

Exhibit E,  
Winnsboro Industrial Park  
Zoning Map

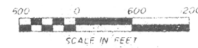


# EXHIBIT E, WINNSBORO INDUSTRIAL PARK ZONING MAP

SITE ZONED M, INDUSTRIAL

## REVISED OFFICIAL ZONING MAP

**TOWN of WINNSBORO**  
Parish of Franklin  
State of Louisiana



**LEGEND**

- Concrete
- Creeks, Swamps
- Stages

This is to certify this is a verbatim copy of the OFFICIAL ZONING MAP referred to in Article 1, Section 1 of the Ordinance Number 670 of the Town of Winnsboro, Louisiana, adopted on 2-18-76.

Honorable Hertz L. Davis, Mayor

William A. Murr, Town Clerk

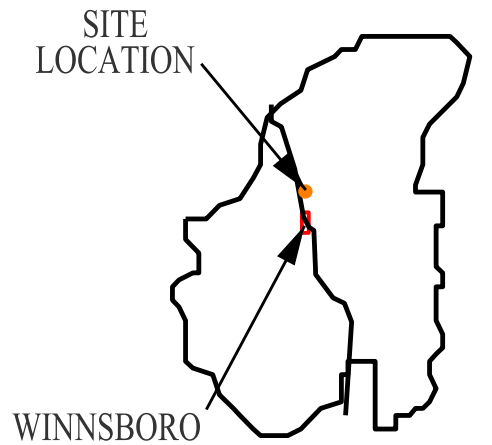
Tommy Hoffel, Planning Commission Chairman

*[Signature]* 6/2/76

**LEGEND**

- RESIDENTIAL R-1, R-2, R-3
- COMMERCIAL B-1, B-2, B-3
- INDUSTRIAL M

1	ZONING ADJUSTION	8-57
2	INDUSTRIAL & CORPORATE LIMIT ADJUSTION	5-76
3	COMMERCIAL ADJUSTION & CORPORATE LIMIT ADJUSTION	6-76
4	COMMERCIAL LIMIT ADJUSTION	7-76
5	ZONING ADJUSTION	7-80
6	ZONING ADJUSTION	8-82
7	ZONING ADJUSTION	8-82
8	CORPORATE LIMIT ADJUSTION	8-82
9	CORPORATE LIMIT ADJUSTION	8-82



**LEGEND**

— PROPERTY BOUNDARY



Prepared By  
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ENGINEERING  
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MONROE, LOUISIANA 71203



**ARTICLE 1. ESTABLISHMENT OF DISTRICTS; PROVISION FOR OFFICIAL ZONING  
MAPS**

**Sec. 1.01. Establishment of districts.**

All the area within the corporate limits of the Town of Winnsboro is hereby divided into districts, as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance. These districts are as follows:

R-1	Residence
R-1A	Residence
R-2	Residence
R-3	Residence
B-1	Local Business
B-2	Highway Business
B-3	Central Business
M	Industrial

**Sec. 1.02. Identification of zoning map.**

The Official Zoning Map shall be identified by the signature of the mayor of the Town of Winnsboro, attested to be [by] the town clerk, and the chairman of the Winnsboro Planning Commission, and shall bear the following words: "This is to certify that this is the Official Zoning Map referred to in Article 1, Section 1.01 of Ordinance Number 610 of the Town of Winnsboro, Louisiana, adopted on February 16, 1976."

**Sec. 1.03. Changes in the zoning map.**

Changes made in the district boundaries or other matter portrayed on the Official Zoning Map in accordance with the provision of this ordinance shall be made on the Official Zoning Map promptly after the amendment has been approved by the legislative body of the municipality. It will be the duty of the town clerk, or secretary, to file with the chairman of the Winnsboro Planning Commission a copy of the ordinance amending the Official Zoning Map within five (5) days after such an amending ordinance is adopted by the town council. It will be the duty of the chairman to have recorded the district boundary change on the Official Zoning Map, together with the number of the amending ordinance and the date of its passage, within five (5) days after the amending ordinance has been transmitted to him by the town clerk, or secretary. Any amendment involving changes in the district boundaries or involving a change in the zoning classification of the land shall not become effective until after such an entry has been made on said map. The final authority as to the current zoning status of lands, building, and other structures shall be the Official Zoning Map which shall be located in the office of the planning commission.

**Sec. 1.04. Changes in the zoning text.**

When an ordinance is adopted which amends the text of the zoning ordinance, it will be the duty of the town clerk, or secretary, to prepare an addendum to the zoning ordinance text and to transmit a suitable number of copies of such an addendum to the chairman of the Winnsboro Planning Commission for the purpose of

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distribution to interested parties. It will be the duty of the director or chairman to make an entry in the copies of the zoning text reserved for distribution to the general public calling attention to the particular article and section which has been amended.

**Sec. 1.05. Rules for interpretation of district boundaries.**

Where uncertainty exists as to the boundaries shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such lines.
2. Boundaries indicated as approximately following the platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following town limits shall be construed as following town limits.
4. Boundaries indicated as following railroad lines shall be construed to be mid-way between the main tracks.
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines and in the event of change of the shore line shall be construed as moving with the actual shore line.
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
7. Where the street or property layout existing on the ground is at variance with that shown on the Official Zoning Map, or in other circumstances not covered by subsections 1 through 6 above, the board of adjustment shall interpret the district boundaries.

**Sec. 1.06. Division of lot by district boundary.**

Where a district boundary divides a lot existing at the time this ordinance takes effect, and the major portion of said lot is in the less restrictive district, the regulations relative to that district may extend as well to such portion of said lot as is not more than twenty (20) feet within the more restrictive district.

***ARTICLE 2. GENERAL PROVISIONS***

**Sec. 2.01. Zoning affects every structure and use.**

No structure or land shall hereafter be used and no structure or part thereof shall be erected, reconstructed, converted, moved, or structurally altered unless in conformity with the regulations as set forth in this ordinance. However, buildings which are legally nonconforming with respect to yard areas or height may be structurally altered or enlarged providing the portion of the building which is altered or the portion of the building which is added is in conformity with the provisions of this ordinance.

**Sec. 2.02. Only one principal building on any lot.**

Every building hereafter erected, reconstructed, converted, moved, or structurally altered shall be located on a lot of record which abuts at least one public street and in no case shall there be more than one main building and its customary accessory buildings on one lot except as provided for in this ordinance.

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**Sec. 2.03. Reduction in lot area prohibited.**

No lot shall be reduced in area so that yards, lot area per family, lot width, building area, or other requirements of this ordinance are not maintained.

