## ARTICLE I. ESTABLISHMENT OF DISTRICTS

Sec. 1.1. Districts.

For the purpose of this ordinance, the City of Patterson is divided into six (6) districts, designated as follows:

|  |  |
| --- | --- |
| R-1 | Residential (Single-Family Residential) |
| R-2 | Residential (Multi-Family Residential) |
| R-3 | Residential Trailer (Mobile Homes) |
| C-1 | Business  |
| C-2 | Commercial  |
| M  | Manufacturing  |

(Ord. No. 527, 7-7-1998)

Sec. 1.2. Boundaries.

Except for the changes noted below, the boundaries of these districts are hereby established as shown on the City of Patterson Zoning District Map dated January 2023 , which is on file in the office of the city clerk. The map and all explanatory matter thereon are hereby made a part of this ordinance as if the notations, references, and other matters set forth by said map were all fully described herein.

The boundaries, as shown on The City of Patterson Zoning District Map referred to above, of R-1 (Single-Family Residential, R-2 (Multi-Family Residential), R-3 (Mobile Homes

(Ord. No. 527, 7-7-1998)

## ARTICLE II. DEFINITIONS

Sec. 2.1. Definitions.

For the purpose of this ordinance, certain words or terms used herein shall be defined as follows:

*Accessory use/structure*:

(a) Structures, detached from the main structure, and use (such as private garages and sheds) customarily incidental to and on the same lot with a permitted use.

(b) Customary home occupations (such as dress making or tailoring, minor appliance repairs, or office of a physician or other professional person, or office of a person providing a service away from the home) incidental to a permitted use; provided such occupations are conducted in the main building on a lot, and provided such occupations are conducted by persons resident in the aforesaid main building, provided that merchandise offered for sale shall be created or assembled on the premises or ordered from a mail-order outlet, provided that services vehicles shall be limited to one single vehicle, and provided that no heavy construction equipment (motor grader, dozers, back hoe/front-end loaders, fork lifts, etc.) shall be stored on the lot. Existing heavy construction equipment currently being stored shall be exempt from this requirement.

(c) The sale of produce raised only on the premises.

(d) Operating a bed and breakfast inn as defined in section 2.102.1.

(e) Advertising signs pertaining only to the lease, sale, or use of a lot or building on which placed and not exceeding a total area of twelve (12) square feet; provided that on a lot occupied by a dwelling, there may be for each family housed no more than [two] (2) signs with a total area of not more than two (2) square feet pertaining to the use of such building or bearing a name and the designation of any authorized occupations. All other signs are prohibited.

 *Apartment*: A portion of a building consisting of a room or suite of rooms intended, designed, or used as a permanent residence by an individual or one family.

*Amusement, place of:* A building or part of a building in which five (5) or more video games, simulators or other similar player-operated amusement devices are maintained.

*Auto repair shop:* Repair of automobiles, trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts in an enclosed area screened from view of any adjacent streets or property, Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities but including dismantling or salvage.

 *Bed and breakfast*: An owner-occupied residential building which provides sleeping rooms for overnight paid occupancy rented by the night, limited to four (4) guest rooms. No cooking facilities are permitted in any of the guest rooms. Outdoor signage must be approved by the city. One (1) off-street parking space must be provided for each guestroom.

 *Block*: A tract of land bounded by dedicated streets, which has been subdivided for building development.

. *Building*: Any covered structure intended for the shelter, housing or enclosure of persons, animals, or chattels. The term “building” shall be construed to include the term structure.

 *Building height:* The height of a building is the vertical distance from the grade to the highest point of the building on the main structure, excluding handrails and chimneys.

 *Building Site:* The land area occupied or to be occupied by a building and its accessory buildings, including such open spaces, yards, minimum area, off-street parking facilities; every building site shall abut upon a street.

 *Camper*: Any towable vehicle that combines transportation and temporary living quarters for travel, recreation, and camping and for purposes of this chapter [ordinances] includes new and used travel trailers, fifth-wheel travel trailers, folding camper trailers, and slide-in truck campers as further defined by R.S. 32:781.

 *Carport:* A structure open on at least two (2) sides.

*Cemetery:* Land used or intended to be used for burial of the dead and dedicated for cemetery purposes including columbiums, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of a cemetery.

 *Church, religious assembly:* Structure used for religious services involving public assembly. Includes synagogues, temples, and similar structures, but excluding day care facilities except when provided in conjunction with the primary us of the site.

 *Condominium:* An individually owned unit in a multiunit structure.

*Conforming use:* any lawful use of a building, structure, lot, sign, fence that complies with the provisions of this zoning ordinance.

 *Dance hall:* A cafe, restaurant or other place where dancing is done to music.

 *Dwelling:* A building used for residential purposes such as for living and/or sleeping. A single-family dwelling is a building that contains only one living unit; a two-family dwelling is a building that contains only two (2) living units; and a multiple dwelling is a building that contains more than two (2) living units.

 *Family:* Means one or more persons occupying a living unit as an individual housekeeping organization as distinguished form a group occupying a boardinghouse, lodging house, or hotel.

*Hospital, general: A facility providing medical, psychiatric, or surgical services for sick or injured persons, primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.*

 *Hotel/motel:* A facility offering transient lodging and accommodations at a daily rate to the general public with or without providing additional services, such as restaurant, meeting rooms, and recreational facilities available to guests of the facility or the general public, and where there is either no provision made for cooking in any guest room except for microwave.

 *Individual house trailer:* A trailer located on a lot which is not a part of a trailer park.

 *Living unit:* The rooms or enclosed area occupied by a family. The living unit must include a kitchen. A living unit is a dwelling unit.

 *Lodging house:* A building occupied by not more than twenty (20) persons not related by blood, marriage, or adoption. This term includes rooming house, boardinghouse, and tourist home.

 *Lot:* A parcel of land occupied by, or which may hereafter be occupied by, a building and its accessory buildings, together with such open spaces and parking spaces as are required under this ordinance, and having its principal frontage on an officially approved street or place.

