

ARTICLE 9A

LAKE AREA ZONING DISTRICTS

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Section 9A.2 LRS-2 Lake Vista and Lake Shore Single-Family Residential District.

9A.2.1. Purpose of the District.

The purpose of this district is to provide for and encourage low-density, single-family residential development of a relatively spacious character consistent with the unique development pattern of the Lake Vista and Lake Shore areas, together with churches, recreational facilities, and accessory uses as may be necessary or normal for residential surroundings. Area regulations of the LRS-2 Lake Vista and Lake Shore Single-Family Residential District were developed in the context of long-standing covenants under the jurisdiction of the Orleans Levee Board.

9A.2.2. Uses Authorized in the District.

Only those uses of land listed under permitted use, accessory use or conditional use provisions of this section are authorized within this zoning district. Supplementary use standards, which are set forth in Article 11, apply to any permitted, accessory or conditional use designated with an asterisk (*) in the use list appearing in this section.

9A.2.3. Permitted Uses.

The following uses of land are authorized as permitted uses in the LRS-2 Lake Vista and Lake Shore Single-Family Residential District. Timeshare buildings and transient vacation rentals are prohibited:

1. Detached single-family dwellings.
2. Home occupations, provided such use does not occupy more than fifteen (15) percent of the floor area of the dwelling unit.
3. Homes for the aged, nursing homes, convalescent homes and orphan homes.* (See Section 11.23)
4. Churches, rectories, parish homes, temples and synagogues, provided that such uses shall be located on a lot of at least 20,000 square feet in area.
5. Recreational uses:
 - a. Public parks, parkways, and playgrounds, including uses accessory or incidental to their operation, including accessory concession stands not to exceed 150 square feet in gross floor area for parks or playgrounds containing two (2) to ten (10) acres.
 - b. Private recreational uses such as tennis courts, swimming pools, and other similar activities operated exclusively for the use of private membership and their guests, provided that no such use, structure, or accessory use is located closer than fifty (50) feet to any adjoining property line unless such property line fronts a public street or drainage canal with rights-of-way not less than twenty-five (25) feet, in which instance the required setback need not exceed twenty-five

(25) feet, and provided further that all such facilities must be located on a site having a minimum of three (3) acres.

6. Private gardens and nurseries for the propagation and cultivation of plants only when said plants, flowers, or produce are not offered for sale on the premises.
7. Public and private forest, wildlife reservations, and similar conservation projects.
8. Gas distribution mains and gas regulator stations.
9. Electric utility distribution facilities, meters and service lines, but not including transmission facilities.
10. Telephone and communications lines and related facilities, but excluding telephone exchanges.
11. Cable communication system cables, amplifiers, and related facilities, excluding distribution or switching centers and cable casting studios.
12. Underground sewerage lift or pumping stations.* (See Section 11.43)
13. Aboveground sewerage lift or pumping stations.* (See Section 11.42)
14. Water distribution systems, meters, sanitary and storm water sewerage systems and related appurtenances, but not including lift and pumping stations or water towers.
15. Water pumping stations.* (See Section 11.46)
16. Storm water pumping stations.* (See Section 11.44)
17. Public telephone (booth or otherwise) when approved by the Department of Public Works.* (See Section 11.41)
18. Public transit waiting stations.* (See Section 11.31)
19. Electric utility substation facilities and transmission facilities.* (See Section 11.40)
20. Telephone exchanges.* (See Section 11.45)
21. Small group homes.* (See Section 11.22)
22. Adult day care centers.* (See Section 11.14)
23. Façade mounted personal wireless communication facilities.* (See Section 11.55)

9A.2.4. *Accessory Uses.*

The following uses of land are authorized accessory uses within the Lake Vista and Lake Shore Single-Family Residential District:

