

NOTICE.....The BZA and Land Use meetings will temporarily be held at
1551 East Napoleon Street.

AGENDA
BOARD OF ZONING ADJUSTMENT AND LAND USE REGULAR MEETING
MONDAY, MAY 15, 2023, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **MONDAY, MAY 15, 2023, AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS LOCATED AT 1551 EAST NAPOLEON STREET, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL
APPROVAL OF MINUTES OF PREVIOUS MEETING (S)
APPROVAL OF AGENDA

Motion/Second to remove item #2 on Land Use agenda

BZA

1. Resolution electing a Chairman and Vice-Chairman for Board of Zoning Adjustment and Land Use Commission.
2. Resolution granting an extension to a variance for Eugene & Monica LeBlanc, 315 Navarre Street, to allow for temporary living in an RV while home is being rebuilt due to a fire.

LAND USE

1. Resolution granting a variance to James Braden, 2111 Trailer Street, to allow for a tenant to live in an RV due to damages caused by Hurricane Laura.
2. ~~Resolution amending Appendix B Land Use of the Code of Ordinances of the City of Sulphur to provide for Conditional Uses.~~
3. Resolution amending Article IV, Part 2, Section 9 of the Code of Ordinances of the City of Sulphur – Signs.

4. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:
 - a. To extend temporary housing in a recreational vehicle located at 2589 Augustine Street, in accordance with Ordinance No. 1693, M-C Series.
 - b. To extend temporary housing in a recreational vehicle located at 706 Live Oak Street, in accordance with Ordinance No. 1693, M-C Series.

ADJOURNMENT

****(Anyone addressing Council will be limited to speak for 3 minutes only)

If you are not satisfied with the outcome of the Land Use Commissions decision, the City Council will meet on all these issues at their next City Council meeting. If you are still not satisfied with their decision you can appeal it.

***The next regular Board of Zoning Adjustment and Land Use meeting will be held on Monday, June 19, 2023, at 5:30 p.m. in the Council Chambers located at 1551 East Napoleon Street, Sulphur, La.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 527-4500, describing the assistance that is necessary.

RESOLUTION

Resolution electing a Chairman and Vice-Chairman for the Land Use Commission of the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby elect Lenore Carroll as Chairman and Troy Darby as Vice-Chairman for the Land Use Commission of the City of Sulphur.

APPROVED AND ADOPTED by
the Land Use Commission of the City of
Sulphur, Louisiana, on this _____
day of _____, 2023.

, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary

RESOLUTION

RESOLUTION GRANTING AN EXTENSION TO A VARIANCE FOR EUGENE & MONICA LEBLANC, 315 NAVARRE STREET, TO ALLOW FOR TEMPORARY LIVING IN AN RV WHILE HOME IS BEING REBUILT DUE TO A FIRE.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (1) (a) of the Land Use Ordinance of the City of Sulphur, Louisiana, an RV is not considered a single family detached dwelling; and

WHEREAS, said variance shall not exceed 6-months from date of adoption or until a Certificate of Occupancy is issued.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant an extension to a variance for Eugene & Monica LeBlanc, 315 Navarre Street, to allow for temporary living in an RV while home is being rebuilt due to a recent fire for the following described property:

COM 750 FT W AND 40 FT S OF NE COR NE SW 3.10.10, TH W 200 FT, S 150 FT

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this variance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this variance the owner of this variance shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this variance.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this variance shall be withdrawn and considered null and void.

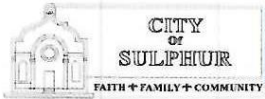
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant an extension to a variance for Eugene & Monica LeBlanc, 315 Navarre Street, to allow for temporary living in an RV while home is being rebuilt due to a recent fire.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2023.