**Sec. 2.04. Required yards cannot be used by another building.**

No part of a yard, parking space, or other open space required for any building or use for the purpose of complying with the provisions of this ordinance shall be included as part of a yard or a parking space required under this ordinance for another building.

**Sec. 2.05. Classification of annexed territory.**

All territory not zoned which may be hereafter annexed shall be automatically classified as a temporary R-1 Residence District until otherwise changed by ordinance after public hearing.

**Sec. 2.06. Obstructions to vision at street intersections prohibited.**

*Note:* See VI-B-F "Subdivision."

**Sec. 2.07. Contiguous lots below area requirements considered as single parcel.**

If two (2) or more lots or combination of lots and portions of lots with contiguous frontage in single ownership are of record at the time of passage of this ordinance, and if all or part of the lots do not meet the requirements for lot width and area as established by this ordinance, the lots involved shall be considered to be an undivided parcel for the purposes of this ordinance, and no portion of said parcel shall be used or sold which does not meet lot width and area requirements established by this ordinance, nor shall any division of the parcel be made which leaves remaining any lot with width or area below those stated in this ordinance.

**Sec. 2.08. Flashing signs.**

Revolving signs of the type similar to the revolving beacons or flashing lights used by police cars and ambulances are prohibited in all districts irrespective of the color of the light used.

**Sec. 2.09. Regulations of areas under water.**

All areas within the corporate limits of the community which are under water and are not shown within any district shall be subject to all the regulations of the district adjacent to the water area. If the water area adjoins two or more districts, the boundaries of each district shall be construed to extend into the water area in a straight line.

**Sec. 2.10. Provisions of ordinance declared to be minimum requirements.**

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, or general welfare. Wherever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or that imposing the highest standards, shall apply.

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**Sec. 2.11. Home occupations permitted.**

Home occupations will be permitted in any district in which dwellings are permitted with the following provisions and limitations: A home occupation is defined as custom dressmaking, millinery, tailoring, sewing of fabric for custom apparel and custom home furnishings; laundering and ironing, but not washaterias; foster family care (not more than four (4) children simultaneously); tutoring (not more than four (4) students simultaneously); fine arts studio in which are created only individual works of art; and home office uses.

All home occupations shall be operated in their entirety in a single dwelling unit by the resident of such dwelling unit except as provided by district regulations. The area utilized for such home occupation may not exceed twenty (20) per cent of the gross enclosed floor area of the dwelling nor contain a separate entrance from the outside of the building; however, there is no limitation of the area utilized for foster care.

Signs used to advertise such home occupations shall be no larger than four inches wide and eighteen inches long and shall not be of the neon or flashing variety.

**Sec. 2.12. Outdoor storage of materials.**

All materials or wastes which might cause fumes, dust, odors, or constitute a fire hazard, or attract rodents or insects shall be stored outdoors only in closed bins or containers.

***ARTICLE 3. NONCONFORMING USES OF LOTS, LAND OR STRUCTURES, OR  
STRUCTURES AND LAND*****Sec. 3.01. Intent.**

The lawful use of a building or premises exactly as such use existed at the time of the enactment of this ordinance may be continued although such use does not conform with the provisions of this ordinance.

**Sec. 3.02. Continuation of nonconforming uses of land and/or structures.**

Any use of a structure and/or land existing at the time of enactment or subsequent amendment of this ordinance, but not in conformity with its provisions, may be continued subject to the following provisions:

1. The use of the building and land cannot be changed to another nonconforming use.
2. If the nonconforming use has ceased for a period of twelve (12) continuous calendar months, it shall not be re-established, provided that if the lessee of any building or place used or occupied for nonconforming purposes under a bona fide lease shall at any time before the expiration said lease discontinue occupancy or use of said building or land, it shall not be considered vacant until the owner or [of] said building or place shall again obtain control of its occupancy and use. This exception shall not apply, however, if the lessor for any reason be entitled legally to regain possession and does not by legal or other effective means attempt to do so.
3. A building of nonconforming use can be sold or inherited and still continue to be nonconforming, provided the use does not change to another nonconforming. A building of nonconforming use cannot be rebuilt or repaired after damages exceeding seventy-five (75) per cent of the replacement value of said building prior to damages, and work to repair the structure has not begun within twelve (12) calendar months from date of damages. If substantial construction has begun before the twelve (12) calendar month period, then the use can continue to be nonconforming with the exception that it cannot be changed to another nonconforming use.

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4. A nonconforming use of a building or portion thereof, or land or a portion thereof, shall not be extended or enlarged except in conformity with this ordinance. "Extended" is construed to include attachment of signs or display material on land outside of the building, or the attachment of racks, balconies, or other projections from the buildings, providing, however, that dwellings which are nonconforming only as to height and/or yard areas may be structurally altered or enlarged as provided for in section 2.01 of article 2 of this ordinance.

### **Sec. 3.03. Repairing nonconforming buildings and completing construction of nonconforming buildings.**

Nothing in this ordinance shall be deemed a prohibition against strengthening or restoring a safe condition to a building or portion thereof declared to be unsafe by any public official charged with protecting the public safety, upon order of such official.

To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastening these materials in a permanent manner, and demolition, elimination, and removal of an existing structure in connection with such construction, provided that actual construction work shall be diligently carried on until the completion of the building involved.

### **Sec. 3.04. Nonconforming lots of record.**

In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this ordinance, a single-family dwelling and customary accessory buildings may be erected on any single nonconforming lot which is of record at the effective date of adoption or amendment of this ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the area requirements for the district, provided, however, that the building placed upon said lot shall conform to the yard requirements of the district as closely as possible in the opinion of the board of adjustment.

## ***ARTICLE 4. OFF-STREET PARKING, LOADING AND UNLOADING***

### **Sec. 4.01. Applicability.**

No land shall be used or occupied and no structure shall be erected or used unless the off-street parking spaces required herein are provided. Such parking spaces are not required for any structure or use existing at the time of enactment of this ordinance; however, the parking spaces as specified herein shall be provided for any enlargement or structural alteration to any such existing structure or use.

### **Sec. 4.02. Minimum size of parking spaces.**

Each parking space shall contain a minimum area of one hundred eighty (180) square feet for each vehicle exclusive of necessary drives and other access ways. A driveway, however, may be considered a required parking space for a dwelling.

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### Sec. 4.03. Construction requirements.

Every parcel of land which, after the effective date of this ordinance, is changed to a parking area for more than ten (10) vehicles, or a drive-in business (except drive-in theaters and auto sales lots), shall be developed as follows:

1. If such area is subject to wheeled traffic, it shall be surfaced with asphalt or concrete.
2. Where such area is contiguous to a lot in a residential district and is not separated by a street, alley, or other public way, a wall or fence of solid appearance or tight evergreen hedge having a height of not less than six feet shall be erected and maintained between such area and the property in the residential district. Any light used to illuminate said parking lot shall be so arranged as to reflect the light away from adjoining premises and abutting streets.