1. Domestic storage including automobiles in a main building or in an accessory building.
2. Gardens for vegetables, fruits, flowers, trees or shrubs, orchards, or groves, for the use and enjoyment of the occupants of a dwelling on the premises, but not as a business and not including sale of products.
3. Home barbecue grills.
4. Playhouses, without plumbing, limited in floor area to 150 square feet and in headroom to six (6) feet.
5. Private garages.
6. Accessory quarters for domestic help employed on site without culinary facilities but only within the lot's buildable area.
7. Storage of a boat trailer, boat or unoccupied camp trailer, not exceeding twenty-five (25) feet in length, but not in a required front yard.
8. Swimming pools and game courts, lighted or unlighted, for the use of occupants or their guests.
9. Temporary buildings and trailers used in conjunction with construction operations are permitted, provided such temporary facilities are located on the same site as the development. However, temporary facilities may be located on an adjoining site provided the zoning classification of the adjoining site is the same as or less restrictive than the zoning classification of the site which is being developed. Temporary facilities shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years from the date of erection of such temporary facilities, whichever comes first. The establishment of a temporary use pursuant to this paragraph shall not be deemed to establish a nonconforming use under Article 13 of this Ordinance or to allow a change of use under Article 13 of this Ordinance.
10. Accessory off-street parking and loading spaces. Open or enclosed space for parking one (1) commercial vehicle of not more than one (1) ton capacity when used by the occupant of a dwelling, without signage identifying it as such.
11. Gas mains, service piping, service regulators, meters, gas regulator stations, and related appurtenances.
12. Electric utility distribution lines, meters, service lines, distribution transformers and related appurtenances, but not including transmission facilities.

13. Noncommercial radio and television receiving antenna and noncommercial radio transmitting antennae limited in height to that of the district or sixty (60) feet, whichever is the greater.
14. Small telephone repeater structures when located in public right-of-way, utility easement or buildable area, or in a required side or rear yard of a lot.
15. Telephone and communication lines and related facilities, excluding telephone exchanges.
16. Cable communication system cables, amplifiers, and related facilities, excluding distribution or switching centers and cable casting studios.
17. Curb cuts and/or driveways.
18. Satellite dish antenna.* (See Section 11.35)
19. Cinerarium and columbarium as accessory to churches located on a lot not less than 20,000 square feet in area; waiver of the minimum lot area shall not be allowed for churches which provide such accessory uses.

9A.2.5. Conditional Uses.

The following uses of land are authorized as conditional uses within the Lake Vista and Lake Shore Single-Family Residential District upon approval of a conditional use permit under the standards and procedures contained in Section 16.6 of these zoning regulations:

1. Colleges, junior colleges, or institutions of higher learning.* (See Section 11.36)
2. Convents and monasteries on a site of at least 25,000 square feet and provided further that the total gross floor area of the buildings(s) shall not exceed fifty (50) percent of the total site area.
3. Public and governmental buildings limited to police stations, fire stations, community health centers, neighborhood centers, libraries, branch postal station and branch administrative offices.* (See Section 11.30)
4. Museums, public or private, when located on a site of at least four (4) acres and providing an off-street parking area at a minimum ratio of one (1) parking space for each 1,500 square feet of site area or one (1) space for each 100 feet of gross floor area, whichever is greater.
5. Public or private elementary schools having the curriculum essentially the same as ordinarily given in public elementary schools, including kindergartens.* (See Section 11.37)
6. Public or private junior high or senior high schools having the curriculum essentially the same as ordinarily given in public junior high or senior high schools.* (See Section 11.38)

7. Personal wireless communication facilities consisting of (a) standard and nonstandard monopole installations, (b) mast-mounted installations, and (c) façade-mounted installations which do not satisfy the requirements for such installations as permitted uses under Section 11.55 of these regulations.* (See Section 11.55)
8. Commercial child care facilities in existing former school structures or in existing public or semi-public structures.
9. Light rail on public or private property.

9A.2.6. *Permitted Signs.*

The following types of signs are permitted within the Lake Vista and Lake Shore Single-Family Residential District, subject to the general sign regulations in Article 12:

1. A name plate, one (1) square foot in area, to identify the owner or occupant of a dwelling or building or address thereof.
2. Private directional sign, one (1) square foot in area.
3. A sign limited in area to forty (40) square feet for identification of a subdivision.
4. A customary church bulletin board, limited in area to twenty (20) square feet.
5. A sign limited in area to twenty-five (25) square feet for identification of permitted public and semi-public uses or clubs.
6. A temporary, non-illuminated sign, not more than six (6) square feet in area, advertising real estate for sale or lease or announcing contemplated improvements of real estate on which it is placed.
7. A temporary sign, limited to one (1) square foot of sign area for each two (2) feet of street frontage not to exceed 100 square feet in area, erected in connection with new construction work and displayed on the premises only during such time as the actual construction work is in process or for a period of time not to exceed one (1) year, whichever is less.
8. One (1) temporary, non-illuminated sign per street frontage limited to six (6) square feet in residential districts, and twenty (20) square feet in nonresidential districts, where such sign is designed to influence the action of the voters with respect to a measure appearing on the ballot at any national, state or local election, or which is designed to influence the action of the voters with respect to a candidate for nomination or election to any public office at any national, state or local election; provided that such election pertains to the political jurisdiction within which the property is located and provided that no such sign shall be erected more than sixty (60) days prior to the election; and provided that a total of five (5) signs, each not to exceed six (6) square feet, may be posted during the seven (7) days immediately preceding such election; and provided that all such signs shall be removed within ten (10) days following such election.

