

# Plaquemines Parish Zoning Districts and Land Use Regulations

## Zoning Districts:

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## A-1 Rural or Agricultural District

### Permitted Uses:

- a. Farming.
- b. Animal raising, or fowl, fish or shellfish cultivation, or the commercial sale of any such products raised or cultivated and sold on the land itself.
- c. Trapping and fishing.
- d. Single-family dwelling, or two (2) single-family dwellings, attached or detached.
- e. Home occupations.
- f. Mineral extractions and development of natural resources upon obtaining a special permit from the council pursuant to its rules and regulations.
- g. Public and private forest.
- h. Agricultural nurseries.
- i. Private stables and private kennels.
- j. Mini-farms.
- k. Accessory uses when located on the same lot.
- l. Mobile homes.
- m. Private boat houses (dry storage only).
- n. Conservation projects.

### Conditional uses:

- a. Cemeteries.
- b. Airports and heliports.
- c. Radio and television broadcasting towers.
- d. Public stables and public kennels.

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## A-2 Rural or Agricultural District

### Permitted Uses:

- a. Farming.
- b. Animal raising, or fowl, fish or shellfish cultivation, or the commercial sale of any products raised or cultivated and sold on the land itself.
- c. Trapping and fishing.
- d. Single-family dwelling, or two (2) single-family dwellings, attached or detached.
- e. Home occupations.
- f. Mineral extractions and development of natural resources upon obtaining a special permit from the council pursuant to its rules and regulations.
- g. Public and private forests.
- h. Agricultural nurseries.
- i. Private stables and private kennels.
- j. Mobile home residences, attached or detached.
- k. Mini-farms.
- l. Accessory uses when located on the same lot.
- m. Any use permitted in the C-2 General Commercial Zoning District for property fronting on a state- or parish-maintained highway, subject to council approval after a minimum fifteen-day written notification has been given to the adjacent property owners.
- n. Conservation projects.

### Conditional uses:

- a. Cemeteries.
- b. Airports and heliports.
- c. Radio and television broadcasting towers.
- d. Public stables and public kennels.
- e. Homes for the aged, nursing homes and convalescent homes.
- f. Orphan's homes.

## RS-1 Residential Suburban District

## RS-2 Residential Suburban District

## R-1A Single-Family Residential District

## R-1AB Single-Family Residential District

## R-1B Single-Family Residential District

## [R-1BB Single-Family Residential District]

## R-1C Single-Family Residential District

### Permitted uses:

- a. Detached single-family dwelling.
- b. Private agricultural nurseries and gardens.
- c. Private recreational uses.
- d. Home occupations.
- e. Accessory uses when located on the same lot.
- f. Raising vegetables and fruit such as citrus fruit for home consumption only.
- g. Public and private forests.
- h. Conservation projects.

### Conditional uses:

- a. Parks, playgrounds, libraries and museums.

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- b. Churches.
- c. Public and private schools.
- d. Commercial aquarium, beach, circus or carnival grounds, zoo, amusement park or midway.
- e. Cemeteries and mausoleums.
- f. Funeral homes and mortuaries.
- g. Industrial and trade schools.

### **R-2 Two-Family Residential District**

#### Permitted uses:

- a. Detached single-family dwelling.
- b. Two-family dwellings.
- c. Town houses
- d. Private agricultural nurseries and gardens.
- e. Private recreational uses.
- f. Home occupations.
- g. Accessory uses when located on the same lot.
- h. Raising vegetables and fruit such as citrus fruit for home consumption only.
- i. Public and private forests, and similar conservation projects.

#### Conditional uses:

- j. Parks, playgrounds, libraries and museums.
- k. Churches.
- l. Public and private schools.
- m. Commercial aquarium, beach, circus or carnival grounds, zoo, amusement park or midway.
- n. Cemeteries and mausoleums on site of not less than five (5) acres.
- o. Funeral homes and mortuaries.
- p. Industrial and trade schools.

