

- b. Any activity that involves changing color or refreshing color shall require a permit and shall be reviewed by the City's Design Consultants, who shall advise the Planning Director.
- c. Accurate color drawings with a list of paint numbers and elevations of every building will be required to be submitted prior to any modification.

4. **Canopies:**

- a. Free (or semi-free) standing canopies, such as those used as shelters for pump islands in gas stations and portes cochere, shall be of similar style and materials as the building. Canopies are not considered the principle structure.
- b. Unless site conditions preclude, canopies shall be attached to and made an integral part of the main building.
- c. Canopies shall have columns, beams, or brackets of sufficient scale to give a visible means of support.
- d. Clearance under canopies shall not exceed 16', and cantilevered overhangs shall not exceed 15 feet.
- e. Task lighting shall be utilized to reduce light spillage. Intense general lighting under canopies is not allowed.
- f. Fascia - refer to building design elements.
- g. Disrupt long horizontal planes with vertical elements.

7.5.15. PD - Planned District

7.5.15.1. Purpose of the Planned District

The purpose of the Planned District shall be to provide for an improved level of aesthetics, safety and environmental sensitivity and design flexibility in conjunction with a site plan review procedure for the approval of residential, commercial, industrial or a combination of these uses on one unified development site by ordinance of the City Council subsequent to the recommendation of the Planning Commission. Development sites approved by ordinance under the site plan review procedures of a Planned District shall be approved as a Planned Residential District (PRD), a Planned Commercial District (PCD), a Planned Industrial District (PID) or a Planned Combined Use District (PCUD) in accordance with the classification of use or uses proposed and/or existing. Planned District applications shall contain a statement by the developer as to how the submitted plan departs from the existing requirements of this Land Use Regulations Ordinance and any other regulations applicable to the proposed use or uses for the district in which the proposed use could be established of right and how each departure improves what otherwise would be required under these regulations.

7.5.15.2. Planned District Permitted Uses

All uses permitted in the Planned District are conditional uses and shall be subject to the procedural requirements for Conditional Use Permits and Planned District Zoning as provided in Article 4. The uses permitted in this zoning district, including signage, shall be in accordance with those uses listed under this district in the Table of Permitted Uses By Zoning District found at the end of this Article and shall be subject to all applicable provisions of this Land Use Regulations Ordinance including any supplemental or special use criteria provided in Article 8 and the Sign Code in Article 10.

7.5.15.3. *Enactment By Ordinance*

The City Council approval of a Planned District development shall be by amendment to these regulations and the Official Zoning Map. Said amendment shall designate and define the boundaries of the Planned District and include such conditions as the City Council finds are necessary to secure and protect the public health, safety, and general welfare. The procedure for the approval or denial of a Planned District application shall be in accordance with the procedural guidelines for Planned District and Conditional Use Applications as provided in Article 4.

7.5.15.4. *Flexible Site Planning*

When considering a Planned District application, the unique nature of each proposal may require, under proper circumstances, the departure from the strict enforcement of certain present codes and ordinances, included but not limited to the width and surfacing of streets and highways, alleyways and street lights, public parks and playgrounds, school sites, storm drainage, water supply and distribution, sanitary sewers, sewage collection and treatment, lot and area regulations, landscaping and parking requirements. Final approval of a Planned District Development by the City Council shall constitute authority for such flexible planning to the extent that the Planned District as approved, departs from existing codes and ordinances.

7.5.15.5. *Review of Plan Based on Existing Regulations*

Review of the conceptual site plan submitted in conjunction with a request for Planned District zoning or amendment shall be based upon the requirements of this Land Use Regulations Ordinance for the proposed use, including any special use criteria provided in Article 8, and the requirements of the zoning district in which the use would be permitted by right. Unless specific regulations regarding lot area, lot area per unit, or building area are set forth in Article 8 of these regulations, requirements for lot area, lot area per unit, and building area for any proposed use shall be based upon any applicable site development regulations of the following designated zoning districts.

