

# CITY OF LAKE CHARLES

## PLANNING & ZONING SERVICES

# Land Use and Zoning Map Updates

**The proposed changes included in this document result from a comprehensive effort to study the City's existing land use policies and zoning maps and suggest changes to accommodate future growth within the City.**

This exhaustive effort has included feedback from citizens through a series of stakeholder meetings and neighborhood meetings held throughout the City.

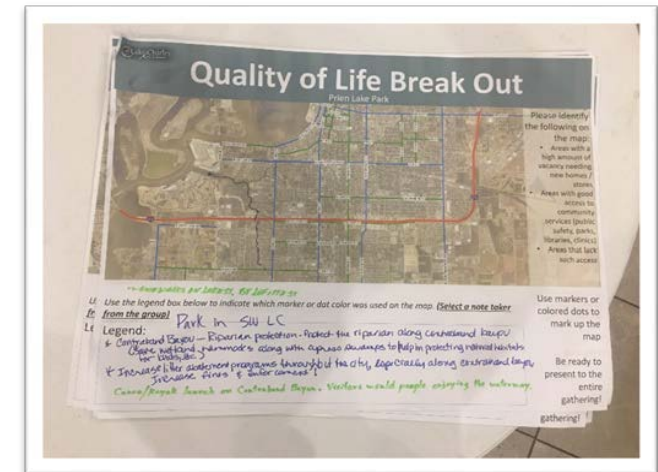
The majority of zoning changes in the maps that follow represent "up zoning," allowing for more uses as a permitted land use or approval through the conditional use review process.

These recommended changes are largely the result of changes in roadway classifications (two lane to four or five-lane corridors) and general changes in land use of a specific area.

# Work accomplished to date

## Meetings:

- Stakeholders
  - City Council Members
  - Planning and Zoning Commissioners
  - Historic Preservation Commissioners
  - Residents and the general public
  - Engineers and design professionals
  - Realtors and brokers
  - Contractors
  - Business leaders
- Neighborhood Meetings Across the City
  - MLK Center – Tuesday, March 12, 2019
  - Prien Lake Park – Wednesday, March 13, 2019
  - Oak Park Middle School – Thursday, March 14, 2019

