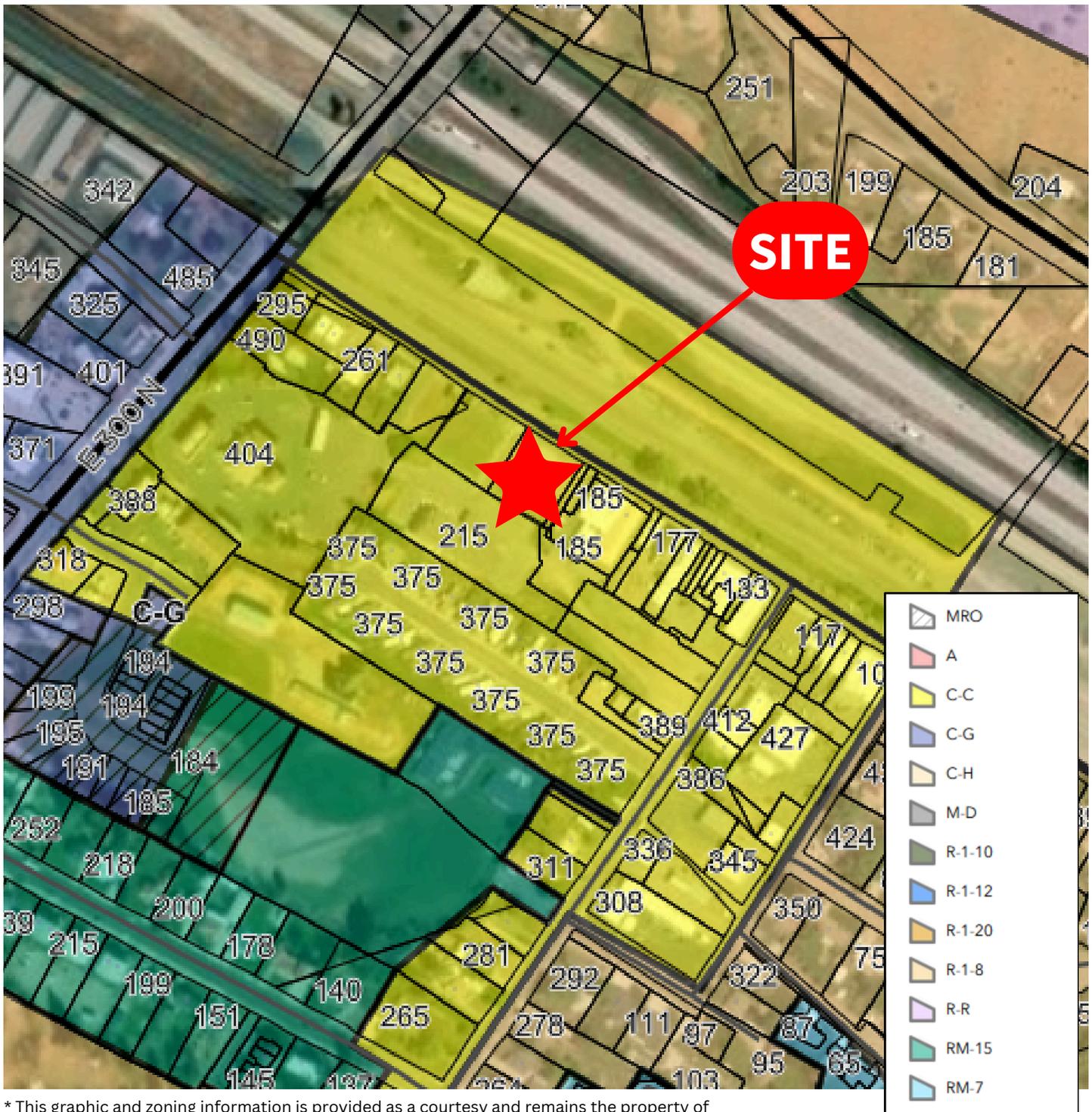


Morgan City Zoning



* This graphic and zoning information is provided as a courtesy and remains the property of Morgan City. User is advised to verify all information.

10.16.160 COMMERCIAL/MANUFACTURING LAND USE CLASSIFICATIONS; TABLE 4-2

P Permitted use C Condition use permit Use not permitted	Table 4-2 Commercial/Manufacturing Land Use Classifications			
Land Use	Commercial/Manufacturing District			Zoning
	C-G	C-C	C-H	M-D
Residential				
Accessory building	P	P	P	P
Accessory farm building				
Accessory residential dwelling	C	C	C	P
Boarding/rooming house				
Community center	P	P	C	
Home occupation				
Household pets				
Live-work unit	C			
Mobile home park				
Multiple-family residential unit		P ₂		
Mixed-use building (commercial/ residential)		p		
Secondary residential unit				
Single-family residential, attached				
Single-family residential, detached				
Two-family residential unit				
Institutional And Special Services				
Airport/heliport				C
Cemetery, mausoleum				
Church/temple/rectory	C	C	C	C
Commercial school	P	P	P	
Community use	C	C	C	P
Convent, monastery, or other dwelling for group for religious community	C	C	C	
Daycare center	P	P	C	
Elderly apartments				