### **R-M1 Multiple-Family Residential District**

#### **[RM-2 Multiple-Family Residential District]**

#### Permitted uses:

- a. Any use permitted in the R-1A, R-1AA, R-1B, R-1BB, R-1C Single-Family Residential District and in the R-2 Two-Family Residential District.
- b. Town houses, subject to provisions of Section VIII, Subsection 7A.
- c. Multiple-family dwellings and apartment hotels
- d. Houses for the aged, nursing homes, convalescent homes, and orphans' homes
- e. Convents and monasteries
- f. Fraternities, sororities, private clubs and lodges
- g. Rooming, boarding, and lodging houses
- h. Tourist homes
- i. Storage garages.

#### Conditional uses:

- a. Commercial aquarium, beach, circus or carnival grounds, zoo, amusement park or midway.
- b. Cemeteries and mausoleums.
- c. Funeral homes and mortuaries.
- d. Hospitals and sanitariums, but not animal hospitals.

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### MH Mobile Home Park District

#### Permitted uses:

- a. Mobile home residences attached or detached.
- b. Mobile Home Parks, Trailer Court, Trailer Camps, and RV Parks.
- c. Single-family dwelling.
- d. Two family-dwelling.
- e. Townhouses.
- f. Multiple-family dwelling.
- g. Private agricultural nurseries and gardens.
- h. Private recreational uses.
- i. Home occupations.
- j. Raising vegetables and fruit such as citrus fruit for home consumption only.
- k. Public and private forests and similar conservation projects.
- l. Accessory structures.

#### Conditional uses:

- a. Parks, playgrounds, libraries and museums.
- b. Public and private schools.
- c. Pier, dock, boat livery, boat launching area, marina, and golf, country, yacht and fraternal club, and other appropriate recreational area and facilities primarily designed for use of occupants of the district.
- d. Civic, cultural or community center.
- e. Child or day care center.
- f. Administrative and service area.

### M Medical Service District

#### Permitted uses:

- a. Single-family dwelling.
- b. Two-family dwelling.
- c. Townhouses.
- d. Multiple-family dwelling.
- e. Hospitals and clinics.
- f. Offices of physicians, surgeons, dentists, psychiatrists, physiotherapists or practitioners in related specialties.
- g. Parking lots and parking garages.
- h. Pharmacies, drug stores, beauty parlors, barber shops, banks, flower shops and retail shops dispensing medical or surgical supplies.
- i. Restaurants, but not drive-in restaurants.
- j. Dormitories.
- k. Hotels containing not more than one hundred (100) rooms.
- l. Parks, playgrounds, libraries and museums.
- m. Churches.
- n. Private agricultural nurseries and gardens.
- o. Private recreational uses.
- p. Home occupations.
- q. Public and private schools.
- r. Accessory uses when located on the same lot.
- s. Raising vegetables and fruit such as citrus fruit for home consumption only.

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- t. Public and private forests.
- u. Conservation projects.

### C-1 Neighborhood Commercial District

#### Permitted uses:

- a. Single-family dwelling.
- b. Two-family dwelling.
- c. Townhouses.
- d. Multiple-family dwelling.
- e. Stores and shops for the conduct of a retail business.
- f. Personal service shops.
- g. Restaurants.
- h. Studios.
- i. Meeting places.
- j. Fix-it shops.
- k. Laundries and laundromats.
- l. Similar establishments for the convenience of the neighboring residents.
- m. Mobile homes.
- n. General business office, including, but not limited to, general administrative offices and sales offices with or without interior or show window display of products incidental to the office use.
- o. Professional offices.
- p. Banks, drive-in or otherwise, provided driveway space is made off the street for vehicles waiting for drive-in service, with a minimum off-street driveway storage space to accommodate five (5) automobiles for each drive-up banking window.
- q. Clinics, but not to include animal clinics.
- r. Data processing center.
- s. Health or athletic club or studios, commercial or private.
- t. Laboratories, medical and dental.
- u. Private agricultural nurseries and gardens.
- v. Private recreational uses.
- w. Home occupations.
- x. Accessory uses when located on the same lot.
- y. Raising vegetables and fruit such as citrus fruit.
- z. Public and private forest, and similar conservation projects.