LENORE CARROLL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received 5/2/22 \$50.00 Fee (Non-Refundable) pd.
(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN
ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY.
IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE BZA
APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name Monica LeBlanc

Date 05/03/2022

PROPERTY OWNER INFORMATION

Name of Property Owner Eugene + Monica LeBlanc

(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address: 315 Navarre City: Sulphur State: La. Email: majcl@msn.com

Physical Address: same City: _____ State: _____

Phone Number (H) 337-476-7569 (W) _____ (C) 337-902-5497

PROPERTY INFORMATION

Location Address: 315 Navarre Street

Present Zoned Classification: Residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

315 Navarre Street
Sulphur, La. 70663

COM 750 Ft W and 40 Ft S of NE COR NE SW 3-10-10, TH W 200 Ft, S 150 Ft

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES ☐ NO ☒

YOU, OR A REPRESENTATIVE, MUST ATTEND THE BOARD OF ZONING ADJUSTMENT MEETING INITIAL ML

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: Home burned down recently and need to live in an RV until home is built

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.


Furthermore, I, the applicant agree to dispose of the Board of Zoning Adjustment sign(s) placed on my property after the hearing.

Applicant Signature: Monica LeBlanc Date: 05/03/2022

	Yes	No	N/A
1. Is site located within the City Limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood zone classification _____ bfe _____ ft.			



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams 
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 5/5/2023
RE: BZA: 2. Extension to a variance at 315 Navarre Street to allow for temporary living in RV

Summary of Recommendation:

No objection to the requested extension.

Application:

Resolution granting an extension to a variance for Eugene & Monica Leblanc, 315 Navarre Street, to allow for temporary living in an RV while home is being rebuilt due to a fire.

Situation:

Applicant is requesting an extension for temporary living in RV until completion of new home. As you can see from picture below, applicant has made significant progress.





Findings:

Article III, Part 2, Section 4(5) of the Land Use Ordinance lists criteria which must be met prior to granting a variance. The following findings are offered for your consideration:

	Condition meet?
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.	YES
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.	YES
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.	YES
4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.	YES
5. The variance, if granted, will not alter the essential character of the locality.	YES
6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.	YES
7. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).	YES
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.	YES

Recommendation:

In accordance with Article III, Part 2, Section 4(5) of the Land Use Ordinance, based on the above findings, no objection is offered to the requested variance.

The following stipulations are suggested:

1. none





RESOLUTION

RESOLUTION GRANTING A VARIANCE TO JAMES BRADEN, 2111 TRAILER STREET, TO ALLOW FOR A TENANT TO LIVE IN AN RV DUE TO DAMAGES CAUSED BY HURRICANE LAURA.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (1) (a) of the Land Use Ordinance of the City of Sulphur, Louisiana, an RV is not considered a single family detached dwelling; and

WHEREAS, said variance shall expire in 6 months (i.e. November 20, 2023).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to James Braden, 2111 Trailer Street, to allow for a tenant to live in an RV due to damages caused by Hurricane Laura for the following described property:

(LOT 6 ONLY)

COM 217.8 FT E OF NW COR LOT 41 SECOND SUB SUL FARMS TH S 360 FT E 142 FT N 98.5 FT E 175.8 FT N 261.5 FT W 317.8 FT TO BEG SUBJ TO PUB ROAD R/W LESS .061 – ACS M/L SOLD (R/H LOT 51)
COM 359.8 FT E AND 261.5 FT S OF NW COR LOT 41 SECOND SUB SUL FARMS S 238.5 FT E 175.8 FT ETC

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this variance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this variance the owner of this variance shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this variance.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this variance shall be withdrawn and considered null and void.

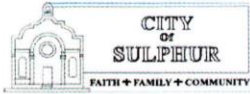
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to James Braden, 2111 Trailer Street, to allow for a tenant to live in an RV due to damages caused by Hurricane Laura with the above stipulations.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2023.

VERONICA ALLISON, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL - VARIANCE

Date Received 4-24-23 \$50.00 Fee (Non-Refundable) _____
(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name JAMES BRADEN

Date 4/19/23

PROPERTY OWNER INFORMATION

Name of Property Owner JAMES BRADEN

(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address: 214 FRANK COLE RD City: Longville State: LA Email: Braden-propertiesllc@yahoo.com

Physical Address: 2111 Trailer Street City: Sulphur State: LA

Phone Number (H) 337-660-5691 (W) _____ (C) 337-515-3673

PROPERTY INFORMATION

Location Address: 2111 Trailer Street Sulphur LA 70663

Present Zoned Classification: Mixed Residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

See attached

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES ☐ NO ☒

YOU, OR A REPRESENTATIVE, MUST ATTEND THE SCHEDULED MEETING INITIAL JB

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To allow displaced Hurricane Laura and Delta victims to keep their FEMA homes in Sulphur Prens and Mobile home park until such time for the homes to be moved. These residents can not purchase their homes without a place to keep them

How did you find out you needed a variance? City ordinances

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the sign(s) placed on my property after the hearing.

