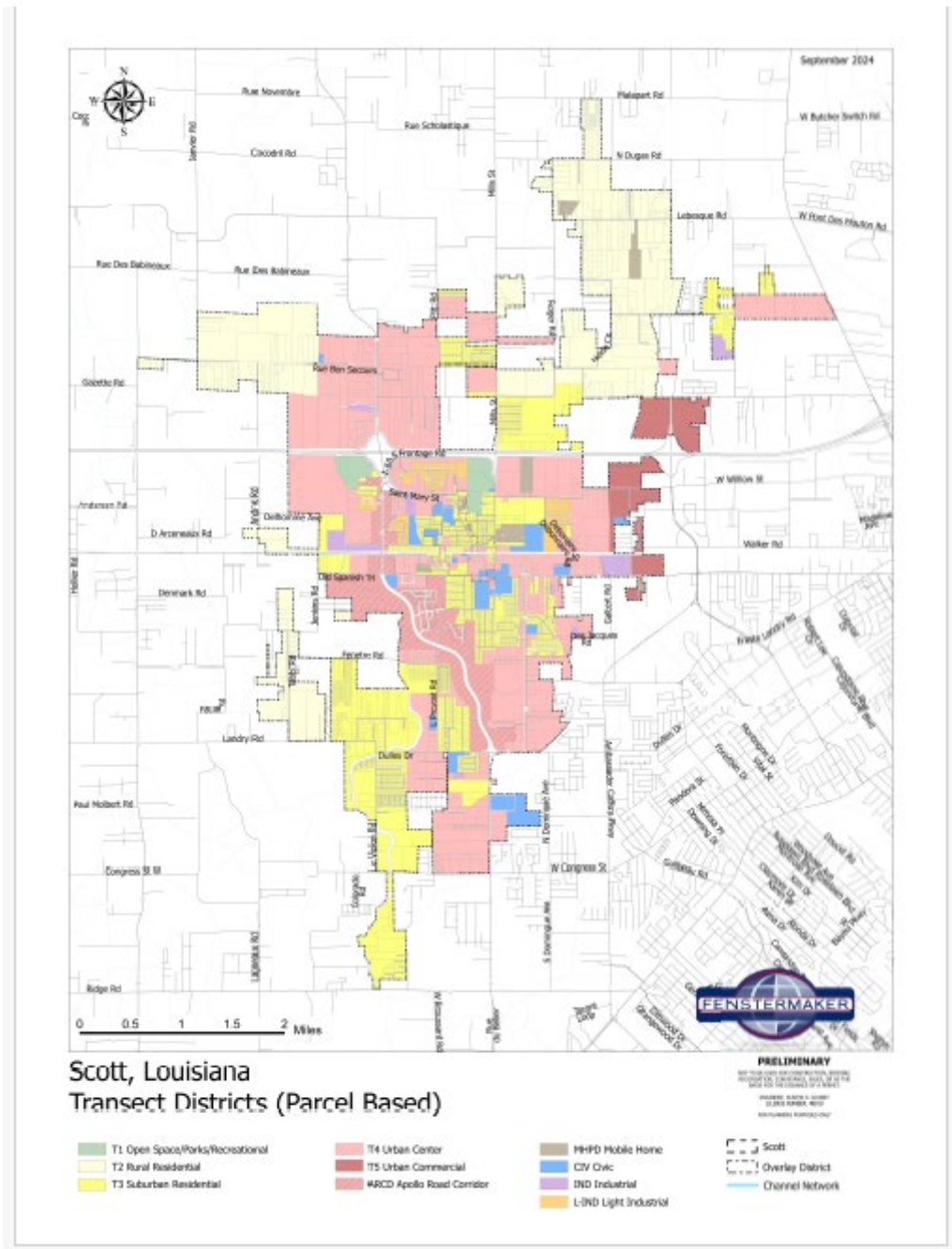


Sec. 40-1. Land use map.



Secs. 40-2—40-20. Reserved.

ARTICLE II. LAND USE REGULATIONS

DIVISION 1. GENERALLY

Sec. 40-21. Definitions.

[The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

Adult use. Any business as defined by R.S. 14:106A, including adult bookstores, adult motion picture theaters, adult mini-motion picture theaters, adult live entertainment businesses, adult nightclubs or massage businesses. These uses are further defined in R.S. 14:106. However, those massage businesses where all employees associated with massage meet the ethical and educational requirements specified by the American Massage Therapy Association, or equivalent national or state standards, are exempt from this definition.

Agriculture. Land on which crops are grown and/or livestock are raised for sale, commercial use, personal food production, donation, or educational purposes.

Airport. Land, water, or a structure used for the landing and takeoff of aircraft, including airport buildings, airport structures, or airport rights-of-way. An airport includes passenger terminals for that airport and any ancillary uses within the passenger terminal, such as restaurants and retail goods establishments.

Alcohol beverage sales. The sale of beer, wine, or other alcoholic beverages for on- or off-premises consumption.

Alcohol beverage sales, off-premises. The retail sale of alcoholic beverages in the original manufacturer sealed and labeled container in a business such as a grocery store, convenience store or liquor store for consumption off-site.

Alcohol beverage sales, on-premises. The sale of beer, wine, or other alcoholic beverages as the primary activity (e.g., bars, taverns, etc.) or as an incidental or secondary activity to another primary business activity (e.g., full-service or specialty restaurants, hotels, banquet halls) for consumption on-site.

Animal hospital. An establishment for the care and treatment of animals, and where animals may be boarded during their convalescence. An animal hospital may include a boarding service as an ancillary use, but the primary operation of the use is the care and treatment of the diseases and injuries of animals.

Animal services, generally. Any building or premises, or part thereof, designed or used to care for, board, train, and/or groom animals. This use may include overnight indoor boarding. No outdoor boarding is allowed.

Animal shelter. A facility that is used to house or contain animals and is owned, operated, or maintained by a government or nonprofit organization for the purpose of providing temporary kenneling and finding permanent adoptive homes for animals.

Art gallery. A commercial establishment engaged in the sale, loan, and exhibition of paintings, sculpture, photography, video art, or other works of art. An art gallery does not include a cultural facility, such as a library, museum, or noncommercial gallery that may also display paintings, sculpture, photography, video art, or other works of art. This includes a permanent outdoor art market on private property where artists display and sell hand-crafted or personally produced art directly to retail customers at stalls, booths, tables, platforms, or similar display areas, under the supervision of a proprietor that rents or otherwise arranges for assigned spaces for each vendor.