#### Conditional uses:

- a. Amusement places.
- b. YMCA, YWCA and similar institutions.
- c. Private clubs.
- d. Private and public schools.
- e. Business schools.
- f. Parks, playgrounds, libraries and museums.
- g. Churches.
- h. Commercial aquarium, beach, circus or carnival grounds, zoo, amusement park or midway, when located on a site of at least fifty thousand (50,000) square feet and set back a minimum of fifty (50) feet from any property line abutting a residential district.
- i. Cemeteries and mausoleums on sites not less than five (5) acres.

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- j. Funeral homes and mortuaries located on a site not less than twenty-five thousand (25,000) square feet and set back twenty (20) feet from all property lines. When such facilities abut a residential district, a visual screen or a fence or wall a minimum of seven (7) feet high shall be provided along all interior lot lines.
- k. Hospitals and sanitariums, but not animal hospitals, located on a site of at least three (3) acres.
- l. Advertising signs and new and used machinery sales and services provided such establishments are located within one hundred (100) feet of the highway.
- m. Airports, heliports and helistops.

### C-2 General Commercial District

#### Permitted uses:

- a. Single-family dwelling.
- b. Two-family dwelling.
- c. Townhouses.
- d. Multiple-family dwelling.
- e. Stores and shops for the conduct of a retail business.
- f. Personal service shops.
- g. Restaurants.
- h. Parking garages and lots.
- i. Studios.
- j. Amusement places, meeting places, etc.
- k. Fix-it shops.
- l. Laundries and laundromats.
- m. YMCA, YWCA and similar institutions.
- n. Mobile homes.
- o. General business offices.
- p. Professional offices.
- q. Banks, drive-in or otherwise, provided driveway space is made off the street for vehicles waiting for drive-in service, with a minimum off-street driveway storage space to accommodate five (5) automobiles for each drive-up banking window.
- r. Clinics, but not to include animal clinics.
- s. Animal hospitals and veterinary clinics.
- t. Health or athletic club or studios, commercial or private.
- u. Data processing center.
- v. Laboratories, medical and dental.
- w. Dry cleaning shops using no cleaning fluid whose base is petroleum or one of the derivatives.
- x. Retail and wholesale uses.
- y. Warehouses.
- z. Storage and public garages.
- aa. Filling stations.
- bb. Barrooms, nightclubs and lounges.
- cc. Radio and television studios.
- dd. Drive-in theaters.
- ee. Funeral homes and mortuaries.
- ff. Hotels, motels or motor lodges.

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- gg. Cemeteries or mausoleums.
- hh. Amusement enterprises, including bowling alleys, skating rinks, billiard rooms and any other similar commercial or recreational enterprises.
- ii. Automobile, trailer, and farm equipment sales (new and used) need not be enclosed.
- jj. Mineral and oilfield services and supplies, to include testing and research laboratories, but not to include the testing of combustion engines.
- kk. Restaurants.
- ll. Private clubs.
- mm. Public, private and business schools.
- nn. Parks, playgrounds, libraries and museums.
- oo. Churches.
- pp. Private agricultural nurseries and gardens.
- qq. Home occupations.
- rr. Accessory uses.
- ss. Raising vegetables and fruit such as citrus fruit.
- tt. Public and private forests.
- uu. Conservation projects.

### Conditional uses:

- a. Airports, heliports and helistops.
- b. Radio and television broadcasting towers.

## **I-1 Industrial Park District**

Purpose of the district: In order to provide sufficient space in appropriate locations for certain types of business, industry, and related distribution and service facilities in well designed and landscaped buildings and to make available more attractive locations for these businesses, industries, and related facilities, as well as to provide corresponding reduction of travel time from home to work, an industrial park district is hereby created.