Applicant Signature: James Braden Date: 4/19/23

	Yes	No	N/A
1. Is site located within the City Limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood zone classification _____ bfe _____ ft.			

Sulphur Palms Mobile Home and RV Park
2111 Trailer Street
Sulphur, La. 70633

To Whom it May Concern:

I am writing to you regarding tenant Michael Birotte

Tenant is residing at: 2111 Trailer Street Lot 6 Sulphur, La 70633

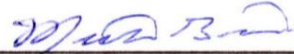
Since move in we have had absolutely no issues with tenant and property is kept in great condition. Should tenant purchase FEMA unit they will be allowed to keep the unit on premises as temporary housing.

Tenant will sign a lease agreement and pay the monthly lot rent set in lease. Immediately upon purchasing unit and signing of lease agreement, tenant will be responsible for all utilities. Tenant must also sign agreement to comply with all park rules as well as follow all City of Sulphur Ordinances.

Should you have any question or need further information, please contact me at (337)660-5691

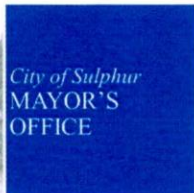
Sincerely

Property Manager Signature
Braden Properties, LLC

Tenant Signature  Date 2-27-23

Living in Iowa when Hurricane Laura hit. Destroyed home
Disabled

Have lived in this RV park since hurricane



Mike Danahay, Mayor

City of Sulphur
Mayor's Office
P.O. Box 1309
Sulphur, LA 70664-1309
Phone: 337-527-4500
Fax: 337-527-4529
mayorsoffice@sulphur.org
www.sulphur.org



Mike Danahay, Mayor

May 8, 2023

Mr. Braden,

In accordance with Article III, Part 2, Section 4 (8) of the Land Use Ordinance, I am hereby required to send you a copy of the Land Use Administrator's recommendation (findings) (see attached) for your requested variance. This is **only a recommendation** from the Land Use Administrator. You, or a representative, **will still need to attend** the following meetings:

Land Use – Monday, May 15, 2023, at 5:30 p.m.

City Council – Monday, June 12, 2023, at 5:30 p.m.

The meeting will be held in the temporary City Council Chambers modular building located at 1551 East Napoleon Street, Sulphur, (the OLD Kroger building parking lot on the southwest corner of Beglis Parkway and East Napoleon).

If you have any questions concerning this matter, please do not hesitate to contact me at the above number.

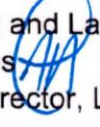
Thank you,

Arlene Blanchard
Council Clerk

FAITH ✝ FAMILY ✝ COMMUNITY



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams 
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 5.5.2023
RE: Land Use: 1. Variance at 2111 Trailer Street to allow for temporary living in an RV due to damages cause by Hurricane Laura.

Summary of Recommendation:

A recommendation in support of this variance cannot be given.

Application:

1. Resolution granting variance to James Braden, 2111 Trailer Street, to allow for a tenant to live in an RV due to damages caused by Hurricane Laura.

Situation:

A tenant of Mr. Braden has been living in RV at 2111 Trailer St. since the Hurricane. The tenants home in Iowa was destroyed by Hurricane, but the tenant does not own said property. The tenant is trying to purchase to RV from FEMA, however, the tenant does not own the property in Iowa so the FEMA trailer cannot be placed there. Applicant is requesting variance to allow for tenant to continue temporary living in RV.





Findings:

Article III, Part 2, Section 4(5) of the Land Use Ordinance lists criteria which must be met prior to granting a variance. The following findings are offered for your consideration:

	Condition meet?
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.	YES
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.	NO
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.	NO
4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.	YES
5. The variance, if granted, will not alter the essential character of the locality.	YES
6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.	YES
7. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).	NO
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.	YES

Recommendation:

In accordance with Article III, Part 2, Section 4(5) of the Land Use Ordinance, based on the above findings, a recommendation cannot be given.