Arts studio. An establishment for the instruction or study of an art or type of exercise or activity such as dance, martial arts, photography, music, painting, gymnastics, or yoga.

Assisted living facility/home for the elderly. An adult residential care facility/home providing group housing and services for the elderly including but not limited to the following services: lodging, meals, medication administration, intermittent nursing services, assistance with self-administration of medications, assistance with personal hygiene, assistance with transfers and ambulation, assistance with dressing, housekeeping, and laundry. Adult residential care facilities/homes are licensed by the Louisiana Department of Health, per Louisiana Revised Statutes Title 40 §2166.4. The above use shall not include any inmate of any prison or other correctional institution.

Automobile. A self-propelled wheeled vehicle designed for transportation of persons or goods along public streets.

Automobile/vehicle auction facility. A facility where vehicles are offered for sale to persons who bid on the vehicles in competition with each other. A vehicle auction facility includes outdoor storage of the vehicles to be sold.

Automobile/vehicle dealership. An establishment that sells or leases new or used automobiles, trucks, vans, trailers, recreational vehicles, boats, or motorcycles, or other similar motorized transportation vehicles. A motor vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership.

Automobile operations facility. A privately-owned facility for the dispatch, storage and maintenance of emergency medical care vehicles, taxicabs and other livery vehicles. A motor vehicle operations facility does not include facilities where the vehicles of the fire, police, or other municipal departments are dispatched, stored, and/or maintained, which are considered either public safety or public works facilities.

Automobile paint and body shops. Any building, premises, and/or land in which or upon which a business, service, or industry involving the repair or painting of the body of vehicles is conducted or rendered.

Automobile rental establishment. Rental of passenger vehicles, vans, and light trucks, including incidental parking and servicing of rental vehicles. Car sharing services included as part of a parking lot or structure are not considered motor vehicle rental establishments.

Automobile service and repair, major. A business involved in engine rebuilding, major reconditioning of worn or damaged motor vehicles or trailers, towing and collision service, including body, frame or fender straightening or repair, and painting of motor vehicles. The business may also include the sale of tires, including tire installation.

Automobile service and repair, minor. A business that includes, but is not limited to, minor repairs to motor vehicles, including repair or replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel servicing, alignment and balancing, repair and replacement of shock absorbers, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield wipers/wiper blades, grease retainers, wheel bearings, and the like. The business may also include the sale of tires, including tire installation.

Bar. An establishment serving alcoholic beverages in which the principal business is the sale of such beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use only. No retail sales of alcoholic beverages for consumption off-premises is permitted. A bar may include a micro-brewery on-site as an ancillary use only.

Bed and breakfast. A residential structure that provides sleeping rooms for overnight paid occupancy. An owner-occupied building designed as either a single-family or a two-family dwelling that has been converted to a single-family dwelling, which provides no more than five guest rooms for overnight paid occupancy of up to seven nights. Common bathroom facilities may be provided rather than private baths for each room.

Billboard. A permanent sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises where the sign is located. A billboard is also called an outdoor general advertising sign.

Borrow pit, on-site. An excavated hole in the ground from which sand, gravel, soil, or similar material is extracted for use. Borrow pits do not include pits located in navigable waterways, pits where extracted materials

are moved from one location to another on the same site, private manmade lakes, and pits developed as swimming pools or similar accessory facilities.

Car wash. A commercial establishment engaged in the washing and cleaning of passenger vehicles, recreational vehicles or other light duty vehicular equipment, whether automatic or by hand.

Cargo terminal. A transportation facility in which quantities of goods or container cargo are stored without undergoing any manufacturing processes, transferred to other carriers, or stored outdoors in order to transfer them to other locations.

Cemetery. Land used or dedicated to the burial of the dead, including crematoriums, mausoleums, and necessary sales and maintenance facilities. Mortuaries and chapels may be included when operated within the boundary of a cemetery.

Columbarium. A structure for the storage of cinerary urns.

Community center. A facility used as a place of meeting, recreation or social activity, and not operated for profit, which is open to the public.

Community garden. Neighborhood-based developments that provide space for community members to grow plants for beautification, education, recreation, community distribution or person use. These sites shall be owned and managed by public or civic entities, nonprofit organizations, or other community-based organizations that are responsible for maintenance and operations.

Contractor storage yard. Land or structures used primarily for the storage of equipment, vehicles, machinery, or building materials of a contractor in the conduct of any building trade or craft.

Correctional facility. A public- or privately-operated facility for the detention, confinement, treatment or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include adult detention centers, juvenile delinquency centers, jails or prisons.

Crematorium. An accessory use within a cemetery or mortuary containing properly installed, certified apparatus intended for use in the act of cremation.

Cultural facility. A use that is open to the public and provides cultural services and facilities, including, but not limited to, libraries, museums, aquariums, zoos, botanical gardens, and historical societies. A cultural facility may have ancillary retail uses, that offers items related to the facility for sale, and ancillary restaurants, which are only open during the hours of operation of the facility. A cultural facility may hold special events and receptions on-site, including events that take place after closing hours.

Day care center, adult. A facility where, for a portion of a 24-hour day, functionally impaired adults that are not related to the owner or operator of the facility are supervised or participate in a training program. This excludes alcohol and drug abuse clientele, former inmates of prisons or correctional institutions, or former patients of mental institutions who have been found not guilty by reason of insanity. An adult day care center does not include adult day care home.

Day care center, child. A facility where care, supervision and guidance of children that are not related to the owner or operator of the facility is provided on a regular basis. A child day care center does not include a child day care home.

Day care home, adult. A residential dwelling where a permanent occupant of the dwelling provides care for elderly and/or functionally impaired adults in a protective setting for less than 24 hours per day. This excludes alcohol and drug abuse clientele, former inmates of prisons or correctional institutions, or former patients of mental institutions who have been found not guilty by reason of insanity.

Day care home, child. A residential dwelling where a permanent occupant of the dwelling provides care for children from outside households in a protective setting for less than 24 hours per day. The number counted includes the family's natural or adopted children and all other persons under the age of 12. A child day care home does not include facilities that receive children from a single household.

Distribution and logistics facility. Any building, space, or construction designed to receive and ship different types of goods. It acts as an intermediary in the supply chain and receives and stores goods before they are shipped and distributed to wholesalers, retailers, factories, other warehouses, or directly to consumers. Distribution facilities serve as the order processing element of the order fulfillment process.