### Permitted uses:

- a. Generally, those light manufacturing uses similar to those listed below which do not create any danger to health and safety in surrounding areas and which do not create any [more] offensive noise, vibration, smoke, dust, lint, odor, heat or glare than that which is generally associated with light industries of the types specifically permitted below:
  - 1) Manufacture or assembly and sale of medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games, and electrical or electronic apparatus.
  - 2) Manufacture or assembly and sale of boats, limited to boats of less than three (3) tons if not located on a navigable waterway, ornamental wrought iron products, electrical appliances and sheet metal products.
  - 3) Beverage blending or bottling, bakery products, candy manufacture, dairy products, and ice cream, but no fruit and vegetable processing and canning, packing and processing of fish, meat and poultry products, distilling of beverages or slaughtering of poultry or animals.
  - 4) Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics, printing, and finishing of textiles and fibers into fabric goods.
  - 5) Manufacturing of furniture, boxes, cabinets, baskets and other wood products of similar nature.
  - 6) Compounding of cosmetics, toiletries, drugs and pharmaceutical products.

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- b. Auditorium or lecture hall and recreation facilities primarily for employees in the district.
- c. Banks, drive-in or otherwise.
- d. Dwelling for resident watchmen and caretakers and their families employed on the premises and/or living quarters for employees except residential subdivisions of two (2) or more dwellings whether existing or proposed.
- e. Gasoline service station, if located on a lot having an area not less than one (1) acre, and not including truck or trailer storage or mechanical servicing of trucks or trailers.
- f. Helistop, subject to the approval of the council.
- g. Hotel, motel or motor lodge.
- h. Laboratories, research, experimental or testing.
- i. Offices and office buildings.
- j. General business offices, including but not limited to general administrative offices and/or sales offices with or without interior or show window display of products, related servicing or storage facilities incidental to the office use.
- k. Merchandise or storage warehouses, with or without floor area devoted to display, sale, servicing, warehousing and handling of merchandise.
- l. Sales, display, storage and servicing or roadbuilding, excavating or other heavy equipment (new or used).
- m. Motion picture studio.
- n. Nursery for growing or propagation of plants, trees and shrubs.
- o. Photographic processing or blueprinting.
- p. Printing and publishing.
- q. Restaurants, but not drive-in restaurants.
- r. All necessary public utilities and services including but not limited to the following subject to review by the environmental review committee.
  - 1) Gas distribution mains and gas regulator stations.
  - 2) Electrical utility distribution lines, meters, service lines, distribution transformers and related appurtenances and transmission facilities.
  - 3) Radio, television and microwave relay, transmitting or receiving towers or antennae when set back a minimum of twenty-five (25) feet from all lot lines, and not exceeding seventy-five (75) feet in height.
  - 4) Underground sewerage lift or pumping station.
  - 5) Aboveground sewerage lift or pumping station.
  - 6) Water distribution systems, meters, sanitary and storm water sewerage systems and related appurtenances.
  - 7) Public water towers and aboveground water storage tanks.
  - 8) Water pumping stations.
  - 9) Storm water pumping station providing at least two (2) off-street parking spaces are provided.
  - 10) Electric substations on sites of a minimum of one acre sites completely surrounded by public streets, adequately screened from any abutting residential district by a landscaped fence or hedge at least sixteen (16) feet in height with all buildings or structures other than poles and self-supporting radio towers, set back a minimum of twenty (20) feet from all property lines abutting a residential district and limited in height to forty (40) feet. Self-supporting radio towers shall be set back a minimum of fifty (50) feet from all property lines.
  - 11) Telephone exchanges provided all buildings, structures, and parking areas are adequately screened from any abutting residential district by a landscaped fence or

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hedge at least six (6) feet in height. Off-street parking shall be provided in an amount necessary to provide adequate off-street parking area for all employees regularly employed on the premises.

12) Public telephones (booth or otherwise), subject to:

- i. Such telephones being illuminated for night use and situated in such manner as to avoid the creation of a potential hazard for adjacent streets, roadways, or driveways.
- ii. Such telephones not obstructing any public sidewalks or pedestrian way.

13) Public transit waiting stations when they comply with the following requirements:

- i. Such facilities shall be situated in such a manner as to avoid the creation of a potential hazard for adjacent streets, roadways or driveways.
- ii. Such facilities do not obstruct any public sidewalks or pedestrian way.

