

CITY OF HAMMOND
ORDINANCE NO. _____

An Ordinance to Amend Ordinance #14-5364 C.S.
Relative to Zoning Districts

BE IT ORDAINED by the City Council that:

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1. Hammond Ordinance #14-5364 is amended and the Unified Development Code is amended to revise certain provisions in Article 6 as follows (new text underlined):

ARTICLE 6

ZONING DISTRICTS

ARTICLE 6.1 PURPOSE AND PERMITTING USES IN EACH ZONING DISTRICT

6.1.1 Residential Single-Family

The Residential Single Family Districts are intended to accommodate single-family houses on individual lots. These districts should be applied in areas where the land use pattern is predominately single-family residential or where such land use pattern is desired in the future. These districts allow residential cluster development with smaller minimum lot sizes and additional building types in exchange for protecting significant common open space.

For all Residential Single Family Districts, no outdoor storage is permitted in front, side, or rear areas visible from the street, except in enclosed areas such as a garage. This includes storage in the following areas: front or side porches, carports and breezeways, or storage on a trailer. Boats on trailers will not be included in this prohibition. Storage of brush, fence posts, crates, vehicle tires, vehicle bodies or parts, scrap metal, bed mattress or springs, water heater or other household appliances, damages, stored or discarded furniture and other household goods or items, material recovered from demolition or other discarded objects three (3) feet or more in length shall not be allowed or permitted on the premises. Temporary storage of items that include trash, leaves, brush, and refuse, for not more than seven (7) days that are being discarded or removed from the premises, will not be in violation of this part.

A. RS-11

The RS-11 District is a single-family dwelling residential district allowing for large lots and including noncommercial uses generally associated with family residential areas.

a. Allowed Uses

1. Detached Single-Family Dwelling (including Mobile/Manufactured Homes)
2. Gardens, growing of crops (noncommercial)
3. Parks and Open Space
4. Minor utilities
5. Civic Uses
6. Guest House

b. Conditional Uses

1. Day Care Facility
2. Cemeteries and/or Memorial Gardens

c. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.

6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

6.1.3 Mixed Use

A. MX-CBD Central Business District

MX-CBD is a multi-use district intended to accommodate office, employment, and residential within downtown. The district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, living, government, retail, cultural, educational, visitor accommodations and entertainment. The district promotes vertical mixed use (residential/nonresidential) projects that contain active ground floor uses. The MX-CBD district is intended to promote safe, active and pedestrian-scaled mixed use centers. The district enhances the convenience, ease and enjoyment of walking, shopping and public gathering space.

A. Allowed Uses

1. Upper-story living
2. Multi-family living
3. Office
4. Medical office
5. Civic Use
6. Parks and Open Space
7. Indoor recreational uses except sexually oriented business
8. Overnight lodging
9. All personal service
10. Animal Care (indoor only)
11. All Restaurant
12. All retail sales
13. Bakery shop, provided such operations are limited to the use of non-smoke producing types of furnaces
14. Bank, finance and loan companies
15. Food Store but excluding the dressing or killing of any flesh or fowl
16. Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business and employs not more than five operators engaged in the production of such items.
17. Publishing establishment, printing plant
18. Art studio/gallery
19. Convenience store without gas
20. Dry Cleaning
21. Taxi stand limited to five taxis
22. Wholesale business included within a building – not including warehouse

B. Accessory Uses

1. Home Occupations
2. Private Garages

3. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
4. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
5. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
6. Gardens for noncommercial uses
7. Incidental storage not to exceed 40% of the floor area
8. Sale of alcohol in conjunction with a full-service restaurant

C. Conditional Uses

1. Day Care Facility
2. Home occupations
3. Commercial Parking
4. Off street parking facility
5. Social services
6. Convenience store with gas
7. All vehicle sales and rentals
8. All water-oriented sales and services
9. Minor utilities
10. Cemeteries and/or Memorial Gardens

B. MX-N Neighborhood Mixed Use

The MX-N District is intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods. Neighborhood Mixed Use is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods.