 *Lot of record:* A lot which is part of a subdivision, the map of which has been recorded in the office of the clerk of court of St. Mary Parish; or a parcel of land which became legally established and defined by deed or act of sale on or before the date of adoption of this ordinance.

 *Main building:* A building in which is conducted the main or principal use of the lot on which said building is located.

 *Mobile home or trailer*: A structure, transportable in one(1) or more sections, Which is eight (8) body feet or more in width and thirty-two (32) feet or more in length and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes plumbing , heating , air conditioning and electrical systems contained therein. The term included “doublewide” and “triplewide” structures.

 *Motor Home:* A motor vehicle designed as an integral unit to be used as a conveyance upon the public streets and highways and for use as a temporary or recreational dwelling as defined by R.S. 32:781.

 *Parking space:* One automobile parking space shall be an area not less than eight (8) feet by twenty (20) feet and the access to the parking space from a public street or alley shall be provided in addition to the space necessary for the parking.

*Private Club/Lodge: The buildings and facilities owned and operated by a group of people organized for a common purpose to pursue common goals, interest or activities, usually characterized by certain membership qualification, payment of fees and dues, regular meeting and a constitution and by-laws. Examples are the Knights Columbus, American Legion, Lions Club, etc.*

 *Recreational Vehicle:* Any camper, motor home, or travel trailer. No Recreational Vehicle shall be deemed to be a Trailer as defined or used in this ordinance.

 *Row house/condominium/townhouse:* Two (2) or more living units with common or party side walls between units, designed and delineated so that each unit may be sold independently with or without its own yards. For the purpose of this ordinance such row housing shall have common or party side walls constructed of noncombustible material having a fire resistance rating equal to the state fire code requirements. Row housing shall be permitted only in the B and C districts.

 *Schools public and private educational facilities:* A public, private or parochial school offering instructions at all levels in the branches of learning and study required to be taught in the public schools of the State of Louisiana.

 *Story:* That part of a building from one floor to the next floor above or to the ceiling above if there is no floor above.

 *Structure:* Anything constructed or erected, the use of which requires more or less permanent location on the ground or attached to something having a permanent location on the ground, including, but without limiting the generality of the foregoing, advertising signs, billboards, backstop for tennis court, and lath houses used in connection with plant nurseries. For the purpose of this ordinance, a building is a structure: neither shall be construed to include trailers but an individual house trailer as provided in subsection 4.2041 [5.401] shall adhere to the yard and area requirements for main buildings.

 *Trailer park*: Property or portions of property where any trailer or trailers are located which may or may not be occupied by the lot owner or a member of his immediate family. For purposes of this ordinance a member of the immediate family of the lot owner is defined as being the owner's mother, mother-in-law, father, father-in-law, son, son-in-law, daughter, daughter-in-law, brother, sister, or grandparent or grandchildren; provided that evidence of the owner's permission must be provided by the applicant.

 *Travel Trailer*: Any towable vehicle that combines transportation and temporary living quarters and includes travel trailers, fifth-wheel trailers, folding camper trailers, and slide-in truck campers as further defined by R.S. 32:781.

 *Truck terminal:* A facility providing a parking area for trucks from which they may be dispatched, including facilities for office space, drivers ready rooms, storage rooms, warehouse facilities, fueling facilities, and related functions.

*Wholesale businesses*: Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

*Warehouse service*: bulk storge and warehousing services. Typical use include pipe yard, bulk distributors of manufactured products and food products, including seafood business and industrial storage warehouses or moving and storage firms.

 *Yard:* An open space at existing ground level between a building and the adjoining lot lines.

 *Yard, front:* A yard extending across the front of a lot or plot between the side yards and being the minimum distance between the street line and the building or any projection thereof other than steps or overhangs. On corner lots (abutting on) two (2) or more streets at their intersection, the front yard line shall face the shortest street dimension of the lot.

 *Yard, side:* A yard between the building and the side line of the lot and being the minimum distance between a side lot line and the side of the building or any projection other than steps and cornices.

(Ord. No. 579, §§ 1, 2, 5-4-2004; Ord. No. 2011-10B, 1-10-2012)

## ARTICLE III. GENERAL PROVISIONS

Sec. 3.1. Zoning affects every building and use.

No building or land shall hereafter be used and no dwelling, or part thereof shall be erected, moved, or altered unless for a use expressly permitted by and in conformity with the regulations herein specified for the district in which it is located, and as set forth in the zoning schedule, section 4.1 of this ordinance, except as hereafter provided.

(Ord. No. 527, 7-7-1998)

Sec. 3.2. Nonconforming uses.

Any building or land use existing at the time of effective date of this ordinance, or at the time of any subsequent amendment hereof, but not in conformity with its provisions, may be:

(a) Continued in the then existing use.

(b) Changed to another nonconforming use, which is substantially the same, or of a more restricted classification.

(c) Repaired after damage or destruction or rebuilt substantially as before destruction but may not be enlarged without the approval of the planning commission and city council.

(d) Repaired, as long as the use remains substantially the same.

(e) Re-established after discontinuance, provided the discontinuance has not been in excess of one (1) year.

3.201. If a nonconforming individual house trailer is removed from the property on which it is located another house trailer may not replace it nor may the same trailer be relocated on the property. An individual house trailer is defined in the definitions section of this ordinance.

3.202. Any trailer park existing at the effective date of this ordinance, may continue in its existing use and may be repaired after damage but may not be:

(1) Changed to another nonconforming use, or

(2) Re-established after discontinuance for one (1) year.

Proof of the trailer park's existence prior to the date of this ordinance rests with the trailer park owner.

(Ord. No. 527, 7-7-1998; Ord. No. 551, 6-5-2001)

Sec. 3.3. Off-street automobile parking.

Off-street automobile parking space shall be provided on any lot or plot on which any of the following uses are hereafter established; such space shall be provided with vehicular access to street or alley and shall be deemed to be required open space associated with the permitted use and shall not hereafter be reduced or encroached upon in any manner. Except where required in connection with dwellings, such parking space shall be surfaced with a minimum of four (4) inches of gravel, shell, or similar all-weather surface, and such access shall be similarly surfaced. Building and land uses shall be provided with such off-street automobile parking space as follows:

3.301. Dwellings, including one-, two-, and multiple-family dwellings, trailers and garage apartments, shall have two (2) parking spaces for each residential unit.