### Sec. 4.04. Parking space requirements.

Off-street automobile parking space shall be provided on any lot on which any of the following listed uses are hereafter established and in accordance with the schedule shown. When a use is increased in capacity by the addition of dwelling rooms, guest rooms, floor area or seats, the minimum off-street parking shall be provided for such increase.

Prior to approval of off-street parking facilities as defined herein, such plans shall be reviewed by the planning commission with respect to the safe and efficient movement of pedestrians and vehicular traffic.

Use	Parking Space Required
Single-family dwelling	2 spaces per dwelling unit
Two-family dwelling	2 spaces per dwelling unit
Multi-family dwellings and apartments	
> 3 to 12 units	1.5 spaces per dwelling unit
> More than 12 units	3 spaces for each dwelling units when public transit is available
> Used only as dwellings for the elderly	1 space per dwelling unit
Hotels, transient	1 space for each guest bedroom plus one additional space for each 4 employees
Motels and tourist homes	1 space for each guest bedroom plus 1 additional space for resident manager
Boarding and lodging homes	1 space for each 3 bedrooms plus 1 additional space for resident manager
Clinics	1 space for each 200 square feet of gross floor area
Clubs and lodges	1 space for each 8 members at time of construction or structural alterations
Hospitals	1 space for each 2 beds plus 1 space for each staff doctor, plus 1 space for each 2 employees, including nurses
Nursing and convalescent homes and institutions	1 space for each 8 beds
Churches, temples and other places of worship and mortuaries	1 space for each 5 seats in the main auditorium or 64 square feet where there are no seats
Theaters, auditorium, sport arenas and places of public assembly	1 space for each 5 seats
Skating rink, dance hall, exhibit hall, gym	Space equal to two times the gross floor area



Kennels and animal hospitals	Space [equal] to two times the enclosed area in such kennel
Bowling alleys	3 spaces per alley
Schools, public and private	
> Elementary	2 spaces per classroom, laboratory or manual training shop;
> Junior high	4 spaces per classroom, lab or manual training shop;
> Senior high	6 spaces per classroom, lab, or manual training shop;
Colleges, universities, trade, industrial and business schools	11 spaces per classroom, lab or other teaching room
Business and professional offices	1 space for each 150 square feet of gross floor space (Ord. no. 683, 12-20-82)
Restaurants, bars, night clubs	1 space for each 100 square feet of gross floor area devoted to patron use, plus 1 space for each 4 employees
Automobile repair shop	1 space per each 200 square feet of floor space
General business, commercial and personal services establishments but not including "supermarkets"	1 space per each 300 square feet of gross floor area
Supermarkets	1 space per each 100 square feet of gross floor area
Riding stables	Space equal to 50 per cent of the covered area of such stable
Libraries and museums	Space equal to 50 per cent of the floor area devoted to public use
Commercial, manufacturing and industrial establishments not catering to retail trade	1 space for each 5 employees on the largest work shift plus 1 space for each company vehicle operating from the premises
Home occupations, for example, beauty salons	1 space per working chair, in addition to normal residential parking requirements
Other uses not defined in this section	To be approved by the zoning commission

(Ord. No. 683, 12-20-1982; Ord. No. 817, 7-19-1993)

#### **Sec. 4.05. Off-street loading and unloading.**

No land shall be used or occupied and no structure shall be erected or structurally altered for commercial or industrial uses in which commodities are sold, displayed, stored, serviced, repaired, altered, or fabricated as the principal use of the establishment unless off-street loading spaces required herein are provided. Such loading spaces, however, are not required for any commercial or industrial structure or use existing at the time of the enactment of this ordinance unless such structure or use is enlarged or structurally altered by twenty-five (25) per cent.

The off-street loading spaces required by this ordinance shall be located in all cases on the same lot or parcel of land as the use or structure they are intended to serve. In no case should any required loading space be part of an area used to satisfy the off-street parking requirement of this ordinance.

For each commercial or industrial establishment required to provide off-street loading space, at least one loading space with an area of at least two hundred (200) square feet shall be provided. If the commercial or industrial structure contains over one thousand (1,000) square feet of gross floor area, two off-street loading spaces shall be provided. In such a case one space shall be at least two hundred (200) square feet in area, and the

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other space shall be at least four hundred fifty (450) square feet in area with a minimum overhead clearance of fourteen (14) feet, if the loading space is sheltered by a roof.

If off-street loading facilities are located next to a residential district the requirements of section 4.03 shall apply.

## ***ARTICLE 11. M INDUSTRIAL DISTRICT***

Within all M Industrial Districts, as shown on the Official Zoning Map, the following regulations shall apply:

### **Sec. 11.01. Uses permitted.**

[The following uses shall be allowed in the M Industrial District:]

1. Any use permitted in R-3 Residence, B-2 and B-3 Business Districts.
2. Arenas and auditoriums.
3. Bakeries, wholesale.
4. Barge terminals.
5. Blacksmith shops.
6. Book publishing plants.
7. Boot and shoe manufacturers.
8. Bottling works.
9. Broom manufacturers.
10. Cabinet makers' shops.
11. Candy manufacturers.
12. Canning and preserving manufacturers.
13. Cap and hat manufacturers.
14. Carpenter shops.
15. Carpet cleaning shops.
16. Cigar manufacturers.
17. Cigarette manufacturers.
18. Clock factories.
19. Clothing manufacturers.
20. Coal yards.
21. Coffin manufacturers.
22. Concrete burial vault companies.
23. Condensed milk manufacturers.
24. Contractor storage yards.
25. Cosmetic manufacturers.

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26. Creameries, wholesale.
  27. Dairies, wholesale.
  28. Dental laboratories.
  29. Electrical power plants.
  30. Electrical repairing shops.
  31. Electrical sign manufacturers.
  32. Enameling and painting shops.
  33. Engraving plants.
  34. Envelope manufacturers.
  35. Express storage and delivery stations.
  36. Feed manufacturers.
  37. Feed, wholesale.
  38. Flour and grain storage elevators.
  39. Food products manufacturers.
  40. Fruit and vegetable dyeing plants.
  41. Garment factories.
  42. Grain elevators.
  43. Gravel and sand pits.
  44. Ice cream manufacturers.
  45. Jewelry manufacturers.
  46. Junk yards.
  47. Light and power substations.
  48. Livery stables.
  49. Lumber yards.
  50. Macaroni manufacturers.
  51. Milk bottling plants.
  52. Milk depots, wholesale.
  53. Millinery and artificial flower making plants.
  54. Mineral water distillation and bottling plants.
  55. Motorcycle repair shops.
  56. Moving companies with storage facilities.
  57. Office equipment and supply manufacturers.
  58. Optical goods manufacturers.
  59. Organ and piano manufacturers.

