

Appendix B: Zoning

SECTION IV. - DISTRICT AND LAND USE REGULATIONS.

1. *Establishment of districts:* For the purpose of promoting the public health, safety, morals, and general welfare of the community, the Parish of Plaquemines, Louisiana, said parish is hereby divided into the following types of districts:

A-1	Rural or Agricultural District
A-2	Rural or Agricultural District
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
R-2	Two-Family Residential District
R-M1	Multiple-Family Residential District
[RM-2	Multiple-Family Residential District]
MH	Mobile Home Park District
M	Medical Service District
C-1	Neighborhood Commercial District
C-2	General Commercial District
I-1	Industrial Park District
I-2	Light Industrial District
I-3	Heavy Industrial District
FP	Flood Plain District
MIPD	Military Influence Planning District Overlay

SECTION VI. - ZONING DISTRICT REGULATIONS

M-1. MILITARY INFLUENCE PLANNING DISTRICT OVERLAY

1. **Purpose.** The purpose of the Military Influence Planning District (MIPD) overlay are to minimize interference with military operations through the limitation of structure heights, light and glare, and electronic interference.
2. **Applicability.** The provisions of the MIPD overlay are applicable in the following situations:

- (a) Subdivisions located within the MIPD;
 - (b) Zoning map amendments;
 - (c) Conditional or special use permits;
 - (d) Variance to height that exceeds the maximum height limits established for the MIPD;
 - (e) Construction, modification or expansion of any telecommunication transmission facility requiring a building permit; or
 - (f) Construction of any industrial or utility structure that will omit smoke that requires an air permit from Louisiana Department of Environmental Quality or steam that could interfere with flight visibility in the opinion of the Building Official.
 - (g) Additions to existing structures and new construction shall comply with height and lighting standards established in this ordinance unless a site plan has been approved and a valid building permit is in effect upon the date of adoption of this district and said approvals do not expire. If said approvals expire, compliance with applicable height and lighting standards shall be required.
 - (e) Minor repairs and modifications to structures shall be exempt from any additional standards as a result of this ordinance.
3. **MIPD Created.** The MIPD is hereby created to include the boundaries established in Map 1, which is hereby incorporated into this ordinance.
 4. **Structure Height Limit.** The structure height limit of the underlying zoning district shall apply to all buildings and other structures within the MIPD, provided that no structure shall exceed the maximum height created by the airport imaginary surfaces map for flight operations established in paragraph (5) of this ordinance.
 5. **Airport Imaginary Airspace Surfaces Map.** The Airport Imaginary Airspace Surfaces Map shown within the NAS-JRB New Orleans Joint Land Use Study (Dated March, 2011) (see Executive Summary pg. 7 (Resolution 2) and Appendix-A) is hereby included as Map 2 and incorporated into this ordinance to establish the maximum structure heights referenced in paragraph (4).
 6. **Interference of Electronic Communications Signals.** The Parish building permit officer shall notify the Community Planning Liaison at NAS/JRB New Orleans of any permits which intend to construct, modify, or expand any telecommunication transmission facility or any facility or structure that will emit smoke or steam as defined in Section 2g. Further, construction of industrial wind power turbines intended for commercial use shall be prohibited within the MIPD.
 7. **Lighting and Glare.** Lighting, including internally illuminated signs within the MIPD shall be screened or use cut-offs so that light sources greater than 2,000 lumens shall not be visible from a height of greater than thirty (30) feet above grade. All external lighting of buildings or signs shall be projected at a downward angle of no less than ten (10) degrees below horizontal. Buildings within the MIPD shall not use glass or other highly reflective materials on any surface that is angled above horizontal. Structures three stories or taller shall use non-reflective wall surfaces and windows.
 8. **Variances.** Variances from the requirements of the MIPD overlay may not be granted unless the Board of Adjustment makes a specific finding that:

- (a) The Board has considered the location of proposed uses and development in terms of proximity to the end of the runway and accident potential zones;
- (b) The Parish has notified the designated representative of NAS-JRB New Orleans for any height variances pursuant to applicable Memoranda of Understanding;
- (c) Comments from the designated representative of NAS-JRB have been reviewed and duly considered prior to action; and
- (d) The variance will not be a detriment to achieving the purposes of this district.

Map M-1.1: MIPD Boundaries



Adopted September 11, 2014

Map M-1.2: Airport Imaginary Airspace Surfaces Map

