONS

changes, variances or revisions to the zoning designation of any property within the corporate limits of the town. Said map shall be revised within thirty (30) days of the effective date of any changes, variances or revisions to the zoning designation of any property within the corporate limits of the town and each revision to said map shall be dated and signed by the mayor. The zoning district map shall be made available for public inspection at the Walker Town Hall during normal business hours. In addition, color copies of said map shall be made available to any person requesting such a copy at a cost established by the mayor.

(Ord. of 6-3-75, § 1.2; Ord. No. 2-1983-1, 2-14-83; Ord. No. 11-1991-1, § I, 11-11-91; Ord. No. 1-1996-2, § I, 1-8-96; Ord. No. 11-2007-03, 11-12-07)

Secs. 20-43—20-55. Reserved.

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ARTICLE IV. ZONING DESIGNATION PERMITTED USES, RESTRICTIONS AND REGULATIONS

ARTICLE IV. ZONING DESIGNATION PERMITTED USES, RESTRICTIONS AND REGULATIONS ^[3]

[Sec. 20-56. Schedule of permitted uses, restrictions and regulations.](#)

[Sec. 20-57. Public buildings and clubs in R-70 districts.](#)

[Sec. 20-58. Commercial districts; off-street parking for commercial uses.](#)

[Sec. 20-59. Trailer parks or courts.](#)

[Sec. 20-60. Garbage receptacles for multiple dwellings.](#)

[Sec. 20-61. House trailers in R-70 districts.](#)

[Sec. 20-62. Lot size for dwellings in R-70A districts.](#)

[Sec. 20-63. Fences for commercial property.](#)

[Sec. 20-64. Qualified truck stop.](#)

[Sec. 20-65. R-PG district additional regulations.](#)

[Sec. 20-66. R-5 district additional regulations.](#)

[Sec. 20-67. Commercial corridors.](#)

[Sec. 20-68. RC zoning designation additional regulations.](#)

[Sec. 20-69. Application.](#)

[Secs. 20-70—20-75. Reserved.](#)

Sec. 20-56. Schedule of permitted uses, restrictions and regulations.

Within the zoning designations of the town as set forth in article III, [section 20-41](#) of this chapter, the following schedule of zoning designation permitted uses, restrictions and regulations shall apply:

Zoning Designation As Shown On Zoning Designation Map	Uses Permitted	Uses Prohibited	Minimum Yards			Minimum Lot Size	
			Front Depth (feet)	Rear Depth (feet)	Side Depth (feet)	Area (Square feet)	Width (feet)
Residential R-80	Dwellings, provided that house trailers are prohibited;	All uses not specifically permitted	For all buildings except accessory uses.			9,600 per family	80
			20	20	5		

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	schools offering general education courses; nurseries; municipal use and public utility uses; accessory uses, churches.	herein.	(See section 20-78)		
Residential R-70	Any uses permitted in an R-80 zoning designation. House trailers for dwelling purposes as provided in section 20-61 are permitted. Public buildings and clubs as provided in section 20-57	All uses not specifically permitted herein.	Same as R-80	8,400 per family	70
Residential R-70A	Any uses permitted in an R-80 zoning designation. House trailers for dwelling purposes as provided in section 20-62 are permitted. Public	All uses not specifically permitted herein. Town building inspector approval required for house	Same as R-80	8,400 per family 43,560 per dwelling	70

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	buildings and clubs as provided in section 20-57 . See section 20-62 for additional regulations.	trailers.			
Residential R-60	Any uses permitted in an R-70 zoning designation. Philanthropic uses, nonprofit lodge halls, house trailers for dwelling purposes where each house trailer serving as a dwelling unit is located on a separate lot approved by the town which complies with the area requirements of R-60 designation. House trailers may be located on same lot as dwelling unit provided that	All uses not specifically permitted herein.	For all buildings except accessory uses: 10 20 5	6,000 minimum and 3,000 per family	60

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	<p>the same minimum yard requirements for an R-60 residence lot are met for front, rear and side yards for both dwelling unit and house trailer.</p> <p>Nonconforming uses permitted by section 20-3</p>				
Residential R-50	<p>Any uses permitted in an R-60 zoning designation, provided that separate lot size requirements for house trailers and minimum yard sizes for house trailers on the same lot as a dwelling unit for R-50 residence designation are met for front, rear and side yards for both dwelling unit and house</p>	<p>All uses not specifically permitted herein.</p>	<p>Same as R-60</p>	<p>5,000 minimum and 1,600 per family</p>	<p>50</p>

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	trailer.						
R-A Residential Apartment	Any uses permitted in an R-70 zoning designation, and multifamily dwellings, row houses, and lodging houses. See section 20-66 for additional regulations.	All uses not specifically permitted herein.	Same as R-80. For multiple dwelling units, side and rear yards must be equal to not less than one-half the height of the building.			8,400 Minimum and 1,200 per family	70
R-PG Patio Garden Home Residential	Any uses permitted in an R-80 zoning designation. Single-family detached residential units. Before property will be zoned R-PG, the site development layout or plans must be submitted to the planning commission for review and approval of drainage, land use, building separation and	All uses not specifically permitted herein. House trailers are prohibited. See section 20-65 for additional regulations .	10	20	5	5,000	50

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	access.						
Zero Lot Line Residential R-5	Single-family detached residential units located on one (1) side property line only. No units may be contiguous to each other. Before property will be zoned R-5, the site development layout or plans shall be submitted to the planning commission for review and approval of drainage, land use, building separation and access.	All uses not specifically permitted herein	10	20	8	4,000	40
RC Residential-Commercial	Any uses permitted in an R-60, R-50, R-A, R-PG or R-5 zoning designation. Any uses permitted in a C-3 zoning	All uses not specifically permitted herein. Only property within designated	Same as R-60 for dwellings. Same as R-A for multifamily dwellings. Same as C-3 for nondwellings and combination commercial/residential buildings.			6,000 minimum and 3,000 per family for dwellings. 1,200 per family for multifamily dwellings, 5,000 for nondwellings. 7,200 for combination commercial/residential buildings.	70 for dwellings. 50—150 for commercial , depending on use.