Dwelling. A structure, or portion of a structure, designed or used exclusively for permanent residential purposes, including single-family, two-family, townhouse, and multi-family dwellings, but not including trailers, hotels/motels, rooming houses, or automobiles.

Dwelling, multi-family. A dwelling designed for occupancy by three or more families. A multi-family dwelling does not include a townhouse dwelling.

Dwelling, single-family. A dwelling designed for occupancy by no more than one family.

Dwelling, townhouse. A structure consisting of no less than three dwelling units, with no other dwelling or portion of other dwelling located directly above or below, where each unit has a separate entrance and direct ground level access to the outdoors. These units are connected to other dwelling units by a single party wall with no opening. A townhouse dwelling does not include a multi-family dwelling. A townhouse dwelling refers to the design of a structure and does not reflect the type of ownership of the individual units.

Dwelling, two-family. A dwelling designed for occupancy by two families.

Educational facility, primary. A public, private, or parochial school offering instruction at the elementary and/or junior high school levels. Places of worship with primary educational facilities are classified as primary educational facilities so long as both uses are located on the same lot, even if in separate buildings. An "educational facility, primary" includes ancillary uses that serve the student population, such as cafeterias and retail goods establishments.

Educational facility, secondary. A public, private, or parochial school offering instruction at the senior high school level. Secondary educational facilities also include secondary theological schools for training ministers, priests, or rabbis. Places of worship with secondary educational facilities are classified as secondary educational facilities so long as both uses are located on the same lot, even if in separate buildings. An "educational facility, secondary" includes ancillary uses such as cafeterias and retail goods establishments.

Educational facility, university. A post-secondary institution for higher learning that grants associate or bachelor's degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. University educational facilities also include post-secondary theological schools for training ministers, priests, or rabbis. University educational facilities do not include vocational educational facilities. An "educational facility, university" includes ancillary uses such as cafeterias, restaurants, and retail goods establishments.

Educational facility, vocational. A school that teaches industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), commercial, or artistic skills, or a school conducted as a commercial enterprise, such as a driving school or school for general educational development (GED). This definition applies to privately operated schools that do not offer a complete educational curriculum. Vocational educational facilities do not include university educational facilities. An "educational facility, vocational" includes ancillary uses that serve the student population, such as cafeterias, restaurants, and retail goods establishments.

Electronic smoking device/vape. Any product containing or delivering nicotine, or any other substance intended for human consumption that can be used by a person to simulate smoking through inhalation of vapor or aerosol from the product. The term includes any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, or vape pen, or under any other project name or descriptor.

Emergency services. Publicly owned safety and emergency services, such as, but not limited to, fire stations, police stations, and emergency medical and ambulance service.

Farmers market. The offering for sale of produce or processed, packaged, or prepared food on pre-established dates in an open area or in a structure, subject to the procedures and regulations set forth in this chapter and the City Code. The individual sellers need not be the same each time the market is in operation.

Fence. A structure that divides two contiguous properties or is placed on the property to divide an area or portion of land from another.

Financial institution. A bank, savings and loan, credit union, or mortgage office. A financial institution does not include check cashing, pay day loan, or title loan establishments.

Firework sales. The offering for sale, whether for retail, wholesale, and/or distribution of fireworks. Fireworks include, but are not limited to, firecrackers, Roman candles, torpedoes, skyrocketers, or any other fireworks of similar kind or character, per Louisiana Revised Statutes Title 51 §651. For additional regulations regarding restrictions on the sale, possession, and use of fireworks, see Chapter 16, Section 16-15 of the Scott Municipal Code.

Funeral home. (Also see *Mortuary*.) An establishment in which the dead are prepared for burial or cremation. The facility shall be permitted to include a chapel for the conduct of funeral services and spaces for funeral services and informal gatherings, and/or display of funeral equipment.

Gas station. A business where flammable or combustible liquids or gases used as fuel for personal/passenger vehicles and trucks is stored and dispersed from fixed equipment into the fuel tanks of personal/passenger vehicles and trucks. Gas stations may include electronic charging stations for personal/passenger vehicles and trucks. Gas station does not include the fueling, servicing, or accommodation of vehicles commonly known as “18-wheelers”, “tractor-trailers,” etc. (see “Truck Stop”).

Golf course. A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, and shelters as ancillary uses. A driving range may be included as part of a golf course.

Government offices. Offices owned, operated, or occupied by a governmental agency to provide a governmental service to the public.

Group home. A group care facility in a residential dwelling, licensed by the state, for 24-hour medical or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. Group homes include youth transitional residences, adult residential care facilities, emergency child shelters, and child residential care facilities licensed by the state.

Hazardous waste. A waste, or combination of wastes, regulated by Title 33, Part V of the Louisiana Environmental Regulatory Code (LAC 33.V), which because of its quantity, concentration, or physical, chemical or infectious characteristics may do either of the following:

- (1) Cause or significantly contribute to an increase in mortality or increase or serious irreversible or incapacitating reversible illness;
- (2) Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of or otherwise managed.

Hazardous waste disposal facility. All structures, appurtenances and improvements on the land used for treatment, storage or disposing of hazardous waste, including all operations or storing areas, diked overflows, or emergency spillway areas. A hazardous waste disposal facility may consist of several treatment, storage or disposal operational units; it includes all areas where hazardous waste may be received, stored, handled or processed.

Hazardous waste incinerator. An enclosed device using controlled flame combustion, where the primary purpose of which is to thermally break down hazardous waste.

Hazardous waste processing facility. Any commercial facility, as defined by LAC 33.V.106, that treats or stores hazardous waste generated on properties other than those on which the processing facilities are located.

Hazardous waste storage. Any environmentally sound facility used to store hazardous waste for a temporary period as regulated by LAC 33.V.

Hazardous waste treatment. The physical, chemical or biological processing of any hazardous waste so as to neutralize such waste or so as to render such waste nonhazardous, safer for transport, amenable for recovery, amenable for storage, or reduced in volume.

Heavy sales, rental and service. This use includes retail, rental and/or service establishments that have permanent outdoor service or storage yards, or partially enclosed structures, including, but not limited to, large-scale home improvement centers with outdoor storage and rental components, lumberyards, playground equipment sales and rental, truck repair establishments, and uses with permanent outdoor service or storage areas for heavy equipment such as truck rental establishments, large-scale moving centers, and temporary storage container facilities.

