

AN ORDINANCE ESTABLISHING PERFORMANCE LAND USE REGULATIONS
WITHIN THE CITY LIMITS OF THE CITY OF CARENCRO, LOUISIANA

BE IT ORDAINED by the Carencro City Council

SECTION 1: STATEMENT OF NEED AND PURPOSE:

The purpose of this Ordinance is to facilitate and manage the development and growth of Carencro, Louisiana, in a manner that provides for compatibility, minimizes land use conflicts, sustains property values, promotes economic development, and enhances community appearance. With these goals in mind, it is the intent of the Ordinance to govern the use of land according to regulations based on performance, as further described within this ordinance.

SECTION 2: DEFINITIONS:

AGRICULTURAL – Land devoted to the production for sale, in reasonable quantities, of plants and animals, or their products, useful to man, and agricultural land under a contract with a state or federal agency restricting its use for agricultural production.

BUFFER – A buffer is adjacent land, and is in addition to a Greenbelt. Buffers provide distance between the development and another land use, and can be developed (with another land use), be vacant, be barren, be treed, or be agricultural, etc.

FENCE – For the purpose of the Ordinance, a fence shall be constructed of solid, rigid material, and be completely non-transparent, and all portions of uniform color, including posts. The uniform color shall be white or black, or any shade of beige, brown, or gray, or dark green; the color shall be approved by the Planning Administrator or his designee prior to installation of the enclosure. All portions of the fence shall be of uniform color, including posts. The fence shall be of uniform height, and a minimum of six feet (6) tall, and shall be of uniform construction. It shall be able to withstand wind loads and other requirements established by the current International Building Code. The fence shall not contain any poster, graphics, or advertising of any kind, except for one sign of the Owner, Lessee, Operator, or Licensee of said premises, on each street frontage; sign shall not exceed one hundred (100) square feet in size.

GREENBELT – A belt of property that encircles the development. The greenbelt will be provided as part of the development tract and shall completely surround the area used for the land use, and shall have a minimum of eight (8) trees per acre and maintained on a regular basis in accordance with the requirements of the City Code of Ordinances, Chapter 22, Article II, entitled “Weeds and Wild Growth”.

METAL BUILDING – As used in this ordinance, a Metal Building refers to a pre-manufactured, componentized steel building, with steel roof panels and/or steel wall panels.

PLANNING ADMINISTRATOR – The Planning Administrator shall be an individual appointed by the Mayor, and shall be the Administrator of this Ordinance. The Administrator has no authority to waive any portion of this Ordinance. Final authority on all matters rest with the Mayor and the City Council.

SECTION 3: LAND GOVERNED:

- A. All land within the city limits of Carencro, Louisiana, is governed by this ordinance.
- B. The following Districts are hereby established:
 - a. Interstate Highway District.
 - i. The “Interstate Highway District” is defined as any land within 400 feet of an interstate highway right-of-way.
 - b. Major Thoroughfare District.
 - i. The “Major Thoroughfare District” is defined as any land within 200 feet of any Major Thoroughfare right-of-way.
 - ii. Major Thoroughfares are determined on the Major Thoroughfare Plan as prepared by the Lafayette Consolidated Government’s Department of Planning, or as determined by the City of Carencro.

