

1 BY COUNCILMAN DeJOHN:  
2

3 PROPOSED ORDINANCE NO. 2014 - \_\_\_\_\_  
4

5 AN ORDINANCE TO FURTHER IMPLEMENT PHASE TWO  
6 OF THE 2010 MASTER PLAN BY REZONING ALL PARCELS  
7 TO ZONING CLASSIFICATIONS IN THE COMPREHENSIVE  
8 ZONING ORDINANCE AND TO PROVIDE FOR RELATED  
9 MATTERS  
10

11 WHEREAS, on September 23, 2010, the City of Central adopted the 2010 Master Land  
12 Use Plan which has been used for planning and zoning and land within the City of Central;  
13

14 WHEREAS, the City of Central adopted Ordinance No. 2013-29 enacting the  
15 Comprehensive Zoning Code, and Ordinance Nos. 2013-30 and 2013-31 enacting the  
16 Development Code (collectively "the Zoning and Development Codes") which became effective  
17 on January 1, 2014;  
18

19 WHEREAS, in order to fully implement the Zoning and Development Codes and to  
20 alleviate the need for each property to be rezoned in a manner consistent with the 2010 Master  
21 Land Use Plan, the City of Central desires to further implement Phase Two of the 2010 Master  
22 Plan by adopting the Comprehensive Zoning Map and rezoning all parcels to classifications  
23 consistent with the Zoning and Development Codes; and  
24

25 WHEREAS, the Zoning Commission approved adoption of the Comprehensive Zoning  
26 Map rezoning all parcels to classifications consistent with the Zoning and Development Codes  
27 subject to certain conditions;  
28

29 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of  
30 Louisiana as follows:  
31

32 **Section 1. Official Map.** The Official Zoning Map for the City of Central shall be the map dated  
33 \_\_\_\_\_ prepared by the City of Central GIS Department with consultation from  
34 Master Land Use planners and zoning attorneys, bearing a \_\_\_\_\_ Copyright, a copy of which is  
35 attached hereto as Exhibit A.  
36

37 **Section 2. Rezoning.** All parcels within the City of Central are hereby rezoned to the  
38 classification indicated on Exhibit A subject to the following conditions:  
39

- 40 1. Revision of the following items in the Comprehensive Zoning Ordinance:  
41 a. nonconforming standards; and  
42 b. building square footage in B-5 Zoning District.  
43 2. Application fees will be waived for owners of properties, located in commercial zoning  
44 districts prior to adoption of the Comprehensive Zoning Map which will be in zoning  
45 district with less intense uses, who apply for rezoning of the affected property on or  
46 before December 31, 2014.  
47

1 **Section 3. Zoning Districts.** To repeal the following zoning districts and their corresponding  
2 regulations:

3  
4 A1, A2 and A2.7 (Single Family Residential), A2.1 and A2.6 (Zero Lot Line Residential),  
5 A2.5 (Town House), A3.1, A3.2 and A3.3 (Limited Residential), A4 (General Residential), A5  
6 (High Rise Apartment), A2.9 (Two Family Residential District), B (Off Street Parking), B1  
7 (Transition), C-AB-1 Commercial Alcoholic Beverage (Restaurant), C-AB-2 (Commercial  
8 Alcoholic Beverage - Bars & Lounges), C1, LC1, LC2 and LC3 (Light Commercial), C2, HC1  
9 and HC2 (Heavy Commercial), C5 (Business), CG (Commercial Gaming), CW, CW1, CW2 and  
10 CW3 (Commercial Warehousing and Commercial Warehousing One, Two and Three), GOL and  
11 GOH (General Office Low and High Rise), GU (Government Use), H (Historic), M1 and M2  
12 (Light and Heavy Industrial), NC (Neighborhood Commercial), NO (Neighborhood Office), NC-  
13 AB Neighborhood Commercial Alcoholic, Beverage (Restaurant), PUD and SPUD, (Planned  
14 Unit Development and Small Planned Unit Development), RE/A, RE/A1, RE/A2  
15 and RE/A3 (Residential Estate/Agriculture and Residential Estate/Agriculture One, Two and  
16 Three), R (Rural), TND (Traditional Neighborhood Development), UDD1, UDD2 and UDD3  
17 (Urban Design One, Two and Three) and UDD4 Airport X (Adult Business).

18  
19 **Section 4. Conflicts.** This Ordinance shall supersede any and all other ordinances in conflict  
20 with this Ordinance.

21  
22 **Section 5. Severability.** If any section, subsection, sentence, clause or provision of this  
23 Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of  
24 invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the  
25 part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of  
26 invalidity and shall remain in force and effect.

27  
28 **Section 6. Effective Date.** This Ordinance shall be effective on July 1, 2014.

29  
30 Approved by the Planning Commission on the \_\_\_\_ day of \_\_\_\_\_, 2014.

31  
32 This Ordinance having been submitted to a vote, the vote thereon was as follows:

33  
34 For:

35 Against:

36 Absent:

37  
38 Adopted the \_\_\_\_ day of \_\_\_\_\_, 2014.

39  
40 Signed the \_\_\_\_ day of \_\_\_\_\_, 2014.

41  
42 Delivered to the Mayor on the \_\_\_\_ day of \_\_\_\_\_, 2014.

43  
44 \_\_\_\_\_  
45 Mark Miley, City Clerk  
46

1 Approved:

2

3

4 \_\_\_\_\_  
Shelton "Mac" Watts, Mayor

5

6 Received from Mayor on the \_\_\_\_\_ day of \_\_\_\_\_, 2014:

7

8

9 \_\_\_\_\_  
Mark Miley, City Clerk

10

11 Adopted Ordinance published in The Advocate on the \_\_\_\_\_ day of \_\_\_\_\_, 2014

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38 Shelton "Mac" Watts, Mayor

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