

CHAPTER	SECTION	COMMENT	ORIGINAL TEXT		EDITS
3. Zoning	3.3.2.5 Temporary Uses	Open house (04/19/2016): "Permit for Grand Opening extreme / unless it's free, then it's fine"	C.v. Grand Opening Sales - Grand opening sales, including outside food and beverage vending, for three (3) consecutive days, once per zoning permit.	B.iv. Grand Opening Sales - Grand opening sales, including on premises outside food and beverage vending, for three (3) consecutive days, once per zoning permit.	Moved the paragraph from permit required section to no permit required and added that outdoor activity is limited to on-premises.
4. Use Standards	4.2.6. Automotive related business: sales, repair, rental, wash.	Open house (04/19/2016): "Need an ordinance to curb noise from car wash"	4.2.6 F: No outside speaker system shall be allowed.	Added: 4.2.6.G. Equipment producing noise or sound in excess of seventy (70) decibels measured at the source, shall be located no closer than four-hundred (400) feet to the nearest residence. Upon request from the Town the facility shall provide proof that the noise levels are in compliance with this amount.	
	4.1.1. Garage, private	Phone Comment(04/21/2016): Garage for 2 cars is too restrictive.	A. A private garage building or parking space for not more than three automobiles plus one automobile for each family in excess of three, or uncovered trailers that are not used for living or sleeping purposes, the latter to be limited to one-ton capacity, may be erected as accessory building to residential principal uses. Garages are subject to the setback and design standard requirements for the principal building.	A. A private garage building or parking space for not more than three automobiles may be erected as accessory building to residential principal uses. B. If more than two households reside on the lot one additional automobile space for each housing unit in excess of two may be added. C. One additional space may be added for an uncovered trailer, limited to one-ton capacity, that is not used for living or sleeping purposes. D. Garages are subject to the setback and design standard requirements for the principal building.	We allowed for a garage for 3 cars already. However, we restructured and reworded this paragraph to be less restrictive and make it clearer.
	4.2.47. Shed	Phone Comment(04/21/2016): Shed size restriction 100 sf is too small.	A. One storage shed, not exceeding one-hundred (100) square feet may be erected as accessory building to residential principal uses. B. Up to three (3) sheds, not exceeding three-hundred (300) square feet may be erected in the Agricultural and Open Space districts.	A. One storage shed, not exceeding one-hundred (200) square feet may be erected as accessory building to residential principal uses. B. Up to three (3) sheds, not exceeding three-hundred (400) square feet may be erected in the Agricultural and Open Space districts.	Allowed shed size changed.
5. Parking	Entire Section				Reference numbers changed to coincide with reformatting of Section 6.
6. Planting & Stormwater Management	6. Planting & Stormwater Management	Open house (04/19/2016): "Need to simplify requirements for small businesses."			Restructuring of the entire chapter.
	6.1 Applicability	Open house (04/19/2016): Several residents commented that it was unclear what land uses the regulations in this section apply to.	6.1. Applicability of Planting Requirements	6.1 Applicability	Formatting occurred to make it more apparent that the regulations within Section 6 apply only to new development and substantial redevelopment of commercial, industrial, multi-family, religious, educational, institutional, public, and semi-public land uses that are developed after date of adoption.
	6.2.1. Land Clearing Requirements		B. A Site Clearing Permit application must be prepared by, a Louisiana Licensed Landscape Architect or Civil Engineer and submitted to the Administrator. The Site Clearing Permit application shall include the following.	B. A Site Clearing Permit application must be prepared by a Louisiana Licensed Surveyor, a Landscape Architect, Architect, or Civil Engineer and submitted to the Administrator. The Site Clearing Permit application shall include the following	Added surveyor and architect to be allowed to prepare the site clearing application.
6. Planting & Stormwater Management	6.4.1 Planting Plan		A. All building permit applications for development and redevelopment of a parking lot with twelve (12) spaces or more shall be accompanied by a planting plan.	A. All building permit applications for development and redevelopment including one of the following shall be accompanied by a planting plan. i. A parking lot with eight (8) spaces or more, as set forth in Section 6.4.3.2: Parking Lot Planting ii. A planted buffer area as set forth in Section 6.5.4: Buffer Planting Area iii. Street frontage trees as set forth in Section 6.4.3.1: Street Frontage	We changed to require a planting plan to include all planting that requires trees.
	6.4.2. Selection of Plant Material	Open house (04/19/2016): "3' grasses and shrubs at installation are very expensive."	E. Evergreen shrubs or grasses shall have a minimum of three (3) feet height at installation and spaced no greater than four (4) feet on center.	E. Evergreen shrubs or grasses shall have a minimum of thirty (30) inches height at installation and spaced no greater than four (4) feet on center.	