### Conditional uses:

- a. Dwellings that can be screened from industrial activity.
- b. Town houses.
- c. Multiple-family dwellings.
- d. Trade schools, colleges and universities including usual housing and social facilities when located on a site of at least ten (10) acres and provided such facilities are set back in accordance with Table No. 1, Section VI, at the end of this section, and provided further that any accessory use which has accompanying hazards, such as fire, explosion, noise, vibration, dust, or emission of smoke, odors or toxic gases, or other hazards to public health, safety or welfare may be permitted only in accordance with the provision of Section VI, Paragraph L, Hazardous Industrial Uses.
- e. Apartment hotels.
- f. Homes for the aged, nursing homes, convalescent homes, and orphan homes when operated by public or private agencies.
- g. Child care centers.
- h. Heliport.

## I-2 Light Industrial District

### Permitted uses:

- a. Dwelling for resident watchmen and caretakers and their families, employed on the premises and/or living quarters for employees except residential subdivisions of two (2) or more dwellings whether ing or proposed.
- b. Any business, commercial or office uses permitted in any of the above districts.
- c. Generally, those light manufacturing uses similar to those listed below which do not create any danger to health and safety in surrounding areas and which do not create any [more] offensive noise, vibration, smoke, dust, lint, odor, heat or glare than that which is generally associated with light industries of the types specifically permitted below:
  - 1) Animal pound.
  - 2) Animal, poultry and bird raising, commercial.
  - 3) Automobile, truck, trailer, motorcycle and bicycle repair and assembly.
  - 4) Awning manufacture.
  - 5) Bakery products, wholesale (manufacturing permitted).
  - 6) Basket and hamper (wood, reed, rattan, etc.).
  - 7) Bedding (mattresses, pillow and quilt).
  - 8) Beverage blending, bottling (all types), but not distilling.

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- 9) Boat sales, service and rentals.
- 10) Boot and shoe manufacture.
- 11) Box and crate.
- 12) Broom manufacture.
- 13) Bus garage and repair shop.
- 14) Cabinet making.
- 15) Candy, wholesale (manufacturing permitted).
- 16) Cap and hat manufacture.
- 17) Carbon paper and inked ribbons manufacture.
- 18) Carpet, rug and mat, including cleaning.
- 19) Cigar and cigarette manufacture.
- 20) Cleaning and dyeing of garments, hats, and rugs.
- 21) Clock manufacture.
- 22) Coal and coke storage and sales.
- 23) Coffin manufacture.
- 24) Condensed and evaporated milk processing and canning.
- 25) Contractor's shop and storage yard.
- 26) Creamery and bottling operations.
- 27) Dairy products.
- 28) Dental laboratory.
- 29) Electrical sign manufacture.
- 30) Electronic products.
- 31) Exposition building and center.
- 32) Exterminating establishment.
- 33) Fireplace logs.
- 34) Flower, artificial, manufacture.
- 35) Fruit and vegetable processing (including canning, preserving, drying and freezing).
- 36) Fur finishing.
- 37) Grain blending and packaging, but not milling [milling].
- 38) Greenhouses, commercial, wholesale or retail.
- 39) Heating, ventilating, cooking and refrigeration supplies and appliances.
- 40) Airport hangar, heliport or helistop, provided it shall comply with the regulations of the Federal Aviation Agency.
- 41) Hosiery mill.
- 42) Ice cream, wholesale (manufacturing permitted).
- 43) Ice manufacture, including dry ice.
- 44) Industrial vocational training school, including internal combustion engines.
- 45) Ink manufacturing (mixing only).
- 46) Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only).
- 47) Iron (ornamental) fabrication.
- 48) Jewelry manufacture.
- 49) Kennel, boarding or otherwise.
- 50) Knitting, weaving, printing, finishing of textiles and fibers into fabric goods, including clothing.
- 51) Laboratories, research or experimental, but not combustion engines.
- 52) Laundries, linen service.
- 53) Leather goods manufacture, but not including tanning operations.

