

by the provisions of this Ordinance shall be removed, altered or repaired to conform to the provisions of this Ordinance within an amortization period of three (3) years after the effective date of this Ordinance.

- ii. Any non-conforming sign that has been granted a variance from the Town of St. Francisville Comprehensive Zoning Ordinance prior to the effective date of this Ordinance shall be exempt from amortization unless a change in occupancy, tenant and/or signage. Upon request to change the signage, the site shall be subject to the provisions of this Ordinance. Repair and maintenance may be permitted to ensure signage is maintained in a safe, neat and orderly condition and appearance.
6. *Lighting* – Parking lot lighting shall be designed and located in such a manner so as not to detract from the scenic appearance preserved and created in the corridor. Lighting should be directed to the parking areas and not reflected into the adjacent street and neighborhoods.
- G. *Commercial Developments and Multiple Building Sites* - In the case of a commercial development or other development involving multiple building sites, whether on one (1) or more platted lots, the regulations outlined in Section 4.2.D shall apply to the development as an entire tract rather than each platted lot. The Building Official will review these types of developments through a site plan review process (See Section 8.1.E) to ensure compliance with this article.
- H. *Exceptions* – Property, due to topography, size, irregular shapes or other constraints such as adjacent structures or features that significantly affect visibility, and thus cannot be developed without violating the standards of this article shall be reviewed through the Planned Unit Development Process (See Section 8.1.J).

#### **SECTION 4.3 ST. FRANCISVILLE HISTORIC DISTRICT OVERLAY**

- A. *Purpose and Intent* - A St. Francisville Historic District Overlay is hereby established, pursuant to the authority granted under Section 4.1 of this Ordinance allowing overlay zoning districts. The purpose of this district is to protect and enhance the visual character of St. Francisville National Register Historic District. In particular the purposes of this overlay district is as follows:
1. The protection and stewardship of all structures in the designated historic districts in the Town of St. Francisville.
  2. The protection of those structures that have architectural and historical value and that should be preserved for the benefit of the people of the municipality and the state.
  3. Encouraging preservation, restoration and rehabilitation of structures, areas and neighborhoods to prevent future blight.
  4. Fostering civic pride in the beauty of, and accomplishments in, St. Francisville's past.
- B. *District Boundaries*
1. The St. Francisville Historic District Overlay shall be delineated as follows: Begin at the intersection of Commerce Street and Burnett Road, then east along the centerline of Burnett Road to the eastern property line of the apartment complex; then north to a point 300 feet from Burnett Road; then east approximately 1,000 feet to the property line that delineates zoning categories on the Official Zoning Map; then south to LA Hwy. 3057 (Commerce Street) and continue south to the municipal boundary; then west to Gaspers Creek; then northwest to the centerline of Weevil Street; then northwest to the centerline of Pecan Grove Street; then south to the property line that is parallel to Commerce Street; then west until it intersects with a property line perpendicular to Ferdinand Street; then north to a point 340 feet south of the centerline of Ferdinand Street; then west to the centerline of Feliciana Street; then south to the centerline of Princeville Road; then west to the municipal boundary; then west, north, west, north, and east along the municipal boundary to the corner of the

municipal boundary; then southeast to the property line that appears to be an extension of Burnett Road; then east to the intersection of Commerce Street and Burnett Road (point of beginning).