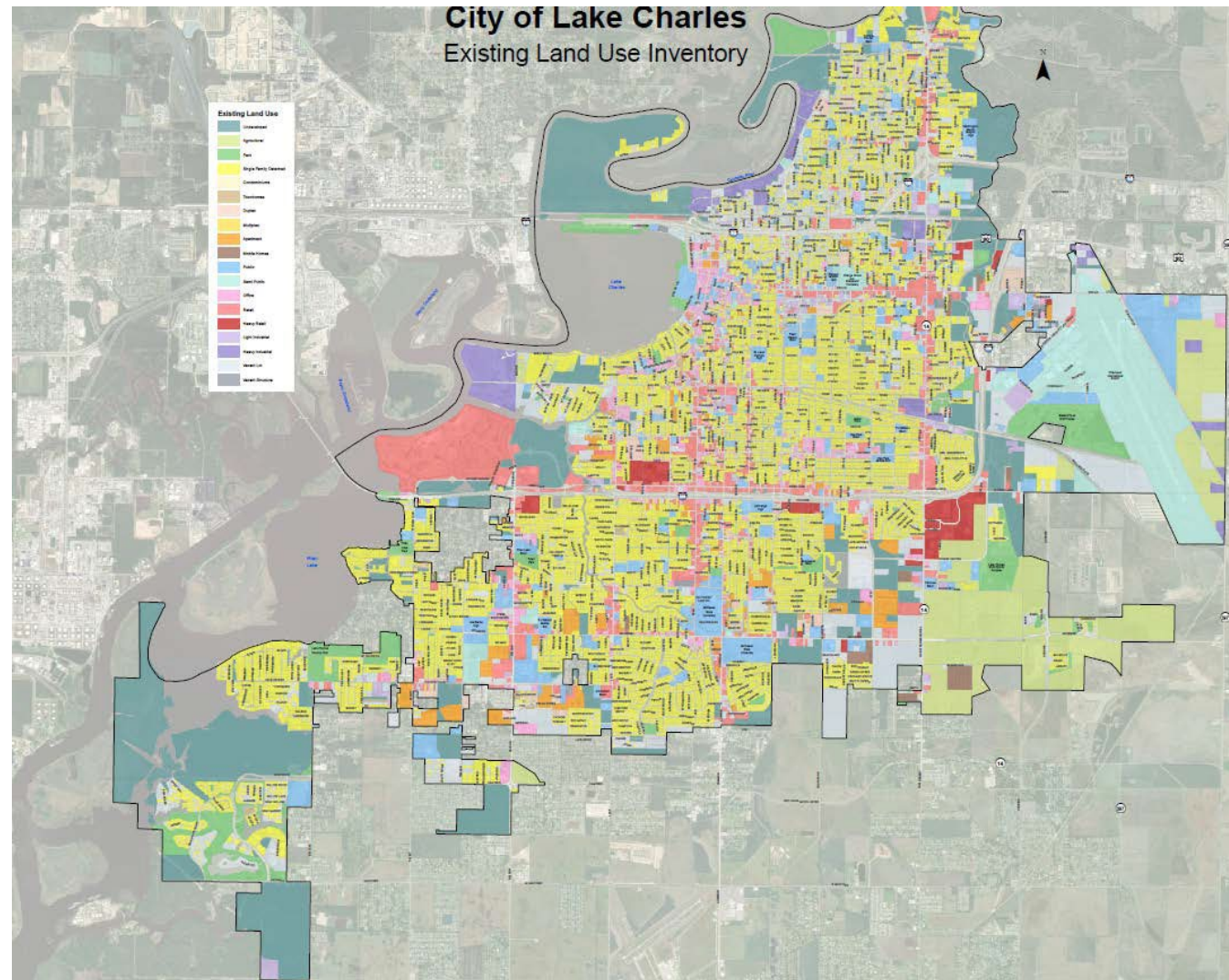
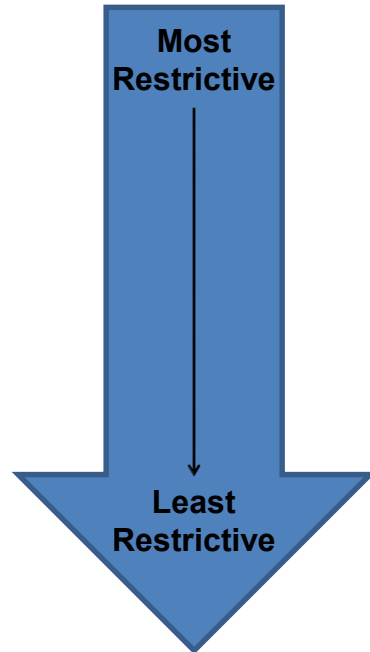


- JD Clifton Rec – December 4, 2023
- Hilcrest Park Rec – December 5, 2023
- College Oaks Rec – December 7, 2023

# Zoning Classifications

Most Restrictive to Least Restrictive

- Residential
- Neighborhood
- Mixed Use
- Business
- Light Manufacturing
- Industrial



# Permitted Uses by Type

## Residential Zoning District:

- Single-family detached dwellings, provided it does not exceed seven dwelling units per acre
- Accessory uses
- Home occupations
- Public Uses (Schools, Libraries, etc.)
- Agriculture
- Accessory uses to the residential use

# Permitted Uses by Type

## Neighborhood Zoning District:

- Single-family attached and detached dwellings, provided it does not exceed 10 dwelling units per acre.
- Accessory uses
- Home occupations
- Public uses (schools, libraries, etc.)
- Churches
- Agriculture

**\*\*Any non-residential use requires a Major Conditional Use Review Process\*\***

# Permitted Uses by Type

## Mixed Use Zoning District:

- Single-family attached and detached dwellings, provided it does not exceed 12 dwelling units per acre
- Accessory uses
- Home occupations
- Public uses (schools, libraries, etc.)
- Churches
- Agriculture
- Home Businesses
- Bed and Breakfast Facilities

