
Sec. 36-91. C-2 highway commercial district.

- (a) *Purpose.* The purpose of the C-2 highway commercial district is to provide areas for a wide variety of commercial and business uses adjacent to Class A and Class B roadways (major road plan for St. Tammany Parish). To prevent unmanageable strip development, the highway commercial district should limit businesses that do not absolutely require direct highway accessibility.
- (b) *Permitted uses.*
- (1) Drive-in movie theater.
 - (2) Drive-in restaurant.
 - (3) Recreation equipment sales (boats).
 - (4) Auto service stations and centers, including tire shops.
 - (5) Seasonal produce stands.
 - (6) Auto sales lots.
 - (7) Public and semi-public utilities.
 - (8) Motel auto courts.
 - (9) Any multifamily district uses are permitted.
 - (10) Mobile homes.
 - (11) All uses permitted in C neighborhood and C-1 community business districts.
- (c) *Conditional uses.*
- (1) Industry that requires highway accessibility and direct contact with the public for sales.
 - (2) Storage of petroleum products and gasses other than bulk storage, provided that all above ground storage tanks shall be located a minimum of 150 feet from all property lines. Storage tanks below ground shall be located no closer to the property line than a distance equal to the greatest dimension (diameter, length, height) of the buried tank.
- All uses not permitted are prohibited.
- (d) *Lot size, setbacks and height regulations.*
- (1) *Lot area.* No minimum lot area shall be required for a nonresidential use.
 - (2) *Minimum.* No minimum lot width shall be required for nonresidential use.
 - (3) *Front yard.* Front yard building lines shall conform to the average building in a developed block but in no case shall it be less than ten feet from the property line to include one tree for every 25 feet of lot frontage. On corner or through lots, the required front yard will be provided on both streets.
 - (4) *Side yard.* No side yard is required for nonresidential use except on the side of a lot abutting an adjacent existing dwelling or residential area as a district in which case there shall be a four-foot buffer zone to include a visual screen at least 70 percent opaque, of living or nonliving material put in place for the purpose of separating and obscuring from view those areas so screened.
 - (5) *Rear yard.* No rear yard is required for nonresidential use except on the side of a lot abutting an adjacent existing dwelling or residential area or a district in which case there shall be a four-foot buffer zone to include a visual screen at least 70 percent opaque, of living or nonliving material put in place for the purpose of separating and obscuring from view those areas so screened.

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- (6) *Height limitation.* No building or structure shall exceed 40 feet in height, measured to the peak of the roof.
- (7) *Setbacks.* There shall be provided a minimum setback line for a building or structure in the C-2 highway commercial district on an interior lot (or parcel) of ten feet from the front lot line and five feet from the side and rear lines. There shall be provided a minimum setback line for a building or structure in the C-2 highway commercial district on a corner lot (or parcel), of ten feet from the front lot line, ten feet from the side street lot line and five feet from the rear and interior lot lines.
- (e) *Fencing.* Reserved.
- (f) *Signs.* Signs in the C-2 highway commercial district shall be limited to the following:
- (1) Signs for identification of a business shall be limited to one double face sign not to exceed 100 square feet and may be erected in any required setback line but shall not be located nearer than five feet to the highway right-of-way or property line and in no way shall obstruct the view of traffic sight lines of vision or traffic control devices and shall not exceed 15 feet in height. Property with two or more street frontages shall be allowed to display one sign on each frontage.
 - (2) Signs advertising displays or signs pertaining to uses of sales only on the property where displayed may have an area not to exceed 50 square feet and may not be divided into more than one single or double faced sign.
 - (3) Real estate signs advertising the property for sale or lease shall not exceed 32 square feet in sign face and 32 square feet in total area and not exceeding ten feet in height. Property with two or more street frontages shall be allowed to display one sign on each frontage. Advertising for sale or lease shall be limited to the property on which the sign is located.
 - (4) Political signs, on a temporary basis, not exceeding six square feet in sign face and six square feet in total area. Signs shall be removed not later than ten calendar days following the last election to which the signs pertain.
 - (5) Construction signs, on a temporary basis, not exceeding six square feet in sign face and six square feet in total area, indicating the contractor or sub-contractor engaged in work at that specific location. Signs shall be removed on completion of the construction work.
 - (6) No sign shall be erected or displayed in any public right-of-way.
 - (7) All signs shall be stationary and shall have no flashing, blinking or variable intensity lighting.
 - (8) All signage not permitted herein is prohibited.
- (g) *Parking.* Off-street parking for a building or structure in the C-2 highway commercial district shall be provided for one vehicle for each 250 square feet of gross floor area. The number of handicap parking spaces shall be in accordance with the Americans with Disabilities Act.
- (h) *Additional requirements.* One tree shall be required for every five parking spaces. Said trees shall be distributed on the site with a minimum of 70 percent to be dispersed throughout the parking area and not exclusively on the periphery.
- (1) *Credit for preserving existing trees.* Credit may be received on the reforestation requirements of this district by preserving existing trees.
 - (2) *Exchange rate.* The reforestation requirement of this district shall be credited for preserved trees at the following rate:

EXCHCANGE RATE FOR PRESERVED TREES