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	designation, except as otherwise provided. Any residential dwelling combined with permitted commercial activity. Any commercial building unit adjacent to a residential development shall conform with the surrounding area.	commercial corridors may be zoned RC					
RC-CAB-1	Businesses involved in the serving of alcoholic beverages for consumption on the premises and whose primary purpose is to prepare meals for on premises consumption for the general public.	All uses not specifically permitted herein. Only property within designated commercial corridor may be zoned RC-CAB-1	25	15	5	5,000	50-150
RC-CAB-2	Businesses	All uses	25	15	5	5,000	50-150

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	involved in the sale or serving of alcoholic beverages for consumption on the premises.	not specifically permitted herein. Only property within designated commercial corridors may be zoned RC-CAB-2					
C-1 Commercial Office	Any type office building exclusively for office use, including professional and sub-professional offices, providing medical, dental, engineering, architectural, drafting, accounting, legal, realty, insurance and other such services; provided that no goods, wares or merchandise	All uses not specifically permitted herein. No parking lot permitted hereby shall permit, allow or suffer the sale, repair work, storage, dismantling or servicing of any motorized vehicle or conveyance or equipment	25	15	5	5,000	50

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	<p>shall be prepared or sold on the premises.</p>	<p>or the storage or distribution of any materials</p>					
	<p>Banks, savings and loans, credit unions and loan companies (excluding pawn shops).</p>	<p>or supplies. No signs or advertising of any type or nature, except directory type signs</p>					
	<p>Personal service businesses including hair stylists, manicurists; arts and crafts studios, photography studios, small instructional schools for arts and crafts, including dance, physical fitness, gymnastics, cheer, painting, photography, cooking, provided that no merchandise is sold except to</p>	<p><u>32</u> square feet per unit.</p>					

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	<p>students as needed for instructional purposes.</p>						
	<p>See section 20-58 related to parking in C-1 zoning designation.</p>						
	<p>Commercial parking lots (including all connecting driveways and sidewalks) surfaced with concrete, asphaltic concrete, asphalt, or other solid surface or paving, free from dust, dirt, gravel or mud, for passenger vehicles only. Such parking lots and connecting driveways and sidewalks shall be maintained in good condition, free of weeds,</p>						

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	<p>trash and other debris. If lighting is provided, it shall be so arranged to reflect or direct light away from any adjacent residential dwellings or developments. All nonparking or driving areas shall be landscaped as required by this chapter and maintained in good condition.</p>						
	<p>Any other uses deemed appropriate by the zoning commission.</p>						
	<p><i>Permitted accessory uses and structures:</i> Any use reasonably related to the principal use.</p>						

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	<p><i>Special exception uses and structures:</i> Dwelling units contained within, attached or related to the office building, hospitals, rest homes, churches, schools, and institutions. Any commercial building adjacent to a residential area shall conform with surrounding area. See section 20-63 related to fences for commercial property</p>						
C-2 Commercial Retail	Any uses permitted in C-1. Retail sales, motels, hotels, restaurants, animal hospitals where all animals are	All uses not specifically permitted herein. No parking lot permitted hereby shall	25	15	5	5,000	150

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	<p>kept inside a building, apartment hotels. Commercial recreation facilities, commercial greenhouses and nurseries, commercial schools, drive-in restaurants, funeral homes, mixed-use retail/office buildings. Buildings or structures from which goods, merchandise or products are sold at retail or rented for personal use, service stations, shops for the repair and servicing of the following: bicycles, electronics, appliances, locksmiths, typewriters, computers, dressmakers,</p>	<p>permit, allow or suffer the sale, repair work, storage, dismantling or servicing of any motorized vehicle or conveyance or equipment or the storage or distribution of any materials or supplies. No signs or advertising of any type or nature, except as in compliance with town ordinances .</p>					
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	<p>tailors, millinery, bakery goods sales, laundry and dry cleaning pickup stations, non- drive-in theaters. See section 20-58 related to parking in C-2 zoning designation.</p>						
	<p>Commercial or private parking lots (including all connecting driveways and sidewalks) meeting the specifications in C-1.</p>						
	<p>Any other uses deemed appropriate by the zoning commission.</p>						
	<p><i>Permitted accessory uses and structures:</i> Any use reasonably related to the</p>						

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	principal use.						
	<i>Special exception uses and structures:</i> Special exceptions uses and structures permitted by C-1.						
	See section 20-63 related to fences for commercial property.						
C-3 Heavy Commercial	Any uses permitted in C-2. Shopping centers, seafood markets, poultry markets, supermarkets, outdoor theaters, parking garages, laundromats, trailer sales, new and used car dealerships or lots, vehicles rental agencies,	All uses not specifically permitted herein. No parking lot permitted hereby shall permit, allow or suffer the sale, repair work, storage, dismantling or servicing of any motorized	25	15	5	5,000	150