**\*\*Any non-residential use requires a Major & Minor Conditional Use Review Process\*\***

# Permitted Uses by Type

## Business Zoning District:

- Indoor general retail and service establishments
- Offices and financial institutions
- Restaurants and entertainment
- Institutional uses
- Hotels and motels
- Public uses (schools, libraries, etc.)
- Kennels
- Recreational facilities
- Churches
- Agriculture
- Day care centers, provided the facility is fenced or enclosed so that children cannot leave the premises without adult supervision and the premises is buffered in accordance with [Section 24-5-209](#)
- Drive-in or drive-through facilities for the sale of food or beverages, provided that:
  - The facility is installed on a permanent foundation
  - The facility and use does not involve more than 2,500 square feet of total gross floor area
  - The parcel of land on which the use is located fronts on a collector or arterial street
  - The use is buffered in accordance with [Section 24-5-209](#); and
  - Parking and stacking for vehicles are provided in accordance with [Section 24-5-208](#)
- Outdoor retail sales and service establishments when the facility is buffered and landscaped in accordance with Sections [24-5-209](#) and [24-5-210](#), and the floor area ratio does not exceed 0.5, excluding tow yards or wrecker companies and storage of vehicles related thereto
- Bed and Breakfast facilities

**\*\*All other uses not listed above requires a Conditional Use review and approval\*\***



# Permitted Uses by Type

## Light Manufacturing Zoning District:

- Indoor/outdoor retail and service establishments
- Indoor woodworking, including cabinetmakers and furniture manufacturing
- Welding shops
- Restaurants and entertainment
- Agriculture
- Repair of scientific or professional instruments
- Building, heating, plumbing, or electrical warehousing
- Printing, publishing, and lithography
- Exterminators; janitorial and building maintenance warehouses
- Coatings, clothing or textile manufacturing
- Financial institutions and offices
- Public uses (schools, libraries, etc.)
- Structured parking facility, public or commercial
- Towers; provided that the use conforms to Section 24-5-212
- Multimodal, warehousing and distribution operations
- Transit station or terminal
- Artisan/craft product manufacturing
- Hotels and motels
- Recreational facilities
- Drive-in or drive-through facilities for the sale of food or beverages
- Accessory uses, including permanent storage vessels

