

**ANNOTATED OUTLINE  
OF THE UPDATED ZONING AND LAND DEVELOPMENT CODE (ZLDC)**

**CHAPTER 1, ZONING DISTRICTS AND LAND USE**

**Ch. Division 1.1 Purposes and Application of Chapter**

Sec. 1.1.1 Purpose of Chapter

This Section sets out the purpose of Chapter 1.

Sec. 1.1.2 Application of Chapter

This Section shows how this Chapter relates to other parts of the Code.

**Ch. Division 1.2 Establishment of Zoning Districts**

Sec. 1.2.1 Zoning Districts Established (Sec. 126-41)

This Section establishes the zoning districts.

Sec. 1.2.2 Official Zoning Map

This Section adopts the official zoning map as established by the Morgan City Official Code of Ordinances, Section 126-42, and ensures it has the same force and effect of this Code.

**Ch. Division 1.3 Land Use Tables**

Sec. 1.3.1 Permitted and Prohibited Uses (Sec. 126-74)

This Section provides the matrix of permitted and prohibited uses.

**Ch. Division 1.4 Density, Intensity, Bulk, and Scale**

Sec. 1.4.1 Nonresidential Scale Regulations

This Section sets the standards for the development of nonresidential lots. It includes regulations with regard to nonresidential building scale in certain areas, to ensure compatibility with surrounding development

**CHAPTER 2, BUILDINGS AND STRUCTURES**

**Ch. Division 2.1 Purposes and Application of Chapter**

Sec. 2.1.1 Purpose of Chapter

This Section sets out the purpose of Chapter 2.

Sec. 2.1.2 Application of Chapter

This Section shows how this Chapter relates to other parts of the Code.

**Ch. Division 2.2 Supplemental Regulations**

This Section sets out the standards for development of residential property, including:

- Accessory buildings and structures;
- Easements and utilities;
- Exceptions to yard standards;
- Fences, garden walls, and hedges;
- Manufactured Homes;
- Outdoor display of merchandise;

- Outdoor storage and refuse containers;
- Planned Unit Developments (Sec. 126-50);
- Portable Temporary Covers (Sec. 126-48(j));
- Recreational vehicles, inoperable vehicles, and portable storage containers;
- Sexually Oriented Businesses (Sec. 126-51);
- Swimming pools; and,
- Wireless Telecommunications.

### **Ch. Division 2.3 Building Design Standards**

#### Sec. 2.3.1 Residential Building Design Standards (Sec. 126-48)

This Section establishes the standards for residential design, which will be basic requirements for single-family homes, and more detailed requirements for multifamily buildings.

#### Sec. 2.3.2 Traditional Neighborhood Development

This Section sets out the site design standards for the layout of traditional neighborhood developments.

#### Sec. 2.3.3 Non-Residential Building Standards

This Section establishes standards to improve the appearance of non-residential buildings and will help to improve the appearance of commercial corridors.

### **Ch. Division 2.4 Historic Preservation**

#### Sec. 2.4.1 Historic District Established

This Section creates the Historic District based on the provisions already established in Chapter 54 of the Morgan City Code of Ordinances.

#### Sec. 2.4.2 Design Standards

This Section includes the design standards already established in Chapter 54 of the Morgan City Code of Ordinances.

### **Ch. Division 2.5 Signs**

#### Sec. 2.3.1 Pre-existing, Prohibited, and Nonconforming Signs

This Section describes how the Code deals with pre-existing, prohibited, and nonconforming signs.

#### Sec. 2.3.2 Sign Regulations

This Section sets the standards for permanent and temporary signs. This includes compiling all the sign regulations currently found throughout the Morgan City Code of Ordinances, including the ones found in Chapter 54, Historic Preservation and Chapter 126, Zoning.

## **CHAPTER 3, SITE DESIGN AND DEVELOPMENT**

### **Ch. Division 3.1 Purposes and Application of Chapter**

#### Sec. 3.1.1 Purpose of Chapter

This Section sets out the purpose of Chapter 3.

#### Sec. 3.1.2 Application of Chapter

This Section shows how this Chapter relates to other parts of the Code.

