

ARTICLE IV SPECIAL DISTRICTS

SECTION 4.1 OVERLAY DISTRICTS

- A. *Purpose and Intent* – It is the purpose and intent of this Ordinance to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the community through the enabling of overlay districts that serve to enhance underlying zoning designations. In particular, it is the belief of the Town of St. Francisville that when appropriate, overlays districts may achieve the following:
1. Promotion of the health, safety, order, prosperity and general welfare of the citizens of St. Francisville through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.
 2. Reduction of congestion on the streets; safety from fire, flood and other dangers; provision of adequate light and open space; protection of the natural environment and cultural resources in order to provide a sustainable community.
 3. Promotion of accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectations for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.
- B. Designation of Overlay Districts
1. *Relationship to Base Districts* – Overlay districts are intended to be special districts or zones, where certain additional land use requirements or environmental safeguards are superimposed upon the base zoning district or underlying district where the requirements of the base or underlying district may or may not be altered. Permitted uses in the underlying zoning district shall continue to be subject to compliance with the regulations of the overlay zone or district unless otherwise stated.
 2. *Development Standards* – The development standards, including but not limited to, the yard and setback requirements, height limitations, parking requirements, open space areas, signage and architectural styles shall be established as a function of the process and application to establish an overlay district and subsequent approval of development applications.
- C. *Location of Overlay Districts* – Subject to approval by the Board of Aldermen, an overlay district may be established in any zoning district in the Town of St. Francisville.

SECTION 4.2 HIGHWAY 61 SCENIC CORRIDOR OVERLAY DISTRICT

- A. *Purpose and Intent* - A Highway 61 Scenic Corridor Overlay is hereby established, pursuant to the authority granted under Section 4.1 of this Ordinance allowing overlay zoning districts. The purpose of this district is to protect and enhance the visual character of the land surrounding Highway 61 in the Town of St. Francisville. In particular the purposes of this overlay district is as follows:
1. To protect and enhance the scenic quality of the Highway 61 corridor by providing for sensitive developments that maximize the natural foliage and terrain while also providing planted buffer and landscaped areas.
 2. To allow land use and development patterns compatible with present and future traffic capacity for Highway 61.
 3. To create a distinctive parkway atmosphere along Highway 61 by encouraging substantial building setbacks, extensive landscaping and uniform tree planting.
 4. To identify Highway 61 as an attractive and healthy corridor for existing and new businesses and developments that provides both social and economic value to the community.

5. To facilitate transition of areas from less to more intense land uses along the highway without the undesired effects of small lot strip development.
 6. To create standards for signage and parking lot lighting that are in keeping with the intent of this article.
 7. To establish development considerations including building setback and placement and the demarcation of important gateways in St. Francisville.
- B. *District Boundaries* - This district encompasses all land with Highway 61 frontage lying within three hundred feet (300') of the centerline of Highway 61.
- C. *Application of District Regulations* - The regulations of this article shall be in addition to and shall overlay all other zoning districts and other Ordinance requirements regulating the development of land so that any parcel of land lying within the overlay district shall also lie within one or more of the underlying zoning districts subject to the following conditions:
1. Unless modified by the overlay district regulations, the regulation of the base zoning district apply.
 2. In the case of conflicting standards between this article and any other Town of St. Francisville Ordinances, the overlay requirements shall apply.
 3. All freestanding signs in the overlay shall comply to the regulations of the overlay district outlined in Section 4.2.F.5.
 4. These regulations apply to all new development with the exception of single-family and duplex development under residential zoning districts.
 5. Normal maintenance and repair may be performed without compliance with the overlay regulations.
 6. Any redevelopment, renovation, expansion, or change in use that does not meet the non-conforming use, lot, and structures standards in Section 6.1 shall comply with these regulations.
- D. *Permitted Uses* - The permitted uses for this overlay district shall be the same as for the underlying zoning district in which it is located.
- E. *Conditional Uses* - The conditional uses for this overlay district shall be the same as for the underlying zoning district in which it is located.
- F. *Site Design and Development Standards*
1. *Lot Size* - The minimum lot area for this overlay district shall be the same as for the underlying zoning district in which it is located.
 2. *Lot Width and Depth* - The minimum lot width and depth shall be the same as for the underlying district in which it is located.
 3. Minimum setbacks for principal and accessory buildings shall be specified as below. The setback requirements along the corridor shall at a minimum conform to the following:
 - a. Front Yard: Fifty feet (50').
 - b. Side Yard: Twenty-five feet (25').
 - c. Rear Yard: Twenty-five feet (25') plus five feet (5') for every one-hundred fifty feet (150') of lot depth, not to exceed forty feet (40').
 4. *Landscaping Treatment* - Landscaped areas shall attempt to incorporate existing on-site trees and shrubbery into the landscape scheme and the plans shall indicate such incorporation.
 - a. Erosion retardant vegetation shall be used on all cuts and fills.