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- 54) Livery stables and riding academies.
- 55) Looseleaf book manufacture.
- 56) Macaroni and noodle manufacture.
- 57) Malt products manufacture (except breweries).
- 58) Market, wholesale.
- 59) Meat products, packing and processing (no slaughtering).
- 60) Medicine manufacture.
- 61) Milk distributing stations, including bottling.
- 62) Monument processing and shaping, including sales.
- 63) Motion picture studio.
- 64) Oleomargarine (compounding and packing only).
- 65) Office equipment and supply manufacture.
- 66) Optical goods manufacture.
- 67) Organ and piano manufacture.
- 68) Open storage of products manufactured on the premises.
- 69) Open storage of building materials, cement or lime in bags or container, sand, gravel, shell, lumber, structural or reinforcing steel, and the like, storage and sales, but not steel fabrication or junk storage.
- 70) Paper book and sack manufacture.
- 71) Perfumes and perfumed soap (compounding only).
- 72) Pharmaceutical products, drugs.
- 73) Plating, electrolytic process.
- 74) Printing, publishing and engraving.
- 75) Produce and storage warehouse.
- 76) Radiator repairs, cleaning and flushing.
- 77) Radio or television broadcasting station, studios and office.
- 78) Railroad passenger and freight station.
- 79) Research centers.
- 80) Sheet metal products.
- 81) Shipping container (corrugated board, fiber or wirebound).
- 82) Sign fabrication and painting shop.
- 83) Silverware and plated ware.
- 84) Theaters, including open-air and drive-in theaters.
- 85) Tire retreading, recapping and vulcanizing shop.
- 86) Transportation terminal, rail, truck, bus or water.
- 87) Truck repair.
- 88) Warehouse.
- 89) Welding or soldering shop.
- 90) Wholesale houses and distributors.
- 91) Gas distributing facilities and gas service centers.
- 92) Electric utility generating, and transmission and distribution facilities and electric service centers.
- 93) Telephone and communication lines and related facilities.
- 94) Transit service centers.
- 95) Radio, television and microwave relay, transmitting or receiving towers or antennae when set back a minimum of fifty (50) feet from all lot lines.
- 96) Underground sanitary sewerage lift or pump station.
- 97) Aboveground sewerage lift or pumping station.

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- 98) Water distribution systems, meters, sanitary and storm water sewerage systems and related appurtenances but not including lift and pumping stations or water towers.
- 99) Public water towers and aboveground water storage tanks.
- 100) Water pumping stations.
- 101) Storm water pumping stations.
- 102) Electric substations on sites adequately screened from any abutting residential district by a landscaped fence or hedge at least six (6) feet in height with all buildings or structures other than poles and self-supporting radio towers, set back a minimum of twenty (20) feet from all property lines abutting a residential district. Self-supporting radio towers shall be set back a minimum of fifty (50) feet from all property lines.
- 103) Telephone exchanges provided all buildings, structures and parking areas are adequately screened from any abutting residential district by a landscaped fence or hedge at least six (6) feet in height. Off-street parking shall be provided in an amount necessary to provide adequate off-street parking area for all employees regularly employed on the premises.
- 104) Public transit waiting stations when approved by the department of utilities and found to comply with the following requirements:
  - i. Such facilities shall be situated in such a manner as to avoid the creation of a potential hazard for adjacent streets, roadways or driveways.
  - ii. Such facilities do not obstruct any public sidewalks or pedestrian way.
- 105) Electric transmission facilities.
- 106) Worm farms.

Conditional uses: Any conditional use permitted in the I-1 Industrial Park District.

### I-3 Heavy Industrial District

Permitted uses:

- a. Any use permitted in the I-2 District.
- b. Any use consisting of general heavy industrial character, such uses generally being wholesale establishments, service industries, and/or industries that manufacture, compound, process, package, treat, store and distribute goods and material and which are in general dependent on raw materials refined elsewhere and associated with heavy industries of the types specifically permitted below:
  - 1) Aircraft and aircraft parts.
  - 2) Aluminum extrusion, rolling, fabrication and forming.
  - 3) Animal import-export quarantine station.
  - 4) Blacksmith shops, including gas and steam fitting shops.
  - 5) Boat manufacture and repair.
  - 6) Bolts, nuts, screws, washers, and rivets.
  - 7) Building materials (cement, lime in bags or containers, sand, gravel, shell, lumber and the like) storage and sales.
  - 8) Button manufacture.
  - 9) Carbon paper and inked ribbon manufacture.
  - 10) Chewing gum.
  - 11) Chocolate, cocoa, and cocoa products.
  - 12) Coffee, tea and spices, processing and packaging.