- c. Major Collector District.
 - i. The “Major Collector District” is defined as any land within 100 feet of any Major Collector right-of-way.
 - ii. Major Collectors are determined on the Major Thoroughfare Plan as prepared by the Lafayette Consolidated Government’s Department of Planning, or as determined by the City of Carencro.
- d. Nodal District.
 - i. A “Nodal District” is defined as the intersection of the “Interstate Highway District,” a “Major Thoroughfare District”, and/or a “Major Collector District,” as defined in this ordinance.
 - ii. At the intersection of an “Interstate Highway District” and a “Major Thoroughfare District,” the Nodal District is the area within 600 feet of the interstate highway right-of-way, and within 400 feet of the Major Thoroughfare right-of-way.
 - iii. At the intersection of two “Major Thoroughfare Districts,” the Nodal District is the area within 400 feet of the two Major Thoroughfare right-of-ways.
 - iv. At the intersection of a “Major Thoroughfare District,” and a “Major Collector District,” the Nodal District is the area within 400 feet of the Major Thoroughfare right-of-way, and within 200 feet of the Major Collector right-of-way.
 - v. At the intersection of two “Major Collector Districts,” the Nodal District is the area within 200 feet of the two Major Collector right-of-ways.
- e. Urban District.
 - i. The “Urban District” is defined as any land inside of and within 100 feet of the area surrounded by North University Avenue, St. Anne Street, South and North Church Streets, and Jack Street.
 - ii. The “Urban District” may be expanded by ordinance, by the City of Carencro.
 - iii. Where the Urban District overlaps with a Major Thoroughfare District, a Major Collector District, or a Nodal District, the land will be governed by the Urban District standards.
- f. Suburban District.
 - i. The “Suburban District” is any land that does not fall in one of the other districts and is not primarily agricultural in use.
- g. Agricultural District.
 - i. The “Agricultural District” is any land that does not fall in one of the other districts and is primarily agricultural in use.

SECTION 4: LAND USE TYPES:

- A. All land within the city limits of Carencro has an existing Land Use Type, as defined in this ordinance.
- B. For the purpose of this ordinance, the following Land Use Types are established:
 - a. Single Family Residential Land Use. (R-1)
 - i. The primary intended land use is single family residential units. Also permitted are one accessory apartment, accessory use buildings (e.g., detached garage), and bed and breakfast (as long as the facility has no more than two guest rooms).
 - b. Multi-Family Residential Land Use. (R-2)
 - i. The primary intended land use is multi-family residential units including apartments, dwellings intended for two or more families, boarding house, college or university dormitory, fraternity or sorority house, mobile home park, townhouses, bed and breakfast (with three or more guest rooms), and zero lot line homes.
 - c. Neighborhood Business Land Use. (NB)
 - i. The primary intended land use is light commercial businesses, including art gallery, barber shop, beauty shop, bookstore, business or professional office, camera and photographic supply store, candy store, coffee and/or pastry shop, commercial child care facility, convenience store (excluding gasoline and diesel sales), cosmetic store, drug store (with drive-thru for pharmaceutical products only), floral shop, gift shop, hamburger and/or sandwich shop, hobby supply store, ice cream parlor, laundry (self-service), music store, newsstand, picture framing store, pick-up station (laundry and/or dry cleaning), club or lodge (private), shoe repair, tobacco store.
 - ii. Open outside storage of goods and/or supplies is prohibited in this district.
 - iii. Drive-in and drive through establishments are prohibited, except as noted above.
 - d. General Business Land Use. (GB)
 - i. The primary intended land use is business, including air conditioning sales and service, amusements (commercial), animal hospital, auditorium, automotive parts

sales, automotive sales, automotive rentals, automotive repairs, automotive service station, car wash, drive-in establishment, electric contractor and wholesaler, electric repair, exterminator, glass store, hotel and motel, laundry, lounge or barroom, marine store, motorcycle sales and service, off-site signs, pawn shop, pet store, plumbing shop, printing and publishing, radio and television broadcasting studio and transmitter, radio and television repair, restaurant supply sales, retail manufacturing, seafood market, sign shop, storage garage, taxidermist, trailer sales, travel trailer park, antique shop, apparel and accessory shop, dance studio, interior decorator, jewelry manufacturing, jewelry store, personal service shop, seamstress or dressmaker or tailor, and stationery store, bakery, bank, business and/or professional college, catering shop, clinic, dairy product sales, delicatessen, diaper service, drive-thru establishment, dry goods store, fix-it shop, fruit and/or vegetable stand, funeral home, furniture repair, gasoline or diesel fuel sales (retail), grocery store, gymnasium, haberdashery, hardware store (retail), hospital and/or sanitarium, leather store, liquor sales (package), loan office, nursing or convalescent home, office supply, optical and/or surgical supply store, parking garage or lot, printing and graphics, reducing salon and/or health club, restaurant, self-service storage facility (individual scale, not warehouse scale), shoe store, sporting goods store, studio for professional work or teaching, tailor shop, theater, toy store, uniform sales, variety sales, YMCA/YWCA, appliance store, automobile dealership (franchised, with related services) department store, dry cleaners, garden supply store, paint store, post office, and public office (state, local, and federal).