A. Allowed Uses

1. Detached Living (Single-Family Dwelling)
2. Attached House
3. Row Houses
4. Apartments (multi-family dwelling)
5. Group living
6. Social Services
7. Civic Uses
8. Parks and open space
9. Minor utilities
10. Day Care

11. Country Club
 12. All indoor recreation except sexually oriented business
 13. All medical
 14. All office
 15. Overnight lodging
 - a. Bed and Breakfast
 16. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary
 - f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
 17. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
 18. All restaurant
 19. All retail sales
 20. Art Studio/gallery, no including tattoo parlors
 21. Convenience store without gas
 22. Convenience store with gas
 23. All vehicle sales and services
 24. All water oriented sales and services
 25. All research and development
 26. All vehicle services
 27. Off street parking
- B. Conditional Uses
1. Tattoo parlor
 2. Major utilities
 3. Commercial parking lots and garages
 4. All outdoor recreation
 5. Sweet Shop
 6. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
1. Gardens for non-commercial purposes

2. Storage garages and parking lots for use solely by occupants and guests of the premises.
3. Tennis courts, swimming pools
4. Radio and television towers incidental to a permitted use
5. Incidental storage not to exceed 40 percent of the floor area
6. Home occupations

C. MX-C Commercial Mixed Use

MX-C is intended to provide for a variety of residential, retail, service, and commercial uses. While MX-C accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed use opportunities.

A. Allowed Uses

1. Detached Living (Single-Family Dwelling)
2. Attached House
3. Row Houses
4. Apartments (multi-family dwelling)
5. Group living
6. Social Services
7. Civic Uses
8. Parks and open space
9. Minor utilities
10. Day Care
11. Country Club
12. All indoor recreation except sexually oriented business
13. All medical
14. All office
15. All overnight lodging
 - a. Bed and Breakfast
16. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary
 - f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
17. Animal Care

- a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
- 18. All restaurant
- 19. All retail sales
- 20. Art Studio/gallery, no including tattoo parlors
- 21. Convenience store without gas
- 22. Convenience store with gas
- 23. All vehicle sales and rentals
- 24. All water oriented sales and services
- 25. All light industrial
 - a. Bottling plant
 - b. Publishing establishment, printing plant
 - c. Canning and preserving foods
 - d. Lumber yard as part of retail establishment
 - e. Contractor's storage yard
 - f. Carpentry shop
 - g. Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons.
- 26. All research and development
- 27. All self-storage
- 28. All vehicle services
- 29. Off street parking
- B. Accessory Uses
 - 1. Gardens for non-commercial purposes
 - 2. Storage garages and parking lots for use solely by occupants and guests of the premises.
 - 3. Tennis courts, swimming pools
 - 4. Radio and television towers incidental to a permitted use
 - 5. Incidental storage not to exceed 40 percent of the floor area
 - 6. Home occupations
 - 7. Sale of alcohol in conjunction with a full-service restaurant
- C. Conditional Uses
 - 1. Tattoo parlor
 - 2. Major utilities
 - 3. Commercial parking lots and garages
 - 4. All outdoor recreation
 - 5. Sweet Shop
 - 6. Cemeteries and/or Memorial Gardens

6.1.4 Commercial

A. C-N Commercial Neighborhood

The C-N Neighborhood Commercial District is a non-industrial commercial area more restrictive than other Commercial districts and allowing multi-family residential uses. The C-N district allows buildings up to three stories in height.

A. Permitted Uses

1. Detached Living (Single-Family Dwelling)
2. Attached House
3. Row Houses
4. Apartments (multi-family dwelling)
5. Group living
6. Social Services
7. Civic Uses
8. Parks and open space
9. Minor utilities
10. Day Care
11. Country Club
12. All indoor recreation except sexually oriented business
13. All medical
14. All office
15. Overnight lodging
 - a. Bed and Breakfast
16. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary
 - f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
17. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
18. All restaurant
19. All retail sales
20. Art Studio/gallery, no including tattoo parlors
21. Convenience store without gas

- 22. All Vehicle Sales and rentals
- 23. All Vehicle Services
- B. Conditional Uses
 - 1. Tattoo parlor
 - 2. Major utilities
 - 3. Commercial parking lots and garages
 - 4. All outdoor recreation
 - 5. Sweet Shop
 - 6. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
 - 1. Gardens for non-commercial purposes
 - 2. Storage garages and parking lots for use solely by occupants and guests of the premises.
 - 3. Tennis courts, swimming pools
 - 4. Radio and television towers incidental to a permitted use
 - 5. Incidental storage not to exceed 40 percent of the floor area
 - 6. Home occupations
 - 7. Sale of alcohol in conjunction with a full-service restaurant

B. C-H Commercial Highway Corridor

The C-H Highway Commercial groups together those major retail office and service uses that generate high traffic volumes, that could create nuisances to residential area, and that require easy access to a major highway or interstate road. The C-H district allows buildings up to five stories in height.