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60. Paint shops.
  61. Paper can and tube manufacturers.
  62. Paper products companies.
  63. Paper sack manufacturers.
  64. Perfume manufacturers.
  65. Phonograph manufacturers.
  66. Photoengraving companies.
  67. Produce warehouses and markets.
  68. Pumping stations.
  69. Refrigerator manufacturers.
  70. Relay stations.
  71. Rug cleaning plants.
  72. Saddle manufacturers.
  73. Screw and bolt manufacturers.
  74. Seed companies.
  75. Sheet metal shops.
  76. Shirt factories.
  77. Silk manufacturers.
  78. Soda water manufacturers.
  79. Sporting goods manufacturers.
  80. Stables and dog kennels.
  81. Street railway yards and other appurtenances.
  82. Telephone exchanges.
  83. Telephone substations.
  84. Thermometer manufacturers.
  85. Tinsmith shops.
  86. Tire repair shops.
  87. Transfer companies, baggage storage.
  88. Trunk manufacturers.
  89. Upholstery manufacturers.
  90. Vulcanizing shops.
  91. Wallpaper manufacturers.
  92. Watch manufacturers.
  93. Water company appurtenances.

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94. Welding shops.
  95. Wharves.
  96. Window manufacturers.
  97. Wire brush manufacturers.
  98. Wood products manufacturers.
  99. Woodworking shops.
  100. Worsteds goods manufacturers.
  101. Woven goods manufacturers.
  102. Motor freight terminals.
  103. Other uses may be permitted, provided they are not in conflict with any other ordinance, and, provided further that such uses are approved by the governing body and subject to such safeguards as this body may establish.

### **Sec. 11.02. Conditional uses permitted.**

Other uses may be permitted, provided they are not in conflict with any other ordinance, and, provided further that such uses are approved by the governing body and subject to such safeguards as this body may establish after receiving a report and recommendation by the planning commission. These conditional uses are:

1. Acid manufacturers.
2. Airports, landing fields, landing strips for aircraft, and hangars with repair facilities.
3. Cement, lime, gypsum, or plaster of Paris manufacturers.
4. Distillation of bones plants.
5. Explosives, manufactured or stored.
6. Fat rendering plants.
7. Fertilizer manufacturers.
8. Garbage, offal, dead animal reduction plants, or dumping yards.
9. Gas manufacturers.
10. Glue manufacturers.
11. Petroleum or its products, refineries of.
12. Smelters of tin, copper, zinc, or iron ores.
13. Stockyards or slaughterhouses.
14. Wholesale gasoline storage yards.
15. Fuel distributing and storage stations.
16. Any other similar use which would be objectionable or obnoxious because of danger from explosion or creation of smoke, dust, fumes, odors, gas, noise, vibrations, and similar conditions.

In approving the above listed uses the governing body will be guided by the following standards:

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1. Any use which emits odors, gas, or dust which is unpleasant, obnoxious, or injurious to health, will be required to design and construct necessary buildings, enclosures, filtering systems, or other facilities necessary for eliminating or reducing the intensity or concentration of such odors and/or dust to a level which will not be detrimental to zoned residential districts close to the particular use. In determining what is "detrimental," inspection of similar facilities operating in other locations with particular attention to the appearance and condition of adjacent residential areas will assist the governing body in making a determination. Study of court decisions involving cases where damage has been claimed by residents living near such odor or dust emitting plants, may be used as an instrument to interpret this paragraph.
  2. Proper provision must be made for storage of raw materials and wastes to prevent unsanitary conditions or the breeding of flies, insects, and rodents. A safeguard against such conditions may be the requirement to store such materials in tight buildings or bins.
  3. If the industrial operation requires aboveground storage of explosive materials, the industry may be required to acquire sufficient land area surrounding the plant to minimize danger to people and property adjacent to the industry. A similar requirement may be established for an industry engaging in an activity which creates noise or vibrations.
  4. Disposal of waste products into existing drainage structures or sanitary sewers without proper treatment is prohibited.

#### **Sec. 11.03. Height regulations.**

Those buildings in an M Industrial District which adjoin or abut a residential district shall not exceed forty-five (45) feet in height, unless set back from all lot lines one foot for each foot of additional height above forty-five (45) feet.

#### **Sec. 11.04. Area regulations.**

Dwellings hereafter constructed in an M Industrial District must comply with the area and yard regulations of the R-3 Residence District.

All other permitted uses in M Industrial District shall comply with the following area regulations:

*Yards:*

Front yard: Twenty-five (25) feet.

Rear yard: Twenty-five (25) feet; no rear yard will be required for that part of a lot abutting a railroad siding.

Side yard (each side): Five (5) feet; on lots adjacent to a residential district, a minimum side yard of ten (10) feet will be required.

#### **Sec. 11.05. Off-street parking, loading and unloading.**

(See article 4.)

### ***ARTICLE 12. EXCEPTIONS AND MODIFICATIONS***

#### **Sec. 12.01. Exceptions and modifications to height regulations.**

The height limitations of this ordinance shall not apply to:

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1. Belfries.
  2. Chimneys.
  3. Church spires.
  4. Conveyors.
  5. Cooling towers.
  6. Cupolas.
  7. Derricks.
  8. Fire towers.
  9. Flag poles.
  10. Monuments.
  11. Radio and television towers, antennas and aerials.
  12. Observation towers.
  13. Smoke stacks.
  14. Tanks.
  15. Transmission towers.
  16. Water towers.

#### **Sec. 12.02. Group housing projects.**

In the case of a group housing project for two or more buildings to be constructed on a plot of ground of at least five unsubdivided acres, or where the existing or contemplated street and lot layout make it impractical to apply the requirements of this ordinance to the individual building units, the application of the terms of this ordinance may be varied by the board of adjustment. Such variance, however, should not adversely affect the character of the neighborhood, and should assure substantially the same character of occupancy and intensity of land use as set forth by this ordinance. However, in no case shall the board of adjustment authorize a use prohibited in the district in which the project is located, or a smaller lot area per family than the minimum required, or a greater height, or a larger coverage than the requirements of this ordinance in such a district.