e. Parks and Recreational Land Use. (PR).

i. The primary intended land use is recreational. Also permitted are library or reading room, parks and playgrounds, and recreational facility (privately owned and operated, including individual and community swimming pools, tennis clubs, non-commercial community centers, and similar uses).

f. Institutional Land Use. (IT)

i. The primary intended land use is civic, religious, cultural, and educational, including art galleries or museums, public buildings (city, parish, state and federal), public roads, church and associated uses, cemetery/mausoleum, kindergarten, library or reading room, schools (elementary, secondary, public and private, including associated uses and structures), and water storage facilities.

g. Industrial Land Use. (ID)

i. The primary intended land use is industrial in nature, including electric substation, pipeline or electric transmission line, railroad right-of way, railroad facilities, sewer pumping station, telephone exchange, warehousing, water pumping station, and water storage facilities, airport and/or dusting service, archery range, armory, bakery (wholesale), battery manufacturing, beverage manufacturing, gasoline or diesel bulk plant (petroleum), canvas products manufacturing, carting (including express, crating, hauling, and storage), clothing manufacturing, bulk coffee roasting, cold storage plant, contractor (including storage yard for equipment, materials, supplies and/or vehicles), cosmetic manufacturing, creamery, dairy equipment sales, dog pound, drug manufacturing, dry goods (wholesale and manufacturing), electric power generating station, electroplating, elevator maintenance and service, farm equipment supplies and sales, feed store, feed locker plant, food manufacturing, food wholesale and storage, freight depot (railway and truck), frozen food plant, fruit and produce (wholesale), fur dyeing (including finishing and storage), glass manufacturing, hardware (manufacturing, storage and wholesale), hatchery, hosiery mill, ice cream manufacturing, lumber yard and building materials, machine shop, machinery tools (construction equipment sales and service), mattress factory, metal sharpening, millinery manufacturing, mill work and woodwork manufacturing, novelty manufacturing, oil company (drilling and exploration), oil field service company, oil field supplies and machinery, packing, painting and decorating contractor, paper product manufacturing, paper supplies (wholesale) passenger depot, pipe storage, plastics fabrication, poultry storage and dressing, printing supplies manufacturing, riding academy, roofing and sheet metal shop, rug cleaning, sand and gravel storage yard, seed and feed store, sewer pumping station, shoe wholesale and manufacturing,

sporting goods (wholesale), stone cutting, toy manufacturing, trade school, transit vehicle storage and servicing, truck stop, venetian blind and metal awning (fabrication and cleaning), water distillation, welding shop, well drilling company (water).

- h. Obnoxious Land Use. (OB)
 - i. The primary intended land use is obnoxious to adjacent land uses, including asphalt and concrete batching plants, any type of borrow pit (sand, gravel, clay, dirt), disposal facilities, dumping pits, incinerators, landfills, logging, pipe yards, prisons, recycling facilities, scrap and salvage yards, sewer treatment plants, waste transfer stations, waste pick-up stations, and wrecker yards.
- i. Agricultural Land Use. (AG)
 - i. The primary intended land use is land designated by the Lafayette Parish Tax Assessor as agricultural in use.

SECTION 5: REQUIREMENTS, RESTRICTIONS, AND RESPONSES:

- A. All buildings and developments shall comply with all of the requirements of this ordinance.
- B. It is the responsibility of the new building or development to minimize the conflict with adjacent property by providing greenbelts, buffers, or other amenities as part of its development.
 - a. The attached Conflict Matrix Charts define the levels of conflict.
- C. For the purpose of this ordinance, the following Responses to the Conflict Level Types are established:

	Greenbelt (Feet)	Buffer (Feet)	Fence (Required?)
a. Conflict Level 1:	10	0	No
b. Conflict Level 2:	15	0	Yes
c. Conflict Level 3:	20	0	Yes
d. Conflict Level 4:	25	0	Yes
e. Conflict Level 5:	50	0	Yes
f. Conflict Level 6:	100	0	Yes
g. Conflict Level 7:	150	600	Yes
h. Conflict Level 8:	200	1320	Yes
i. Conflict Level 9:	300	2640	Yes
j. Conflict Level 10:	400	5280	Yes