- A. Allowed Uses:
 - 1. Attached House
 - 2. Row Houses
 - 3. Apartments (multi-family dwelling)
 - 4. Group living
 - 5. Social Services
 - 6. Civic Uses
 - 7. Parks and open space
 - 8. Minor utilities
 - 9. Day Care
 - 10. Country Club
 - 11. All indoor recreation except sexually oriented business
 - 12. All medical
 - 13. All office
 - 14. All overnight lodging

- a. Bed and Breakfast
- 15. All passenger terminal
- 16. All personal services
 - a. Tanning bed facilities
 - b. Barber and beauty shops
 - c. Florists
 - d. Mortuary
 - e. Real Estate office
 - f. Banks, financial institutions
 - g. Dry Cleaning
- 17. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
- 18. All restaurant
- 19. All retail sales
- 20. Shopping Mall
- 21. Art Studio/gallery, no including tattoo parlors
- 22. Convenience store without gas
- 23. Convenience store with gas
- 24. All vehicle services
- 25. All vehicle sales, rentals, and services
 - a. Sale of mobile or manufactured homes, trailers, and motor homes
 - b. Motor Truck terminal
- 26. All water oriented sales and services
- 27. All light industrial
 - a. Bottling plant
 - b. Publishing establishment, printing plant
 - c. Canning and preserving foods
 - d. Lumber yard as part of retail establishment
 - e. Contractor's storage yard
 - f. Carpentry shop
 - g. Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons.
 - h. Sheet metal or welding or machine shop or metal fabrication shop having a floor area of less than 10,000 square feet.
- 28. All research and development
- 29. All self-storage
- 30. Off street parking
- 31. Tattoo Parlor

C. Accessory Uses

1. Gardens for non-commercial purposes
2. Storage garages and parking lots for use solely by occupants and guests of the premises.
3. Tennis courts, swimming pools
4. Radio and television towers incidental to a permitted use
5. Incidental storage not to exceed 40 percent of the floor area
6. Home occupations
7. Sale of alcohol in conjunction with a full-service restaurant

D. Conditional Uses

1. Major utilities
2. Commercial parking lots and garages
3. All outdoor recreation
4. Sweet Shop
5. Cemeteries and/or Memorial Gardens

C. C-R Commercial Restricted

The C-R Restricted District is restrictive in nature and are intended to strictly govern the commercial, retail, and entertainment uses described herein, and to set forth special conditions which may bind the properties and uses thereof. The C-R district allows buildings up to two stories in height.

Allowed uses within C-R district may be specified by the City for each C-R rezoned property from the following: A. Permitted Uses

1. Sale or rental of adult material
2. Adult entertainment
3. Bars and lounges
4. All restaurants including with the sale of alcohol

6.1.5 Industrial

A. I-L Light Industrial

The Light Industrial District represents industrial uses that engage in light manufacturing and processing activities that generally are not considered dangerous to nearby residential or commercial areas. No residential uses, aside from plant caretakers/watchman's quarters, are allowed in this District.

A. Allowed Uses

1. Automobile, truck and machinery repair shops
2. Railroad stations and service yards

3. Car sales
4. Gasoline filling stations
5. Dry Cleaning and laundry self-service and/or pick up stations
6. Manufacturing of articles to be sold exclusively on the premises
7. Off street parking facilities
8. Publishing, printing plants
9. Warehouse
10. Manufacturing of clothing, candy, ice cream, bedding material
11. Product distribution centers not related to on-site heavy industrial manufacturing
12. Lumber yards
13. Carpentry Shop
14. Animal Hospital
15. Pipe yard
16. Storage yards
17. Salvage yard (auto, scrap metal)
18. Canning and preservation of foods
19. Bottling plant
20. Transportation and truck terminals
21. Sheet metal, welding, machine shop
22. Vegetable packing plant
23. Manufacture and storage of concrete and brick products, furniture, and wood products, light metal frames, and electronic parts
24. Blacksmith shop
25. Storage (only) of petroleum and similar products
26. Junk yard and auto wrecking provided that all of these uses when located outside the confines on an enclosed and secure building shall be screened from public view by wall and/or fences or other screening of not less than 6 feet in height in a manner that will shield said item from public view.
27. Other light manufacturing and processing approved by the Planning and Zoning Commission

28. Caretaker's Quarters

29. All vehicle sales, services, and rentals

B. Accessory Uses

1. Accessory structures shall be clearly incidental and subordinate to a permitted principal structure.
2. Accessory structures shall be located on the same lot as the principal structure, or on a contiguous lot in the same ownership.
3. No accessory structure may extend forward of the front building facade of the primary structure.
4. Accessory structures shall be separated from all principal structures by a minimum of 10 feet.