#### **Sec. 12.03. Exceptions and modifications to yard and open space requirements.**

1. More than one main institutional, public, semi-public, commercial, or industrial building may be located upon a lot or tract, providing that no such building or portion thereof is located outside the buildable area of the lot.
2. Every part of a required yard shall be open to the sky, except where accessory buildings are permitted in a rear or side yard and except for the ordinary projection of sills, belt courses, cornices, and ornamental features projecting not more than eighteen (18) inches; however, a roof, gutter, or eave may project to the extent of four (4) feet into a required side, front and/or rear yard if a minimum distance of three (3) feet remains open to the sky.
3. A canopy attached to a building with no other support may project into a required side yard provided that this projection is at least three feet away from the nearest side lot line. Also, canopies may be located in required front or side yards adjacent to streets on lots occupied by churches, schools, hospitals, clinics, funeral parlors, hotels, public buildings, and institutions of a philanthropic, educational, religious, or

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eleemosynary nature. Such canopies may be supported by other means than the building. A porte-cochere, or carport, may also project into a required side yard, provided that every part of the projection is enclosed, at least three feet from the nearest side lot line, with a maximum length of twenty-five (25) feet and a height of thirteen (13) feet.

4. An open, unenclosed, uncovered porch or terrace not exceeding the ground elevation by more than six (6) inches, may project into a required front yard a distance not more than ten (10) feet but in no case more than half the distance from the required building line to the front property line. This shall not be interpreted to include or permit fixed marquees or canopies except where otherwise provided herein.
5. Where less than fifty (50) per cent of a building's total floor area is designed or intended for a residential use or for an accessory residential use in commercial or industrial districts, no yards shall be required, except such yards as may be required for commercial or industrial buildings in the district in which the building is located.
6. For the purpose of providing yards for an electric substation, a gas pressure regulating and metering station for public utility purposes, or for structures such as row apartment houses and tourist court cabins, such structures shall be considered as one building occupying one lot.

(Ord. No. 659-A, 3-16-1981)

#### **Sec. 12.04. Exceptions and modifications to use regulations.**

1. Fences may be erected along the boundaries of a lot or yard area. Such fences for residences may not exceed seven (7) feet in height, with fences constructed in front yard areas not exceeding three (3) feet in height. These fences shall not have barbed wire or other hazardous material in their construction. Fences enclosing industrial areas shall not exceed nine (9) feet in height and may use barbed wire in its uppermost part of construction.
2. Existing railroads may continue to be operated and maintained in residential, commercial and industrial districts, but no new railroad lines or accessory structures may be erected in these districts, except when so authorized by the board of adjustment.
3. Public utilities, including electric substations, sewer and water pumping stations, drainage pumping stations, water towers, and buildings and structures of a similar nature, may be located in any district when authorized by the board of adjustment, provided that such uses be placed and operated to cause the least inconvenience to owners or tenants of adjoining lots and not to cause serious annoyance or injury to occupants of adjoining or near-by premises by reason of emission of odors, fumes, gases, dust, smoke, noise, vibrations, light, glare, or any other nuisance.
4. Temporary buildings, used in connection with construction work only, may be located in any district during the period of construction, but such temporary buildings shall be removed upon completion of such construction work.
5. The following uses may be located in any district when approved by the board of adjustment and subject to such safeguards as the board may establish:
  - a. Cemeteries.
  - b. Dial telephone stations.
  - c. Fire stations.
  - d. Hospitals for human care (not mental).
  - e. Police stations.



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- f. Transit terminals.
6. Agricultural uses of land and/or buildings on tracts of ten (10) acres or more shall be excluded from the provisions of this ordinance.
  7. Specific use listings preceded by the symbol (PA) are permitted upon approval of the location and site plan thereof by the planning commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard, and as being in harmony with the orderly and appropriate development of the district in which [the] use is located.

(Ord. No. 643, 1-15-1979)

### **Sec. 12.05. Regulation of accessory buildings.**

1. Except on corner lots, any accessory building that is not a part of the main building may be built in a required side yard, providing such accessory building is not less than sixty (60) feet from the front lot line nor less than three (3) feet from the nearest interior side lot line.
2. On corner lots, accessory buildings are not permitted in required side yards on the side street or within any portion of the rear yard area which lies between the side street and the prolongation of the required side yard line into the rear yard area.
3. Accessory buildings not exceeding one story or fourteen (14) feet in height may be built in required rear yards, provided that in any case where accessory buildings are built on rear lot or side lot lines, such accessory buildings shall not be located less than three (3) feet from either side or rear lot line.
4. The combined gross area of all accessory buildings or portions thereof, located in required side and rear yards, shall not exceed thirty (30) per cent of the required rear yard area, nor shall more than one accessory building cover any part of the required side yard.

## **ARTICLE 13. ENFORCEMENT**

### **Sec. 13.01. Enforcing officer.**

The provisions of this ordinance shall be administered and enforced by a building inspector appointed by the Winnsboro Town Council, and he shall have the power to make inspection of buildings or premises necessary to carry out his duties in the enforcement of this ordinance and be supervised by the Winnsboro Planning and Zoning Commission.

### **Sec. 13.02. Building permit.**

1. *Building permit required.* It shall be unlawful to commence excavation for the construction of any building including accessory buildings, or to commence the moving or alternation [alteration] of any building including accessory buildings, until the building inspector has issued a building permit for such work.
2. *Issuance of a building permit.* In applying to the building inspector for a building permit the applicant shall submit a dimensional sketch or a scale plan indicating the shape, size, and location of all buildings to be erected, altered, or moved and of any buildings already on the lot. All required parking areas and access driveways must be shown and the individual car stalls clearly indicated. He shall also state the existing and intended use of all buildings and supply such other information as may be required by the building inspector for determining whether the provisions of this ordinance are being observed. If the proposed excavation or

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(Supp. No. 2)

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construction as set forth in the application are in conformity with the provisions of this ordinance and other ordinances of the Town of Winnsboro then in force, the building inspector shall issue a building permit for such excavation and/or construction. If a building permit is refused, the building inspector shall state such refusal in writing with the cause.

2(1) The issuance of a building permit shall in no case be construed as waiving any provision of this ordinance.

2(2) A building permit shall become void six (6) months from the date of issuance unless substantial progress has been made on the project described therein.

(Ord. No. 711, 2-18-1985)

### **Sec. 13.03. Issuance of certificate of occupancy.**

No land or building or part thereof hereafter erected or altered in its use of [or] structure shall be used until the building inspector shall have issued a certificate of occupancy stating that such land, building, or part thereof, and the proposed use thereof are found to be in conformity with the provisions of this ordinance.

Within three (3) days after notification that a building or premises or part thereof is ready for occupancy or use, it shall be the duty of the building inspector to make a final inspection thereof and to issue a certificate of occupancy if the land, building, or part thereof are found to conform with the provisions of this ordinance; or, if such certificate is refused, the building inspector shall state refusal in writing with the cause.