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	<p>vehicle or equipment repair or storage, commercial storage units, whether climate controlled or otherwise, amusement establishments, department stores, gymnasiums, public utilities service centers. See section 20-63 related to fences for commercial property.</p>	<p>vehicle or conveyance or equipment or the storage or distribution of any materials or supplies. No signs or advertising of any type or nature, except as in compliance with town ordinances.</p>					
	<p>Any other uses deemed appropriate by the zoning commission.</p>						
	<p><i>Permitted accessory uses and structures:</i> Any use reasonably related to the principal use.</p>						
	<p><i>Special</i></p>						

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	<p><i>exception uses and structures:</i> Any use related to principal use, dwelling units contained within, or related to the commercial building, including the dwelling place of the owners or occupants of the building in which a business permitted within this zoning designation is conducted.</p>					
	<p><i>Special permit uses:</i> Parking as permitted in C-2.</p>					
I Industrial	Any uses permitted in C-2 and C-3 except as expressly prohibited. Metalworking industries and	All uses not specifically permitted herein. Churches, public or private	For dwellings, same as R-50. Otherwise none, except as provided in section 20-78	None		None

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	<p>fabricators, manufacturing of wire mesh, manufacture of wood products and goods, manufacture of garments and other textile products, lumber mills, feed mills, machine shops and similar industrial uses.</p>	<p>schools offering general education courses of study, public or private libraries.</p>			
	<p>Commercial or private parking lots (including all connecting driveways and sidewalks) meeting the specifications in C-1.</p>				
	<p>Any other uses deemed appropriate by the zoning commission.</p>				
	<p><i>Permitted accessory uses and structures:</i> Any use</p>				

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	reasonably related to the principal use.				
	<i>Special exception uses and structures:</i> Special exceptions uses and structures permitted by the zoning commission.				
T Trailer/Mobile Home Parks	House trailers in parks as provided in section 20-59 and any use permitted in an R-50 zoning designation.	All uses not specifically permitted herein.	See section 20-59	See section 20-59	
	Any other uses deemed appropriate by the zoning commission.				
	<i>Permitted accessory uses and structures:</i> Any use reasonably related to the principal use.				

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	<p><i>Special exception uses and structures:</i> Special exceptions uses and structures permitted by the zoning commission.</p>			
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(Ord. No. 12-1984-1, 12-10-84; Ord. No. 11-1997-2, § I, 11-10-97; Ord. No. 6-1998-2, 6-8-98; Ord. No. 11-2007-04, 11-12-07; Ord. No. 10-2010-03, 10-11-10; Ord. No. 12-2010-01, Att. A, 12-13-10)

Sec. 20-57. Public buildings and clubs in R-70 districts.

Within a residential R-70 district, state or federal government uses, golf clubs and private clubs not conducted for profit are permitted; providing all structures for all such uses are located not less than fifty (50) feet from any property line.

(Ord. of 6-3-75, § 4.201)

Sec. 20-58. Commercial districts; off-street parking for commercial uses.

(a) [The following requirements shall apply in the specified districts:]

(1) *C-1 Commercial office.*

Transportation system: Collector or arterial preferred. Permitted on local if it serves similar uses.

Parking: Refer to off-street parking [subsection (b) of this section]. If a separate entrance and exit are available, they should be so designated and the sign should be two (2) feet by two (2) feet in size and four (4) feet in height.

(2) *C-2 Commercial retail.*

Transportation systems: Collector or arterial.

(b) *Off-street parking.* All commercial uses shall provide the following off-street parking spaces:

(1) Office buildings and banks: 1 space per 400 square feet G.F.A.

(2) Drive-in banks: 1 space per 300 square feet G.F.A.

(3) Business and professional other than medical: 1 space per 300 square feet G.F.A.

(4) Medical and dental offices and clinics: 1 space per doctor's office plus 2 spaces per examining room.

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(5) Shopping goods, retail: 1 space per 200 square feet G.F.A.

(Ord. No. 12-1984-1, 12-10-84)

Cross reference— Off-street parking, § 20-5.

Sec. 20-59. Trailer parks or courts.

A trailer park or court for a group of house trailers or mobile homes is permitted in a C commercial, L light industrial and T trailer park district only after submission of a drawing showing the proposed layout as provided in [section 20-10\(b\)](#). The proposed layout shall be in compliance with the following criteria. All trailer parks in all districts where permitted shall be developed in accordance with the town, parish and state requirements for the method of sewage treatment and disposal and for the public water supply, and shall be built in accordance with the following minimum construction standards:

- (1) Individual trailer sites may be leased or rented but not subdivided or sold.
- (2) Frontage shall be required on a publicly maintained street or road.
- (3) Maximum density shall be twelve (12) trailer sites per acre.
- (4) Minimum improvement requirements for private drives within the trailer park shall be a twenty-three-foot roadway surface in a thirty-five-foot width between building lines with adequate storm drainage and pavement construction of at least six-inch compacted gravel or eight-inch compacted shell base and one and one-half (1½) inches of asphaltic surface.
- (5) Where only one drive is to be provided, each trailer park shall include an adequate circular turnaround at the rear of the property with a minimum radius of thirty (30) feet for garbage trucks and other vehicles.
- (6) The minimum trailer site size shall be a thirty (30) foot front by seventy-five (75) foot depth.
- (7) Each trailer site shall have two (2) concrete runners (two (2) feet wide and six (6) inches thick) for the trailer location and a four-inch thick, ten-foot by twenty-six-foot concrete parking pad.
- (8) Garbage receptacles are to be provided. Two (2) shall be provided for each twenty (20) trailer sites or a number and type satisfactory to the building official.
- (9) Each trailer site shall be provided with a sanitary sewer connection and each trailer park shall be provided with a collection and treatment system and public water supply in compliance with the standards of the parish health unit and the state health department.
- (10) There may be established a separate or optional area for overnight campers which area shall be provided with central public facilities.
- (11) Where T trailer park or mobile home districts are adjacent to residential districts, a fence at least five (5) feet high and ninety (90) percent solid shall be provided along the side and rear property lines.

(Ord. of 6-3-75, § 4.203)

Sec. 20-60. Garbage receptacles for multiple dwellings.

For multiple dwellings, garbage receptacles shall be provided acceptable to the building official.

(Ord. of 6-3-75, § 4.204)

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Sec. 20-61. House trailers in R-70 districts.

- (a) House trailers are permitted in the R-70 residential district in connection with a dwelling on the same lot with such a dwelling, or adjacent thereto, provided that:
 - (1) Any such trailer is occupied by a member of the immediate family occupying such dwelling. A member of the immediate family shall be construed to be a son, daughter, parent, grandparent, or grandchild.
 - (2) Any such trailer shall meet the same minimum yard and lot size requirements as a main building.
 - (3) The occupancy permit for any such trailer shall expire twenty-four (24) months from the date of issuance at which time application for renewal may be made.
- (b) House trailers are also permitted in the R-70 residential district not in connection with a dwelling provided that:
 - (1) Any such trailer shall be occupied by the owner of the property on which the trailer is located or by a member of his immediate family, being a son, daughter, parent, grandparent or grandchild.
 - (2) Any such trailer shall meet the same minimum yard and lot size requirements as a main building.
 - (3) The occupancy permit for any such trailer shall expire twenty-four (24) months from the date of issuance at which time applications for renewal may be made.
- (c) A person requesting a building permit must furnish proof of ownership, to include a notarized bill of sale.

(Ord. of 6-3-75, § 4.205; Mo. of 6-2-80)

Sec. 20-62. Lot size for dwellings in R-70A districts.

- (a) Under the R-70A classification, one dwelling per square acre (43,560 square feet) is allowable with the restrictions of this section.
- (b) The following restrictions must be accepted by the town inspector or zoning commissioner before a mobile home can be occupied on a R-70A site:
 - (1) Any such mobile home must be occupied by the owner of the property or a member of his immediate family, being a son, daughter, parent, grandparent or grandchild.
 - (2) By proof of title, any such mobile home must not exceed seven (7) years of age.
 - (3) The minimum size of any such trailer shall not be less than twelve (12) feet by sixty-five (65) feet.
 - (4) No such mobile home shall be placed less than fifty (50) feet from road frontage.
 - (5) A copy of the surveyed acre showing the exact location of mobile home must be submitted.
 - (6) The mobile home site shall have two (2) concrete runners (two (2) feet wide and six (6) inches thick) running the full length of the trailer frame.
 - (7) The mobile home site must provide a four-inch thick, ten-foot by twenty-six-foot concrete or asphalt parking pad.
 - (8) Mobile home owners must abide by all town and parish electrical and sewer codes.
 - (9) The mobile home must be securely anchored down.

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(10) The mobile home owner must provide proper and minimum standard trailer skirting. This skirting must cover from bottom of trailer to the ground and must be applied around the entire trailer.

(11) All mobile homes must have standard concrete steps at all front entrances.

(Ord. of 6-3-75, § 4.206; Ord. No. 3-1981-1, 3-9-81)

Sec. 20-63. Fences for commercial property.

Subsequent to the enactment of this section, any development of commercial property adjacent to residential zoning districts shall be subject to the following restrictions and zoning requirements. The owner and/or developer of commercial property shall be required to erect or construct or cause to be erected or constructed a fence of the following description:

(1) Height: Six (6) feet.

(2) Material: One- by six-inch cedar boards or equivalent.

(3) Location: Six (6) inches on commercial side from commercial property line, adjacent to residential property.

Prior to the construction of any fence required herein, a permit shall be first issued by the town building inspector upon approval of plans and specifications of the location, height and material of any fence to be erected hereunder. This section does not apply to fences in existence before the passage of this section, except that, on sale or transfer of the property on which a nonconforming fence is located, such fence shall be made to conform to the requirements of this section within thirty (30) days of closing or transfer of said commercial property.

(Ord. No. 10-1986-3, 10-13-86)

Editor's note—

For purpose of classification, at the discretion of the editor, provisions designated as § 20-43 in Ord. No. 10-1986-3, adopted Oct. 13, 1986, have been included as [§ 20-63](#)

Sec. 20-64. Qualified truck stop.

(a) "Qualified truck stop" means a facility that meets the criteria contained in R.S. 33:4862.6(a)(4)(c) and which has underground storage facilities for fuel.

(b) No class A license may be operated in a truck stop facility if the facility is located less than five hundred (500) feet from:

(1) A public playground.

(2) A building used exclusively as a church, synagogue, public library or school.

