

1 BY COUNCIL MEMBER DEJOHN

2
3 ORDINANCE NO. 2014- _____
4

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

10
11 BE IT ORDAINED by the Council of the City of Central, State of Louisiana as follows:
12

13 **Section 1:** Section 10.2 of Chapter 10 is hereby enacted as follows:
14

15 **Section 10.2 Bulk Regulations.**

16 Though the purpose of the B-5 district is to accommodate large scale retail
17 and office development (over 75,000 square feet of building or retail
18 space), nothing in this Code requires that property zoned B-5 be developed
19 to such a scale.
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21 **Section 2:** Section 13.6(A) of Chapter 13 is hereby amended and reenacted to read as
22 follows:
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24 **Section 13.6 Variances**

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26 **A. Authority.** The Board of Adjustments, after a hearing may
27 determine and vary the regulations of this Zoning Code in harmony
28 with their general purpose and intent in specific cases where there
29 are practical difficulties or particular hardships in the way of
30 carrying out the strict letter of the regulations of this Zoning Code.
31 Provided, however, that except as provided in Section 15.2(I)(1) no
32 variation shall be granted authorizing the use of land, buildings or
33 structures which is not a permitted use or a conditional use in the
34 district in which the land, building or structures are located.
35 * * *

36
37 **Section 3:** Section 15.2(I) of Chapter 15 is hereby amended to read as follows:
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39 **Section 15.2 Authority to Continue Nonconforming Uses of Structures or**
40 **Lands**

41 * * *

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

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

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

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

22 * * *

23
24 **Section 4: Conflicts.** All ordinances or parts of ordinances in conflict with this Ordinance
25 are hereby repealed.

26
27 **Section 5: Severability.** If any section, subsection, sentence, clause or provision of this
28 Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of
29 invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the
30 part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of
31 invalidity and shall remain in force and effect.

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

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35 Approved by the Zoning Commission on May 22, 2014.

36
37 Introduced on June 10, 2014.

38
39 This Ordinance having been submitted to a vote, the vote thereon was as follows:

40
41 For:

42 Against:

43 Absent:

44
45 Adopted the ____ day of June, 2014.

1 Signed the _____ day of _____, 2014.

2

3

4 Delivered to Mayor on the ___ day of _____, 2014:

5

6

7 _____
Mark Miley, City Clerk

8

9 Approved:

10

11

12 _____
Shelton "Mac" Watts, Mayor

13

14 Received from Mayor on the _____ day of June, 2014:

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17 _____
Mark Miley, City Clerk

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19 Adopted ordinance published in The Advocate on the _____ day of _____, 2014.