3.302. Bed and breakfast inns, motels, and hotels. One parking space for each sleeping room.

3.303. Theaters, auditoriums, or other places of public assembly and churches. Parking space, including handicapped parking, as provided by the state fire code.

3.304. Offices, clinics, public building, and similar places or business. Parking space, including handicapped parking, as provided by the state fire code.

3.305. General business, stores or shops for services and trade and mortuaries. Parking space, including handicapped parking, as provided by the state fire code.

3.306. Warehouses and other commercial and industrial uses. Parking space, including handicapped parking, as provided by the state fire code.

3.307. Screening. Wherever such parking space abuts on a residential district, it shall be screened from the abutting residential district by walls or by fences or by other screening not less than four (4) feet in height, in a manner acceptable to the building inspector.

3.308. Parking on separate lot. In the C-1, C-2, and M districts parking space may be provided on a separate lot if within three hundred (300) feet of a building, and two (2) or more owners may join together in the provisions of this parking lot.

(Ord. No. 527, 7-7-1998)

## ARTICLE IV. SCHEDULE OF DISTRICT REGULATIONS

Sec. 4.1. Schedule of district regulations (zoning schedule).

Within the six (6) districts established by this ordinance, the following regulations shall apply:

4.101. Residential R-1.

Uses permitted: Dwellings; schools offering general education courses; general purpose farms; gardens; nurseries; municipal; recreational; or public utility uses; accessory uses, churches; cemeteries; golf clubs; hospitals, but not mental or animal hospitals; state or federal government uses; private clubs not conducted for profit, provided all structures for all such uses are located not less than fifty (50) feet from any property line.

Uses prohibited: All uses not specifically permitted herein; apartments, hotels, and motels, parking of commercial vehicles with dual rear axles and all 18-wheel vehicles including floats and/or trailers. House trailers are not permitted.

Minimum yards. For all dwellings:

Front depth - 30 feet.

Rear depth - 10 feet.

Side depth - 10 feet.

Minimum lot size:

Area in square feet - 10,000 square feet per living unit.

Width in feet - 100.

4.102. Residential R-2.

Uses permitted: Any use permitted in an R-1residential district; accessory uses, parking lots; see subsection for trailers.

Uses prohibited: Any uses not specifically permitted herein; parking of commercial vehicles with dual rear axles and all 18-wheel vehicles including floats and/or trailers, hotels and motels.

Minimum yards. For all dwellings:

Front depth - 15 feet.

Rear depth - 15 feet.

Side depth - 5 feet.

Note: For one story unattached buildings of accessory use the following setback requirements apply:

Rear depth - 5 feet, except where easements are greater than 5 feet.

Side depth - 5 feet.

Minimum lot size:

Area - 6,000 square feet, for each living unit there shall be 2,500 square feet.

Minimum width - 50 feet.

4.103. R-T Residential Trailer.

Uses permitted: Any use permitted in an R-2 residential district; accessory uses, parking lots; see subsection for trailers.

Uses prohibited: Any uses not specifically permitted herein; parking of commercial vehicles with dual rear axles and all 18-wheel vehicles including floats and/or trailers, hotels and motels.

Minimum yards. For all dwellings:

Front depth - 15 feet.

Rear depth - 5 feet.

Side depth - 5 feet.

Note(s)—For one story unattached buildings of accessory use the following setback requirements apply:

Rear depth - 5 feet.

Side depth - 5 feet.

Minimum lot size:

Area - 5,000 square feet, for each living unit there shall be 2,500 square feet.

Minimum width - 50 feet.

4.104. C-1 Business.

Uses permitted: Any use permitted in a residential district; wholesale businesses, warehouses and warehouse service, and lumber yards, but only on tracts of land fronting U.S. Highway 90; philanthropic use, institution, offices, nameplates, signs, establishments for the sale of goods and products at retail including service stations, banks, indoor theaters, drive-ins, and new and used car sales; mortuary parlors; manufacture of soft drink beverages, candy clothing, ice cream, ice; jewelry; bottling plants, carpentry shops, trailer parks subject to the requirements of Sections 5.403 and 5.404 below, row housing, hotels and motels and lodging houses, shops for repair and servicing of bicycles, radio and television appliances, keys, typewriters, and similar articles, dressmaking, millinery, tailoring, show repair and similar trades, and bakeries, laundries, dry cleaning, and other similar uses, parking lots, trailers subject to the requirements of Sections 5.401, 5.403 and 5.404 below; medical clinics and counseling clinics. All other uses are prohibited unless specifically approved by City Council with recommendation from Planning Commission.

Minimum yards. For dwellings, same as R-6 residential. For all buildings except dwellings:

Front depth 5 feet.

Rear depth 5 feet.

Side depth 5 feet.

Minimum lot size: For dwellings, same as R-6 residential.

4.105. C-2 Commercial.

Uses permitted: Any use permitted in a C-1 business district; place of amusement; auto repair shop and other motor vehicular service; warehouse; trucking companies, truck, bus, or train transportation terminal; contractors' storage yard; light manufacturing uses shipyards; hotels and motels, bakery, processing, canning, and preserving of foods: carpentry shops, creamery, printing, upholstery shop, mattress factory, welding shop, hotels and motels providing five hundred (500) square feet of lot area for each guest unit. All other uses are prohibited unless specifically approved by City Council with recommendation from Planning Commission.

Minimum yards: For dwellings, same as R-6 residential district. For all buildings except dwellings:

Front depth 5 feet.

Rear depth 5 feet.

Side depth 5 feet.

Minimum lot size: For dwellings, same as R-6 residential district.

4.106. M Manufacturing.

Uses permitted: Any use permitted in C commercial/business district and not specifically prohibited herein; manufacture of petro-chemical products; lumber mills, caretaker's quarters; manufacturing not prohibited; ready mix concrete; hotels and motels.

Uses prohibited: Dwellings; church, schools offering general education courses; library; lamp black manufacturing; paper mill and similarly obnoxious uses.