(3) A residential subdivision, zoned R-80, R-70 or R-60 located within the municipality.

This distance shall be measured as follows:

(1) As a person walks using the sidewalk from the nearest point of the property line of the property on the public playground, church, synagogue, public library or school to the nearest point of the premises to be licensed.

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- (2) A straight line from the nearest point of the boundary line of a residential subdivision, zoned R-80, R-70 and R-60 to the nearest point of the premises sought to be licensed.
- (c) No approval shall be given to the operation of any licensed class A permit, unless the town determines that the design and construction of each building and structure of the facility meet all of the requirements of the latest adopted Southern Building Code and this section.
- (d) A qualified truck stop shall not be eligible for a special use permit.

(Ord. No. 3-1995-1, § I, 3-13-95)

Sec. 20-65. R-PG district additional regulations.

In addition to the regulations for the R-PG district in [section 20-56](#), the following additional regulations shall apply:

- (1) Corner lot side depth: 15 feet.
- (2) Parking requirements: Two (2) spaces per living unit.
- (3) The minimum site area shall be one (1) acre.
- (4) No R-PG site shall exceed ten (10) acres in size.
- (5) Height regulations: No building shall exceed thirty-five (35) feet in height.

(Ord. No. 11-1997-2, § I, 11-10-97)

Editor's note—

Ord. No. 11-1997-2, § I, adopted Nov. 10, 1997, did not specifically amend the Code; hence inclusion as [§ 20-65](#) is at the editor's discretion.

Sec. 20-66. R-5 district additional regulations.

In addition to the regulations for the R-5 district in [section 20-56](#), the following additional regulations shall apply:

- (1) Corner lot side depth: 15 feet.
- (2) Parking requirements: Two (2) spaces per living unit.
- (3) No openings shall exist on the zero lot line side. Legal provisions shall be made, such as an easement of the adjoining lot, for permanent access for the exterior portion of any wall on the zero lot-line side yard (it must be kept perpetually free of obstructions). All units must have a minimum of eight (8) feet between structure fascias. The minimum site area shall be one (1) acre.
- (4) There shall be a six (6) foot high wall or solid wood fence along the sides and rear of the R-5 site wherever it adjoins Single Family Zoning Districts. No R-5 site shall exceed ten (10) acres in size. The set back on lots adjoining any other residential classifications shall conform to the side yard set back requirements of the adjacent classification.
- (5) In all R-5 zoning districts, the location of the first unit constructed shall dictate the property line on which all other units shall be build, so as to avoid any unusable lots in the district.
- (6) Height regulations: No building shall exceed thirty-five (35) feet in height.

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(Ord. No. 6-1998-2, 6-8-98)

Editor's note—

Ord. No. 6-1998-2, adopted June 8, 1998, did not specifically amend the Code; hence inclusion herein as a new [§ 20-66](#) was at the editor's discretion.

Sec. 20-67. Commercial corridors.

- (1) The following streets or portions of streets within the corporate limits of the town are hereby designated as commercial corridors and defined herein:
 - (a) *The Highway 447 Commercial Corridor.* That portion of La. Hwy 447 (Walker South Road and Walker North Road), from the south boundary of the town's corporate limits, north to a point which is the intersection of the north right-of-way of Ballard Street and La. Hwy 447. Each parcel of property having frontage on either side of the Highway 447 commercial corridor is hereby zoned for commercial and residential use to a depth equal to the distance from the highway right-of-way to the rear of each such parcel of property. To the extent that any parcel of property located within the Highway 447 commercial corridor is zoned for less restrictive use, such zoning designation shall continue in existence, notwithstanding the provision of this section.
 - (b) *The Florida Boulevard Commercial Corridor.* That portion of U.S. Highway 190 (Florida Boulevard), from the western boundary of the town's corporate limits, east to the eastern boundary of the town's corporate limits. Each parcel of property within the town's corporate limits having frontage on either side of the Florida Boulevard commercial corridor is hereby zoned for commercial and residential use to a depth equal to the distance from the highway right-of-way to the rear of each such parcel of property. To the extent that any parcel of property located within the Florida Boulevard commercial corridor is zoned for less restrictive use, such zoning designation shall continue in existence, notwithstanding the provisions of this section.
 - (c) *The Burgess Avenue Commercial Corridor.* That portion of La. Hwy 1027 (Burgess Avenue), from its intersection with La. Hwy 447, west to the western boundary of the town's corporate limits. Each parcel of property having frontage on either side of the Burgess Avenue commercial corridor is hereby zoned for commercial and residential use to a depth equal to the distance from the highway right-of-way to the rear of each such parcel of property. To the extent that any parcel of property located within the Burgess Avenue commercial corridor is zoned for less restrictive use, such zoning designation shall continue in existence, notwithstanding the provisions of this section.
- (2) The extent of the zoning created by the designation of a commercial corridor shall be determined based upon the boundaries of the parcels of property within such commercial corridor as such boundaries exist as of the effective date of such designation. The extent of such zoning shall not be enlarged, expanded, reduced, diminished or otherwise altered or amended through the subdivision of property within a commercial corridor unless approved by the Town of Walker.
- (3) This section may be amended in accordance with the provisions of R.S. 33:406 in order to designate additional commercial corridors.
- (4) The Town of Walker, zoning district map and all zoning ordinances, subdivision approvals, annexations, actions to establish boundaries, and any and all other legal actions affecting the boundaries and/or zoning of property within the corporate limits of the town are hereby authorized to amend, redraft, restate or otherwise revise the Town of Walker zoning district map, whenever, in his

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sole discretion, such action is necessary in order for such map to accurately reflect the physical characteristics and legal classifications of parcels of property within the Town of Walker.

