



St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043
(504) 278-4228 Fax (504) 278-4209
www.sbpbg.net

Guy McInnis
Councilman
at Large

George Cavignac
Councilman
at Large

Ray Lauga, Jr.
Councilman
District A

Nathan Gorbaty
Councilman
District B

Richard "Richie" Lewis
Councilman
District C

Casey W. Hunnicutt
Councilman
District D

**Manuel "Monty"
Montelongo III**
Councilman
District E

Roxanne Adams
Clerk of Council

#25

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, JULY 21, 2015 AT THREE O'CLOCK P.M.

On motion of Mr. Lewis, seconded by Mr. McInnis, it was moved to **adopt** the following ordinance:

ORDINANCE SBPC #1670-07-15

Summary No. 3258

Planning commission recommended **APPROVAL** with amendments on 6/29/15
Introduced by: Administration on 7/7/15
Public hearing held on 7/21/15

AN ORDINANCE TO AMEND CHAPTER 22; ZONING, SECTION 6; COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS, SUBSECTION 4; PERMITTED USES IN BUSINESS AND INDUSTRIAL DISTRICTS OF THE ST. BERNARD PARISH CODE OF ORDINANCES.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. The St. Bernard Parish Council does hereby amend (as attached in (Exhibit "A") Chapter 22; Zoning, Section 6; Commercial and Industrial Zoning Districts, Subsection 4; Permitted Uses in Business and Industrial Districts of the St. Bernard Parish Code of Ordinances.

SECTION 2. Effective Date. This Ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto, this Ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

SECTION 3. Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this Ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion this Ordinance with the invalid portions omitted.



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Extract #25, continued
July 21, 2015

George Cavignac
Councilman
at Large

The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

Ray Lauga, Jr.
Councilman
District A

YEAS: Gorbaty, Lewis, Hunnicutt, Montelongo, McInnis

NAYS: None

Nathan Gorbaty
Councilman
District B

ABSENT: Lauga

Richard "Richie" Lewis
Councilman
District C

The Chairman, Mr. Cavignac, cast his vote as **YEA**.

And the motion was declared **adopted** on the 21st day of July, 2015.

Casey W. Hunnicutt
Councilman
District D



ROXANNE ADAMS
CLERK OF COUNCIL



GEORGE CAVIGNAC
COUNCIL CHAIRMAN

Manuel "Monty" Montelongo III
Councilman
District E

Roxanne Adams
Clerk of Council

Delivered to the Parish President 7/23/2015 1:00pm
Date and Time

Approved ✓

Vetoed _____

Parish President



David E. Peralta

Returned to Clerk of the Council

7/23/2015 4:11pm
Date and Time

Received by

Jennifer Lemoine

ORDINANCE SBPC #1670-07-15
EXHIBIT "A"
SUMMARY NO. 3258

CHAPTER 22 - ZONING
SECTION 6 – COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS
SUBSECTION 4 - PERMITTED USES IN BUSINESS AND INDUSTRIAL DISTRICTS

22-6-4. Permitted uses in business and industrial districts. The following table identifies those uses permitted by zoning district. All business and industrial uses, developments, and new construction, except for minor changes in use, require site plan approval by the commission, subject to the site development standards of Section 22.6.7. Any use not expressly permitted by the commission shall be prohibited unless the commission determines that a use fits into the established use groups. In addition, the commission has the right to determine if any use meets the intent of the regulations.

Retail and Service Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Retail establishments		P	P	P	P			P(1)	P(1)
Service establishments, personal/professional		P	P	P	P			P	P
Retail/service establishments - Over 30,000 sq. ft.		P	P	P	P			P	P
Day care centers and nursery schools		P	P	P	P			P	
Grocery stores (Under 18,000 sq. ft.)		P	CU	P	P				
Dry cleaning and laundromat establishments		P	P	P	P			P	
Restaurants (4)		P	P	P	P				P
Hotel		P	P	P	P				
Funeral home, mortuaries, morgues		P		P	P				
Parking lots		P	CU	P					CU
Truck stops (3)		CU		CU					
Financial institutions and banks		P	P	P	P				
Bed and breakfast (≤10 guests)		CU						CU	CU

P = Permitted Use - CU = Conditional Use

General Office Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Office - general business and professional	P	P	P	P		P	P	P	P
Business and professional office buildings			P	P				P	P
Office (4)	P		P						

Contractor's office and storage yard		P				P	P		
Data processing centers	P								
Medical offices and laboratories			P	P				P	P
Hospitals				P				P	
Pain management clinics					CU				
Urgent care clinics				CU					