Hospital. A structure or group of structures used for providing services for the inpatient medical or surgical care of the sick or injured, which typically includes related facilities such as outpatient clinics, diagnostic and treatment facilities, laboratories, central services, and offices. A hospital may also include ancillary uses such as retail goods establishments and restaurants, provided that such facilities are incidental and subordinate to the main use and are part of the hospital structure.

Hotel/motel. An establishment providing a room for sleeping accommodations for a fee with private bathroom facilities and customary lodging services. Related ancillary uses may include, but are not limited to, conference and meeting rooms, restaurants, sale of convenience items, bars, and recreational facilities.

Junkyard. A tract of land, including any accessory structure thereon, that is used for buying, selling, storing, baling, packing, disassembling, or handling waste or scrap materials. Such scrap materials include vehicles, machinery, and equipment not in operable condition, and metals, glass, paper, plastics, rags, and rubber tires. A lot on which three or more inoperable vehicles are stored shall be deemed a junkyard.

Laboratory. A facility for scientific laboratory analysis of natural resources, medical resources, and manufactured materials. The scientific analysis is generally performed for an outside customer, to support the work of that customer. This category includes environmental laboratories for the analysis of air, water, and soil; medical or veterinary laboratories for the analysis of blood, tissue, or other human medical or animal products; and forensic laboratories for analysis of evidence in support of law enforcement agencies.

Live entertainment—secondary use. Any one or more of any of the following live performances, performed live by one or more persons, whether or not done for compensation and whether or not admission is charged: musical act, theatrical play or act, including stand-up comedy, magic, dance clubs, and disc jockey performances using vinyl records, compact discs, computers, or digital music players. Live entertainment—secondary use shall be part of a standard restaurant, indoor amusement facility or bar, and shall be approved separately. A standard restaurant, indoor amusement facility, or bar may be open to the public when no live performances are scheduled. Live entertainment—secondary use does not include:

- (1) Any adult uses.
- (2) Supper clubs, periodic entertainment at educational facilities or places of worship, performances at cultural facilities, performances at reception facilities, performances at weddings and similar religious events, the playing of recorded music over speakers without a disc jockey, poetry readings, or non-amplified musical accompaniment for patrons at a restaurant.

Maintenance/repair services. An establishment providing appliance repair, office machine repair, or building maintenance services. This use does not include the maintenance and repair of vehicles.

Manufacturing, artisan. An establishment for trades and crafts that are less intensive manufacturing uses, such as small-scale metalworking, welding, glassblowing, furniture making, pottery, leathercraft, screen printing of apparel, and hand-woven articles and related items, provided all manufacturing activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration are confined entirely within the building. No outdoor storage is allowed.

Manufacturing, heavy. The manufacturing or compounding of raw materials, which may include the storage of large volumes of finished and raw materials that are highly flammable, toxic or explosive. This manufacturing may involve outdoor operations as part of their manufacturing process. Typical heavy industrial uses include, but are not limited to: concrete batch plants, concrete, tile, or brick manufacturing, motor vehicle and tire assembly, chemical processing, metal casting or foundries, gas manufacturing, grain milling or processing, refining, smelting, or alloying, and petroleum or petroleum products. Heavy manufacturing processes ordinarily have greater than average impacts on the environment or significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, vibration, glare, or health and safety hazards.

Manufacturing, light. The manufacturing from previously prepared materials of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, provided all manufacturing activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from the industrial activity are confined entirely within the building.

Medical/dental clinic. A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical clinics also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.

Micro-brewery. A facility for the production and packaging of malt beverages of low alcoholic content for wholesale distribution, with a capacity of less than 15,000 barrels per year and may include a tasting room. A tasting room allows customers to taste samples of products manufactured on site and purchase related sales items. Sales of alcoholic beverages manufactured outside of the facility are prohibited. A separate liquor license is required for sales of alcoholic beverages manufactured on-site.

Micro-distillery. A facility for the production and packaging of alcoholic beverages in quantities not to exceed 12,000 gallons per year and may include a tasting room. A tasting room allows customers to taste samples of products manufactured on site and purchase related sales items. Sales of alcoholic beverages manufactured outside of the facility are prohibited. A separate liquor license is required for sales of alcoholic beverages manufactured on-site.

Mini warehouse. A structure that rents individual compartments for the purpose of storing personal property.

Mortuary. (Also see *Funeral home.*) An establishment in which the dead are prepared for burial or cremation. The facility shall be permitted to include a chapel for the conduct of funeral services and spaces for funeral services and informal gatherings, and/or display of funeral equipment.

Off-premises advertising sign. Any sign advertising a commercial use, facility, service, or product that is not located, sold, or manufactured on the same premises as the sign, and whose advertising or information content is visible from the interstate highway or any public street in the city.

On-premises sign. A sign that pertains to the use of the premises on which it is located.

Office, business and professional. Business offices include the office of agents or consultants who offer business services of a competitive nature including, but not limited to, insurance, real estate, savings and loan associations, banks, mortgage companies, and similar businesses who advertise their services through various media such as newspaper, radio, television, magazines, and outdoor advertising. Professional offices include the office of a physician, accountant, surgeon, dentist, attorney, architect, animal hospital, engineer, tax consultant, or other professional person who offers skilled services to his clients and who is not professionally engaged in the purchase or sale of economic goods. A business and professional office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, nor engaged in the repair or sale of products for immediate purchase and removal from the premise by the purchaser.

Office, with storage facilities. A facility that contains the business operations of an office and the storage of inventory, equipment, and other goods not needed on a regular basis, housing business archives and records, and providing climate-controlled storage for equipment and items.

Oil field services, equipment rental or storage. An area intended for the storage of oil field equipment and the offering of same for rent.

Outdoor storage. The keeping of goods, material, merchandise or equipment outside of an enclosed building for a period of more than 24 consecutive hours. Containers, roofed-over areas and fenced-in areas shall not be considered as enclosed buildings for the purpose of outdoor storage.

Outdoor storage yard. The storage of material as a principal use of the lot for more than 24 hours, including items for sale, lease, processing, and repair not in an enclosed building. Items stored within an outdoor storage yard shall be owned, consigned, or leased by the owner of the storage yard.

Parking lot. An open, hard-surfaced area, other than a street or public way, used for the storage of operable passenger motor vehicles for limited periods of time. Parking may be available for residents, visitors, employees, clients, customers, or similar users whether for compensation or at no charge.