Minimum yards. For all buildings except dwellings:

Front depth - 5 feet.

Rear depth - 5 feet.

Side depth - 5 feet.

Minimum lot size: For dwellings, same as R-6 residential.

(Ord. No. 527, 7-7-1998; Ord. No. 532, 12-1-1998; Ord. No. 2011-10C, 1-10-2012; Ord. No. 2021-06A , 7-6-2021; Ord. No. 2021-06B , 7-6-2021)

## ARTICLE V. MODIFICATIONS AND EXCEPTIONS

Sec. 5.1. Apartment houses.

Apartment houses in the R-2 residential district shall meet the minimum lot size requirements specified in the zoning schedule except that the minimum lot area per living unit shall be two thousand five hundred (2,500) square feet, the minimum side yard shall be five (5) feet, and minimum play area for children of not less than four hundred (400) square feet per living unit shall be provided exclusive of any building projections, parking areas or driveways.

Where two (2) apartment buildings are on the same lot in the R-6 residential district, there shall be a distance of not less than ten (10) feet between buildings.

Apartment houses in the R-2 residential districts shall be not more than two (2) stories in height.

Applications for building permits shall be accompanied by a plot plan. Such plot plans for apartment houses shall show buildings, parking areas, children's play areas and areas to be planted with grass and other plant materials.

In a R-2 residential, B business and C commercial districts the minimum lot area for apartments (each family more than one in the same building) shall be two thousand five hundred (2,500) square feet per living unit, provided that off-street parking spaces shall be provided as required for multiple dwellings and apartments.

(Ord. No. 527, 7-7-1998)

Sec. 5.2. Halfway houses prohibited.

Definition. "Halfway house" means any facility used to provide resident services and supervision to any number of person(s) for reason(s) of alcohol abuse, drug abuse, sentence or parole from any criminal charge by reason of insanity.

Halfway houses are prohibited within the corporate limits of the city.

It is expressly intended that no provision in the zoning ordinance of the Code of Ordinances of the City of Patterson, Louisiana, be interpreted so as to permit halfway houses, including but not limited to the definitions of dwelling or lodging house found in section 2.1, or any of the uses permitted found in section 4.1.

(Ord. No. 527, 7-7-1998)

Sec. 5.3. Group care homes and facilities prohibited.

Definition. "Group care home" is any facility used to provide resident services and supervision to two (2) or more persons for reasons of physical or mental handicap, medical dependence, or other reason. Examples of such facilities are: hospices for terminal cancer patients, homes for unwed mothers, etc.

Group care homes and facilities are prohibited within all residentially zoned districts ( R-1, R-2, R-3), within the corporate limits of the city.

It is expressly intended that no provision in the zoning ordinance of the Code of Ordinances of the City of Patterson, Louisiana, be interpreted so as to permit group care homes except as provided above, including but not limited to the definitions of dwelling or lodging house found in section 2.1, or any of the uses permitted found in section 4.1.

(Ord. No. 527, 7-7-1998)

Sec. 5.4. Trailers where permitted.

5.401. Individual house trailers (or mobile homes). Except where prohibited in Subsection 5.402 below, in an R-2, R-3, C-1, or C-2 districts there may be individual trailers used for residential purposes which are occupied by the lot owner or a member of the immediate family of the owner of the lot on which the trailer is located, regardless of whether said trailer is located on the same lot with the residence (main residential building) of the lot owner. Further provided said trailer must meet the minimum yard and area requirements for main residential buildings, and provided there shall be only one trailer per five thousand (5,000) square feet of lot area. All such trailers must be skirted.

5.402. Trailers, Mobile Homes, Manufactured Homes, Modular Homes and Trailer Parks Prohibited on Main Street

A. For purposes of this subsection 5.402, certain words or terms used herein shall be defined as follows:

Restricted Property: All lots, parcels or tracts of land lying and being situated adjacent to Main Street, from one municipal boundary of the city to the other.

Trailer: Any vehicle, building, or object covered or uncovered, used for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses, or skirting or which is, has been, or reasonably may be, equipped with wheels or other devices for transporting the vehicle from place to place, whether by motive power or other means.

Manufactured Building: Any moveable or portable building or object built on a permanent chassis, designed without a permanent foundation for year-round living, which may or may not be titled through and/or with a state agency, division, department and/or unit. It may consist of one or more units that can be telescoped when towed and expanded later for additional capacity, or of two or more units, separately towable but designed to be joined into one integral unit bearing the permanently affixed seal of the United States Department of Housing and Urban Development.

Modular Building: Any building or object consisting of two or more prefabricated components built to conform to all state, local or regional building codes and designed to be transported to a lot and placed on a permanent foundation.

Mobile Home: Any trailer.

B. No trailer, mobile home, manufactured building, or modular building, shall be placed, moved onto, constructed or built on any Restricted Property; and no such Restricted Property, nor any portion thereof, may be used for a trailer park.

C. If a non-conforming trailer, manufactured building, modular building, or mobile home is removed from any Restricted Property on which it is located, including, but not limited to, those located within a non-conforming trailer park, no trailer, manufactured building, modular building, or mobile home, may replace it, nor may it be relocated on the Restricted Property.

D. When all non-conforming trailers, manufactured buildings, modular buildings, or mobile homes have been removed from a non-conforming trailer park located on any Restricted Property, the trailer park shall cease to exist.

5.403. Trailer (or mobile home parks).

Except where prohibited in Subsection 5.402 above:

A. All other trailers (mobile homes) shall be located in trailer parks. No trailer park shall be located in an R-1 or R-2 zone.

5.404. [Minimum construction standards.]

From and after the adoption of this section all such parks shall be built in accordance with the following minimum construction standards:

(1) Each trailer site or space shall be not less than thirty-five (35) feet in width.

(2) Individual trailer sites may be leased or rented but not subdivided or sold.

(3) Each trailer site shall be provided with a sanitary sewer connection and each trailer park shall be provided with a collection and treatment system and public water supply in compliance with the standards of the parish health unit and the state health department.