### **Sec. 13.04. Records.**

A complete record of such applications, sketches, and plans shall be maintained in the office of the building inspector, based in whole or in part upon the provisions of this ordinance.

### **Sec. 13.05. Penalties.**

Any person violating any provision of this ordinance shall be guilty of a misdemeanor and upon conviction shall be fined not less than two dollars (\$2.00) nor more than fifty dollars (\$50.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense; payment of fine shall not constitute compliance.

### **Sec. 13.06. Remedies.**

In case any building or structure is erected, constructed, reconstructed, repaired, converted, or maintained, or any building, structure, or land is used in violation of this ordinance, the building inspector or any other appropriate authority or any adjacent or neighboring property owner who would be damaged by such violation, in addition to other remedies, may institute injunction, mandamus, or other appropriate action in proceeding to prevent the occupancy or use of such building, structure, or land.

### **Sec. 13.07. Fees.**

Fees will be charged as ordained by the Town Council in this Ordinance.

1. Where the valuation does not exceed one hundred dollars (\$100.00) the fee shall be three dollars (\$3.00).
2. For a valuation over one hundred dollars (\$100.00), up to and including one thousand dollars (\$1,000), the fee shall be five dollars (\$5.00).

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3. For a valuation over one thousand dollars (\$1,000.00) up to and including fifteen thousand dollars (\$15,000.00), the fee shall be one dollar and fifty cents (\$1.50) per thousand or fraction thereof in excess of one thousand dollars (\$1,000.00).
  4. For a valuation over fifteen thousand dollars (\$15,000.00), up to and including one hundred thousand dollars (\$100,000.00), the fee shall be twenty-two dollars and fifty cents (\$22.50) for the first fifteen thousand dollars (\$15,000.00), plus one dollar (\$1.00) for each additional thousand or fraction thereof.
  5. For a valuation over one hundred thousand dollars (\$100,000.00), up to and including five hundred thousand dollars (\$500,000.00), the fee shall be one hundred seven dollars and fifty cents (\$107.50) for the first one hundred thousand dollars (\$100,000.00) plus fifty cents (\$0.50) for each additional thousand or fraction thereof.
  6. For a valuation over five hundred thousand dollars (\$500,000.00), up to and including one million dollars (\$1,000,000.00), the fee shall be three hundred seven and fifty cents (\$307.50) for the first five hundred thousand dollars (\$500,000.00), plus twenty cents (\$0.20) for each additional thousand or fraction thereof.
  7. For a valuation over one million dollars (\$1,000,000.00), the fee shall be four hundred seven and fifty cents (\$407.50) for the first one million dollars (\$1,000,000.00) plus ten cents (\$0.10) for each additional thousand or fraction thereof.
  8. For the moving of any building or structure, the fee shall be fifteen dollars (\$15.00).
  9. For the demolition of any building or structure, no fee shall be required.

**Sec. 13.08. Permit application.**

A sample building permit application is submitted in the Appendix of this ordinance.

***ARTICLE 14. ZONING COMMISSION***

**Sec. 14.01. Creation.**

In accordance with Louisiana Revised Statutes Title 33:4726, the Winnsboro Planning Commission is hereby designated as the Winnsboro Municipal Planning and Zoning Commission.

**Sec. 14.02. Procedure.**

Meetings of the zoning commission shall be held only after the closing of the planning commission meeting, and at such other times as the board may determine. The planning commission meeting shall be closed by declaration of the chairman. The planning commission minutes will be closed, and at this time the zoning commission meeting may be opened for business. All meetings of the board shall be open to the public.

The zoning commission shall keep separate minutes from the planning commission, showing the vote of each member upon each question; or if absent, or failing to vote, the board shall explain its actions. The minutes shall be immediately filed in the office of the commission and shall be a public record.

**Sec. 14.03. Administrative duties.**

The zoning commission shall facilitate the administration of the details of this Zoning Ordinance, and when requested by the Winnsboro town council, the zoning commission shall hold public hearings whenever such hearings are required by this ordinance, and hear complaints filed in writing against any order, requirement,

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decision or determination made by the building inspector. Said zoning commission shall act as a fact-finding body and shall report to the Winnsboro town council the findings of each hearing, with recommendations as to the disposition of each case concerned. Provided, however, that any party aggrieved at the findings and recommendations of the zoning commission to the Winnsboro town council shall be entitled to a public hearing before the board of appeals and adjustments, with due notice thereof, as discussed in Article XIV, Section 4.

#### **Sec. 14.04. Powers of the zoning commission.**

The zoning commission shall have the following powers and duties:

1. *Administrative review.* To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, implication, determination, or refusal made by the building inspector in the carrying out or enforcement of any provision of this ordinance; and to interpret the zoning map and ordinance.
2. *Special exceptions.* To hear and decide special exceptions to the terms of the ordinance upon which the zoning commission is required to pass under such ordinance.
3. *Variances.* To hear and decide applications for variances from the terms of this ordinance, but shall grant variances only where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property which at the time of adoption of this ordinance was a lot of record, or where by reason of exceptional topographic situations or conditions of a piece of property the strict practical difficulties to or undue hardship upon the owner of such property; provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this ordinance.
  - 3(1) In granting a variance the board may attach thereto such conditions regarding the location, character, and other features of the proposed building, structure, or use as it may deem advisable in furtherance of the purpose of this ordinance.
  - 3(2) Before any variance is granted, it shall be shown that special circumstances attached to the property do not generally apply to other properties in the neighborhood.

#### **Sec. 14.05. [Fee for appeals.]**

A fee of fifteen dollars (\$15.00) shall be posted with the building inspector with each appeal to the zoning commission; said fee is to defray costs of notices, the hearing, and any other miscellaneous expenses.

#### **Sec. 14.06. Appeals, how taken.**

The Winnsboro town council is hereby designated as the board of appeals and adjustments. Meetings of the board of appeals shall be held only after the closing of the town council meeting or at any other called time. The town council meeting shall be closed to declaration of the Mayor of Winnsboro. The minutes of the town council meeting shall be closed, and at this time the board of appeals may tend to business at hand.

An appeal to the board of appeals and adjustments may be taken by any person, firm, or corporation aggrieved, or by any governmental officer, department, other board, or bureau affected by any decision of the zoning commission based in whole or in part upon the provisions of this ordinance. Such appeal shall be taken by filing with the board of appeals and adjustments a notice of appeal, specifying the grounds thereof.