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- 13) Container (metal).
- 14) Cooperage works (except cooperage stock mill).
- 15) Cosmetics and toiletries.
- 16) Creamery and dairy operations.
- 17) Fish, shrimp, oysters, and other seafood, processing, packing or storing, except fish curing or smoking.
- 18) Foundry products manufacture (electrical only).
- 19) Furniture (wood, reed, rattan, etc.).
- 20) Gelatin products.
- 21) Glucose and dextrin.
- 22) Hat bodies of fur and wool felt, including men's hats.
- 23) Laboratories, research, experimental, including combustion engine testing.
- 24) Machinery manufacture; machine shops.
- 25) Nails, brads, tacks, spikes and staples.
- 26) Needles and pins.
- 27) Pencils.
- 28) Planing and millwork.
- 29) Plumbing supplies.
- 30) Pulp goods, pressed or molded (including papier mache products).
- 31) Poultry packing and slaughtering.
- 32) Rubber and synthetic treated fabrics (including all rubber and synthetic processing).
- 33) Safes and vaults.
- 34) Soap, washing or cleaning, powder or soda (compounding only).
- 35) Stove and range.
- 36) Tool, dye, gauge and machine shops.
- 37) Tools and hardware products.
- 38) Trailers, carriage and wagon.
- 39) Veneer.
- 40) Vitreous enameled products.
- 41) Wood products.
- 42) Yarn, threads and cordage.
- 43) Storage of goods used in or produced by permitted commercial and industrial uses or related activities, subject to applicable district regulations.
- 44) Gas distribution mains, service piping, service regulators, meters, gas regulation stations and related appurtenances.
- 45) Electric utility lines, transformers and related appurtenances.
- 46) Radio, television and microwave relay, transmitting or receiving towers or antennae when set back a minimum of fifty (50) feet from all lot lines.

### Environmental impact uses:

The uses listed below in this section are those hazardous industrial uses which manufacture, compound, process, package or treat the following products which have accompanying hazards, such as fire, explosion, noise, vibration, dust or emission of smoke, odors or toxic gases, or other hazards to public health, safety or welfare or which cannot be designed and constructed without appreciable expense to conform to high performance standards with respect to the emission of objectionable influences and which normally generate a considerable amount of vehicular traffic, and for which permits should be issued only after special review procedures. The following shall be deemed to be environmental impact uses:

- 1) Acetylene, generation and storage.

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- 2) Acids and derivatives.
- 3) Alcohol, industrial.
- 4) Aluminum, powder and paint manufacture.
- 5) Ammonia.
- 6) Aniline dyes.
- 7) Arsenal.
- 8) Asphalt or asphalt products.
- 9) Atomic reactor.
- 10) Automobile wrecking yard.
- 11) Blast furnace, cupolas.
- 12) Bleaching products.
- 13) Blooming mill.
- 14) Boiler manufacture (other than welded).
- 15) Brick, firebrick refractories and clay products (coal-fired).
- 16) Carbide.
- 17) Casein.
- 18) Caustic soda.
- 19) Cellulose and cellulose storage.
- 20) Cement, lime, gypsum or plaster of paris.
- 21) Charcoal and pulverizing.
- 22) Charcoal, lampblack or fuel briquettes.
- 23) Chlorine.
- 24) Cider and vinegar.
- 25) Cleaning and polishing preparations, dressings and blackings.
- 26) Coke oven products (including fuel gas) and coke oven products storage.
- 27) Cotton ginning.
- 28) Cotton wadding and linter.
- 29) Cottonseed oil, refining.
- 30) Creosote.
- 31) Distillation, manufacture or refining of coal, tar, asphalt, wood and bones.
- 32) Distillery (alcoholic), breweries and alcoholic spirits (nonindustrial).
- 33) Dyestuff.
- 34) Excelsior.
- 35) Explosives, including ammunition and fireworks and explosive storage.
- 36) Fat rendering.
- 37) Film, photographic.
- 38) Fertilizer, organic or nonorganic.
- 39) Fish curing or smoking.
- 40) Fish oil and meal.
- 41) Flour, feed, and grain milling.
- 42) Forge plant, pneumatic drop and forge hammering.
- 43) Foundries.
- 44) Galvanizing and/or vulcanizing shops.
- 45) Gas manufacture and storage.
- 46) Glue, gelatin (animal), glue and size (vegetable).
- 47) Graphite or graphic products.
- 48) Hair, felt or feathers, washing, curing and dyeing.
- 49) Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage.