(4) Minimum improvement requirements for private drives within the trailer park shall be a twenty (20) foot drive with four (4) inches of shell or similar all-weather surface.

(5) Where only one drive is to be provided, each trailer park shall include an adequate circular turnaround at the rear of the property with a minimum radius of thirty (30) feet for garbage trucks and other vehicles. Provided that this requirement shall not apply to trailer parks having less than seven (7) trailer sites.

(6) Where a trailer park is established adjacent to a residential district, a fence at least six (6) feet high and solid, shall be provided along side and rear property lines abutting such residential district.

(7) All such trailer parks shall contain a minimum of one acre of area.

(8) Any owner of land wishing to establish a trailer park as described above shall submit to the mayor and city council a preliminary plat and a final plat of the trailer park which shall show the layout of the trailer park, including the individual trailer spaces, roads, driveways, and all utility services; and no trailer park developer may proceed with the rental of any trailer spaces in a trailer park until such preliminary and final plats have been reviewed by the planning commission and shall have been accepted by the mayor and city council.

(Ord. No. 527, 7-7-1998; Ord. No. 532, 12-1-1998; Ord. No. 531, 12-15-1998; Ord. No. 534A, 6-15-1999; Ord. No. 575, 9-2-2003; Ord. No. 2014-05C, 6-3-2014; Ord. No. 2014-05D, 6-3-2014; Ord. No. 2014-05E, 6-3-2014)

Sec. 5.4.1. Recreational Vehicles where permitted.

5.4.1.1. It shall be unlawful for any person to utilize a camper, travel trailer and/or motor home as a residence, or to connect the same to city utilities except where said connection is utilized for maintenance of the equipment, except where said use is in a Recreational Vehicle Park as described below. For the purpose of this section residence shall be defined as use for more than thirty (30) days per calendar year.

Nothing in this section shall be construed to prohibit the storage of any travel trailer, camper or motor home for any length of time when the same is not used as a residence; nor shall this section apply where the unit is situated in a licensed camper facility; however, this prohibition shall apply to mobile home parks.

Recreational vehicles

5.4.1.2. Recreational Vehicle (RV) Parks

Requirements.

(a) Location. No portion of the subject property shall be subject to flooding, subsidence or erosion, and no permits for the development of a recreational vehicle (RV) park shall be issued within an "area of special flood hazard" (zones A, AE, AH, AO, A99, V or VE) as indicated on the current flood insurance rate maps (FIRM), unless the application is accompanied with a technical drainage study and mitigation plan.

(b) Density. Park density shall not exceed 15 recreational vehicles per acre.

(c) Recreational vehicle requirements. All RVs allowed in an RV park shall be currently licensed, insured and ready for highway use. An RV is ready for highway use if it is on its wheels or jacking system with wheels attached, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached porches, cabanas or other additions.

Site plan.

An engineered site plan shall be provided showing all proposed development including: landscaping plans, sewage disposal method and details of distribution, water supply method and details of distribution, ingress/egress, location and number of spaces, location of all community recreation buildings and facilities, laundry, sanitation facilities including refuse areas, a "will serve" letter for water supply and sewage disposal systems if the park is to be supplied from a public utility. Plans shall also include name, address and phone number of engineer, architect or surveyor preparing the plans, scale, north arrow and date of the plan, a vicinity map, locations, widths and names of all public streets adjacent to the park, topography by contours adequate to show the character and drainage of the land, property dimensions, net and gross property acreage, net open space acreage.

Minimum development standards.

The following minimum development standards shall apply:

(1) Minimum RV park site area: Ten net acres.

(2) Minimum net site area per RV: 900 square feet.

(3) Minimum setback of any on site building or RV from any public street right-of-way: 25 feet.

(4) Minimum setback of any on site building or RV from any adjacent residential use property line: 50 feet, and shall be landscaped in a manner so as to provide a buffer.

(5) Minimum setback from private access street: Five feet.

(6) Minimum distance between RVs shall be as follows:

a. Front to front with access streets: 40 feet.

b. Side to side: 15 feet.

c. End to end: 15 feet.

d. Side to end: 15 feet.

(7) Five percent of the gross land area may be used for tent camping.

(8) Camping or sleeping cabins may be provided with no utilities (electric, gas, propane, etc.), may be skid mounted and may not exceed a ratio of one per 25 RV sites.

Water facilities.

(a) An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided for each RV space.

(b) The development of a private water supply to serve the development may be made only upon the express approval granted by the appropriate state agency. When a public supply of water is available, connection shall be made thereto and its supply shall be used exclusively.

(c) The water supply system shall be designed, constructed and located in such a manner that neither underground nor surface contamination will reach the water supply from any source, and shall be constructed and maintained in compliance with state health regulations.

(d) Where water is obtained from sources other than a public water supply, water sampling and testing shall occur in accordance with state health regulations, and any costs incurred shall be borne by the property owner/park management.

(e) Recreational vehicles that have a water service connection for an outside source of supply, shall have an approved or listed check valve or other approved type backflow prevention device installed in the water supply piping adjacent to the water service connection. The installation of potable water supply piping or fixture or appliance connections shall be made in a manner to preclude the possibility of backflow.

(f) The water distribution system shall be designed and maintained to provide a minimum pressure acceptable to the city, and if applicable, the appropriate state agency.

Sanitation facilities.

(a) An accessible, adequate, safe sewer connection shall be provided for each RV space.

(b) A minimum of one sanitary sewage dump station that complies with all requirements of the state health regulations shall be provided.

(c) Separate toilet facilities for men and women shall be provided and shall be centrally and conveniently located.

(d) Toilet facilities for each gender shall be provided in either separate buildings or in the same building separated by a solid wall. Two flush toilets, two showers and two washbasins (one per each gender) shall be provided for every 15 RV spaces.

(e) Each toilet and shower shall be in a private compartment with a door to ensure privacy. A minimum of one toilet and shower for each gender shall be constructed in accordance with ADA standards.

(f) All such sanitation facilities shall be subject to approval by the planning commission and shall be shown on the site plan when filed.