P = Permitted Use - CU = Conditional Use

General Industrial Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Wholesale establishments		P		P		P	P		
Warehouse storage		P		P		P	P		
Warehousing and distribution		P				P	P		
Manufacturing - Light		P				P	P		
Manufacturing - Heavy							P		
Research and experimental laboratories						P	P		
Light industrial						P	P		
Heavy industrial							CU		
Scrap or salvage yard		CU				CU	P		
Explosives, ammunitions, fireworks, and storage							CU		
Refining and storage – Petroleum							CU		
Pharmaceutical products							CU		
Stockyards							CU		
Contractor Storage Yard		CU		CU		P	P		

P = Permitted Use - CU = Conditional Use

Automotive Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Car Wash		CU		P		P	P		
Motor Vehicle Service and Repair, Minor		P	CU(7)	P		P	P		

P = Permitted Use - CU = Conditional Use

Other Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Libraries and museums		P	P	P	P			P	P
Golf courses		P						P	P
Barrooms					P				
Nightclubs					P				
Lounges					P				
Drive-in theaters		P		P	P				
Amusement places		P		P	P	P	P		
Kennel, boarding, or otherwise		P				P	P	P	P
Business schools			P	P	P				CU
Mini-warehouses		P	P	P	P	P	P		
Animal pound		P				P	P		
Riverboat gaming						CU	CU		
Heliports and private landing strips		P				P	P	CU	
Borrows or excavation pits		CU						CU	
Oil and gas exploration and development		CU					CU	CU	
Private utilities and rail roads		P	P	P		P	P		
Temporary commercial amusements		P	P	P		P	P		
Recreation developments		P	P	P		P	P		
Airports		P	P	P		P	P		
Transmitter towers		CU	CU	CU	CU	CU	CU	CU	
Cemeteries, crematories, and mausoleums		P							CU
Outdoor commercial recreation (2)									CU
Kindergartens and nursery schools		P	P	P	P			P	CU
Child care centers (3)		P	P						CU
Community centers		P	P	P	P				CU
Clubs and lodges		P						CU	CU
Churches, temples, Sunday schools, parish house		P	P	P	P	P	P	P	P
Public/private schools, academic institutions		P	P	P	P			CU	CU
Pain management/urgent care clinics					CU				
Sound stage/movie studio				CU(8)	CU(8)	CU(8)	CU(8)		

P = Permitted Use - CU = Conditional Use

Notes to business and industrial district uses:

- (1) Individual retail stores under nine thousand (9,000) square feet.
- (2) Retail stores limited to one thousand five hundred (1,500) square feet of retail floor area, but no pawn shops or package liquor stores or sales of any alcoholic beverages.
- (3) See section 22-6-7.1 below for additional requirements.
- (4) An office containing an area of not more than five (5) percent of the gross floor area of the development located in a main building for administration of a multiple-family development.
- (5) See section 22-6-8.3 below for additional requirements.
- (6) One (1) garage apartment or guest home under one thousand (1,000) square feet of habitable floor space on lots of at least twelve thousand (12,000) square feet.
- (7) Gasoline service stations, lubricating and oil change services, convenience markets, services centers or functions:
 - a. Shall not include the following:
 - Any outdoor service operations (other than the dispensing or installation of gasoline, oil, antifreeze, headlights, wiper blades and other similar products and the performance of minor services for customers as related to such dispensing or installation);
 - The sale, rental, display or storage of vehicles, trailers, tractors, machinery or other similar equipment;
 - Commercial parking of vehicles;
 - Major servicing or motor or body repair such as, but not limited to, body or fender work, motor overhaul, major transmission repair, auto glass work, tire recapping, muffler repair or installation, auto body painting or trim shops; or
 - Dismantling or wrecking of any vehicles, or the storage of inoperable, damaged or wrecked vehicles, other than those awaiting immediate repair.
 - b. Shall have a maximum of three (3) indoor service bays.
 - c. The exterior display, sale or storage of antifreeze, batteries, tires, oil, and other merchandise or products is permitted, provided such display or storage is:
 - Accessory to the primary use;
 - Located immediately adjacent to the primary structure, but not within any required yard or required transitional yard;
 - Not more than two hundred (200) square feet in total area;
 - Maintained in an orderly manner; and
 - Not illuminated.

- d. A maximum of two hundred (200) square feet of inoperable vehicles that can be stored on site. All vehicles to be left overnight must be in a fenced in perimeter.
- (8) Movie studios must meet the following conditions:
- a. Sound stages shall be soundproofed.
 - b. Sound stages shall total more than twenty thousand (20,000) square feet of gross floor area.
 - c. Movie studios shall be located on at least one (1) acre of land.
 - d. All buildings shall have a related design in terms of exterior materials, style, and color.
 - e. Fences and walls may be up to ten (10) feet in height with conditional use approval.