

LOUISIANA RETAIL ADDITION
1719 Louisiana Street
DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses.

- 1.1. Antique Shop
- 1.2. Apparel and accessory stores
- 1.3. Auto parts sale (Indoor)
- 1.4. Bakery or confectionery (retail)
- 1.5. Banks and financial institutions, No drive through
- 1.6. Barber or beauty shops
- 1.7. Clinic
- 1.8. Corner store
- 1.9. Day-care
- 1.10. Discount store
- 1.11. Drug-store or pharmacy
- 1.12. Florist or garden shop
- 1.13. Food stores, groceries
- 1.14. Hobby or Handcraft shop
- 1.15. Laboratories, Medical, Dental, Science
- 1.16. Local utility line or utility distribution lines; telephone exchange (no garage or shop)
- 1.17. Office use
- 1.18. Personal service
- 1.19. Restaurant or cafeteria (carry-out only)
- 1.20. Retail store (indoor)
- 1.21. Studios, photo, music, art, health, etc.
- 1.22. Swimming pool (public or private)
- 1.23. Travel agent

2. Prohibited Uses

- 2.1. Laundromat

3. Space Limits

- 4.1. Minimum Front Yard Setback: 20 feet
- 4.2. Minimum Side Yard Setback: 0.0 feet
- 4.3. Minimum Rear Yard Setback: 0.0 feet
- 4.4. Maximum Height of Structures: 35.00 feet

4. Landscape and Screening Requirements

- 4.1. Landscape buffer requirements:
 - 4.1.1. The landscape buffer along the northern and western property line shall be 10 feet. One canopy tree shall be provided at a minimum of every 30 linear feet inside 10 feet landscape buffer.