

BY COUNCILMAN DeJOHN:

ORDINANCE WITH AMENDMENTS NO. 2014 - 12

AN ORDINANCE TO FURTHER IMPLEMENT PHASE TWO OF THE 2010 MASTER PLAN BY REZONING CERTAIN PARCELS TO ZONING CLASSIFICATIONS IN THE COMPREHENSIVE ZONING ORDINANCE AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, on September 23, 2010, the City of Central adopted the 2010 Master Land Use Plan which has been used for planning and zoning and land within the City of Central;

WHEREAS, the City of Central adopted Ordinance No. 2013-29 enacting the Comprehensive Zoning Code, and Ordinance Nos. 2013-30 and 2013-31 enacting the Development Code (collectively "the Zoning and Development Codes") which became effective on January 1, 2014;

WHEREAS, in order to fully implement the Zoning and Development Codes and to alleviate the need for each property to be rezoned in a manner consistent with the 2010 Master Land Use Plan, the City of Central desires to further implement Phase Two of the 2010 Master Plan by adopting the Comprehensive Zoning Map and rezoning all parcels to classifications consistent with the Zoning and Development Codes; and

WHEREAS, the Zoning Commission approved adoption of the Comprehensive Zoning Map rezoning all parcels to classifications consistent with the Zoning and Development Codes subject to certain conditions;

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of Louisiana as follows:

Section 1. Official Map. The Official Zoning Maps for the City of Central shall be the maps dated June 24, 2014 prepared by the City of Central GIS Department with consultation from Master Land Use planners and zoning attorneys, bearing a 2014 Copyright, copies of which is attached hereto as Exhibits A and B.

Section 2. Rezoning. Unless otherwise provided by Section 4 all parcels within the City of Central are hereby rezoned to the classification indicated on Exhibit A subject to the following conditions:

1. Revision of the following items in the Comprehensive Zoning Ordinance:
 - a. nonconforming standards; and
 - b. building square footage in B-5 Zoning District.
2. Application fees will be waived for owners of properties seeking to be in zoning district with less intense uses, who apply for rezoning of the affected property on or before December 31, 2014.

Section 3. Zoning Districts Repealed. The following zoning districts and their corresponding regulations are hereby repealed:

A1, A2 and A2.7 (Single Family Residential), A2.1 and A2.6 (Zero Lot Line Residential), A2.5 (Town House), A3.1, A3.2 and A3.3 (Limited Residential), A4 (General Residential), A5 (High Rise Apartment), A2.9 (Two Family Residential District), B (Off Street Parking), B1 (Transition), HC2 (Heavy Commercial), C5 (Business), CG (Commercial Gaming), CW, CW1, CW2 and CW3 (Commercial Warehousing and Commercial Warehousing One, Two and Three), GOH (General Office High Rise), GU (Government Use), H (Historic), NC (Neighborhood Commercial), NC-AB (Neighborhood Commercial Alcoholic Beverage Restaurant), RE/A, RE/A1, RE/A2 and RE/A3 (Residential Estate/Agriculture and Residential Estate/Agriculture One, Two and Three), R (Rural), UDD1, UDD2 and UDD3 (Urban Design One, Two and Three) and UDD4 (Airport) and X (Adult Business).

Section 4. Zoning Districts Retained. The following zoning districts and their corresponding regulations shall apply only to properties with the following zoning classifications on June 30, 2014 as shown on Exhibit B:

C-AB-1 Commercial Alcoholic Beverage (Restaurant), C-AB-2 (Commercial Alcoholic Beverage - Bars & Lounges), C1, LC1, LC2 and LC3 (Light Commercial), C2, HC1 (Heavy Commercial), GOL (General Office Low Rise), M1 and M2 (Light and Heavy Industrial), NO (Neighborhood Office), PUD (Planned Unit Development), SPUD (Small Planned Unit Development), and TND (Traditional Neighborhood Development).

Section 5. Conflicts. This Ordinance shall supersede any and all other ordinances in conflict with this Ordinance. In the event of any conflict between this Ordinance and Exhibit B, this Ordinance shall supersede Exhibit B.

Section 6. Severability. If any section, subsection, sentence, clause or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of invalidity and shall remain in force and effect.

Section 7. Effective Date. This Ordinance shall be effective on July 1, 2014.

Approved by the Planning Commission on the 24th day of April 2014.

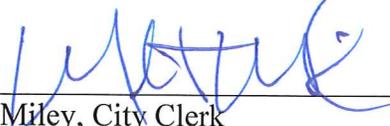
This Ordinance having been submitted to a vote, the vote thereon was as follows:

For: DeJohn, Messina, Moak, Washington
Against: LoBue
Absent: None

Adopted the 24th day of June 2014.

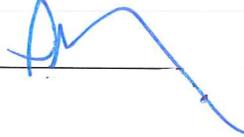
Signed the 27th day of June 2014.

Delivered to the Mayor on the 2nd day of June 2014.

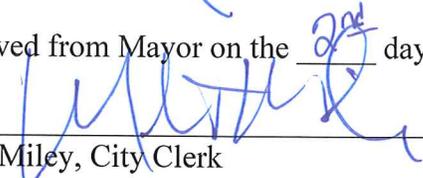


Mark Miley, City Clerk

Approved:



Received from Mayor on the 2nd day of July, 2014:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 11th day of July, 2014