(g) All plumbing fixtures, drains, appurtenances, and appliances designed or used to receive or discharge liquid waste shall be connected to the recreational vehicle drainage system in a manner provided by the ANSI/NFPA standard for recreational vehicles.

Refuse collection and storage.

(a) The storage, collection and disposal of refuse in the park shall be conducted so that no health hazards or air pollution is created.

(b) All refuse or garbage shall be stored in approved locations and in containers sufficiently sized so that sanitary conditions can be maintained at all times.

(c) Refuse containers shall be provided in sufficient number and capacity to properly store all refuse and garbage.

(d) Refuse containers shall be situated within a 150-foot radius of any RV space.

(e) Refuse and garbage shall be collected weekly, or more frequently as necessary, and shall be disposed of in an approved manner.

(f) Refuse collection areas shall be screened from view by fencing and landscaping.

Fire protection.

(a) All RV parks shall be subject to the rules and regulations of the state fire marshal office and all applicable laws.

(b) In all RV parks, there shall be installed and maintained fire hydrants and fire extinguishers of the number, type, size and location as may be required by the fire protection authority. Extinguishers may be installed in lieu of faucets and hose upon approval of the state fire marshal office.

(c) RV parks shall be kept free of litter, rubbish and other flammable materials.

Recreational facilities and open space.

(a) Swimming pools including required fences, if provided, shall not be located in any required front yard, in any utility easement, or less than 50 feet from any lot line. All mechanical equipment related to the maintenance of the swimming pools shall be located not less than ten feet from any lot line.

(b) Swimming pools, if provided, shall be maintained in accordance with applicable laws, shall be adequately protected or fenced to discourage unauthorized access, and shall have fencing with a self-locking gate adequate to restrain all access to the pool when the pool is not being used.

(c) All pools and spas shall comply with applicable state health regulations. For the purpose of cleaning pool filters and back flushing the system, no discharge shall be made into a septic tank or sanitary sewer.

Either a separate French drain shall be provided, or discharge may be made into an existing natural or manmade drainage channel or storm sewer system and conveyed into the public right-of-way in a manner so as not to create a public nuisance.

(d) All RV parks shall be provided with at least one recreational area or open space accessible from all spaces. The size of such open space shall not be less than ten percent of the gross park area and shall be landscaped in an approved manner.

General requirements.

(a) Every owner or operator of an RV park having spaces for lease or rent shall maintain any and all records that may be required by local and state laws and regulations.

(b) A business license shall be obtained from the appropriate agency for any RV park where spaces or memberships are rented, leased or sold, and shall be renewed as required.

(c) Any exposed ground surfaces in all parts of the RV park shall be planted, paved or covered with an approved material that is capable of preventing soil erosion and eliminating objectionable dust.

(d) No barnyard animals or poultry shall be permitted in an RV park.

(e) Dogs, cats or other pets are not permitted to run at large or commit any nuisance within the park.

(f) An area of sufficient size and enclosed via chain link fencing or other appropriate material shall be provided as a designated exercise area for dogs, and equipment to accommodate cleanup after "curbing" of one's pet shall be provided by the operator of the park.

(g) Each RV park constructed, operated and licensed shall be limited solely and only to RVs, and shall not be converted or used as a manufactured home park without full compliance of all requirements governing manufactured home parks.

(h) Each RV space shall be provided with an electrical outlet supplying at least 110 volts and providing a minimum of 30 amp service, and that is grounded and weatherproofed and in compliance with all state and local codes.

(i) All electrical installations, systems, and equipment shall comply with International Building Code.

(j) All utilities shall be located underground with no exceptions, including the wiring of interior light poles.

(k) No RV park shall be occupied until a final approved inspection by the building inspector has been obtained.

Traffic impact analysis; access; parking.

(a) A traffic impact analysis shall be required for all RV parks.

(b) Access to the RV park shall be designed to minimize congestion and traffic hazards at the entrance or exit and allow safe movement of traffic on adjacent streets. All traffic ingress and egress shall be through controlled entrances and exits or crash gated as approved by the fire protection authority.

(c) All internal streets and driveways shall be properly signed.

(d) Each RV space shall have sufficient parking and maneuvering space.

(e) No on street parking of any vehicle shall be allowed adjacent to RV park spaces, but may be allowed adjacent to open space areas if a minimum ten-foot wide parking lane is constructed to accommodate parked vehicles.

(f) One visitor parking space shall be provided for each ten RV spaces. Visitor parking areas shall be appropriately signed and may be situated in various locations throughout the park.

(g) All internal streets shall be paved a minimum of 24 feet wide with a 30-foot right-of-way. Such streets shall be paved with an approved dust free material.

(h) Dead ended streets shall be prohibited, and turnaround areas shall be provided with a minimum 90-foot diameter measured at the outside of the traveled way.

(i) 1.25 percent of the RV spaces and parking areas shall be accessible in accordance with the ADA regulations.

Accessory buildings and service facilities.

Accessory buildings shall be limited to:

(1) One permanent caretaker's dwelling, consisting of site built construction shall be allowed and may be used as the business office of the RV park.

(2) A separate office building may be provided for the park's business office.

(3) One convenience grocery store shall be allowed only for RV parks that are greater than ten acres in size.

(4) Clubhouse, pool and spa buildings, and laundry. Laundry facilities must contain at least one washer and one dryer for every 25 RV spaces in the park.

(Ord. No. 2006-010, § 8, 5-17-2006; Ord. No. 2011-10A, 1-10-2012)

Sec. 5.5. Lot of record.

5.501. If, in the opinion of the building inspector, a lot is so small or narrow or shallow that it is not feasible or practicable to meet the yard or lot size requirements of section 4.1, zoning schedule, then the building inspector in his discretion may permit a single-family dwelling and its accessory building to be erected on any lot of record or parcel of land in a residential, business, or commercial district which became legally established and defined by deed or act of sale before the passage of this ordinance, provided that the side yard of no dwelling shall be less than three (3) feet.

5.502.

A. Except as otherwise provided in these regulations, a building must not be erected, established, altered, converted, or relocated so as to be located or extend within the required yard setback of the front, side, or rear yard.