- D. Any proposed development must also meet any and all other applicable federal, state and local laws, statutes, ordinances, rules and/or regulations which are then in effect and which may pertain to such development.
- E. The Conflict Level of any business or other establishment operating between the hours of 8:00pm and 6:00am shall be increased by one (1).
- F. Compliance with this ordinance does not negate the requirements of subdivision or development covenants or regulations. It is the responsibility of the developer to meet these covenants or regulations; it is not the City of Carencro’s responsibility to enforce these covenants or regulations.

SECTION 6: ADMINISTRATION BY THE PLANNING ADMINISTRATOR:

- A. Before a development can begin a construction or operation, the developer must furnish documentation to the Planning Administrator that is reasonably necessary to evaluate the development.
- B. Based on the information submitted, the Planning Administrator will prepare a letter documenting the Conflict Level(s) to the developer.
- C. If the developer wishes to appeal the decision of the Planning Administrator or request a waiver of any provision of this ordinance, the developer shall document the appeal or waiver request and submit the appeal or waiver request to the City Clerk a minimum of fifteen (15) days before the regular Council meeting. The City Clerk shall enter the appeal or waiver request on the next City Council meeting agenda. The decision of the Council shall be final.
- D. No building permit will be issued until the development is in compliance.

SECTION 7: EXISTING DEVELOPMENTS AND TEMPORARY EXEMPTION:

- A. All existing non-conforming developments in operation as of the effective date of this Ordinance are exempt from this ordinance, provided that:
 - a. The development is currently operating with an occupational license, or Certificate of Occupancy or clear indicia of ongoing operations.
 - b. The Burden of Proof that the development was pre-existing shall be on the developer.
 - c. However, in the event that any existing development is physically enlarged or expanded beyond the limits of its property lines as they existed as of the date of the adoption of this Ordinance, then, and in that event, the new development must comply with all of the provisions of this Ordinance.

- B. Any asphalt and/or concrete batching plant which has a temporary location to service the construction of a road or highway project will be exempted from the provisions of this ordinance at its temporary location but only for the duration of the construction project which it is servicing. After the completion of the construction project, should said asphalt and/or concrete batching plant remain at said location, it must then comply with all of the applicable terms and provisions of this Ordinance. Furthermore, this exemption shall apply only to the temporary location of the batching plant which is servicing the highway and/or road construction project and any other location owned or operated by the same owner or operator of the temporary asphalt and/or concrete batching plant will be subject to all applicable terms and conditions of this Ordinance.

SECTION 8: VIOLATION OF ORDINANCE:

- A. Fine.
 - a. Any persons, firm or corporation violating any provision of this Ordinance shall be subject to a fine of not more than Five Hundred and No/100 Dollars (\$500.00) or imprisonment for not more than sixty (60) days or both, for each offense. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.
- B. Notice to Abate.
 - a. When a violation of this article is found to exist, the City shall order the owner of the property where such violation exists to abate the same. This order shall:
 - i. Be in writing;
 - ii. Be sent by certified mail and regular mail;
 - iii. Specify the public nuisance and its location; and
 - iv. Specify the corrective measures required to gain compliance. The notice to abate will contain a specific description of the finding of the inspector.
- C. Responsibility for violations by firms.
 - a. Each of the owners or partners of a partnership, joint venture or association shall be held individually responsible and punishable for any violation by the entity of the provisions of this article.
- D. Responsibility for violations by corporations.
 - a. For the purpose of enforcing the provisions of this article, a corporation shall be deemed to be represented by its president, or in his absence by its vice-president, or in the absence of both, by the officer or individual in charge of the affairs of the corporation. Any such representative shall be held responsible and punished for any violation by the corporation of the provisions of this article.
- E. The City of Carencro may also pursue legal action in order to enjoin or restrain the construction and/or operation of any development which is in violation of any provision of this Ordinance.