	6.4.3.1 Parking Lot Planting		D. iii. Grasses or evergreen shrubs shall have a minimum of three (3) feet height at installation and spaced no greater than four (4) feet on center. E. Parking lots of twelve (12) or more spaces require a planting plan as set forth in Section 6.4.1: Planting Plan, as a condition of obtaining a building permit.	D. iii. Grasses or evergreen shrubs shall have a minimum of thirty (30) inches height at installation and spaced no greater than four (4) feet on center. E. Parking lots of eight (8) or more spaces require a planting plan as set forth in Section 6.4.1: Planting Plan, as a condition of obtaining a building permit.	Make Grasses and shrub requirements simpler. Changed from 12 to 8 parking spaces to be consistent with the changes in planting plan.
			A. For parking lots with less than eight (8) spaces, all required plantings may all be located around the perimeter of the parking lot.		Paragraph deleted.
	6.4.3.1. Street Frontage			paragraph deleted	Proposed text: 6.4.3.1. Street Frontage
	6.4.3.1 Parking Lot Planting	Open house (04/19/2016): People were generally concerned with too many requirements for businesses.			Parking lots with less than 8 spaces require perimeter shrub planting only if they abut a street.
	6.3 Stormwater Management	Open house (04/19/2016): "Need to simplify requirements for small businesses."		This section underwent major simplification.	Small developments have the option to either put 50% of their required planting in stormwater management areas or to use pervious surfacing for their hardscape elements.
6. Planting & Stormwater Management	6.5.1. Yard Fencing	Open house (04/19/2016): "Ornamental fence (should be) only required within certain distance of street"	A. Along interior side and rear lot lines a fence may be erected in compliance with the following requirements. i. The fence shall not exceed eight (8) feet in height. ii. Wood fences, ornamental fences, or fences of substantially similar appearance are allowed. iii. Chain link security fencing may be established on side and rear and rear yards that do not face a street. iv. Barbed and razor wire shall not be allowed. B. In MU-1, MU-2, and C districts front yards shall not be fenced, except an ornamental fence not taller than six (6) feet measured from sidewalk elevation that may be used to enclose allowed customer areas along street frontages. C. In MU-1 and MU-2 districts, fences facing streets shall be constructed of wrought or cast metal or a similar durable material approved by the Planning and Zoning Administrator, and may include a masonry wall a maximum height of two and one-half (2.5) feet.	A. Along lot lines, fences may be erected in compliance with the following requirements. i. Fences shall not exceed eight (8) feet in height. ii. Wood fences, ornamental fences, or fences of substantially similar appearance are allowed. iii. Chain link security fencing may be established on side and rear yards that do not face a street. iv. Barbed and razor wire shall not be allowed. v. In MU-1, MU-2, and C districts the following shall apply. 1) Front yards shall not be fenced, with the following exceptions. • A fence not taller than six (6) feet measured from sidewalk elevation may be erected to enclose allowed customer areas along street frontages. • Dumpsters and recycling containers shall be fenced as set forth in 2) All fences facing streets shall be constructed of wood, wrought or cast metal or a similar durable material approved by the Planning and Zoning Administrator, and may include a masonry wall a maximum height of two and one-half (2.5) feet.	Added wood and other substantial fences for front yards in MU and C districts. This section was reformatted and condensed to make it simpler to interpret.
	6.5.1. Outdoor Sales and Display Areas		D. All outdoor display areas shall be designed with a planting area along the public right of way of a minimum of ten (10) feet in width and planted with shade or evergreen trees at a rate of one (1) class A tree per thirty (30) feet, or one class B tree per twenty (20) feet and supplemented with shrubs, groundcover, native grasses, or turf to enhance the view from the public right of way.		Paragraph deleted.

	6.5.1. Outdoor Sales and Display Areas		C. When the rear or interior side yard of an outdoor display area abuts a residential use, the outdoor display area shall be screened from view by a solid fence, masonry wall, or evergreen hedge of at least eight (8) feet in height.		Paragraph deleted.
8. Utilities	8.9.4. Liability	Phone Comment(04/21/2016): Concerned because of sidewalk liability	Said property owner(s) shall be liable for any and all damages to any person who is injured or otherwise suffers damage resulting from the defective condition of any sidewalk, curb, driveway or parking strip adjacent to said land, or by reason of the property owner's failure to keep such sidewalk, curb, and driveway in safe condition and good repair.		Paragraph deleted.
12. Definitions		Open house (04/19/2016): "Need to simplify requirements."			Added definition for Green Infrastructure, moved description of GI Types from the Planting & Stormwater Management section to this section.
				1) <i>Redevelopment, substantial.</i> Any reconstruction, rehabilitation, addition, or other improvement of a structure taking place within a one-year period for which the cost equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. The term includes structures that have incurred substantial damage, regardless of the actual work performed, including repetitive loss.	added paragraph