Single Family Residential or Community Residential	R-1 Single Family Residential District, provided, however, that for good cause demonstrated by the applicant, the Zoning Commission and City Council may apply the applicable requirements of any R-1X Single Family Existing Residential District which is adjacent to the single family development proposed on the site plan.
Duplex Residential, Cluster Residential, or Two Family Residential	R-2 Two Family Residential District
Condominium Residential or Multiple Family Residential	R-3 Multifamily Residential District
Boathouse Residential	R-2 Two Family Residential District
Mobile Home Residential	MH Mobile Home District
Civic Uses	B-1 Neighborhood Business District
Commercial Uses	B-2 Highway Business District, provided, however, that commercial uses designated on a site plan providing for a mix of commercial uses and residential uses shall comply with the requirements of the B-1 Neighborhood Business District
Custom Manufacturing and Light Manufacturing	M-1 Industrial District
Other Manufacturing Uses	M-2 Industrial District
Agricultural Uses	M-2 Industrial District
Combined Uses: In applying the provisions of this section to site plans proposing a mixed or combined use of property, separate consideration shall be given to the area of the site plan designated for each use.	

7.5.15.6. Preliminary Subdivision Plat

A preliminary subdivision plat shall be submitted, in accordance with the requirements as specified in Division III of these Land Use Regulations, along with the site plan submitted for Planned District approval if any subdivision of land is proposed or public improvements are proposed to be installed to service the planned development.

7.5.15.7. Existing Planned Developments

Planned District developments approved under procedures applicable prior to the date of adoption of these Land Use Regulations shall be deemed to be Planned Districts and shall continue to be governed by regulations and requirements previously applicable. Previously existing Planned Districts shall be shown on the Zoning Map as Planned Districts.

7.5.15.8. Existing Developments Zoned as Planned Districts by this Ordinance

Planned Districts zoning enacted in conjunction with the adoption of this Land Use Regulations Ordinance and the Official Zoning Map shall be subject to the requirements of this Ordinance. Previously developed lots shall be approved as a Planned District under the provisions of this ordinance, in accordance with the site plan approved in conjunction with the issuance of the permit for the construction of the existing structures on the individual lot for which the permit was issued. However, previously issued permits shall be subject to the provisions regarding the expiration of Conditional Use Permits as provided in Article 4 under Procedures for Conditional Use Permits and

Planned District Zoning and any proposed changes to the previously permitted plans shall be subject to the procedures for the amendment of a Planned District site plan.

7.5.15.9. *Undeveloped Sites Zoned as Planned District by this Ordinance*

Previously undeveloped lots zoned Planned District by the adoption of this Comprehensive Land Use Regulations Ordinance and its accompanying Official Zoning Map shall be subject to site plan review in accordance with the Procedures for Conditional Use Permits and Planned District Zoning, as provided in Article 4, prior to the issuance of any development permit for any development or use of the previously undeveloped lot.

7.5.15.10. *Change of Zoning Classification*

In the event any Planned District is changed by ordinance to another zoning district, the Planned District Site Plan and Preliminary Subdivision Plat, if applicable, shall become null and void on all portions thereof affected by such change.

7.5.15.11. *Parking and Landscaping Requirements*

Parking and landscaping requirements for the Planned District shall be in accordance with the provisions of Article 9 and/or Special Use Criteria as provided in Article 8 of this Land Use Regulations Ordinance and any additional requirements or special exceptions as specified in the provisions for Planned Districts.

7.5.16. M-1 Light Manufacturing District

7.5.16.1. *Purpose of the M-1 Light Manufacturing District*

The purpose of the M-1 district shall be to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning or assembling of goods, merchandise or equipment, all within an enclosed structure and subject to the performance standards set forth in Article 8 of these regulations.

7.5.16.2. *M-1 Permitted Uses*

The uses permitted in this zoning district, including signage, shall be in accordance with those uses listed under this district in the Table of Permitted Uses By Zoning District found at the end of this Article and shall be subject to all applicable provisions of this Land Use Regulations Ordinance including any supplemental or special use criteria provided in Article 8 and the Sign Code in Article 10.

7.5.16.3. *M-1 Site Development Regulations*

Each development site in the M-1 Light Manufacturing District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Ordinance or any other laws of the City, parish, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Minimum lot area	15,000 Square feet
2. Minimum unit size	800 Square feet
3. Minimum lot width	150'
4. Minimum lot depth	100'
5. Minimum Yard Setback Requirements	
a. Front Yard	25' or required depth of greenbelt, whichever is greater
b. Street Side or Rear Yard	15' or required depth of greenbelt, whichever is greater