SECTION 9: SAVINGS CLAUSE:

Each section, part and/or provision of this Ordinance shall be considered severable. If, for any reason, any section, part or provision is determined to be invalid or contrary to any law or regulation, such determination shall not impair the operation of or have any other effect upon the remaining sections, portions or provisions of this Ordinance and any such portion or provision not so invalidated shall be given full force and effect and the invalid part or provision shall be deemed not to be part of the Ordinance.

SECTION 10: EFFECTIVE DATE OF ORDINANCE:

This ordinance shall take effect immediately upon return of the ordinance to the City Clerk, after execution by the Mayor, at midnight on the tenth day after receiving the ordinance without signature or veto, or upon override of a veto, whichever occurs first.

SECTION 11: REPEALER:

Any City of Carencro ordinance or parts thereof in conflict herewith are hereby repealed.

Districts Map

PERFORMANCE LAND USE ORDINANCE CARENCRO, LOUISIANA



LEGEND

- Interstate Highway District
- Major Thoroughfare District
- Major Collector District
- Nodal District
- Urban District
- Suburban District
- Agricultural District

REQUIREMENTS & RESPONSES

Conflict	Greenbelt	Buffer	Fence
	(feet)	(feet)	
1	10	0	No
2	15	0	Yes
3	20	0	Yes
4	25	0	Yes
5	50	0	Yes
6	100	0	Yes
7	150	600	Yes
8	200	1320	Yes
9	300	2640	Yes
10	400	5280	Yes

INTERSTATE HIGHWAY DISTRICT

		E X I S T I N G								
		R-1	R-2	NB	GB	PR	IT	ID	OB	AG
N E W	R-1	N.C.	0	1	1	1	1	5	6	1
	R-2	1	N.C.	0	1	2	2	4	5	1
	NB	2	2	N.C.	0	1	2	3	4	1
	GB	3	2	1	N.C.	1	1	2	4	2
	PR	2	2	2	2	N.C.	2	1	4	0
	IT	2	1	1	1	0	N.C.	2	4	2
	ID	6	5	4	3	3	4	N.C.	3	1
	OB	10	10	10	10	10	10	9	N.C.	9
	AG	4	4	3	3	2	2	2	1	N.C.
LEGEND R-1 Single Family Residential R-2 Multi-Family Residential NB Neighborhood Business GB General Business PR Parks and Recreation IT Institutional ID Industrial OB Obnoxious AG Agricultural N.C. No Conflict #s Conflict Level				ARCHITECTURAL CODE						

MAJOR THOROUGHFARE DISTRICT

		E X I S T I N G								
		R-1	R-2	NB	GB	PR	IT	ID	OB	AG
N E W	R-1	N.C.	0	1	1	1	1	5	6	1
	R-2	1	N.C.	0	1	2	2	4	5	1
	NB	2	2	N.C.	0	1	2	3	4	1
	GB	3	2	1	N.C.	1	1	2	4	2
	PR	2	2	2	2	N.C.	2	1	4	0
	IT	5	4	3	2	1	N.C.	0	4	2
	ID	6	5	4	3	3	4	N.C.	3	1
	OB	10	10	10	10	10	10	9	N.C.	9
	AG	4	4	3	3	2	2	2	1	N.C.
LEGEND R-1 Single Family Residential R-2 Multi-Family Residential NB Neighborhood Business GB General Business PR Parks and Recreation IT Institutional ID Industrial OB Obnoxious AG Agricultural N.C. No Conflict #s Conflict Level				ARCHITECTURAL CODE						

MAJOR COLLECTOR DISTRICT

		E X I S T I N G								
		R-1	R-2	NB	GB	PR	IT	ID	OB	AG
N E W	R-1	N.C.	0	1	1	1	1	5	6	2
	R-2	1	N.C.	0	1	2	2	4	5	1
	NB	2	2	N.C.	0	1	2	3	4	1
	GB	3	2	1	N.C.	1	1	2	4	2
	PR	2	2	2	2	N.C.	2	1	4	0
	IT	5	4	3	2	1	N.C.	0	4	2
	ID	6	5	4	3	3	4	N.C.	3	1
	OB	10	10	10	10	10	10	9	N.C.	9
	AG	4	4	3	3	2	2	2	1	N.C.
LEGEND R-1 Single Family Residential R-2 Multi-Family Residential NB Neighborhood Business GB General Business PR Parks and Recreation IT Institutional ID Industrial OB Obnoxious AG Agricultural N.C. No Conflict #s Conflict Level				ARCHITECTURAL CODE						