The building inspector and planning and zoning commission shall transmit to the board of appeals and adjustments all papers constituting the record upon which the appeal action was taken. The zoning commission will also transmit to the board of appeals and adjustments their findings and recommendations on this same case. The board of appeals and adjustments shall fix a reasonable time for the hearing of the appeal; give proper notice

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three (3) times of a public hearing before the board by publishing such notice in a newspaper of general circulation in the Town of Winnsboro, at least ten (10) days prior to the date set for the public hearings; provide written notice to the parties of interest, mailed five (5) days prior to the date set for the hearing; and decide same within a reasonable time. At the hearing, any person or party may appear and be heard in person, by agent, or by attorney.

**Sec. 14.07. Fee.**

A fee of fifteen dollars (\$15.00) shall be posted with the building inspector with each appeal to the board of appeals and adjustments; said fee is to defray costs of notices, the hearing, and any other miscellaneous expenses.

**ARTICLE 15. AMENDMENTS**

**Sec. 15.01. [Generally.]**

The Winnsboro town council may, from time to time, amend, supplement, or change the regulations, restrictions, or boundaries herein or subsequently established. Such amendments may be initiated:

- [1.] By action of the legislative body, or by action of the planning and zoning commission; or
- [2.] On petition by property owners, by filing with the legislative body through the planning commission, a petition in writing which conforms with the standards and requirements of the planning commission, provided that such petition is duly signed and acknowledged by the owners or authorized agents of not less than fifty (50) per cent of the area of land in which a change of classification is requested.

**Sec. 15.02. Review by the planning and zoning commission.**

No amendment shall become effective unless it is first submitted for approval, disapproval, or suggestions to the municipal planning and zoning commission.

If the planning commission within sixty (60) days of such submission disapproved the amendment, it shall require a majority vote of the membership of the town council to become effective. Failure of the planning commission to either approve or disapprove the amendment within ninety (90) days of its submission shall be deemed approval.

**Sec. 15.03. Procedure.**

No amendment shall become effective until:

1. Review of the amendment by the planning and zoning commission as discussed above.
2. There shall have been a public hearing in relation thereto before the legislative body, at which time interested citizens and parties shall have had an opportunity to be fully heard.
3. Notice of the proposed change and of the time and place of the public hearing shall have been published once a week for three weeks in the official journal of the town. At least twenty (20) days shall elapse between the first publication and the date of the hearing.
4. A final yea or nay vote shall have been taken on the proposal by the legislative body within ninety (90) days dated from the original action of the legislative body, or from the final filing of the petition of property owners or owner in correct form.

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5. The provisions of this section do not apply in cases where there is a proposal to enact an entire new ordinance, to change the text as a whole, or to change all the Official Zoning Map, or both, in which event the procedure set out in R.S. 33:4721-33:4732 shall be followed.
  6. The planning and zoning commission shall not consider any future petition requesting a change or amendment within six (6) months of the date of a prior petition to the planning and zoning commission for the same change or amendment.
  7. No person shall be deemed to be a party to a petition unless his ownership interest appears on record according to the recording laws of Louisiana, or he is retained as legal counsel for the petitioners.

**Sec. 15.04. Fee.**

A fee of twenty-five [dollars] (\$25.00) due and payable at the time of filing of petition shall be posted with request to amend the zoning ordinance; said fee to be used by the Town of Winnsboro to defray costs resulting from such petition and any subsequent amendment to the zoning ordinance.

**Sec. 15.05. [Sample application form for rezoning requests.]**

A sample application form to be used with rezoning requests is attached in the Appendix to this ordinance.

**ARTICLE 16. LEGAL STATUS PROVISIONS**

**Sec. 16.01. Conflict with other ordinances.**

In case of conflict between this ordinance or any part thereof, and the whole or part of any existing or future ordinance of the Town of Winnsboro, the most restrictive provision shall in all cases apply.

**Sec. 16.02. Validity.**

If any section, clause, provision, or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this ordinance which is not of itself invalid or unconstitutional.

**ARTICLE 17. DEFINITIONS**

For the purpose of this ordinance, certain terms and words are hereby defined. Words in the present tense shall include the future, the singular number shall include the plural and the plural the singular; the word "structure" shall include the word "building", and the word "shall" is mandatory and not directory.

*Accessory building.* A subordinate building, which includes a portable carport, attached to or detached from the main building, the use of which is incidental to that of the main building on the same lot.

*Alley.* Any public way set aside for public travel, which provides a secondary means of access to property abutting thereon.

*Boarding house.* Any dwelling in which more than three (3) persons and less than fifteen (15) persons are provided with sleeping facilities and where meals, or lodging and meals, are provided for compensation by previous arrangement.

*Buildable area.* The area of that part of the lot not included within the yards or open spaces herein required.

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ARTICLE 17. DEFINITIONS

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*Building.* Any structure designed or built or used for the support, enclosure, shelter, or protection of persons, animals, chattels, or property of any kind.

*Building, height of.* The vertical distance from the established average sidewalk grade or street grade, or finished grade at the building line, whichever is the highest, to the highest point of the coping of a flat roof, or to the deck line of the mansard, or the mean height level between the eaves and ridge for gable, hip, and gambrel roofs.

*Dwelling.* Any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more families.

*Dwelling, single-family.* A building designed for, constructed for, altered for, or occupied exclusively by not more than one family; provided, however, that such building is attached permanently to the ground and is not equipped with axles or wheels.

*Dwelling, two-family.* A building designed for, constructed for, altered for, or occupied by not more than two (2) families provided, however, that such a building is attached permanently to the ground and is not equipped with axles or wheels.

*Dwelling, multiple-family.* A building designed for, constructed for, altered for, or occupied by three (3) or more families; provided, however, that such building is attached permanently to the ground and is not equipped with axles or wheels.

*Family.* One individual or more persons related by blood or marriage occupying a premises and living as a single housekeeping unit, or a group of not more than four (4) persons living together by joint agreement and occupying a single housekeeping unit with a single culinary facility on a nonprofit, cost-sharing basis.

*Garage, public.* A building or portion thereof other than a private garage, designed or used for equipping, servicing, repairing, hiring, selling, or storing motor-driven vehicles.

*Lot.* A parcel of land occupied or to be occupied by one principal building and its accessory buildings, including the open spaces required under this ordinance, and having its principal frontage on an officially approved street or place.

*Lot of record.* A lot which is a part of a subdivision, the map of which has been recorded in the office of the clerk and recorder and/or the assessor's office; or a parcel of land which became legally established and defined by deed or act of sale on or before the date of adoption of this ordinance.

*Nonconforming use.* A land lawfully used, and/or structure legally existing and/or used at the time of adoption of this ordinance, or any amendment thereto, which does not conform with the height, lot area, yard requirements, or use regulations of the district in which it is located.

*Parking lot.* An open space which is used for temporary parking of automobiles and other vehicles.