- 9. A sign limited in area to one (1) square foot, for identification of permitted home occupations.

9A.2.7. *Height, Area, and Yard Requirements.*

The minimum requirements for lot area, yards and maximum height in the Lake Vista and Lake Shore Single-Family Residential District are contained in Table 9A.B. These standards apply to all permitted and accessory uses, unless a variance is granted by the Board of Zoning Adjustments under Section 14.6, and to all conditional uses unless modified by the City Council in conjunction with approval of a conditional use permit under Section 16.6.

**Table 9A.B
Area Regulations for the LRS-2 District**

Requirements	Standards: Type of Development: Residential	Standards: Type of Development: Nonresidential
Minimum lot area per dwelling unit or nonresidential site area	6,700 sq. ft.	20,000 sq. ft.
Minimum lot width	60 ft.	100 ft.
Minimum lot depth	100 ft.	100 ft.
Maximum height	35 ft.	35 ft.
Minimum depth of front yard	20 ft.	20 ft.
Minimum aggregate width of side yards (Percent of actual lot width)	25%	25%
Minimum width of each side yard ¹	6 ft.	10 ft.
Maximum required aggregate width of side yards	15 ft.	20 ft.
Minimum depth of rear yard	15 ft.	20 ft.
Minimum required aggregate depth of rear yard	16%	16%
Maximum depth of rear yard	20 ft.	20 ft.

Table 9A.B Notes:

¹ For a corner lot, a minimum yard of ten (10) feet shall be provided on the side street.

**Table 9A.C
Lake Vista Fence Requirements**

Fence ¹	Maximum Height
Front Yard	1.5 ft. (18 inches)
Side Yard (From the front building line to the front property line)	1.5 ft. (18 inches)
Side Yard (From the front building line to the rear property line)	5 ft.
Rear Yard	5 ft.

Article 9A, Section 9A.2, LRS-2 District

Table 9A.C Notes:

¹ Permitted fence materials shall include iron, wood, wire, brick, stone, or any combination thereof.

(Ord. 22,896 § 1 (part), adopted 11/15/07)

Section 9A.4. LRD-1 Lake Vista Two-Family Residential District.

9A.4.1. Purpose of this District.

The purpose of this district is to provide for two-family development consistent with the historic character of development in the Lake Vista area. This development may be mixed with single-family residential dwellings along with churches and recreational facilities and with accessory uses as may be necessary or are normally compatible with residential surroundings.

9A.4.2. Uses Authorized in the District.

Only those uses of land listed under permitted use, accessory use or conditional use provisions of this section are authorized within this zoning district. Supplemental use standards, which are set forth in Article 11, apply to any permitted, accessory or conditional use designated with an asterisk (*) in the use list appearing in this section.

9A.4.3. *Permitted Uses.*

The following uses of land are authorized as permitted uses in the LRD-1 Lake Vista Two-Family Residential District. Timeshare buildings and transient vacation rentals are prohibited:

1. Any permitted use authorized in the Lake Vista and Lake Shore Single-Family Residential District.
2. Two-family dwellings.* (See Section 11.33)

9A.4.4. *Accessory Uses.*

Any accessory use authorized in the Lake Vista and Lake Shore Single-Family Residential District is authorized in the Lake Vista Two-Family Residential District.

9A.4.5. *Conditional Uses.*

The following uses of land are authorized as conditional uses within the Lake Vista Two-Family Residential District upon approval of a conditional use permit under the standards and procedures contained in Section 16.6 of these zoning regulations:

1. Any conditional use authorized in the Lake Vista and Lake Shore Single-Family Residential District.
2. Camps, public, private or commercial.* (See Section 11.25)
3. Child care facilities.* (See Section 11.15)

9A.4.6. *Permitted Signs.*

Subject to the general sign regulations of Article 12, the permitted signs are those accessory signs authorized in the Lake Vista and Lake Shore Single-Family Residential District.

9A.4.7. *Height, Area, and Yard Requirements.*

The minimum requirements for lot area, yards and maximum height in the Lake Vista Two-Family Residential District are contained in Table 9A.F. These standards apply to all permitted and accessory uses, unless a variance is granted by the Board of Zoning Adjustments under Section 14.6, and to all conditional uses unless modified by the City Council in conjunction with approval of a conditional use permit under Section 16.6.