# City of Lake Charles

## Proposed Zoning Map

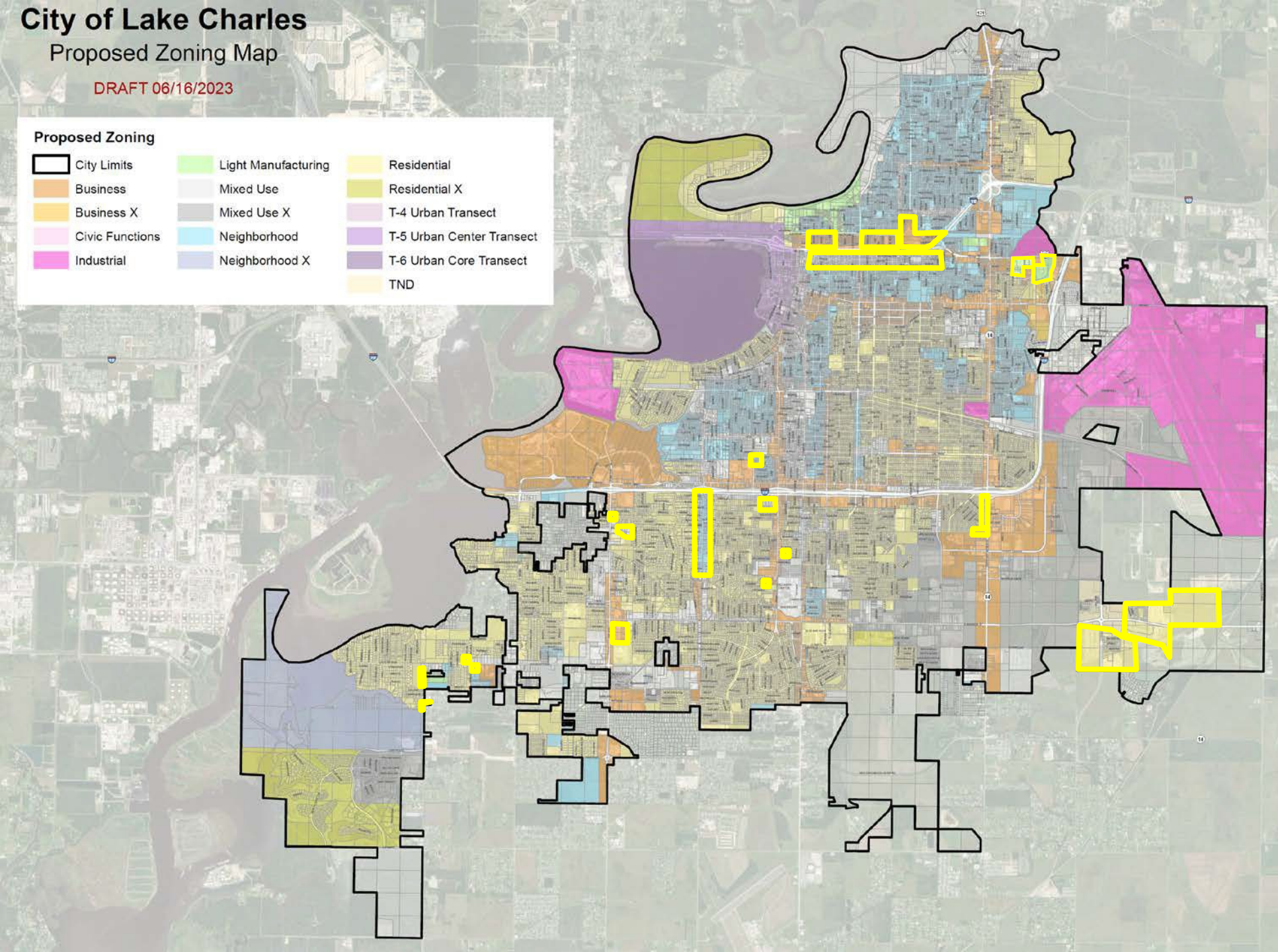
DRAFT 06/16/2023

**Proposed Zoning**

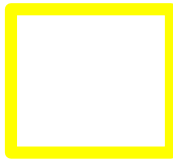
City Limits	Light Manufacturing	Residential
Business	Mixed Use	Residential X