Parking structure. A structure composed of one or more levels or floors used for the parking or storage of motor vehicles.

Parks and playgrounds. A noncommercial, not-for-profit facility designed to serve the recreation needs of the residents of the community. Parks and playgrounds include, but are not limited to, ballfields, football fields, soccer fields, basketball courts, tennis courts, dog parks, skateboard parks, playgrounds, beaches, and park district field houses, which may have indoor recreation facilities.

Personal service establishment. An establishment primarily engaged in the provision of frequent or recurrent services of a personal nature. Typical uses include, but are not limited to, beauty salons and spas, barbershops, tanning salons, massage establishments, commercial copy shops, animal grooming (without boarding), shoe repair, personal item repair shops, laundromats, dry cleaners, and tailors. Personal service establishments do not include any adult uses.

Place of worship. A structure, together with accessory structures and uses, where persons regularly assemble for religious purposes, religious instruction, and related social events, which is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes. A place of worship may include group housing for persons under religious vows or orders. Places of worship may also include day care centers.

Planned unit development (PUD). A residential, commercial or mixed-use development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, shall be permitted to be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines.

Portable storage buildings. Enclosed storage containers which are: left at a location for temporary storage on-site, filled and moved to another site (which may include an off-site storage facility), or storage on-site if permitted.

Prefabricated housing. Any housing with structural or mechanical components manufactured and assembled away from the construction site. For purposes of this definition, the following terms shall have the following meanings:

Manufactured home community. A unified development of two or more manufactured home sites, plots or stands, arranged on a large tract usually under single ownership, meeting the area and yard requirements of this article, and designed to accommodate manufactured homes for a more or less permanent duration. Such term may include travel trailer accommodations, provided that no more than 25 percent of the park is used for such purpose.

Manufactured housing. Dwelling units constructed primarily at a plant or facility on a production line basis and delivered to the site as an assembled unit or in modular form. Manufactured housing specifically refers to housing built to 42 USC 5403, Federal Manufactured Home Construction and Safety Standards set by the U.S. Department of Housing and Urban Development (HUD).

Manufactured housing sales lot. A facility for the display, service, and retail sale of manufactured housing or pre-assembled storage buildings.

Mobile home. Prefabricated trailer-type housing units that are semi-permanently attached to land, either the owner's fee land or leasehold. A mobile home is a moveable or portable structure designed and constructed on its own chassis and intended for connection to utilities for year-round occupancy as a dwelling. Any dwelling unit that qualifies as a manufactured or modular home according to the definitions herein is not considered a mobile home. Furthermore, a travel trailer is not considered a mobile home.

Modular home. Modular homes are houses divided into multiple modules or sections, which are manufactured in a remote facility and delivered to their intended site of use. The modules are then assembled on a permanent foundation into a single residential building. Unlike other prefabricated construction, modular homes conform to all state, local and regional codes (International Building Code standards) where the structure is to be located.

Travel trailer. A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling and may be hauled along a highway.

Public buildings and facilities. Any building used exclusively for public purposes by any department or branch of government.

Public improvement. Any drainage ditch, storm sewer or drainage facility, sanitary sewer, water main, roadway, parkway, sidewalk, pedestrian way, off-street parking area, lot improvement or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or for which the local government responsibility is established.

Public use. Any use operated by an agency of government which provides a direct service to the public including police, fire, library, schools (whether operated by a public body or not) and recreational services.

Public utility station. A structure or facility used by a public or quasi-public agency to store, distribute, and/or generate electricity, gas telecommunications and related equipment, or to pump or chemically treat water. This does not include storage or treatment of sewage, solid waste or hazardous waste.

Recreational facilities. Any facility that provides recreational opportunities such as tennis courts, health clubs or golf courses.

Recreational facilities, indoor. A commercial establishment providing completely enclosed recreation activities. Accessory uses shall be permitted to include the preparation and serving of food and/or sale of equipment related to the enclosed uses. Included in this definition shall be archery, bowling, roller-skating or ice-skating, billiards, swimming pools, rifle ranges, and related amusements.

Recreational facilities, outdoor. An area free of buildings except for restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions and similar structures used primarily for commercial recreational activities.

Recreational vehicle. A vehicle or similar means of human transportation used primarily for recreational purposes. Recreational vehicles include, but are not limited to, boats and rafts, camper trailers designed to be used as a temporary dwelling for travel or recreational use, motor homes, pickup coaches designed primarily to be mounted on a pickup or truck chassis and suitable for use as a temporary dwelling for travel, recreational or vacation uses, and jet skis and other personal watercraft.

Recreational vehicle (RV) park. Any lot or parcel of land used or intended to be used for the accommodation of two or more recreational vehicles for transient dwelling purposes for a maximum of 15 days.

Recreational vehicle (RV) storage facility. Any lot or parcel of land used for storage of recreational vehicles including, but not limited to, boats and rafts camper trailers, motor homes, pickup coaches, jet skis and other personal watercraft as defined above under "recreational vehicle".

Residential care facility. A group care facility licensed by the state for 24-hour medical or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. A residential care facility includes independent living, assisted living, hospice facilities, nursing homes, and continuum of care facilities.

Restaurant, carry out. An establishment maintained, operated, or advertised or held out to the public as a place where food, beverage, or desserts are served in disposable containers or wrappers from a serving counter for consumption off the premises. Carry out restaurants may not offer alcoholic beverages for sale.

Restaurant, fast food. An establishment, which may be part of a chain of fast-food outlets, that is oriented around the quick-service of meals for on-premises or off-premises consumption. Typically, a fast-food restaurant's design or principal method of operation includes three or more of the following characteristics:

- (1) A permanent menu board is provided from which to select and order food;
- (2) Standardized floor plans, architecture and/or sign design are used over several locations;
- (3) Customers pay for food before consuming it;
- (4) A self-service condiment bar is provided;
- (5) Trash receptacles are provided for self-service bussing;
- (6) Furnishing plan indicates hard-finished, stationary seating arrangements;
- (7) Drive-through service is offered; and
- (8) Most main course food items are prepackaged rather than made to order.

Fast food restaurants may not offer alcoholic beverages for sale. Table service by restaurant employees is not provided.

Restaurant, specialty. An establishment whose primary business is the sale of a single specialty type of food or beverage that is not considered a complete meal (e.g., candy, coffee, or ice cream). The sale of other food, beverages, or merchandise is incidental to the sale of the specialty food or beverage. Specialty restaurants may not offer alcoholic beverages for sale.

