

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 because
17 effective 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;

24
25 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of
26 Louisiana as follows:

27
28 **Section 1. Official Map.** The Official Zoning Map for the City of Central shall be the map dated
29 _____ prepared by the City of Central GIS Department bearing a
30 _____ Copyright, a copy of which is attached hereto as Exhibit A.

31
32 **Section 2. Rezoning.** All parcels within the City of Central are hereby rezoned to the
33 classification indicated on Exhibit A.

34
35 **Section 3. Zoning Districts.** To repeal the following zoning districts used on the 2010 Master
36 Plan:

37
38 A1, A2 and A2.7 (Single Family Residential), A2.1 and A2.6 (Zero Lot Line Residential),
39 A2.5 (Town House), A3.1, A3.2 and A3.3 (Limited Residential), A4 (General Residential), A5
40 (High Rise Apartment), A2.9 (Two Family Residential District), B (Off Street Parking), B1
41 (Transition), C-AB-1 Commercial Alcoholic Beverage (Restaurant), C-AB-2 (Commercial
42 Alcoholic Beverage - Bars & Lounges), C1, LC1, LC2 and LC3 (Light Commercial), C2, HC1
43 and HC2 (Heavy Commercial), C5 (Business), CG (Commercial Gaming), CW, CW1, CW2 and
44 CW3 (Commercial Warehousing and Commercial Warehousing One, Two and Three), GOL and
45 GOH (General Office Low and High Rise), GU (Government Use), H (Historic), M1 and M2
46 (Light and Heavy Industrial), NC (Neighborhood Commercial), NO (Neighborhood Office), NC-
47 AB Neighborhood Commercial Alcoholic, Beverage (Restaurant), PUD and SPUD, (Planned
48 Unit Development and Small Planned Unit Development), RE/A, RE/A1, RE/A2

1 and RE/A3 (Residential Estate/Agriculture and Residential Estate/Agriculture One, Two and
2 Three), R (Rural), TND (Traditional Neighborhood Development), UDD1, UDD2 and UDD3
3 (Urban Design One, Two and Three) and UDD4 Airport X (Adult Business).

4
5 **Section 4. Conflicts.** This Ordinance shall supersede any and all other ordinances in conflict
6 with this Ordinance.

7
8 **Section 5. Severability.** If any section, subsection, sentence, clause or provision of this
9 Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of
10 invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the
11 part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of
12 invalidity and shall remain in force and effect.

13
14 **Section 6. Effective Date.** This Ordinance shall be effective upon publication.

15
16 Approved by the Planning Commission on the ____ day of _____, 2014.

17
18 This Ordinance having been submitted to a vote, the vote thereon was as follows:

19
20 For:

21 Against:

22 Absent:

23
24 Adopted the ____ day of _____, 2014.

25
26 Signed the ____ day of _____, 2014.

27
28 Delivered to the Mayor on the ____ day of _____, 2014.

29
30
31 _____
32 Mark Miley, City Clerk

33
34 Approved:

35
36 _____
37 Shelton "Mac" Watts, Mayor

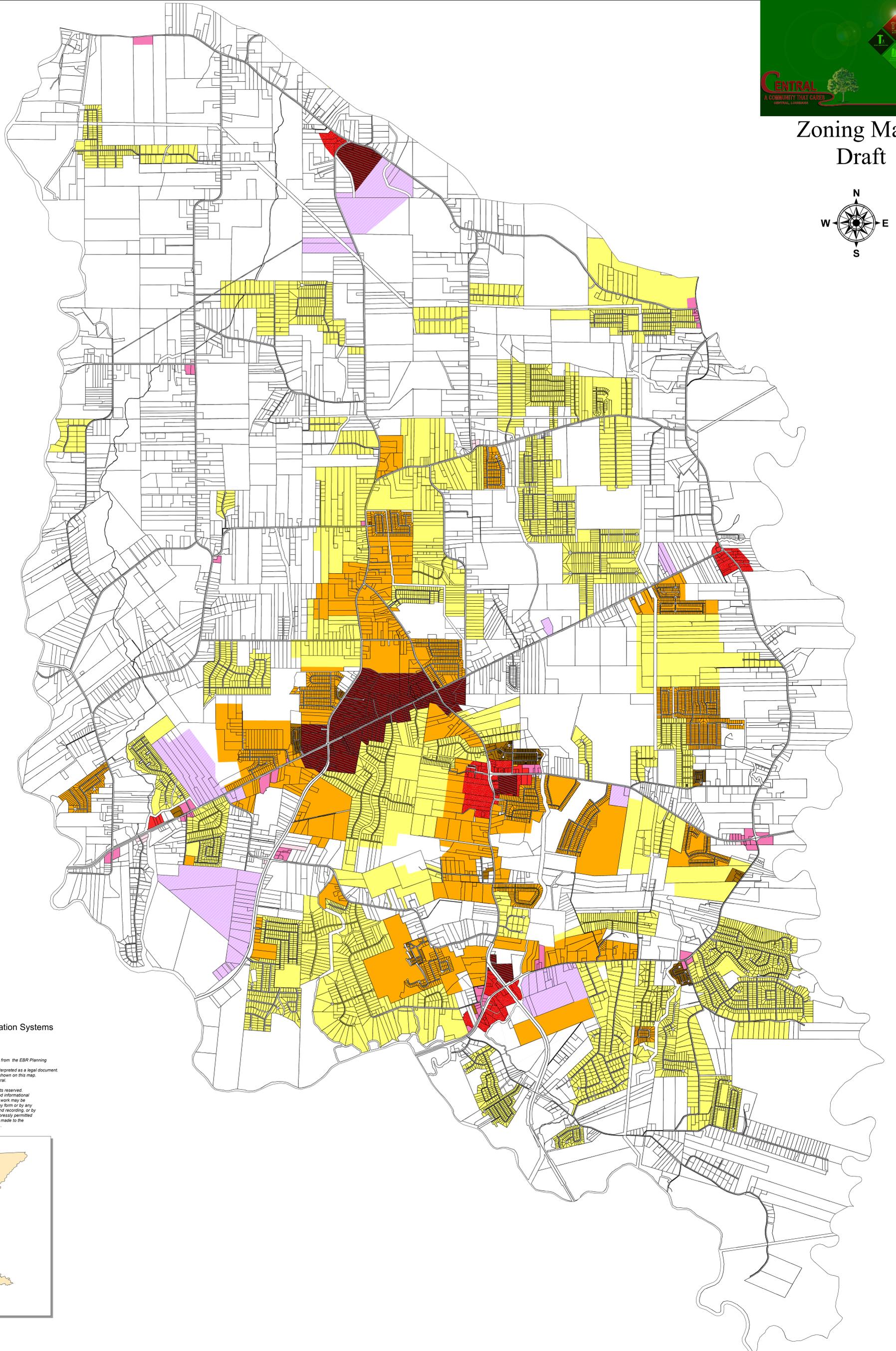
38
39 Received from Mayor on the ____ day of _____, 2014:

40
41 _____
42 Mark Miley, City Clerk

43
44 Adopted Ordinance published in The Advocate on the ____ day of _____, 2014



Zoning Map Draft



Legend

— City Street

ZONES

- B1
- B2
- B3
- B4
- B5
- ORD
- R1
- R2
- R3
- RA

Prepared by the
City of Central Geographic Information Systems
March 12, 2014

This map has been compiled from the most accurate source data from the EBR Planning. However, this map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Central.

Copyright © 2008 City of Central, LA 70818. All rights reserved. Maps may be reproduced or transmitted for personal and informational purposes, but not for commercial use. No part of this work may be reproduced or transmitted for commercial purposes, in any form or by any means, electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, except as expressly permitted in writing by the City of Central. Requests should be made to the City's GIS Department at (225) 262-5000.