B. Every part of a front, rear or side yard required setback must be open and unobstructed of structures from ground level of the lot to the sky, except as follows:

1) Trees, shrubbery and other landscape materials.

2) Driveways in any required yard.

3) Sidewalks in any required yard.

4) Sills, trellises, cornices, buttresses, chimneys, flues, eaves and other architectural features may extend up to two (2) feet into any required yard.

C. In addition to the foregoing, every part of a front or rear yard required setback must be open and unobstructed of structures from ground level of the lot to the sky, except as follows:

1) Steps to building entrances extending up to two (2) feet into any required front or rear yard setback.

D. In addition to the foregoing, every part of a rear yard required setback must be open and unobstructed of structures from ground level of the lot to the sky, except as follows:

1) Uncovered porches, uncovered patios, and uncovered decks, extending up to ten (10) feet into any rear required yard setback.

2) Unenclosed covered porches, unenclosed covered decks, unenclosed covered patios, and unenclosed covered carports extending up to ten (10) feet into any required rear yard setback.

3) Accessory structures extending up to ten (10) feet into any required rear yard setback.

E. Without limitation to the requirements to secure building permits, it is expressly provided that building permits must be secured for the construction of or modification to any carport, whether enclosed or unclosed, attached or unattached.

5.503. On lots occupied by dwellings, not more than forty (40) percent of the rear yard of the main building may be occupied by one-story buildings of accessory use, and garage apartments where permitted.

(Ord. No. 527, 7-7-1998; Ord. No. 575-05-03, 5-6-2003; Ord. No. 575-09-03, 9-2-2003)

Sec. 5.6. Group housing projects.

In the case of a housing project consisting of a group of two (2) or more buildings to be constructed on a plot of ground of at least three (3) acres not subdivided into the customary streets and lots which will not be so subdivided or where the existing or contemplated street and lot layout make it impracticable to apply the requirements of this ordinance to the individual buildings in such housing projects, the application of such requirements to such housing project shall be made to the city council after recommendation by the planning commission, and shall be made in a manner that will be in harmony with the character of the neighborhood, and will ensure a density of land use no higher and a standard of open space at least as high as required by this ordinance in the district in which the proposed project is to be located. In no case shall the city council authorize a project without prior approval of the planning commission. Prior to such approval, the planning commission shall hold a public hearing with due advertisement as required by state law for an amendment to the ordinance and the city council shall similarly hold a public hearing before authorizing such a project.

(Ord. No. 527, 7-7-1998)

Sec. 5.7. [Sexually oriented businesses.]

5.7-1. Definitions.

A. Sexually oriented business means an adult arcade, adult bookstore or adult video store, adult motion picture theater, adult theater, or sexual encounter center.

B. Adult arcade means any place to which the public is permitted or invited wherein coin-operated, slug-operated, electronically, electrically, or mechanically controlled still or motion picture machines, projectors, videos, or other image-producing devices are maintained to show images depicting or describing "specified sexual activities" or "specified anatomical areas."

C. Adult bookstore or adult video store means a commercial establishment that, as one of its principal business purposes, offers for sale or rental any one or more of the following:

(1) Books, magazines, periodicals, other printed matter, photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representations that depict or describe "specified sexual activities" or "specified anatomical areas"; or

(2) Instruments, devices, or paraphernalia that are designed for use in connection with "specified sexual activities."

D. Adult motion picture theater means a commercial establishment where, for any form of consideration, films, motion pictures, videocassettes, slides, or similar photographic reproductions are shown that are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

E. Adult theater means a theater, concert hall, auditorium, or similar commercial establishment that features persons who appear, in person, in a state of nudity and/or semi-nudity, and/or conduct live performances that are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

F. Principal business purposes means that the business enterprise operated on the premises generates at least twenty-five (25) [percent] of its gross sales from sexually oriented business activities.

G. Sexual encounter center means a business or commercial enterprise that, as one (1) of its principal business purposes, offers for any form of consideration:

(1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex who are in a state of nudity or semi-nudity; or

(2) Specified sexual activities, actual or simulated, between persons of the opposite sex and/or persons of the same sex.

A business purpose exists if the services offered are intended to generate business income.

H. Specified anatomical areas means:

(1) The human male genitals in a discernibly turgid state, even if fully and opaquely covered;

(2) Less than completely and opaquely covered human (male or female) genitals, pubic region, buttocks, or a female breast below a point immediately above the top of the areola.

I. Specified sexual activities means and includes any of the following:

(1) The fondling or other erotic touching of human (male or female) genitals, pubic region, buttocks, anus, or female breasts, whether covered or uncovered;

(2) Any sex acts, actual or simulated, including intercourse, oral copulation, or sodomy;

(3) Masturbation, actual or simulated; or

(4) Excretory functions as part of or in connection with any of the activities set forth in [subsections] (1) through (3) above.

5.7-2. Permitted areas of location. Sexually oriented businesses shall be permitted only in areas zoned C-1,C-2 and M and then subject to the following restrictions:

A. The sexually oriented business may not be operated within:

(1) Five hundred (500) feet of a church, synagogue, mosque, temple or other building that is used primarily for religious worship or related religious activities;

(2) Five hundred (500) feet of a public or private educational or school facility;

(3) Five hundred (500) feet of a public park or recreational area that has been designated for park or recreational activities by the city;

(4) Five hundred (500) feet of the property line of a lot zoned for residential use and devoted to a residential use as defined in the zoning code; or

(5) Five hundred (500) feet of another sexually oriented business.

B. A sexually oriented business may not be operated in the same building, structure, or portion thereof that contains another sexually oriented business.

C. For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted, to the nearest property line of the above-designated areas.

5.7-3. Nonconforming uses. Any business lawfully operating on the effective date of this ordinance that is in violation of the requirements of this section shall be deemed a nonconforming use. The nonconforming use will be permitted to continue unless terminated for any reason or voluntarily discontinued for a period of six (6) continuous calendar months. Such nonconforming uses shall not be increased, enlarged, extended or altered except that the use may be changed to a conforming use.

5.7-4. Exterior portion of sexually oriented businesses.