Restaurant, standard. An establishment where food and/or beverages are prepared to order, served by wait staff, and usually consumed on-premises. A standard restaurant's principal method of operation includes ordering by customers from an individual menu or menu board and the service of food and beverages by a restaurant employee at the same table or counter where the items are consumed. Standard restaurants may offer alcoholic beverages for sale as incidental to food and non-alcoholic beverage service. Food service and sale of non-alcoholic beverages shall constitute at least 50 percent or more of the revenue for said establishment. A supper club is not considered a standard restaurant.

Retail goods establishment. A business that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. A retail goods establishment does not include any adult uses. A retail goods establishment may not sell alcoholic beverages unless retail sales of alcoholic beverages is allowed within the district and a separate approval is obtained for such use. A retail goods establishment that sells food products, such as a delicatessen, bakery, or grocery, may offer ancillary seating areas for consumption of food on the premises.

Retail sales of alcoholic beverages. Retail sales of alcoholic beverages for consumption off-premises when licensed by the city. Sale of alcoholic beverages shall be in factory original containers.

Sandblasting/abrasive blasting. Sandblasting/abrasive blasting is the use of abrasive material to clean, polish, condition or texturize a material such as metal or masonry. Sand is the most widely used blasting abrasive in a sandblasting operation.

Sewage. All effluent carried by sewers, whether sanitary sewage, residential, commercial or industrial wastes, or stormwater runoff. This also includes the entire system of sewage collection, conveyance, treatment and disposal.

Sewage treatment facility. Any plant or other facility providing service, maintenance, or repair of essential public water/wastewater utilities to one or more developments, including but not limited to wells, pumping stations, boosters, reservoirs, repeaters, water storage tanks, lift stations, regulators, and other similar facilities.

Sidewalk. A paved pedestrian footpath within the public right-of-way between the curb lines or the lateral lines of a roadway and the adjacent property lines.

Social club or lodge. Structures operated by an organization or association for some common purpose, such as, but not limited to, a fraternal, social, educational, or recreational purpose or a union hall, but not including clubs organized primarily for profit or to render a service which is customarily carried on as a business. Such organizations and associations shall be incorporated under the laws of Louisiana as a nonprofit corporation or registered with the Secretary of State of Louisiana. Fraternities/sororities are not considered social clubs or lodges.

Solid waste. Any garbage, refuse, or sludge from a waste treatment plant, water supply treatment plant, or air pollution-control facility, and other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from industrial, commercial, mining, and agricultural operations, and from community activities. However, the term "solid waste" does not include solid or dissolved material in domestic sewage; solid or dissolved materials in irrigation-return flows or industrial discharges that are point sources subject to permits under R.S. 30:2074; source, special nuclear, or byproduct material as defined by the Atomic Energy Act of 1954 (68 Stat. 923 et seq.), as amended (42 USC 2011 et seq.); or hazardous waste subject to permits under R.S. 30:2171 et seq.

Solid waste collection facility. A facility that is used to accumulate solid waste generated by and delivered by more than one household or commercial establishment for pickup by a transporter, including, but not limited to, facilities typically located in rural areas where garbage collection does not occur. This definition does not include containers that receive only solid waste generated on property that is contiguous with the property on which the container is located (e.g., containers located at and receiving solid waste only from a multiunit dwelling or a commercial establishment or an industrial establishment).

Solid waste compost facility. A facility where organic matter is processed by natural or mechanical means to aid the microbial decomposition of the organic matter.

Solid waste transfer station. A solid waste processing facility where solid waste is transferred from collection vehicles, processed, and placed in other vehicles for transportation (e.g., a facility that separates recyclables from industrial or putrescible waste streams).

Stable. A building where horses are sheltered; may be accessory to a residential use or a free-standing commercial use.

Storage yard, outdoor. An exterior depository, stockpiling, or safekeeping of materials, products, vehicles, trailers, and the like. Outside storage may be enclosed by a structure that includes a roof but no side walls.

Tattoo parlor. An establishment where tattooing, body piercing, and non-medical body modification services are offered. This definition does not include establishments that offer only ear piercing as an ancillary use.

Taxidermy. The business of preparing, stuffing, and mounting the skins of animals.

Tobacco business/electronic smoking device business. A business primarily engaged in the sale of tobacco products and accessories, electronic smoking devices, products, and accessories, and/or other similar productions and/or devices, whether at wholesale or retail.

Traditional neighborhood development (TND) refers to the development of a complete neighborhood or town using traditional town planning principles. TND may occur in infill settings and involve adaptive reuse of existing buildings, but often involves all-new construction on previously undeveloped land. To qualify as a TND, a project should include a range of housing types, a network of well-connected streets and blocks, humane public spaces, and have amenities such as stores, schools, and places of worship within walking distance of residences. TND is limited to the scale of neighborhood or town. TND projects incorporate many different architectural styles and are not exclusively traditional in aesthetic.

Truck stop. A structure or land intended to be used for the fueling, servicing, or accommodation of trucks (commonly known as "18-wheelers", "tractor-trailers," etc.) and usually incidental service, accommodation, or repair of trucks. This may include a group of facilities consisting of those uses and may also include attendant eating, sleeping, truck weight scales and/or truck parking facilities. As used in this definition, the term "truck" includes any vehicle whose maximum gross weight is more than 10,000 pounds.

Utilities. All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and includes facilities for the generation of electricity.

Warehouse. A facility for the storage and distribution of manufactured products, supplies, and equipment.

Waste transfer station. A facility for the purpose of transferring solid wastes that are generated off the premises of the facility from vehicles or containers into other vehicles or containers for transportation to a solid waste disposal facility.

Wireless communications antenna. A specific device, the surface of which is used to transmit and/or receive radio-frequency signals, microwave signals, or other signals transmitted to or from other antennas. Wireless communications antenna does not include satellite dish antenna.

Wireless communications facility. An unstaffed structure used to house and protect the equipment necessary for processing telecommunications signals, which may include air conditioning equipment and emergency generators.

Wireless communications tower. A structure designed and constructed to support one or more wireless communications antennas and including all appurtenant devices attached to it. A tower can be freestanding (solely self-supported by attachment to the ground) or supported (attached directly to the ground and with guy wires) of either lattice or monopole construction.