- b. Highway 61 frontage (front yard) shall consist of a minimum of twenty feet (20') of landscaped area exclusive of right-of-way. The landscaped area shall contain natural and/or combined natural and man-made features such as berms, brick walls and dense plantings such that vehicular use areas are screened up to at least eighteen inches (18) along the adjacent street. The Building Official must approve alternative screening methods and designs. Landscaped areas shall follow a meandering line where trees and shrubs are varied in height, species, spacing, color and shape.
 - c. All Live Oak trees measuring eight inches (8") in dbh or greater on the development site shall be protected. The Building Official may adjust setbacks and parking requirements to facilitate the preservation of a Live Oak regulated by this overlay. Live Oak trees will only be removed as a last resort when all other efforts to save the tree(s) by redesign of the building placement and site plans have failed.
 - d. While retention of existing mature trees is encouraged, planting new trees into the landscaping of the site adds interest to the corridor and helps to soften the impact of rooflines and pavement. For every two (2) building facades that are greater than twenty feet (20') in length, one (1) tree that will grow to a height of at least one and one quarter (1.25) the height of the structure shall be incorporated into the project. Each of the required trees shall be planted on any side of a building other than the side that is opposite Highway 61.
- 5. *Signage* – Signage shall comply with the provisions of Part VII (Sign Regulations) of this Ordinance, except as follows:
 - a. When more than one (1) freestanding and/or building sign is proposed on a multiple occupancy structure, a Master Sign Plan must be submitted for review and approval by the Building Official (see Section 7.5).
 - b. Non-Residential Signage
 - i. The size and placement of each sign must be proportional to, and visually balanced with, the building façade and the side of the building where it is located.
 - ii. Freestanding signs
 - a. Sign height shall not exceed whichever is greater, twelve (12) feet in height or the height of the building for which it is associated. In no case shall the sign height exceed twenty-four (24) feet.
 - b. Sign area shall not exceed seventy-two (72) square feet.
 - c. Freestanding signs are encouraged, but not required to be monument signs (see Table 7.1 Sign Types). These signs may be installed in the landscaped area of the front and side yards. Additionally, all freestanding signs should have landscaping at the base of the sign.
 - iii. Building Signage
 - a. Building signage shall not extend higher than the building surface upon which they are mounted.
 - b. Permitted sign area shall be a minimum of twenty (20) square feet and a maximum of one (1) square foot for each one (1) square foot of linear street frontage, not to exceed seventy-two (72) square feet.
 - c. Amortization of non-conforming signs
 - i. All freestanding signs in the Highway 61 corridor that become non-conforming

by the provisions of this Ordinance shall be removed, altered or repaired to conform to the provisions of this Ordinance within an amortization period of three (3) years after the effective date of this Ordinance.

- ii. Any non-conforming sign that has been granted a variance from the Town of St. Francisville Comprehensive Zoning Ordinance prior to the effective date of this Ordinance shall be exempt from amortization unless a change in occupancy, tenant and/or signage. Upon request to change the signage, the site shall be subject to the provisions of this Ordinance. Repair and maintenance may be permitted to ensure signage is maintained in a safe, neat and orderly condition and appearance.
6. *Lighting* – Parking lot lighting shall be designed and located in such a manner so as not to detract from the scenic appearance preserved and created in the corridor. Lighting should be directed to the parking areas and not reflected into the adjacent street and neighborhoods.
- G. *Commercial Developments and Multiple Building Sites* - In the case of a commercial development or other development involving multiple building sites, whether on one (1) or more platted lots, the regulations outlined in Section 4.2.D shall apply to the development as an entire tract rather than each platted lot. The Building Official will review these types of developments through a site plan review process (See Section 8.1.E) to ensure compliance with this article.
- H. *Exceptions* – Property, due to topography, size, irregular shapes or other constraints such as adjacent structures or features that significantly affect visibility, and thus cannot be developed without violating the standards of this article shall be reviewed through the Planned Unit Development Process (See Section 8.1.J).

SECTION 4.3 ST. FRANCISVILLE HISTORIC DISTRICT OVERLAY

- A. *Purpose and Intent* - A St. Francisville Historic District Overlay is hereby established, pursuant to the authority granted under Section 4.1 of this Ordinance allowing overlay zoning districts. The purpose of this district is to protect and enhance the visual character of St. Francisville National Register Historic District. In particular the purposes of this overlay district is as follows:
1. The protection and stewardship of all structures in the designated historic districts in the Town of St. Francisville.
 2. The protection of those structures that have architectural and historical value and that should be preserved for the benefit of the people of the municipality and the state.
 3. Encouraging preservation, restoration and rehabilitation of structures, areas and neighborhoods to prevent future blight.
 4. Fostering civic pride in the beauty of, and accomplishments in, St. Francisville's past.
- B. *District Boundaries*
1. The St. Francisville Historic District Overlay shall be delineated as follows: Begin at the intersection of Commerce Street and Burnett Road, then east along the centerline of Burnett Road to the eastern property line of the apartment complex; then north to a point 300 feet from Burnett Road; then east approximately 1,000 feet to the property line that delineates zoning categories on the Official Zoning Map; then south to LA Hwy. 3057 (Commerce Street) and continue south to the municipal boundary; then west to Gaspers Creek; then northwest to the centerline of Weevil Street; then northwest to the centerline of Pecan Grove Street; then south to the property line that is parallel to Commerce Street; then west until it intersects with a property line perpendicular to Ferdinand Street; then north to a point 340 feet south of the centerline of Ferdinand Street; then west to the centerline of Feliciana Street; then south to the centerline of Princeville Road; then west to the municipal boundary; then west, north, west, north, and east along the municipal boundary to the corner of the