(Ord. No. 11-2007-01, 11-12-07)

Sec. 20-68. RC zoning designation additional regulations.

In addition to the regulations for the RC zoning district set forth in [section 20-56](#), schedule of zoning designation permitted uses, restrictions and regulations, the following additional regulations shall also apply:

- (1) Unless otherwise recommended by the zoning commission and approved by the mayor and board of aldermen, only property located within designated commercial corridors as defined in [section 20-67](#) may be zoned RC.
- (2) For properties used for dwelling purposes and zoned RC, the following regulations also apply:
 - (a) For properties zoned RC used for dwelling purposes which would otherwise require an R-A zoning designation, the permitted uses, restrictions and regulations of the schedule of zoning designation permitted uses, restrictions and regulations, contained in [section 20-56](#) for property zoned R-A shall apply.
 - (b) For properties zoned RC used for dwelling purposes which would otherwise require an R-PG zoning designation, the permitted uses, restrictions and regulations of the schedule of zoning designation permitted uses, restrictions and regulations, contained in [section 20-56](#) for property zoned R-PG, and the additional regulations for property zoned R-PG set forth in [section 20-65](#) shall apply.
 - (c) For properties zoned RC used for dwelling purposes which would otherwise require an R-5 zoning designation, the permitted uses, restrictions and regulations of the schedule of zoning designation permitted uses, restrictions and regulations, contained in [section 20-56](#) for property zoned R-5, and the additional regulations for property zoned R-5 set forth in [section 20-66](#) shall apply.
- (3) For properties used for dwelling purposes and zoned RC, the following regulations also apply:
 - (a) For properties zoned RC used for commercial purposes which would otherwise require a C-1 zoning designation, the permitted uses, restrictions and regulations of the schedule of zoning designation permitted uses, restrictions and regulations, contained in [section 20-56](#) for property zoned C-1, and the additional regulations for property zoned C-1 set forth in subsections [20-58\(a\)\(1\)](#) and (b) shall apply.
 - (b) For properties zoned RC used for commercial purposes which would otherwise require a C-2 zoning designation, the permitted uses, restrictions and regulations of the schedule of zoning designation permitted uses, restrictions and regulations, contained in [section 20-56](#) for property zoned C-2, and the additional regulations for property zoned C-2 set forth in subsections [20-58\(a\)\(2\)](#) and (b) shall apply.
 - (c) For properties zoned RC used for commercial purposes which would otherwise require a C-3 zoning designation, the permitted uses, restrictions and regulations of the schedule of zoning designation permitted uses, restrictions and regulations, contained in [section 20-56](#) for property zoned C-3, and the additional regulations for commercial property set forth in subsection [20-58\(b\)](#) shall apply.
 - (d) For properties zoned RC used for commercial purposes which are adjacent to residential dwellings, the provisions of [section 20-63](#) related to the fencing of commercial property shall apply.

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ARTICLE IV. ZONING DESIGNATION PERMITTED USES, RESTRICTIONS AND REGULATIONS

(Ord. No. 11-2007-02, 11-12-07)

Sec. 20-69. Application.

Each section of [chapter 20](#) shall, unless otherwise stated or otherwise provided elsewhere in the Town of Walker Code of Ordinances, apply prospectively only, and then, to zoning applications and/or designations made after the date of adoption of each such section.

(Ord. No. 11-2007-02, 11-12-07)

Secs. 20-70—20-75. Reserved.

FOOTNOTE(S):

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Editor's note— Ord. No. 11-2007-04, adopted Nov. 12, 2007, retitled article IV to read as herein set out. Formerly article IV had been titled "District Regulations." ([Back](#))

ARTICLE V. MODIFICATIONS AND EXCEPTIONS

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[Sec. 20-76. Transition uses.](#)

[Sec. 20-77. Undersized lots.](#)

[Sec. 20-78. Front, side, and rear yards.](#)

[Sec. 20-79. Group housing projects.](#)

[Secs. 20-80—20-90. Reserved.](#)

Sec. 20-76. Transition uses.

Wherever the side of any lot of record in a residential district abuts on a commercial or light industrial use, or wherever any lot of record in a residential district is located directly across the street from a commercial or light industrial use, such lot of record may be used for the office of a physician, lawyer, engineer, architect, real estate broker, insurance agent, or similar business; provided that such office building shall leave side and rear yards as provided for the district in which it is located; and provided, further, that, such office use shall be accompanied by off-street automobile parking as required in [section 20-5](#). The yard requirements of this section, however, shall not prevent a building existing on a lot of record on June 3, 1975, from being used for such an office.

(Ord. of 6-3-75, § 5.1)

Sec. 20-77. Undersized lots.

If, in the opinion of the building official, a lot is so small or narrow or shallow that it is not feasible or practicable to meet the yard or lot size requirements of [section 20-56](#), then the building official, in his discretion, may permit a single-family dwelling and its accessory buildings to be erected on any such lot of record or parcel of land which became legally established and defined by deed or act of sale before June 3, 1975, if such lot is located in an R-70, R-50, R-A residential or C commercial district; provided that the side yard of no dwelling shall be less than three (3) feet.