Yard. An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of structure upward except as otherwise provided herein. In measuring a yard to determine the width of a yard, the minimum horizontal distance between the lot line and the maximum principal main building shall be the yard dimension.

Yard, corner side. The required minimum distance a principal building shall be located from a corner side lot line. The corner side yard extends along the corner side lot line between the front yard and the rear lot line, for the required minimum depth, as specified for the land use district in which such lot is located, measured perpendicular to the corner side lot line.

Yard, front. A yard extending across the full width of a lot between the side lot lines and between the front property line and the front line of the principal building projected to the side lines of the building site. The depth of the front yard shall be measured between the front line of the building and the property line. On corner lots, the front yard shall be considered as parallel to the street upon which the lot has the least dimension. This space is considered open space.

Yard, interior side. A yard occupying the required minimum distance a principal building shall be located from an interior side lot line. The interior side yard extends along an interior side lot line between the front and rear yards, for the required minimum depth, as specified for the land use district in which such lot is located, measured perpendicular to the interior side lot line.

Yard, rear. A yard extending across the rear of the lot between the side lot lines and occupying the required minimum horizontal distance between a rear lot line and the rear of the principal building. The rear yard shall be at the opposite end of the lot from the front yard. However, on through lots fronting two streets, two front yards shall be provided.

Yard, through. A through yard is any single zoning lot that is not a corner lot and connects two generally parallel streets. On through yards fronting two streets, two front yards shall be provided.

Sec. 40-22. Permitted uses, Code exceptions and warrants—Transect districts.

TABLE 1.1: TRANSECT DISTRICTS PERMITTED USES, CODE EXCEPTIONS AND WARRANTS						
USES	DISTRICTS					USE STANDARDS
	T-1	T-2	T-3	T-4	T-5	
RESIDENTIAL						
APPROXIMATE DENSITY		2—4	4—6	6—10	6—10	
Assisted living facility for the elderly		CE	P	P	P	
Dwelling, single-family		P	P	P	P	
Dwelling two-family		CE	CE	P	P	
Dwelling, townhouse		P	P	P	P	
Dwelling multi-family		CE	CE	P	P	
Group home						
Modular housing		CE	W	CE	CE	
Manufactured housing/mobile homes		W	W	W	W	
COMMERCIAL						
Adult/child day care, home			P	P	P	
Adult/child day care			P	P	P	
Agriculture	P	CE	CE			
Animal hospital			CE	P	P	
Animal services, generally		W	W	P	P	
Art gallery				P	P	
Arts studio		P	P	P	P	
Automobile/vehicle auction facility						
Automobile/vehicle dealership						
Automobile rental establishment						
Automotive service/repair, major						
Automotive service/repair, minor						
Bar			CE	CE	P	
Bed and breakfast		W	P	P	P	
Car wash					W	
Distribution and logistics facility						
Financial institution		CE	P	P	P	

Firework sales				W	W	
Gas station		W	W	W	W	
Funeral home/mortuary		CE	CE	P	P	
Heavy sales, rental and storage				CE	CE	
Hospital		CE	CE	CE	P	
Hotel/motel		CE	CE	P	P	
Laboratory		CE	CE	CE	CE	
Maintenance/repair services				CE	CE	
Manufacturing, artisan						
Medical/dental clinic		CE	W	P	P	
Microbrewery/micro distillery					W	
Mini warehouse		CE	CE	CE	CE	
Office, business and professional		CE	P	P	P	
Office, with storage facilities				P	P	
Off-premises advertising sign						
Oil field services, equipment rental or storage				W	W	
Parking lot, commercial						
Personal services establishment		CE	P	P	P	
Recreational vehicle storage						
Recreational vehicle park				CE	CE	
Residential care facility		CE	CE	CE	P	
Restaurant—carry out (food trucks-MFE)		CE	CE	P	P	Non-residential areas only
Restaurant, fast food		CE	CE	P	P	
Restaurant, standard		CE	CE	P	P	
Restaurant, specialty		CE	CE	P	P	
Retail goods establishment		CE	CE	P	P	
Social club/lodge		CE	CE	CE	CE	
Stables	W	P	W			
Taxidermy						
Tobacco business/electronic smoking device business						

Truck stop						
Warehouse						
CIVIC						
Cemetery						
Community center	CE	CE	W	W	W	
Community garden	P	P	P	P	P	
Cultural facility		CE	W	P	P	
Emergency services	P	P	P	P	P	
Educational facility		CE	CE	CE	CE	
Farmers market	P	P	P	P	P	
Government office	CE	CE	CE	P	P	
Golf course	P	CE	CE	P	P	
Park or playground	P	P	P	P	P	
Place of worship	P	P	P	P	P	
Recreational facility, indoor	CE	CE	CE	P	P	
Recreational facility, outdoor	P	P	P	P	P	
Utilities	CE	CE	CE	CE	CE	
Wireless communications, antenna/facility/ tower						
INDUSTRIAL						
Borrow pit						Table 1.3
ACCESSORY						
Alcohol beverage sales, on-premises		CE	CE	W	W	
Alcoholic beverage sales off-premises		CE	CE	P	P	
Billboard					CE	
Columbarium		CE	CE	CE	CE	
Crematorium		CE	CE	CE	CE	
Live entertainment				CE	P	
Parking structure		CE	CE	CE	P	
PLANNED DEVELOPMENTS						
Planned development (PUD)	P	P	P	P	W	

P = Permitted Use W = Warrant CE = Code Exception Blank = Not Allowed

Sec. 40-23. Same—Special districts.