A. It shall be unlawful for an owner or operator of a sexually oriented business to allow the merchandise or activities of the establishment to be visible from a point outside the establishment.

B. It shall be unlawful for the owner or operator of a sexually oriented business to allow the exterior portion of the sexually oriented business to have flashing lights, or any words, lettering, photographs, silhouettes, drawings, or pictorial representations of any sexual manner.

C. Reserved.

D. The owner and/or operator of any sexually oriented business are only permitted to erect, construct, or maintain one (1) sign advertising the sexually oriented business. The sign shall have no more than two (2) display surfaces. Each such display surface shall:

(1) Not contain any flashing lights;

(2) Be a flat plane;

(3) Not exceed seventy-five (75) square feet in area.

The sign shall contain no photographs, silhouettes, drawings or pictorial representations in any sexual manner, and may contain only the name of the business enterprise.

5.7-5. Sale, use, or consumption of alcoholic beverages prohibited.

The sale, use, or consumption of alcoholic beverages on the premises of a sexually oriented business is prohibited.

5.7-6. Minors prohibited on premises.

A. It shall be unlawful for any person who is younger than eighteen (18) years of age to enter or be on the premises of a sexually oriented business.

B. It shall be the duty of the owner and/or operator of a sexually oriented business to ensure that no person under the age of eighteen (18) years is in or on the premises of the sexually oriented business.

5.7-7. Violations and permitted defenses.

A. The owner and/or operator who operates or causes to be operated a sexually oriented business in violation of this chapter [ordinance] is subject to a suit for injunction as well other penalties provided by this chapter [ordinance].

B. Each time a sexually oriented business commits a violation of this chapter [ordinance] shall be considered as a separate offense.

C. Any owner or operator of a sexual oriented business found guilty of a violation of this section shall be subject to a fine of up to five hundred dollars ($500.00) or six (6) months in jail, or both.

D. Notwithstanding any other provision in this section, movies rated G, PG, PG-13, or R, by the Motion Picture Association of America (MPAA), or live theatrical performances with serious artistic, social, or political value, that depict or describe specified anatomical areas or specified sexual activities, are expressly exempted from regulation under this section.

(Ord. No. 577, 1-6-2004)

Sec. 5.8. [Depth requirements for rear yards—Exceptions.]

The depth requirements for rear yards for each and every district contained in section 4.1 of the Zoning Ordinance, as they now exists or may in the future be amended and/or supplemented, shall not apply to the rear yards of any lots lying adjacent to Bayou Teche or the lower Atchafalaya River.

(Ord. No. 2005-08-01, 9-6-2005)

## ARTICLE VI. ENFORCEMENT

Sec. 6.1. Building permit.

A building inspector appointed by the city council of the City of Patterson, Louisiana, shall enforce this ordinance. No land or structure shall be changed in use and no structure shall be erected, altered, or moved and no trailer shall be sited until the building inspector has issued a building permit certifying that the plans and intended use of land, buildings, and structures are in conformity with this ordinance. If, in the opinion of the building inspector, the land or buildings have become or are so dilapidated, decayed, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety of those living therein or those in the nearby vicinity, the building inspector can deny such permit application.

Applications for permits under the provisions of this section shall be accompanied by a plat drawn to scale showing actual dimensions of the lot to be built on; the size, shape, and location of the building to be erected; the estimated cost thereof; and such other information as may be required by the building inspector insuring proper enforcement of this ordinance.

(Ord. No. 527, 7-7-1998)

Sec. 6.2. Penalties.

Any person or corporation, partnership, or association of persons violating any provision of this ordinance shall be guilty of a misdemeanor, and upon conviction shall be fined according to the general penalty provisions of the Patterson Code of Ordinances, section 1-9. In case any building or structure is erected, constructed, reconstructed, altered, or repaired in violation of this ordinance or in violation of the plat showing the proposed lot and building to be erected thereon, or any land used in violation of this ordinance, the building inspector, acting in and on behalf of the City of Patterson in addition to any other remedies, may institute appropriate action or proceedings in the name of the City of Patterson to prevent and prohibit such unlawful erection, construction, reconstruction, alteration, repairs or land use. Each day such violation continues shall constitute a separate offense.

(Ord. No. 527, 7-7-1998)

## ARTICLE VII. APPEALS

Sec. 7.1. Board of adjustment.

7.101. There may be a board of adjustment, the membership, terms of office, and rights and duties of which shall be provided in Title 33, Section 4727 of the Louisiana Revised Statutes (R.S. 33:4727). The board shall adopt rules in accordance with the provisions of this section. Meetings of the board shall be held at the call of the chairman and at such other times as the board may determine. All meetings shall be open to the public and preceded by due advertisement. In the absence of the city council appointing a board of adjustment as herein provided, appeals shall be made to the city council.

7.102. The powers of the board of adjustment shall be:

To interpret the ordinance, being:

To hear and decide the appeals where, it is alleged there is an error in any order, requirement, decision, or determination made by the building inspector or in the enforcement of this ordinance.

To permit the extension of a district where the boundary line of a district divides a lot or separate tract with an area of less than one acre held in single ownership at the time of the passage of this ordinance.

To interpret the provisions of this ordinance in such a way as to carry out the intent and purpose of the plan, as shown upon the map fixing the several districts accompanying and made a part of this ordinance, where the street layout on the ground varies from the street layout as shown the map aforesaid.

7.103. To permit the following exception:

Use of premises for public utility and railroad purposes, provided that the board shall find some compelling necessity for the use, and that any office, repair, storage, or garage uses are accessory to the main use.

7.104. To permit the following variances:

Vary yard regulations, lot regulations, uses permitted and uses prohibited, when deemed appropriate; and allowing that any such variance may be made subject to any condition deemed appropriate, including but not limited to conditions related to ownership, use restrictions, building restrictions, and time limitations.

7.105. The board shall always act with due consideration to promoting the public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property value, shall permit no building or use detrimental to a neighborhood, and may prescribe appropriate conditions and safeguards in each case. Such appropriate conditions and safeguards may include, among other things, provisions for the screening of parking areas by walls, fences, and planting and other such measures.

(Ord. No. 527, 7-7-1998)