*Parking space.* An all-weather, surfaced area enclosed in the main building, or unenclosed, having an area of not less than one hundred sixty (160) square feet exclusive of driveways, permanently reserved for the temporary storage of one automobile and connected with a street, place or alley by an all-weather, surfaced driveway at least eight (8) feet in width, which affords unobstructed ingress and egress for automobiles.

*Street.* A public way set aside for public travel which affords the principal means of access to abutting property. The word "street" shall include the words avenue, road, highway and thoroughfares, or any other similar terms.

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*Structure.* A combination of materials forming a construction which requires more or less permanent location on the ground and includes, among other things, buildings, stadiums, platforms, radio towers, sheds, dwellings, storage bins, fences and display signs.

*Structural alteration.* Any change in the supporting members of a building, such as bearing walls, or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls, excepting such repair as may be required for the safety of the building.

*Tourist court.* A group of buildings designed for guest rooms or dwelling units intended primarily for automobile transients, each unit having a separate entrance opening out of doors or into a foyer, with parking space provided on the lot for use by guests of the court, operation of such courts to be supervised by a person in charge at all hours. Tourist courts include auto courts, motels, motor courts, motor hotels, and motor inns.

*Trailer court.* Any area where two or more travel trailers are temporarily parked for living and sleeping purposes with flush toilet and bathing facilities provided on the site and which includes any structures, vehicles, or enclosures used or intended for use as part of the equipment of such trailer court.

*Yard.* An open space on the same lot with a principal building, open, unoccupied, and unobstructed by a portion of a structure from the ground upward, except as otherwise provided herein.

*Yard, front.* An open space extending across the front of the lot between the side lot lines, and being the required minimum horizontal distance between the street and the nearest part of the principal building, including covered porches. On corner lots the front yard shall be provided facing the street upon which the lot has its lesser dimension.

*Yard, rear.* An open space extending across the rear of a lot between the side lot lines, and being the required minimum horizontal distance between the rear lot line and the nearest part of the principal building, including covered porches. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

*Yard, side.* An open space between the building and the side lot lines, and being the required minimum horizontal distance between a side lot line and the nearest part of the principal building, including covered porches.

(Ord. No. 906, 9-19-2005)

### **[ARTICLE 18. ADOPTION]**

The vote of the above ordinance was as follows:

AYES: Herbert L. Davis, C.L. Moore, Jr., John Lee Kincaid, Winton P. Lofton, Jenkins Merrell.

NAYS: None

ABSENT: None

And the ordinance was declared adopted on this 16th day of February, 1976.

### **APPENDIX A. SAMPLE FORMS**



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**[Sec. A-1. Building permit.]**

APPLICATION FOR PERMIT TO ERECT BUILDINGS  
WITHIN THE TOWN OF WINNSBORO, LOUISIANA

Gentlemen: \_\_\_\_\_ hereby file this application, to erect \_\_\_\_\_ building within the boundary of Winnsboro, Louisiana, in accordance with the Ordinance No. \_\_\_\_\_ of said Winnsboro, in such cases made and provided, the specification, character, and occupancy of which is as follows:

Purpose for which the building is to be used

Does the proposed use of said building or land comply with the provisions and boundaries of the Winnsboro Zoning Ordinance

Material of Building No. of Stories

Number of Rooms Material of Roof

Size of Building Length of Building

Width of Building Thickness of Walls

Material of Doors and Shutters Height of Ceiling

Height and Thickness of Fire Wall, if Brick

Location: (Addition, Lot, and Block Number)

Probable Cost of Building \$

Permit Fee No. . Please attach.

Other sewerage disposal:

Name of Contractor, Builder

Address

Date:

(Name of Owner, Address, Phone)

By

Address

OFFICE RECORD

APPROVED BY DATE APPROVED

PERMIT ISSUED FILED

**[Sec. A-2. Rezoning requests.]**

APPLICATION FOR REZONING REQUEST  
(TO BE RETURNED TO THE WINNSBORO PLANNING COMMISSION)

1. Owner's Name and Address

Phone:

2. Developer's Name and Address

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Phone:

3. Location of property to be rezoned  
(Attach a sketch on lettersize paper and show adjacent land uses.)
4. Size of Area (in acres or square feet)
5. Existing Zone Desired Zone
6. Existing Use Proposed Use
7. Date Received
8. Remarks: (List any special features which will help the Planning Commission in its decision.)

*Planning Commission Procedure for Considering Rezoning Requests:*

1. All rezoning requests shall be presented in writing to town hall with necessary information to make the proposals clear, and with a sound and logical reasoning why the rezoning request is needed.
2. A request for a change is a claim that the existing zone is a mistake, that the planning commission and the legislative body made a mistake. Therefore, the petitioner should be prepared to present a detailed justification showing the change is needed and will benefit the general welfare and not the vested interests of a few persons.
3. Rezoning requests shall be presented five (5) days prior to the meeting in order to give the staff time to study each request.
4. No special meeting will be called to consider a rezoning request unless it is of a scope which seems to warrant such meeting.
5. Special persons will be asked to attend the planning commission meeting if they feel that additional information is necessary and that they may have some helpful information.

To be filled out by secretary of the planning commission.

## ***APPENDIX B. EVALUATING PROPOSED ZONING CHANGES***

First, it must be clearly understood that a zoning change is a legislative matter and it [is] brought about by amendment of the zoning ordinance—using variances to make changes is not legal. The pressures that are often brought to bear trying to have zoning changes made can be best handled if there is an established policy used in reviewing requests for zoning changes.

There are seven (7) basic questions which the planning commission should consider in connection with each request for rezoning:

1. Was the land originally placed in the wrong district?
2. Have technological, growth pattern, traffic or other changes made the original zoning obsolete?
3. Will the proposed rezoning help or hurt the immediate neighborhood? (Affect property values in adjacent areas; adversely influence living conditions; seriously reduce light and air to adjacent areas).

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APPENDIX B. EVALUATING PROPOSED ZONING CHANGES

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4. Will the change add to municipal service costs? (Fire and police protection or other services).
5. Will the planned population density be altered? (This could overload schools, parks and other facilities).
6. Will it necessitate changing the street plan because of generating unanticipated traffic?
7. Will the change constitute a grant of a special privilege to an individual instead of promoting the general welfare?

Occasionally a proposed change poses additional complications and other factors must be considered. Answers to the listed questions usually cannot be so precise that they automatically furnish a solution.

One thing which should be remembered is that a request for a change is a claim that the existing zoning is a mistake, that the legislative body made a mistake; therefore, the petitioner should be prepared to present a detailed justification showing the change is needed and will benefit the general welfare.