2. Within the St. Francisville Historic District shall be an area designated as the Historic Commercial District, which shall begin at the intersection of Commerce Street and Burnett Road, then east along the centerline of Burnett Road to the eastern property line of the apartment complex; then north to a point 300 feet from Burnett Road; then east approximately 1,000 feet to the property line that delineates zoning categories on the Official Zoning Map; then south to LA Hwy. 3057 (Commerce Street) and continue south to the municipal boundary; then west to Gaspers Creek; then northwest to the centerline of Weevil Street; then northwest to the centerline of Pecan Grove Street; then south to the property line that is parallel to Commerce Street; then west until it intersects with a property line perpendicular to Ferdinand Street; then north to a point 340 feet south of the centerline of Ferdinand Street; then west to Leonard Street; then north to the centerline of Ferdinand Street; then east to the property line that divides Lots 18 and 19; then north to the property line that appears to be an extension of Burnett Road; then east to the intersection of Commerce Street and Burnett Road (point of beginning).
- C. *Application of District Regulations* – The regulations of this article shall be in addition to and shall overlay all other zoning districts and other Ordinance requirements regulating the development of land so that any parcel of land lying within the overlay district shall also lie within one or more of the underlying zoning districts. Therefore, all property within this overlay district will have the requirements of both the underlying and overlay zoning district in addition to other Ordinance requirements regulating the development of land, unless otherwise specified. In the case of conflicting standards between this article and any other Town of St. Francisville Ordinances, the overlay requirements shall control. These regulations apply to all development, redevelopment or expansion of existing development within the historic district.
- D. Permitted Uses in Historic District
  1. Accessory Dwelling Unit
  2. Bed and Breakfast
- E. Conditional Uses in Historic District
  1. XXX
- F. Prohibited Uses in Historic District
  1. Animal Hospital with overnight boarding of animals.
- G. Site Design and Development Standards
  1. No building within the Historic District shall be moved from the Historic District.
  2. No heavy duty or highway duty vehicles (such as semi-trailers or large travel trailers), except in the case of deliveries or repairs, shall be parked in plain view of the general public in the residential areas of the Historic District.
- H. St. Francisville Historic District Design Guidelines
  1. The St. Francisville Historic District Design Guidelines, as adopted by the Board of Alderman and maintained by the Town, shall apply to all development within the historic district.
- I. Historic District Development Standards.
  1. Commercial Vehicles - No heavy duty or highway duty vehicles (such as semi-trailers or large travel trailers), except in the case of deliveries or repairs, shall be parked in plain view of the general public in the residential areas of the Historic District. Any existing authorized use as of the effective date of this Ordinance shall be allowed as a non-conforming use.

2. Landscaping Treatment – Where a Historic Commercial district abuts any adjacent existing residential district, buffer zones shall be provided as per Section 5.2.F. Landscaping requirements for this overlay district shall be in accordance with the provisions of Section 5.2 of this Ordinance, except in the case of an historic yard or accessory feature where compatibility with the historic district guidelines conflicts with this ordinance.
- J. Signage in Historic District – Signage shall comply with the provisions of Part VII (Sign Regulations) of this Ordinance, except as follows:
1. When more than one (1) freestanding and/or building sign is proposed on a multiple occupancy structure, a Master Sign Plan must be submitted for review and approval by the Building Official (see Section 7.5).
  2. Placement of Signs - No signs shall be displayed from roofs of any building in the historic district overlay. No sign shall be placed or displayed so as to disfigure or conceal any significant architectural feature or detail of any building.
  3. Surface Area of Signs
    - a. Historic Residential or BMX Zones – The sign area of a building sign shall not exceed nine (9) square feet and the total sign area of multiple signs shall not exceed twenty (20) square feet.
    - b. Historic CTC or CH Zones
      - i. Building signage, including painted wall signs, shall not exceed thirty (30) square inches of sign area to each foot of lot frontage.
      - ii. The sign area of an individual sign shall not exceed twenty-four (24) square feet and the total sign area of all signs on a property shall not exceed forty-eight (48) square feet.
  4. *Secondary Signs* – In addition to the primary sign(s) referred to in Section 4.3.G.b, small secondary signs not to exceed one (1) square foot may be used to identify entrance doors and operation hours.
  5. *Portable and Changeable Letter Signs* – No portable, flashing or changeable letter signs shall be permitted in the historic district.
  6. Illuminated Signs
    - a. No illuminated signs may be constructed or placed within the historic district without a certificate of appropriateness from the Historic District Commission.
    - b. Concealed lighting for signage is recommended. Light bulbs shall be concealed and should enhance the sign as well as the building on which it is mounted.
  3. Conformance of Signage to Historic Character - In addition to the prohibitions contained within this Section, approval of the display of a sign in the historic district shall be granted by the Historic District Commission only when such sign and the plans, as they related to the appearance, color, size, position, method of attachment, texture of materials and design conform to the character of the historic district or do not injuriously affect it or impair the value of the building within it having historical worth.
  4. Building Code Applicable to Signs – All signs under this section shall further be governed by existing regulations of the Town of St. Francisville building code not in conflict with this Section.