**Ch. Division 3.2 Subdivision Design and Land Development** (T. Baker Smith)

Sec. 3.2.1 Subdivision and Development Design

This Section sets out the general standards for the design of Subdivisions and other development types.

Sec. 3.2.2 Dedication of Land and Improvements; Fees in Lieu

This Section provides requirements for dedication of land for parks, playgrounds, and other areas for public use.

Sec. 3.2.3 Mapping and Monuments

This Section sets the standards for mapping Subdivisions and placing monuments in the ground to mark lot corners and street centerlines.

**Ch. Division 3.4 Streets and Utilities** (T. Baker Smith)

Sec. 3.4.1 Streets, Sidewalks

This Section sets the standards for the development of streets, sidewalks, including basic cross-sections and connectivity.

Sec. 3.4.2 Utilities

This Section sets the standards for the installation of utility lines and on-site water and sewer systems.

**Ch. Division 3.5 Parking and Loading** (T. Baker Smith)

Sec. 3.5.1 Parking and Loading Calculations

This Section sets out the standards for calculating how many parking and loading spaces are required. It includes a table of parking and loading requirements by use (uses will be calibrated to the permitted uses table).

Sec. 3.5.2 Parking and Loading Design

This Section sets out the design requirements for parking, loading, and stacking areas, including dimensions of parking spaces, dimensions of off-street loading spaces, and dimensions and design of stacking areas.

**Ch. Division 3.6 Environmental Standards**

Sec. 3.6.1 Floodplain and Wetland Standards (T. Baker Smith)

This Section provides the floodplain management and flood damage prevention requirements, to provide for resource protection and to ensure compliance with FEMA requirements for flood insurance.

Sec. 3.6.2 General Environmental Standards

This Section sets out performance standards for noise.

**Ch. Division 3.7.1 Landscaping**

Sec. 3.7.1 General Requirement

This Section sets out the standards for permitted and prohibited landscape material and the calculation of landscaping requirements.

Sec. 3.7.2 Development Landscaping

This Section sets the standards for landscaping in various parts of a parcel proposed for development and the adjacent right-of-way, including:

- On-lot landscaping
- Parking lot landscaping
- Street trees

These provisions will help to improve the appearance of commercial corridors.

#### Sec 3.7.3 Bufferyard Requirements

This Section sets the standards for bufferyards, which will be located between zoning districts, between certain development types, along streets in certain areas, and along parking lot edges. These provisions will help to ensure compatibility among differing districts and to improve the appearance of commercial corridors.

## **CHAPTER 4, ADMINISTRATION**

### **Ch. Division 4.1 Purposes and Application of Chapter**

#### Sec. 4.1.1 Purpose of Chapter

This Section sets out the purpose of Chapter 4.

#### Sec. 4.1.2 Application of Chapter

This Section shows how this Chapter relates to other parts of the Code.

### **Ch. Division 4.2 Administrative Bodies (T. Baker Smith)**

#### Sec. 4.2.1 City Council

This Section sets out the roles of the City Council.

#### Sec. 4.2.2 Planning and Zoning Commission

This Section sets out the roles of the Planning and Zoning Commission. It also sets out the rules for appointment, procedure, removal of members, minutes, and conflicts of interest.

#### Sec. 4.2.3 Board of Adjustment (Sec. 126-7)

This Section sets out the role of the Board of Adjustment. It also sets out the rules for appointment, procedure, removal of members, minutes, and conflicts of interest.

#### Sec. 4.2.4 Historic Preservation Committee

This Section sets out the role of the Historic District Commission.

### **Ch. Division 4.3 Permits and Procedures**

#### Sec. 4.3.1 Permits and Approvals

This Section provides a comprehensive list of the permits and approvals that are necessary for development, and links them to the procedures that are set out in other Sections of this Article.

#### Sec. 4.3.2 Standardized Development Approval Procedures

This Section establishes a uniform set of development approval procedures that will apply to most applications. This section will help to improve procedures to obtain a review and approval of a development application.

Sec. 4.3.3 Map and Text Amendments (Sec. 126.2 and 126.4)

This Section sets out the procedures for a rezoning or for amending the text of the Code.