(Ord. of 6-3-75, § 5.2)

Sec. 20-78. Front, side, and rear yards.

- (a) Where the dedicated street right-of-way is less than fifty (50) feet, the depth of the front yard shall be measured from a point twenty-five (25) feet from the centerline of the street to the front building line.
- (b) Steps or stoops, eaves, cornices, belt courses, window sills, and unenclosed and uncovered porches may project into any required yard provided such construction does not project nearer than two (2) feet to the lot lines. Except on the street side of a corner lot, unenclosed carports may project into a side or rear yard, provided such construction does not project nearer than two (2) feet to the lot lines.
- (c) On lots occupied by dwellings, not more than forty (40) percent of the rear yard of the main building may be occupied by one-story buildings of accessory use, and garage apartments where permitted.

(Ord. of 6-3-75, § 5.3)

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ARTICLE V. MODIFICATIONS AND EXCEPTIONS

Sec. 20-79. Group housing projects.

In the case of a housing project consisting of a group of two (2) or more buildings to be constructed on a plot of ground at least three (3) acres not subdivided into the customary streets and lots which will not be so subdivided or where the existing or contemplated street and lot layout make it impracticable to apply the requirements of this chapter to the individual buildings in such housing projects, the application of such requirements to such housing project shall be made to the town council after recommendation by the planning commission, and shall be made in a manner that will be in harmony with the character of the neighborhood, and will insure a density of land use no higher and a standard of open space at least as high as required by this chapter in the district in which the proposed project is to be located. In no case shall the town council authorize a project without prior approval of the planning commission. Prior to such approval, the planning commission shall hold a public hearing with due advertisement as required by state law for an amendment to the chapter and the town council shall similarly hold a public hearing before authorizing such a project.

(Ord. of 6-3-75, § 5.4)

Secs. 20-80—20-90. Reserved.

ARTICLE VI. LANDSCAPING

ARTICLE VI. LANDSCAPING ^[4]

[Sec. 20-91. Short title; minimum landscape requirements.](#)

[Sec. 20-92. Purpose.](#)

[Sec. 20-93. Definitions.](#)

[Sec. 20-94. Landscaping committee.](#)

[Sec. 20-95. Landscape design plan requirements.](#)

[Sec. 20-96. Alternative compliance.](#)

[Sec. 20-97. Permits and inspection requirements.](#)

[Sec. 20-98. Enforcement, appeals and penalties.](#)

[Sec. 20-99. Administrative guidelines.](#)

Sec. 20-91. Short title; minimum landscape requirements.

This article shall be referred to as "Walker Landscape Ordinance."

(Ord. No. 11-1998-3, Art. 1, 11-9-98; Ord. No. 6-1999-2, Art. 1, 6-14-99)

Sec. 20-92. Purpose.

The purpose of this article is to protect and enhance the community's environmental, economic and aesthetic resources consistent with the goals of the cities governing body thereby promoting the public health, safety and general life welfare of the citizens and contributing to the quality of life by encouraging a high level of design in the development of the city.

(Ord. No. 11-1998-3, Art. 1, 11-9-98; Ord. No. 6-1999-2, Art. 1, 6-14-99)

Sec. 20-93. Definitions.

Ground cover. Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve (12) inches.

Landscape area. An unbuilt upon area of land in which landscape material are placed, planted or maintained, exclusive of servitude.

Landscape design. The preparation of graphic and written criteria, specifications, and detailed landscape design plans to arrange and modify the effects of natural features such as planting, ground and water forms, circulation, walks and other landscape features to comply with the provisions of this article.

Shrub. A woody perennial plant differing from a perennial herb by its persistent and wood stems, and from a tree by its low stature (generally obtaining a height less than eight (8) feet and its habit of branching from the base.

Trees, class "A." Any self-supporting woody plant of a species which normally grows to an overall height of at least fifty (50) feet, with either one main stem or trunk and many branches, or several stems or trunk. Crape myrtles for example.

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Trees, class "B." Any self-supporting woody plant of a species which normally grows to an overall height of at least twenty-five (25) feet, with either one main stem or trunk and many branches, or several stems or trunk. Crape myrtles, for example.

(Ord. No. 11-1998-3, Art. 1, 11-9-98; Ord. No. 6-1999-2, Art. 1, 6-14-99)

Sec. 20-94. Landscaping committee.

- (1) The landscape ordinance review committee shall be composed of seven (7) members appointed by the mayor, subject to approval of the board of aldermen, who shall appoint such members as the following:
 - (a) Board of aldermen, member;
 - (b) A landscape architect, licensed in the State of Louisiana;
 - (c) A licensed landscape contractor;
 - (d) Livingston Parish Board of Realtor, member;
 - (e) A professional arborist;
 - (f) Two (2) citizens, appointed at large.
- (2) Any five (5) members of the said committee shall constitute a quorum. Said committee shall meet at least once a month to review landscape designs and conduct the business of the committee.
- (3) The mayor and board of aldermen is hereby directed and authorized as a committee with full powers to act and review all appeals from the denial of a certificate or the refectation of a landscape design.

(Ord. No. 11-1998-3, Art. 1, 11-9-98; Ord. No. 6-1999-2, Art. 1, 6-14-99)

Sec. 20-95. Landscape design plan requirements.