The following stipulations are suggested:

- 1.









RESOLUTION

Formatted: Centered

RESOLUTION AMENDING ARTICLE IV, PART 2, SECTION 9 OF THE CODE OF ORDINANCES OF THE CITY OF SULPHUR – SIGNS

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article IV, Part 2, Section 9 of the Code of Ordinances of the City of Sulphur – Signs as follows:

Article IV, Part 2

Section 9. Signs.

Formatted: Font: (Default) Times New Roman

(1) *Purpose.* To ensure that signage in the City of Sulphur does not constitute a visual blight on the landscape and character of the city and further poses no hazard to vehicular or pedestrian traffic.

Formatted: Font: (Default) Times New Roman, 12 pt

(2) *General Prohibition.* No person shall develop, install, locate, construct or cause any sign to be put in any district in the City of Sulphur except as expressly authorized in this section and in conformance with all other codes and ordinances of the City of Sulphur.

(3) *Regulations of General Applicability.*

(a) *Location of Signs.*

- (1) No portion of any sign shall be located within the sight triangle described in section 21-5 at roadway intersections;
- (2) All signs and sign structures shall be located a minimum of five (5) feet from the front property line and/or right-of-way line of any public street or highway; all signage shall remain free and clear and shall not project into any public right-of-way or interfere with overhead transmission lines;
- (3) Facade signage in addition to freestanding signs, facade signage shall be considered separate and will not be considered in the accumulated signage allowable in any district. Notwithstanding this provision, any sign mounted or integrated into the facade of the building shall not extend beyond such building and shall not exceed more than fifty (50) percent of the total front facade of the building.

(b) *Maximum Height of Signs.* No portion of any sign or sign structure shall exceed the following maximum heights:

- (1) The height of any sign structure shall be measured from grade elevation to the tallest portion of the sign.
 - (a) Facade signs shall not extend above the top of such facade;
 - (b) Freestanding signs shall not exceed a height of thirty-five (35) feet;

(c) *Exceptions.*

Formatted: Font: (Default) Times New Roman, 12 pt,
Font color: Red

-
- (1) Within interstate roadway corridors as defined in article IV, part 2, section 8 of this appendix; in interstate corridors, the height limit for all signs may be sixty (60) feet above grade.
 - (2) On-Premises Signs placed in the following roadway corridors shall not exceed a height of fifty (50) feet.
 - (a) Beglis Parkway;
 - (b) Cities Service Hwy;
 - (c) Ruth St.

(c) *Illumination of all signs.* Lumens must be reduced automatically by 75 percent from dusk to dawn.

(4) *Permitted On-Premises Signs.*

- (a) *Residential Districts.* No commercial on or off-site advertising sign shall be allowed in a residential or mixed residential district with the exception of a two (2) square foot sign, non-digital in conjunction with a home occupation as allowed by Article IV, Part 2, Section 6 of this appendix.
- (b) *Mixed Residential Districts.* One (1) freestanding sign structure or building mounted sign per non-residential use with no more than nine (9) square feet of total sign face area visible from any single point of view.
- (c) *Business/Industrial Districts.* Subject to the provision of paragraphs 1, 2, and 3 below the total amount of sign face area visible from any single point of view or per sign face shall not exceed average of the following:
 - (1) One (1) square foot per two hundred (200) square foot of land area;
or
 - (2) One (1) square foot per fifty (50) square foot of gross floor area; or
 - (3) One (1) square foot per two (2) linear feet of street frontage.

(5) *Number of Signs Allowed.* Not more than one (1) freestanding sign structure shall be located on any single parcel of land, except those parcels having more than one (1) frontage on arterial, collector roadways, or interstate highways. In such cases there shall be one (1) freestanding sign permitted per street frontage.

(6) *Increase Signage.* Signage permitted under this subsection may be increased by a maximum of twenty-five (25) percent if the sign is:

- (a) Landscaped or installed on a wood, stone or other base structure;
- (b) Constructed of natural or natural appearing materials;
- (c) Integrated or otherwise visually related to a building and is composed of materials compatible with and similar to the materials of the building;
- (d) The sign is landscaped or architecturally treated.