Foster home		C		
Fraternal/benevolent society	P	P	C	
Halfway house or similar facilities	C		C	
Home for elderly				
Hospital	C	C	C	
Institutions of religious or philanthropic nature	P	P	P	
Library, art gallery, museum	P	P	P	
Nursing home				
Park, playground, fairground	C	C	C	C
Private country club	C	C	C	C
Private/public school or college	C			
Public administration office	P	P	P	P
Public school				
Residential facility for elderly persons				
Residential facility for handicapped persons				
Utility Related Services				
Business offices for utility/ transportation systems	P	C	C	P
Distribution elements for utility/ transportation systems	P	P	C	P
Fire station	P	C	P	P
Railroad tracks and ROW	C	C	C	C
Support facilities for utility/ transportation systems	C		C	P
Recreation Uses				
Amusement, arcade	C	C	C	
Athletic/tennis/swim club	P	P	C	
Golf course			C	C
Private commercial amusement	P	C	C	C
Theater	P	P	P	C
Automobile Related Uses				
Auto parts sales	P	P	P	P
Auto repair	C		C	P

Auto sales	C		C	C
Car wash	P	P	C	C
Commercial parking structure	C		C	
Muffler or brake shop	C	C	P	P
Paint and body shop	C	C	C	C
Storage of autos, travel trailers	C	C	C	C
Tire recap and retread shop	C		C	P
Tire sales	P	P	P	P
Towing services			C	C
Truck storage, outdoor	C	C	C	P
Truck, trailer rental	C	C	C	
Used auto parts, sales, indoor	C	C	C	P
Wrecking or salvage yards for auto parts				
Retail Or Related Uses				
Animal clinic or pet hospital	C		C	P
Antique shop or similar	P	P	P	P
Art supply store	P	P	P	P
Bank, credit union	P	P	P	
Barber or beauty shop	P	P	P	
Big box retail	C	C	C	
Bookstore	P	P	P	
Camera shop	P	P	P	
Convenience store	C	C	C	C
Department or discount store	P	P	P	
Fast food eating establishment	C	C	C	
Florist shop	P	P	P	
Furniture/appliance store	P	C	P	
Garden shop and plant sales, nursery	P	P	C	
General retail sales	P	P	P	
Grocery store	P	P	P	
Hardware store	P	P	P	
Kennels, boarding	C		C	P

Kennels, private				
Kiosk	P ¹	P ¹	P ¹	P ¹
Laboratory, medical or dental or optical	P	P	P	
Laundry/laundromat	P	P	P	
Locksmith or key shop	P	P	P	P
Medical/dental clinic	P	P	P	
Mortuary		P	C	
Music store	P	P	P	
Office, professional or general business	P	P	P	P
Optical shop	P	P	P	
Pawnshop	P	C	C	
Personal custom services	P	P	P	P
Pet shop	P	P	P	
Pharmacy	P	P	P	
Reception center	P	P	P	
Repair of household appliances	P	P	P	P
Restaurant	P	P	P	C
Seasonal outdoor vendor	P ¹	P ¹	P ¹	P ¹
Shoe store	P	P	P	P
Single events	P ¹	P ¹	P ¹	P ¹
Studio, artist, photo, dance, music	P	P	P	
Studio, decorator and display	P	P	P	
Studio, health, exercise, reducing, or similar service	P	P	P	
Tavern	C		C	
Tent vendor	P ¹	P ¹	P ¹	P ¹
Variety store	P	P	P	
Commercial Or Related Services				
Bakery, wholesale	P	C	P	P
Bed and breakfast	P	P	P	
Building materials sales	P	C	P	P
Cabinet or furniture sales	P	C	P	P

Cleaning, laundry	C		P	P
Contractor storage yard	C		C	P
Dance hall or nightclub	C		C	
Heavy machine storage, sales or repair	C		C	P
Hotel or motel	C	C	C	
Laboratory, scientific or research	C		C	P
Lumberyard	C	C	C	P
Open storage	C		C	P
Paint store	P	P	P	P
Plumbing store	P	P	P	P
Preschool	P	P	P	P
Print shop	P	P	P	P
Recycling collection point	C	C	C	P
Trailer or mobile home sales	P		P	P
Welding or machine shop	C		C	P
Industrial And Related Uses				
Animal or fowl slaughter				
Chemical and plastic manufacturing				
Extraction of soil, sand, gravel, minerals, gas, petroleum or other similar substances				
High impact manufacturing				C
Industrial services				P
Junkyards				C
Large warehouse storage/wholesale sales			C	P
Light impact manufacturing			C	P
Moderate impact manufacturing				P
Outdoor storage			C	C
Small multi-unit storage facility	C		C	P
Storage of sand, gravel, earth or stone				C
Trucking terminal	C		C	P

Agriculture And Related Uses				
Agriculture	P	P	P	P
Animal keeping				P
Beekeeping				
Breeding or raising animals for food or sale				
Crop production for sale	P	P	P	P
Farm industry or ranch				
Fur farm				
Orchard, commercial	P	P	P	P

Note:

1. The property must be vacant or being used as zoned.(Ord. 12-07, 5-22-2012)
2. In the Central Commercial (C-C) Zone Multiple-family residential shall be permitted only when located behind other commercial buildings which are fronting public streets.

HISTORY

Amended by Ord. [25-04](#) An ordinance amending title 10 zoning regulations for mixed use buildings on 3/25/2025