B. I-H Heavy Industrial

The Heavy Industrial represents industrial uses that engage in manufacturing or processing activities that are generally considered nuisance generating and/or potentially dangerous to residential or commercial areas. Therefore, residential and most commercial uses are prohibited in this District.

A. Allowed Uses

1. Automobile, truck and machinery repair shops
2. Railroad stations and service yards
3. Car sales
4. Gasoline filling stations
5. Dry Cleaning and laundry self-service and/or pick up stations
6. Manufacturing of articles to be sold exclusively on the premises
7. Off street parking facilities
8. Publishing, printing plants
9. Warehouse
10. Manufacturing of clothing, candy, ice cream, bedding material
11. Product distribution centers not related to on-site heavy industrial manufacturing
12. Lumber yards
13. Carpentry Shop

14. Animal Hospital
15. Pipe yard
16. Storage yards
17. Salvage yard (auto, scrap metal)
18. Canning and preservation of foods
19. Bottling plant
20. Transportation and truck terminals
21. Sheet metal, welding, machine shop
22. Vegetable packing plant
23. Manufacture and storage of concrete and brick products, furniture, and wood products, light metal frames, and electronic parts
24. Blacksmith shop
25. Storage of petroleum and similar products
26. Junk yard and auto wrecking provided that all of these uses when located outside the confines of an enclosed and secure building shall be screened from public view by wall and/or fences or other screening of not less than 6 feet in height in a manner that will shield said item from public view.
27. Other light manufacturing and processing approved by the Planning and Zoning Commission
28. Caretaker's Quarters
29. All vehicle sales, service, and rentals
30. Manufacturing of chemical products
31. Smelters
32. Processing of metal (steel, aluminum) products and by-products, along with other processing systems that may involve the continued use and storage of chemicals, cleaners, and by-products.
33. Petroleum processing and animal slaughterhouses
34. Other heavy industrial uses as approved by the Planning and Zoning Commission
35. Paper and products mill

B. Accessory Uses

1. Accessory structures shall be clearly incidental and subordinate to a permitted principal structure.
2. Accessory structures shall be located on the same lot as the principal structure, or on a contiguous lot in the same ownership.
3. No accessory structure may extend forward of the front building facade of the primary structure.
4. Accessory structures shall be separated from all principal structures by a minimum of 10 feet.

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2. Hammond Ordinance #14-5364 is amended and the Unified Development Code is amended to update the Allowed Use Tables found in Article 6.2 to reflect the above.

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3. Hammond Ordinance #14-5364 is amended and the Unified Development Code is amended to allow Cemeteries/Memorial Gardens as a Conditional Use in the following Zoning Districts: RS-11; RS-8; RS-5; RS-3; RS-11.A; RM-2; RM-3; MX-CBD; MX-N; MX-C; C-N and C-H; and all tables showing Conditional Uses shall be revised to reflect these changes. .

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4. Hammond Ordinance #14-5364 is amended and the Unified Development Code is amended to add RS-11.A to the table in 6.3.1 and provide for the ground story elevation (min) of 12”.

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5. Hammond Ordinance #14-5364 is amended and the Unified Development Code is amended to add RS-11.A to revise the Lot width (min) in C-N to 65’ and the table shown in 6.3.4 shall be revised to reflect this change.

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6. All Ordinances in conflict with the above are repealed.

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting on _____, 2015 of the Hammond City Council and discussed at a public meeting held on _____, 2015; after motion and second was submitted to the official vote of the Hammond City Council.

On motion by _____ and a Second by _____ the foregoing ordinance was hereby declared adopted on _____, 2015, by the following roll call vote:

Votes: Johnny Blount () Jason Hood () Janice Carter Beard () Lemar Marshall () Mike Williams () Motion carried approved.

WHEREFORE the above and foregoing ordinance was declared duly adopted on this _____ day of _____, in the year 2015, at Hammond, Tangipahoa Parish, Louisiana.

Mike Williams
President, Hammond City Council

Pete Panepinto
Mayor, City of Hammond

Whitney Statham, Clerk
Hammond City Council