-
- (7) *Permitted Portable/Temporary Signs.* Portable/temporary, changeable copy signs shall be permitted in any non-residential land use classification within the City of Sulphur on a temporary basis under the following conditions:
- (a) The sign is non-illuminated and non-flashing;
 - (b) The sign is temporary in nature not to exceed a period of sixty (60) days renewable once annually;
 - (c) The sign placement adheres to all setback requirements and imposes no hazard to vehicular or pedestrian safety and further provides no deterrent to health, safety and welfare of the general citizenry;
 - (d) Officially authorized by City of Sulphur Permit office;
 - (e) The sign is out of any sight triangle described section 21-5 at roadway intersections;
 - (f) The sign is securely fastened to the ground to avoid the sign from being easily removed, overturned or relocated.
- (8) *Permitted Off-Premises Signs.*
- (a) All off-premises advertising signs shall be placed in the following roadway corridors and shall be subject to paragraph (b) below.
 - (1) Hwy. 90;
 - (2) Beglis Parkway;
 - (3) Cities Service Hwy;
 - (4) Hwy. 1256.
 - (b) Off-premises advertising signs shall not be placed on residential parcels.
 - (c) Roadway Corridor. No off-premises sign shall be located outside a designated roadway corridor. For the purpose of this section, a roadway corridor shall be an area parallel to and lying on either side of the center line of a roadway as follows:
 - (1) Major Arterial (on each side)200 ft.
 - (2) Interstate (on each side)1000 ft. and applicable to any federal and state laws.
- (9) *Exemptions.* All city and/or state regulatory signs and devices, including, but not limited to, traffic lights, stop signs, yield signs, and any and all traffic regulatory signs are exempt from this article.
- (10) *Spacing.* At intersecting roadway corridors the minimum distance between any off-site sign shall be no closer than five hundred (500) feet in any direction provided that such signs are not visible from one (1) another from any one (1) line of view. Notwithstanding this provision no off-premises sign shall be located less than the following minimum distances:
- (a) If the proposed sign is two hundred fifty (250) square feet or less than two hundred (200) feet from any other off-premises sign;
 - (b) If the proposed sign is more than two hundred fifty (250) square feet but less than five hundred (500) square feet, five hundred (500) feet from any other off-premises sign;



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams *AA*
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 5-5-2023
RE: Land Use: 3. Amending Article IV, Part 2, Section 9 of the Code of Ordinances of the City of Sulphur - Signs.

Summary of Recommendation:

A recommendation in support of this amendment cannot be given.

Application:

This amendment addresses the maximum height of on-premises signs placed on specific roadway corridors.

Situation:

Article IV, Part 2, Section 9(b)(1)(b) currently reads as follows:

(b) Freestanding signs shall not exceed a height of thirty-five (35) feet, except within interstate roadway corridors as defined in article IV, part 2, section 8 of this appendix; in interstate corridors, the height limit for all signs may be sixty (60) feet above grade.

The proposed amendment would change Section 9(b)(1)(b) to:

(b) Freestanding signs shall not exceed a height of thirty-five (35) feet;

(c) Exceptions.

(1) Within interstate roadway corridors as defined in article IV, part 2, section 8 of this appendix; in interstate corridors, the height limit for all signs may be sixty (60) feet above grade.

(2) On-Premises Signs placed in the following roadway corridors shall not exceed a height of fifty (50) feet.

(a) Beglis Parkway;

(b) Cities Service Hwy;

(c) Ruth St.

Additionally, this amendment adds the following to Section 9(b)(1):

(c) Illumination of all signs. Lumens must be reduced automatically by 75 percent from dusk to dawn.



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams *AA*
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 5-5-2023
RE: Land Use: 4. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura

Summary of Recommendation:

- a. No objection if applicant can provide proof of progress.
- b. No objection to the extension

Application:

- a. To extend temporary housing in a recreational vehicle located at 2589 Augustine Street, in accordance with Ordinance No. 1693, M-C Series.
- b. To extend temporary housing in a recreational vehicle located at 706 Live Oak Street, in accordance with Ordinance No. 1693, M-C Series.

Situation:

- a. No building permits pulled
- b.