NODAL DISTRICT

		E X I S T I N G								
		R-1	R-2	NB	GB	PR	IT	ID	OB	AG
N E W	R-1	N.C.	0	1	1	1	1	5	6	2
	R-2	1	N.C.	0	1	2	2	4	5	1
	NB	2	1	N.C.	0	1	2	3	4	5
	GB	3	2	1	N.C.	1	1	2	4	2
	PR	2	2	2	2	N.C.	2	1	4	0
	IT	5	4	3	2	1	N.C.	0	4	2
	ID	6	5	4	3	3	4	N.C.	3	1
	OB	10	10	10	10	10	10	9	N.C.	9
	AG	4	4	3	3	2	2	2	1	N.C.
LEGEND R-1 Single Family Residential R-2 Multi-Family Residential NB Neighborhood Business GB General Business PR Parks and Recreation IT Institutional ID Industrial OB Obnoxious AG Agricultural N.C. No Conflict #s Conflict Level				ARCHITECTURAL CODE						

URBAN DISTRICT

		E X I S T I N G								
		R-1	R-2	NB	GB	PR	IT	ID	OB	AG
W E N	R-1	N.C.	0	1	1	1	1	6	7	2
	R-2	1	N.C.	0	1	2	2	4	6	1
	NB	1	1	N.C.	0	1	1	3	5	1
	GB	2	1	0	N.C.	0	1	2	5	1
	PR	2	2	2	2	N.C.	2	1	5	0
	IT	5	4	3	2	1	N.C.	0	5	2
	ID	8	8	6	6	8	6	N.C.	3	4
	OB	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.C.	N.A.
	AG	4	4	3	3	2	2	2	1	N.C.
<p style="text-align: center;">LEGEND</p> <p>R-1 Single Family Residential R-2 Multi-Family Residential NB Neighborhood Business GB General Business PR Parks and Recreation IT Institutional ID Industrial OB Obnoxious AG Agricultural N.C. No Conflict #s Conflict Level N.A. Not Allowed</p>				<p style="text-align: center;">ARCHITECTURAL CODE</p> <p>1. No metal buildings, movable buildings, or mobile homes allowed. 2. Commercial buildings to be located as close to street as possible. 3</p>						

SUBURBAN DISTRICT

		E X I S T I N G								
		R-1	R-2	NB	GB	PR	IT	ID	OB	AG
N E W	R-1	N.C.	0	1	2	2	2	4	6	
	R-2	1	N.C.	0	1	2	2	4	5	
	NB	2	1	N.C.	0	1	2	3	4	
	GB	4	3	2	N.C.	1	2	3	4	
	PR	2	2	2	2	N.C.	0	1	4	
	IT	5	4	3	2	1	N.C.	0	4	
	ID	6	5	4	3	3	4	N.C.	4	
	OB	10	9	9	9	9	10	7	N.C.	
	AG	4	4	3	3	2	2	2	1	N.C.
LEGEND R-1 Single Family Residential R-2 Multi-Family Residential NB Neighborhood Business GB General Business PR Parks and Recreation IT Institutional ID Industrial OB Obnoxious AG Agricultural N.C. No Conflict #s Conflict Level				ARCHITECTURAL CODE						

AGRICULTURAL DISTRICT

		E X I S T I N G								
		R-1	R-2	NB	GB	PR	IT	ID	OB	AG
N E W	R-1	N.C.								1
	R-2		N.C.							1
	NB			N.C.						2
	GB				N.C.					2
	PR					N.C.				1
	IT						N.C.			2
	ID							N.C.		3
	OB								N.C.	7
	AG									N.C.
<p style="text-align: center;">LEGEND</p> <p>R-1 Single Family Residential R-2 Multi-Family Residential NB Neighborhood Business GB General Business PR Parks and Recreation IT Institutional ID Industrial OB Obnoxious AG Agricultural N.C. No Conflict #s Conflict Level</p>				<p style="text-align: center;">ARCHITECTURAL CODE</p>						