## Plaquemines Parish Zoning Districts and Land Use Regulations

- 50) Hydrogen and oxygen.
- 51) Incinerator, industrial or public.
- 52) Insecticides, fungicides, disinfectants, or related industrial or household chemical compounds.
- 53) Junkyards, open or enclosed storage of junk.
- 54) Jute, hemp and sisal products.
- 55) Lampblack, carbonblack and boneblack.
- 56) Lead oxide.
- 57) Leather tanning and curing.
- 58) Linoleum and other hard-surface floor coverings (except wood).
- 59) Linoleum or oil cloth.
- 60) Match manufacture.
- 61) Meat or fish products, including slaughtering of meat or preparation of fish for packing.
- 62) Metal and metal ores, reduction, refining, smelting and alloying.
- 63) Minerals and earths quarrying, extracting, grinding, crushing and processing.
- 64) Molasses.
- 65) Nitrate (manufactured and natural) of an explosive nature and storage.
- 66) Nitrating of cotton or other material.
- 67) Nylon.
- 68) Oil, gas and mineral exploration, including wells.
- 69) Oil cloth, oil treated products and artificial leather.
- 70) Ore dumps and elevators.
- 71) Petroleum, gasoline and lubricating oil, refining and wholesale storage.
- 72) Pickles, vegetable relish and sauces.
- 73) Plastic material and synthetic resins.
- 74) Potash.
- 75) Public and commercial incinerators.
- 76) Pyroxylin.
- 77) Radioactive waste handling.
- 78) Rayon.
- 79) Rayon yarns.
- 80) Rendering and storage of dead animals, offal, garbage and waste products.
- 81) Rubber (natural or synthetic, including tires, tubes or similar products), guttapercha, chicle and balata processing.
- 82) Sand and/or gravel pits.
- 83) Sandblasting, subject to regulations of Louisiana Department of Environmental Quality.
- 84) Toxic waste of any kind.

Conditional uses: Any conditional use permitted in the I-2 District.

### FP Flood Plain District

Permitted uses: This district is intended to comprise those areas which are subject to periodic or occasional inundation from stream overflows, storms, and tidal conditions and which are not within publicly owned hurricane protection levees and pump drainage systems. The use of property and buildings or structures in the FP--Flood Plain District shall be limited to the following:

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- a. All of the following residential, commercial and industrial structures or buildings when they meet the requirements of the parish building and sanitary codes:
  - 1) Any use permitted in the RS-1, RS-2, R-1A, R-1AA, R-1AB, R-1B, R-1C, Single-Family Residential Districts and the R-2 Two-Family Residential District.
  - 2) Farming and the keeping of agricultural livestock when in compliance with the parish sanitary code.
  - 3) Public recreation.
  - 4) Fishing and/or hunting preserves or lodges.
  - 5) Camps, subject to applicable state and parish requirements.
  - 6) Boat house and boat docks.
  - 7) Boat repairs and shipyards.
  - 8) Marinas or yacht clubs.
  - 9) Oil field services and supply companies.
  - 10) Warehouses.
  - 11) Trapping and associated light industries.
  - 12) Mineral extraction and development of natural resources upon obtaining a parish permit.
  - 13) Marine services.
  - 14) Ice making plant.
- b. Mobile homes and all other commercial and industrial uses not listed above, subject to the approval of the council.

Conditional uses: Other uses similar to those listed above as may be determined by the parish council.