- (1) All building permit applications covered by this article shall be accompanied by a landscape design. This landscape design plan shall be drawn to scale by a Louisiana Horticulture Commission license holder authorized to design such plans and shall include such design criteria that may be required by the landscape ordinance review committee to interpret the extent of the permit application.
- (2) Landscape design plan technical standards as specified in standards published by the Louisiana Association of Nurserymen and the Louisiana Horticulture Commission, shall apply to the design, installation and maintenance of all landscaping required by the appendix to the ordinance.

(Ord. No. 11-1998-3, Art. 1, 11-9-98; Ord. No. 6-1999-2, Art. 1, 6-14-99)

Sec. 20-96. Alternative compliance.

- (1) The site design standards contained in this article are intended to encourage development which is economically viable and environmental sensitive. Project conditions associated with individual sites may justify approval of alternative methods of compliance with the landscape design standards. Conditions may arise where normal compliance is impractical or impossible, or where maximum achievement of the town's objectives can only be obtained through alternative compliance. Such conditions are to be approved by the landscape ordinance review committee upon a case by case basis.
- (2) Exemptions. Exemptions from some of the requirements of this article may be granted on a case by case basis for preservation of existing trees and natural elements.

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(Ord. No. 11-1998-3, Art. 1, 11-9-98; Ord. No. 6-1999-2, Art. 1, 6-14-99)

Sec. 20-97. Permits and inspection requirements.

- (1) The property owner must obtain from the town building inspector a clearing permit approved by the landscape ordinance review committee prior to any clearing of tracts of one acre or more.
- (2) A landscape design shall be submitted along with the building plan when applying for a building permit. The landscape design shall be approved by the landscape ordinance review committee.
- (3) No building permit shall be issued until the landscape design is approved by the landscape ordinance review committee.
- (4) A landscape certificate, indicating compliance with the requirements of this article shall be obtained from the landscape ordinance review committee upon completion of a landscaping and shall be presented to the town building official prior to the issuance of a certificate of occupancy.
- (5) The landscape certificate may be revoked for failure to maintain plant materials and planting areas if so determined through periodic inspection by the landscape ordinance review committee. If a landscape certificate is revoked, the owner will need to reapply for and obtain a new landscape certificate in order to maintain the certificate of occupancy.

(Ord. No. 11-1998-3, Art. 1, 11-9-98; Ord. No. 6-1999-2, Art. 1, 6-14-99)

Sec. 20-98. Enforcement, appeals and penalties.

- (1) No certificate of occupancy shall be issued until the landscape requirements are met as shown on the approved landscape design and given final approval by the landscape ordinance review committee unless a performance bond in the amount of estimated cost of the landscaping as determined by the landscape ordinance review committee is posted by the owner and/or developer of the property. If the owner/or developer has not been issued a landscape certificate within sixty (60) days of the posting of the bond, the landscape ordinance review committee may place the owner/or developer in default and utilize the bond proceeds to complete the required landscaping. The occupancy of any premises prior to the issuance of a landscape certificate shall be unlawful.
- (2) Any applicant denied a landscape certificate or who has had his landscape design rejected may appeal to the mayor and board of aldermen within thirty (30) days of notice of denial. The appeal must be in writing and fully state the reason or reasons for the appeal. The appeal must also be accompanied by a copy of the landscape design submitted to the landscape ordinance review committee.
- (3) Upon the filing of an appeal, the mayor and board of aldermen shall conduct a hearing on the appeal within thirty (30) days of notice of filing. The town clerk shall notify the appellant and the landscape ordinance review committee of the scheduled date of the hearing. The mayor and board of aldermen shall establish rules and regulations for its own procedure at the hearings.
- (4) A decision of the mayor and board of aldermen to modify or reverse a decision, of the landscape ordinance review committee shall be in writing and shall set forth the reasons therefore. The decision shall also specify the condition upon which the modification is made.
- (5) Any person or corporation who shall violate any of the provisions of this article or fail to comply therewith or with any planting or structure in violation of any detail statement of landscape design submitted and approved hereunder shall be guilty of misdemeanor and shall be fined not less than twenty-five dollars (\$25.00), not more than one hundred dollars (\$100.00) or be imprisoned for [not]

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more than thirty (30) days for each day that the violation continues, and each day such violation shall be permitted to exist shall constitute a separate offence.

(Ord. No. 11-1998-3, Art. 1, 11-9-98; Ord. No. 6-1999-2, Art. 1, 6-14-99)

Sec. 20-99. Administrative guidelines.

- (1) The landscape ordinance review committee shall adopt administrative guidelines to this article in the form of landscape design standards consisting of rules, regulation, procedures, approved plant material lists and landscape design requirements to be known as "Landscape Ordinance Design Guidelines" for the administration and enforcement of this article.
- (2) Changes or modification to the administrative guidelines shall be made by vote of the landscape ordinance review committee.
- (3) The Town of Walker, through the inspection division of the department of public works, shall be authorized to collect a fifty dollar (\$50.00) application fee to cover processing changes as required for the implementation of this article. Such fees shall be set by resolution.

(Ord. No. 11-1998-3, Art. 1, 11-9-98; Ord. No. 6-1999-2, Art. 1, 6-14-99)

FOOTNOTE(S):

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Editor's note— Ord. No. 11-1998-3, Art. 1, adopted Nov. 9, 1998, did not specifically amend the Code; hence inclusion herein as a new art. VI, §§ 20-91—20-99 was at the editor's discretion. [\(Back\)](#)