TABLE 1.2: SPECIAL DISTRICTS PERMITTED USES, CODE EXCEPTIONS AND WARRANTS						
USES	DISTRICTS					USE STANDARDS
	ARCD	MHP	IND	L-IND	CIV	
RESIDENTIAL						
Assisted living facility for the elderly	CE					
Dwelling, single-family	P					
Dwelling two-family	P					
Dwelling, townhouse	P					
Dwelling multi-family	P					
Mobile home park		P				
Modular housing		P	CE			
Manufactured housing/mobile homes		P				
COMMERCIAL						
Adult uses						
Adult/child day care, home	P					
Adult/child day care center	P					
Animal hospital	P					
Animal services, generally	W			P		
Animal shelter					P	
Art gallery	P				P	
Arts studio	P				P	
Automobile/vehicle auction facility				P		
Automobile dealership				P		
Automobile rental establishment			P	P		
Automotive service/repair, major				P		
Automotive service/repair, minor				P		
Bar	P					
Bed and breakfast	P					
Car wash						
Distribution and logistics facility				P		

Financial institution	P			P	P	
Firework sales						
Funeral home/mortuary						
Gas station						
Heavy sales, rental and storage			P	P		
Hospital	P				P	
Hotel/motel	P					
Laboratory	CE		P			
Maintenance/repair services			P	P		
Medical/dental clinic	P				P	
Manufacturing, artisan				P		
Microbrewery/micro distillery			CE	P		
Mini warehouse			P			
Office, business and professional	P		P	P	P	
Office, with storage facilities			P	P		
Oil field services, equipment rental or storage			P			
Off-premises advertising sign						
Parking lot, commercial						
Personal services establishment	P					
Recreational vehicle park					CE	
Recreational vehicle storage						
Residential care facility	P					
Restaurant, carry out (food trucks- MFE)				P		Non-residential areas only
Restaurant, fast food	P					
Restaurant, standard	P					
Restaurant, specialty	P					
Retail goods establishment	P			P		
Social club/lodge	CE					
Tattoo parlor						
Taxidermy			P	P		
Tobacco business/electronic smoking device business						
Truck stop						

Warehouse, wholesale/storage			CE	CE		
CIVIC						
Cemetery					CE	
Community center	P				P	
Community garden	P				P	
Correctional facility						
Cultural facility	P				P	
Educational facility	P		CE		P	
Educational facility, vocational	P		P		P	
Emergency services	P		P	P	P	
Farmers market	P				P	
Government office	W		P	P	P	
Park or playground	P				P	
Place of worship	W	W	W		P	
Recreational facility, indoor	P					
Recreational facility, outdoor	P					
Sewerage treatment facility	P	P	P	P	P	
Utilities	P		P		P	
Wireless communications, antenna/facility/tower						
INDUSTRIAL						
Airport						
Automobile-paint and body shop			CE	CE		
Cargo terminal			P			
Contractor storage yard			P	P		
Hazardous waste disposal facility						
Hazardous waste incinerator						
Hazardous waste processing facility						
Industrial facility			P			
Junkyard						
Borrow pit						Table 1.3
Manufacturing, artisan			P			
Manufacturing, heavy			P			Table 1.3
Manufacturing, light			P	P		
Sandblasting/abrasive blasting facility			CE			

Solid waste collection facility			CE			
Solid waste compost facility			CE			
Solid waste transfer station			CE			
Storage yard, outdoor			W	W		
ACCESSORY						
Alcohol beverage sales, off-premises	P					
Alcohol beverage sales, on-premises	P					
Billboard						
Columbarium	W					
Crematorium	CE					
Live entertainment	CE					
Portable Storage Buildings						
Parking structure	P		P			

P = Permitted Use W = Warrant CE = Code Exception Blank = Not Allowed

TABLE 1.2A: Scott Downtown Core Overlay District (DCOD) PERMITTED USES, CODE EXCEPTIONS AND WARRANTS	
USES	DCOD Overlay District Standard
<i>Residential uses</i> —See underlying zoning district in Table 1.1 transect districts or table 1.2 special districts unless listed below in this table	
<i>Commercial uses</i> —See underlying zoning district in table 1.1 transect districts or table 1.2 special districts unless listed below in this table	
Billboards	
Outdoor Storage Yard	
<i>Civic uses</i> —See underlying zoning district in table 1.1 transect districts or table 1.2 special districts unless listed below in this table	
<i>Industrial uses</i> —See underlying zoning district in table 1.1 transect districts or table 1.2 special districts unless listed below in this table	
Outdoor Storage Yard	
<i>Accessory uses</i> —See underlying zoning district in table 1.1 transect districts or table 1.2 special districts unless listed below in this table	
Outdoor Storage	
<i>Planned developments</i> —See underlying zoning district in table 1.1 transect districts or table 1.2 special districts unless listed below in this table	

P = Permitted Use W = Warrant CE = Code Exception Blank = Not Allowed

Sec. 40-24. Use and performance standards.

TABLE 1.3: USE AND PERFORMANCE STANDARDS		
USES	LOCATION	USE AND PERFORMANCE STANDARDS
<p>The use and performance standards in this table are intended to protect the health, safety, and welfare of the community. Therefore, all uses must comply with these use and performance standards, regardless of any current or pre-existing use or operation. Additionally, no legal non-conforming rights shall be granted that violate any use or performance standard included in this table.</p>		
Borrow Pit (On-Site and Commercial)	All Districts	1. All excavation and related activities must comply with the City of Scott Noise Ordinance located in chapter 14 of the Scott Code of Ordinances.
		2. All excavation and related activities located within 200 feet of any residential use shall operate only between the hours of 7:00 a.m. to 6:00 p.m. Monday to Friday, excluding Federal holidays, except that facilities in an industrial land use district may also operate at other times provided such activities do not exceed a sound level of 65 dBA.
Borrow Pit	T-2 & T-3	3. Backfilling with anything other than water is prohibited.
Convenience Stores/Gas Stations	ARCD DCOD	a. A landscape plan stamped by a Louisiana licensed landscape architect shall be submitted to the Mayor, or his designee, for approval. Further, the site must have a minimum of 20 percent green space, which must be viewable from the street frontage.
		b. Dumpster locations must be in the rear of the building and properly screened with the same material utilized on the primary building.
		c. Detention pond shall be wet and aerated by fountain features.
		d. Only one sign shall be allowed on both the canopy and building facade, and one monument sign shall also be allowed.
		e. The exterior of the building shall be masonry and limited to brick or stucco. The columns supporting the canopy must be wrapped in the same masonry material which is utilized on the primary building.
		f. Windows may not contain any advertisements.
Manufacturing, Heavy	All Districts	1. All on-site activities must comply with the City of Scott Noise Ordinance located in chapter 14 of the Scott Code of Ordinances.
		2. All batching, manufacturing, and processing activities shall be set back a minimum of 50 feet from any property developed for nonindustrial uses.
		3. All batching and related activities located within 200 feet of any residential use shall operate only between the hours of 7:00 a.m. to 6:00 p.m. Monday to Friday, excluding Federal holidays, except that facilities in an industrial land use district may also operate at other times provided such activities do not exceed a sound level of 65 dBA, and must offer reasonable protection to surrounding properties and the neighborhood, particularly in regard to nearby residential uses.