

BY COUNCIL MEMBER DEJOHN

ORDINANCE NO. 2014-15

TO AMEND AND REENACT THE COMPREHENSIVE ZONING CODE TO ENACT BULK REGULATIONS FOR THE B-5 ZONING DISTRICT, TO AMEND PROVISIONS REGARDING LEGAL NONCONFORMING USES AND TO PROVIDE FOR RELATED MATTERS

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

Section 1: Section 10.2 of Chapter 10 is hereby enacted as follows:

Section 10.2 Bulk Regulations.

Though the purpose of the B-5 district is to accommodate large scale retail and office development (over 75,000 square feet of building or retail space), nothing in this Code requires that property zoned B-5 be developed to such a scale.

Section 2: Section 13.6(A) of Chapter 13 is hereby amended and reenacted to read as follows:

Section 13.6 Variances

A. **Authority.** The Board of Adjustments, after a hearing may determine and vary the regulations of this Zoning Code in harmony with their general purpose and intent in specific cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this Zoning Code. Provided, however, that except as provided in Section 15.2(I)(1) no variation shall be granted authorizing the use of land, buildings or structures which is not a permitted use or a conditional use in the district in which the land, building or structures are located.

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Section 3: Section 15.2(I) of Chapter 15 is hereby amended to read as follows:

Section 15.2 Authority to Continue Nonconforming Uses of Structures or Lands

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I. **Nonconforming Uses of Structures or Lands.** The lawfully existing nonconforming use of all or part of a structure or parcel, may be continued subject to the following provisions:

1. The nonconforming use of part of a structure or parcel shall not be expanded or extended into any other portion of such

building or parcel. Notwithstanding the foregoing, the nonconforming use of a part of a structure or parcel may be expanded by up to 35% upon approval of the Board of Adjustments using the procedures and standards set forth for the granting of Variances in Section 13.6. However, in addition to the standards set forth in Section 13.6(C), the Board of Adjustments shall not approve an expansion unless the Board determines that the expansion will not contribute to the alteration of the character of the neighborhood.

2. If a nonconforming use of a structure or parcel is discontinued for a period of 180 days, it shall not be renewed.
3. A nonconforming use shall not be changed to another nonconforming use, unless the subsequent nonconforming use is less intense than the current use (as determined by the Zoning Administrator). If a change to a subsequent nonconforming use is approved, the structure or parcel may not be returned to the prior nonconforming use or any other nonconforming use more intense than the subsequent use approved by the Zoning Administrator.

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Section 4: Conflicts. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 5: 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 6: Effective Date. This Ordinance shall be effective as of July 1, 2014.

Approved by the Zoning Commission on May 22, 2014.

Introduced on June 10, 2014.

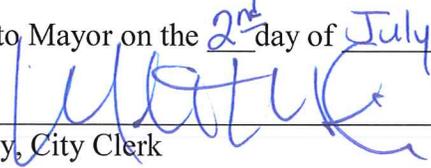
This Ordinance having been submitted to a vote, the vote thereon was as follows:

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

Adopted the 24th day of June, 2014.

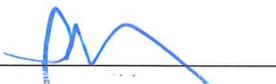
Signed the 27th day of June, 2014.

Delivered to Mayor on the 2nd day of July, 2014:

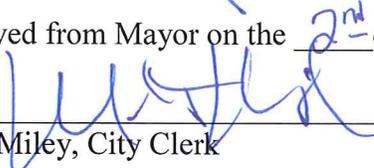


Mark Miley, City Clerk

Approved:



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



Mark Miley, City Clerk

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