Business X	Mixed Use X	T-4 Urban Transect
Civic Functions	Neighborhood	T-5 Urban Center Transect
Industrial	Neighborhood X	T-6 Urban Core Transect
		TND

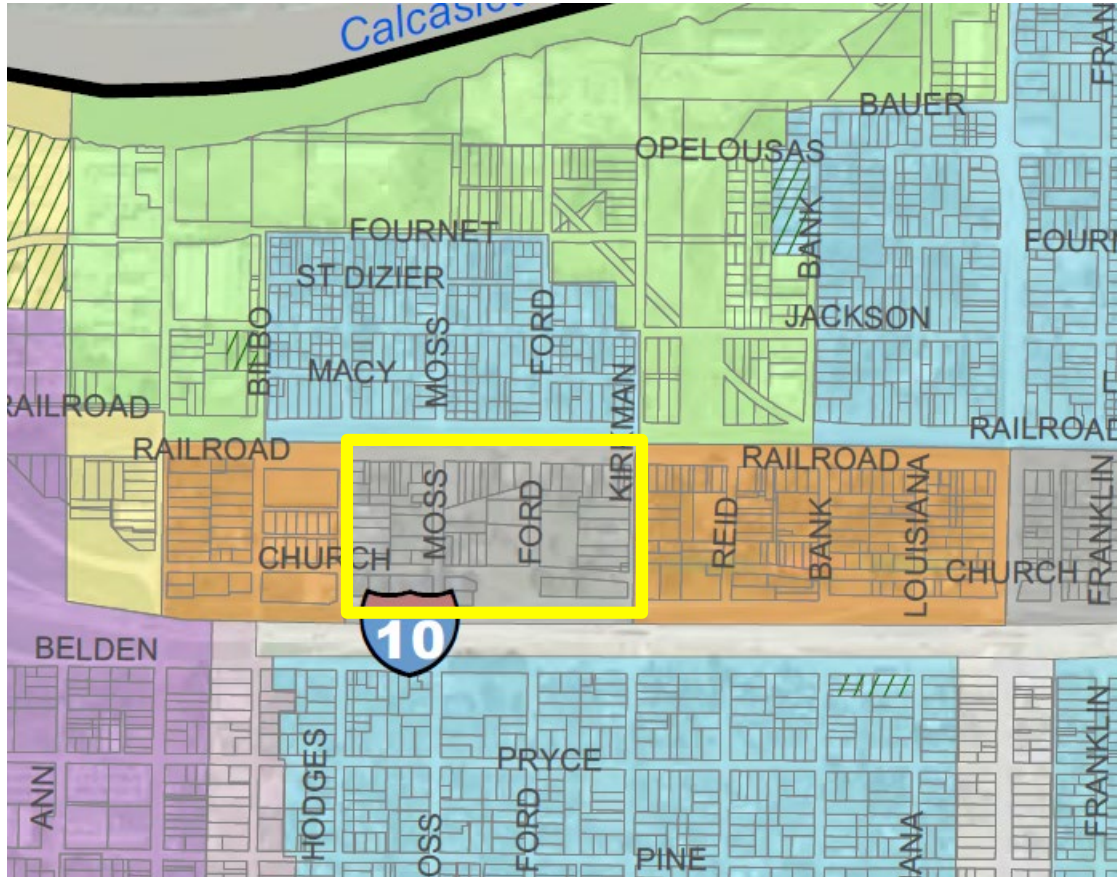
### Preliminary Overview of Additional Proposed Zone Change Locations (NEW)

