

Chapter 1

GENERAL PROVISIONS

Section 1.1 Authority and purpose

In accordance with the provisions of R.S. 33:101 et seq., and particularly R.S. 33:112, and in order to promote the health, safety, convenience, morals, and general welfare of the community, to ensure orderly development of property; provide for the proper arrangement, width, naming of streets in relation to other existing or planned streets that provide adequate and convenient traffic circulation including access for emergency vehicles; and ensure the adequacy of vehicular parking, utilities, and open space and recreation facilities, the following regulations are adopted by the Planning Commission.

These regulations divide the City-Parish into zoning districts and within the districts regulate and restrict the height, placement, and size of buildings and other structures; the size of yards, courts, and other open spaces; the location and amount of parking; and the location and use of buildings, structures and land for trade, industry, residence, and other purposes; establish appropriate regulatory bodies and prescribe their powers and duties; provide penalties for the violation of the chapter and repeal all ordinances in conflict herewith.

The provisions in the Unified Development Code were originally adopted and became effective on November 20, 1996.

Section 1.2 Subdivision of Land

Every subdivision of land or site or tract development, as outlined in the definitions in Chapter 2, within the jurisdiction of the Parish, except industrial areas as defined in the Plan of Government, shall be shown upon a plat and submitted to the Planning Commission for approval or disapproval. Any plat which has been approved by the Planning Commission and endorsement shown thereon shall be recorded in the office of the Clerk of Court and Recorder of the Parish, and no lots shall be sold from such plat unless and until approved as required by the Unified Development Code. No street number or building permit shall be issued for the erection of any building in the above limits on any property other than on an original or resubdivided lot in a duly approved and recorded subdivision without the written approval of the Planning Commission, or its authorized representative. Public money shall not be expended for the maintenance of streets, sewers, or other improvements until those improvements have been accepted and the plan, plot, or replot of such land shall have been approved by the Planning Commission and recorded in the office of the Clerk of Court and Recorder of the Parish.

- A. No sale or contract of sale or agreement to purchase any lot or division of land either by lot description or by metes and bounds shall be made prior to the approval of a plat thereof by the Planning Commission as required by law.
- B. These regulations shall not apply to:
 - 1. Land in subdivisions previously legally recorded, except in the case of resubdivision;
 - 2. Subdivision in which a building exists on each proposed lot, provided that the owner certifies on the plat that all such existing buildings were constructed prior to December 19, 1949, and provided that such plat is submitted to the Planning

Commission for signature by the Planning Director prior to filing with the Clerk of Court;

3. The subdivision of land to be used for orchards, forestry, or the raising of crops, provided that the owner certifies upon the plat that such land is to be used only for orchards, forestry, or the raising of crops;
4. Small parcels of land sold to or exchanged between adjoining property owners, where such sale or exchange does not create additional lots provided that the Planning Director certifies upon the plat that such sale or exchange does not create additional lots.

Section 1.3 Relationship to Adopted Plans

The regulations established by this Unified Development Code implement the comprehensive plan adopted by the Metropolitan Council for the purpose of promoting health, safety, morals, and the general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration among other things, to the character of the district, and its peculiar suitability for the particular uses; and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 1.4 Minimum Requirements

Use of all premises in the City-Parish shall be in accordance with the standards established in this Unified Development Code, which shall be considered the minimum standards permitted.

Section 1.5 Fees

The amount associated with all fees referenced in this Unified Development Code may be found in Appendix B of this code.

Section 1.6 Severability

Should any section or provision of this Ordinance be declared invalid, the remaining sections or provisions shall remain valid.