Sec. 4.3.4 Subdivision Plat Procedures (T. Baker Smith)

This Section sets out the procedures for platting Subdivisions.

Sec. 4.3.5 Interpretations

This Section sets out the process for an administrative interpretation of the Code.

Sec. 4.3.6 Appeals (Sec. 126-7)

This Section provides the process for appealing decisions of administrative staff of the Planning and Zoning Commission, and for variances to the requirements of this Code.

Sec. 4.3.7 Fees

This Section authorizes the City to set fees for administration of this Code by Council resolution.

**Ch. Division 4.4 Nonconformities** (T. Baker Smith)

Sec. 4.4.1 Types and Classes of Nonconformities

This Section sets out the types of nonconformities (e.g., nonconforming uses, lots, and structures) and the classes of nonconformities (major and minor).

Sec. 4.4.2 General Regulations

This Section sets out the regulations for how nonconformities are treated under this Code.

In many cases, nonconformities will be allowed to continue, provided that they are not abandoned. However, certain nonconformities may be required to be brought into compliance over time if the City is interested in making this policy decision.

Sec. 4.4.3 Mitigation of Nonconformities

This Section provides standards for turning minor nonconforming uses into conforming uses.

**Ch. Division 4.5 Enforcement and Remedies**

Sec. 4.5.1 Violations

This Section establishes the various means of violating the provisions contained within this Code.

Sec. 4.5.2 Enforcement

This Section sets out enforcement procedures and penalties for violations of this Code.

Sec. 4.5.3 Disclaimer

This Section provides a disclaimer with regard to floodplains, which states that approval of a floodplain permit does not make the City liable for flooding.

Sec. 4.5.4 Legal Status

This Section provides for severability of provisions if they are adjudicated to be unconstitutional or unlawful, and provides for the repeal of prior ordinances that are in conflict with this Code.

## **Ch. Division 4.6 Purpose, Authority, and Jurisdiction**

### Sec. 4.6.1 Title and Purpose

This Section provides the general purposes of the Code. It is used for interpretation of individual Code sections, if necessary.

### Sec. 4.6.2 Authority and Jurisdiction

This Section provides the “boilerplate” language on title, reference, authority, and jurisdiction.

### Sec. 4.6.3 Applicability; Private Restrictions; and Vested Rights

This Section sets out the types of development that are subject to this Code, as well as exceptions and exemptions. It also deals with the relationship of the Code to private restrictions and with vested rights.

### Sec. 4.6.4 District Purposes

This Section provides the purpose and anticipated character for each of the zoning districts in the Code.

## **CHAPTER 5, MEASUREMENTS, CALCULATIONS AND DEFINITIONS**

### **Ch. Division 5.1 Purposes and Application of Chapter**

#### Sec. 5.1.1 Purpose of Chapter

This Section provides the “boilerplate” with regard to how words are used, and defines the acronyms that are used in the Code.

#### Sec. 5.1.2 Application of Chapter

This Section shows how this Chapter relates to other parts of the Code.

### **Ch. Division 5.2 Measurements and Calculations**

#### Sec. 5.2.1 Measurements

This Section sets out how measurements are made when applying provisions in the Code, e.g., front setbacks are measured from the front property line.

#### Sec. 5.2.2 Calculations

This Section sets out how calculations are made for such things as lot or parcel area of a flag lot, etc.

### **Ch. Division 5.3 Definitions**

#### Sec. 5.3.1 Definitions

This Section provides the definitions for words and phrases that are found throughout the Code.

### **Municode:**

Charter – Article II, City Council

Chapter 1 – General Provisions

Chapter 6 – Advertising (incorporated into sign regulations)

Chapter 38 – Noise

Chapter 46 – Floods

Chapter 54 – Historic Preservation

Chapter 70 – Manufactured Homes and Trailers

Chapter 86.1 – Board of Adjustment

Chapter 86.2 – Planning and Zoning Commission

Chapter 94 – Streets, Sidewalks, and Other Public Places

Chapter 98 – Subdivisions

Chapter 114 – Vegetation

Chapter 126 – Zoning