

SUMMARY OF PROPOSED DEVELOPMENT STANDARDS for CENTRAL PARKWAY ZONING

(See Ordinance for more details)

PROTECTION OF RESIDENTIAL PROPERTIES

- **Residential Buffers Required.** Commercial developments must provide solid, opaque screening to protect homes from automobile lights and to help screen other activity and noise.
- **Certification Required.** Applicants for commercial development must provide a landscape plan certified by an engineer or landscape professional that the buffering shown on the plan will provide an opaque barrier between the properties.
- **Lot Clearing.** Site plan approval is required before clearing of the lot.
- **Existing Homes on Highway 167.** New developments that share side lot lines with existing homes must provide, at a minimum, a double-faced 8-foot high opaque fence along the property line.
- **Rear Buffers.** New developments sharing a rear lot line with residentially zoned property must provide a solid opaque barrier and a 10 foot wide landscaped buffer strip along the common property line. The solid opaque barrier must be one or a combination of:
 - Fence. An opaque 8 foot high fence made of wood, precast concrete, or metal (corrugated and galvanized sheets are not allowed)
 - Wall. An 8 foot high wall made of precast concrete brick, stone, cast-stone, split-faced block, stucco over standard concrete masonry blocks, or other similar material.
 - Berm. A berm meeting City requirements and landscaped with plant materials.
- **Rear buffer areas** cannot be used for storage or parking.
- **Rear Buffer Landscaping.** Trees and shrubs required in the residential buffer:
 - Understory trees ... 6 per 50 lineal feet
 - Shrubs.....12 per 50 lineal feet
- **Exemptions.** If the grade of the site, or other topographic condition, prevents the buffer from accomplishing its purpose, the minimum requirements may be modified by the Zoning Administrator.
- **Noise.** In addition to the requirements of Section 5.12 Performance Standards, drive-through or outdoor speakers must be oriented away from residentially zoned properties. Speakers for uses operating 24 hours must be disabled between 12:00 a.m. and 6:00 a.m.
- **Lighting** must be directed and hooded to eliminate bleed over to adjacent properties. No lighting standards can be placed in setback areas.
- **Air Quality.** The air quality of adjacent properties must be preserved by use of exhaust filters and meet the requirements of Section 5.12 Performance Standards.
- **Trees along Highway 167.** Developers must provide at least one shade tree every 40 feet.
- **Trash.** Dumpsters must be enclosed by a permanent structure.
- **Subdivision Restrictions.** Applicants must provide evidence in their site plans that any restrictive subdivision covenants have been revised to allow commercial development.
- **Drainage.** Both City and Louisiana Department of Transportation requirements must be met.
- **Driveways.** City approval and a permit from the Louisiana Department of Transportation are required.

SETBACK and HEIGHT STANDARDS	CENTRAL PARKWAY DISTRICTS		
	Pines District	Sports Complex District	Meadows District
Landscaping tree buffer along Highway 167	40'	15'	40'
Maximum building height	30'	40'	40'
Lot coverage by buildings	50%	70%	70%
No parking in front footage of lot	40'	15'	40'
SETBACKS			
Minimum front yard setback	40'	30'	40'
Minimum rear yard setback	10'	10'	10'
Min. rear setback next to residentially zoned	20'	20'	20'
Minimum side yard setback	10'	10'	10'

SIGN STANDARDS

Sign types in the Central Parkway are limited to monument signs, wall signs, projecting signs and window signs.

Pole signs are allowed only in B-3 and B-4 zones within the Central Parkway

Allowed size of monument signs is 1 square foot per lineal foot of building frontage up to 75 square feet per side.

Max height of 6 feet from ground level to top of sign.

1 sign allowed per street frontage.

Size should complement the commercial use without overwhelming adjoining residential property.

Color and style should complement the buildings on the site.

The sign base must be brick, stone, masonry, or other compatible material.

The sign panel must be framed by columns or pilasters with a minimum width of 6 inches.

Durable materials such as solid material background with metal letters, aluminum panels, or routed wood must be used for the sign panel.

The street address must be included on the sign and will not count as sign area

Electronic message signs will be allowed in the CPP Central Parkway Pines District, CPS Central Parkway Sports District, CPM Central Parkway Meadows District and must meet the existing requirements of Sec. 5.11.3F, including 8 second message duration, brightness restrictions, and minimum 100 foot separation from residential districts.

HIGH QUALITY BUILDING STANDARDS

Construction materials—exterior façades must be at least 90% of two or more of these materials: glass, brick, stone, wood, stucco, EIFS, split-face concrete block, scored or fluted block, hardiplank, ironwork

Materials of primary and accessory buildings must be the same.

Business facades facing Highway 167 must have 25% transparency.

Flat roofs must be enclosed by a cornice or cap on front and sides and have a visually defined base.

Rooftop equipment must be screened.

The main entrance must face Highway 167.

Sidewalks are required along the street and from the building entrance to the street.