Location of proposed zoning change



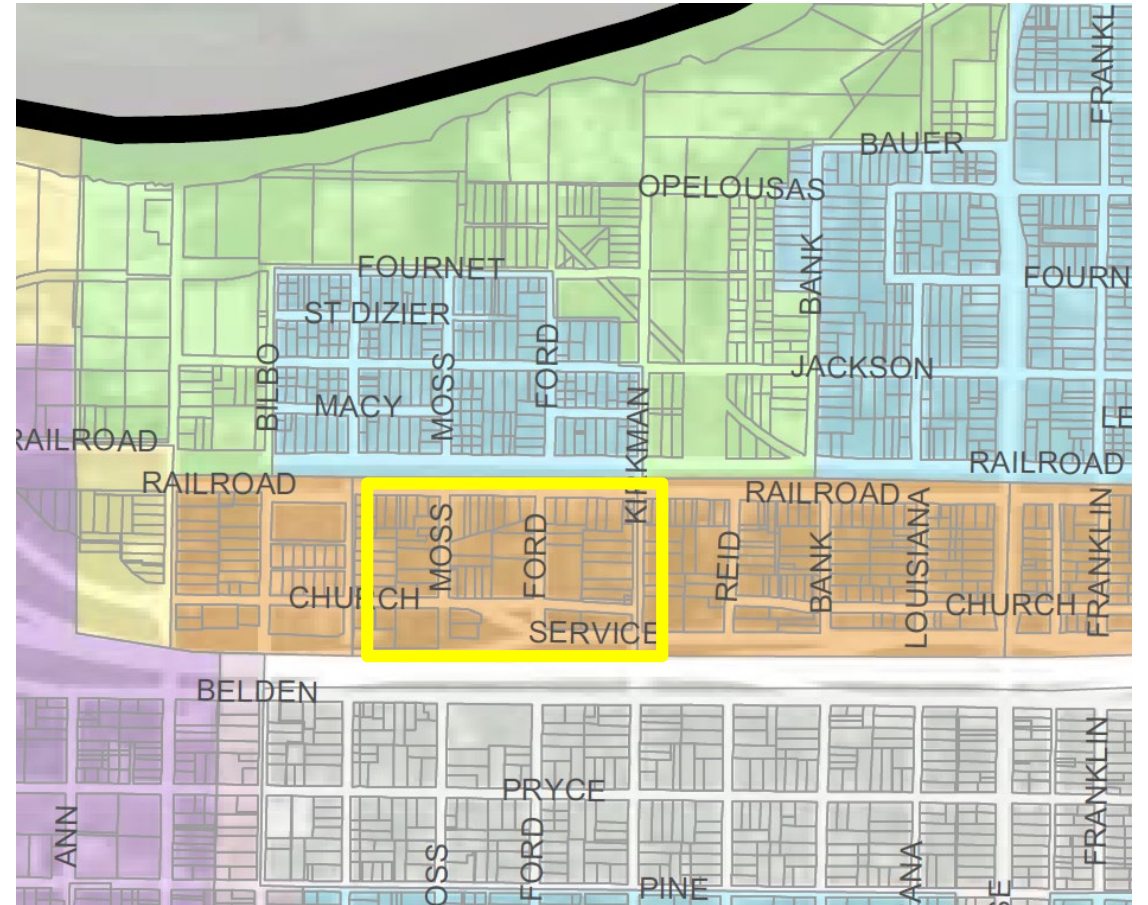
# District A

 Location of proposed zoning change

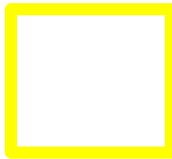


Current – Mixed Use

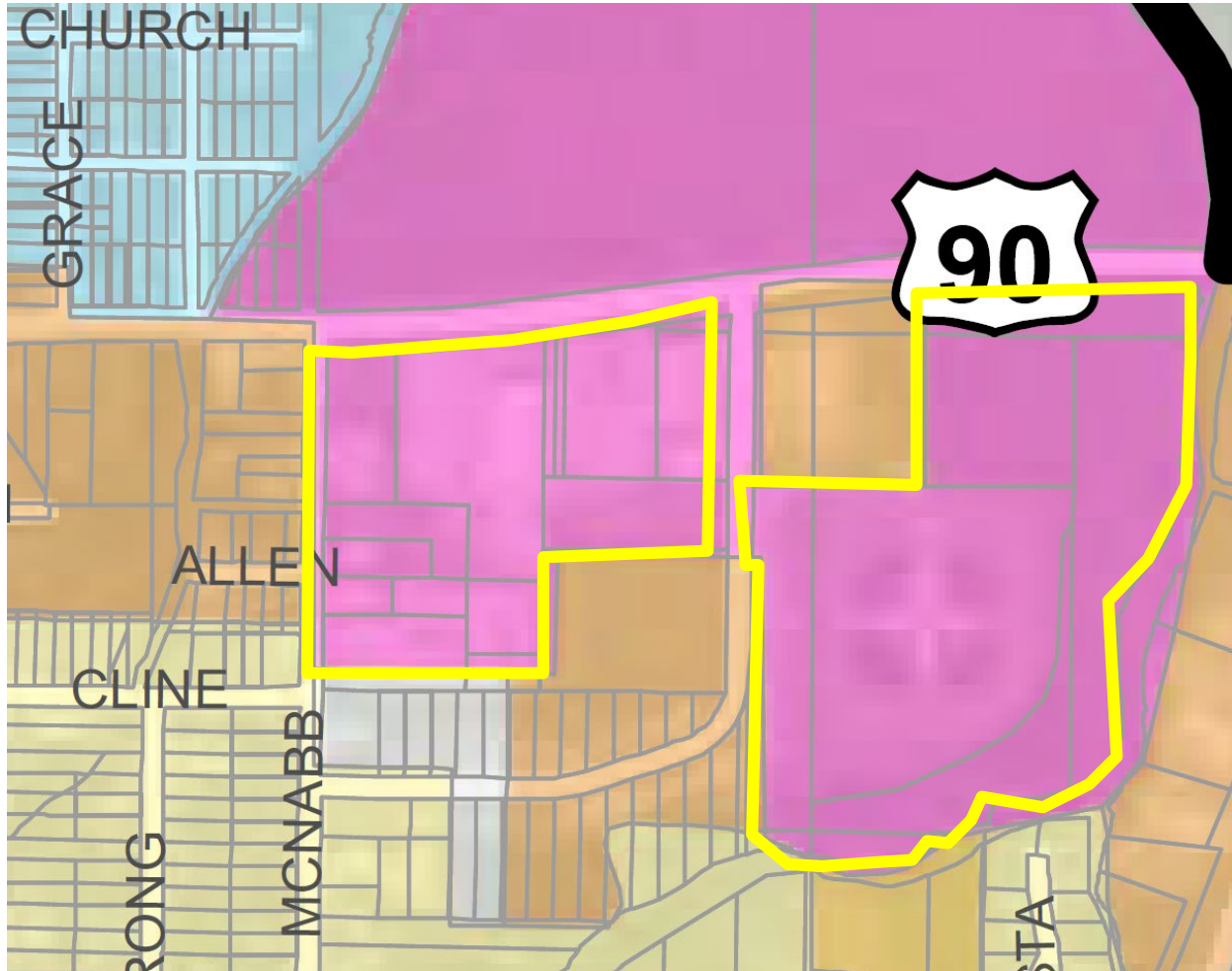
## Proposed - Business



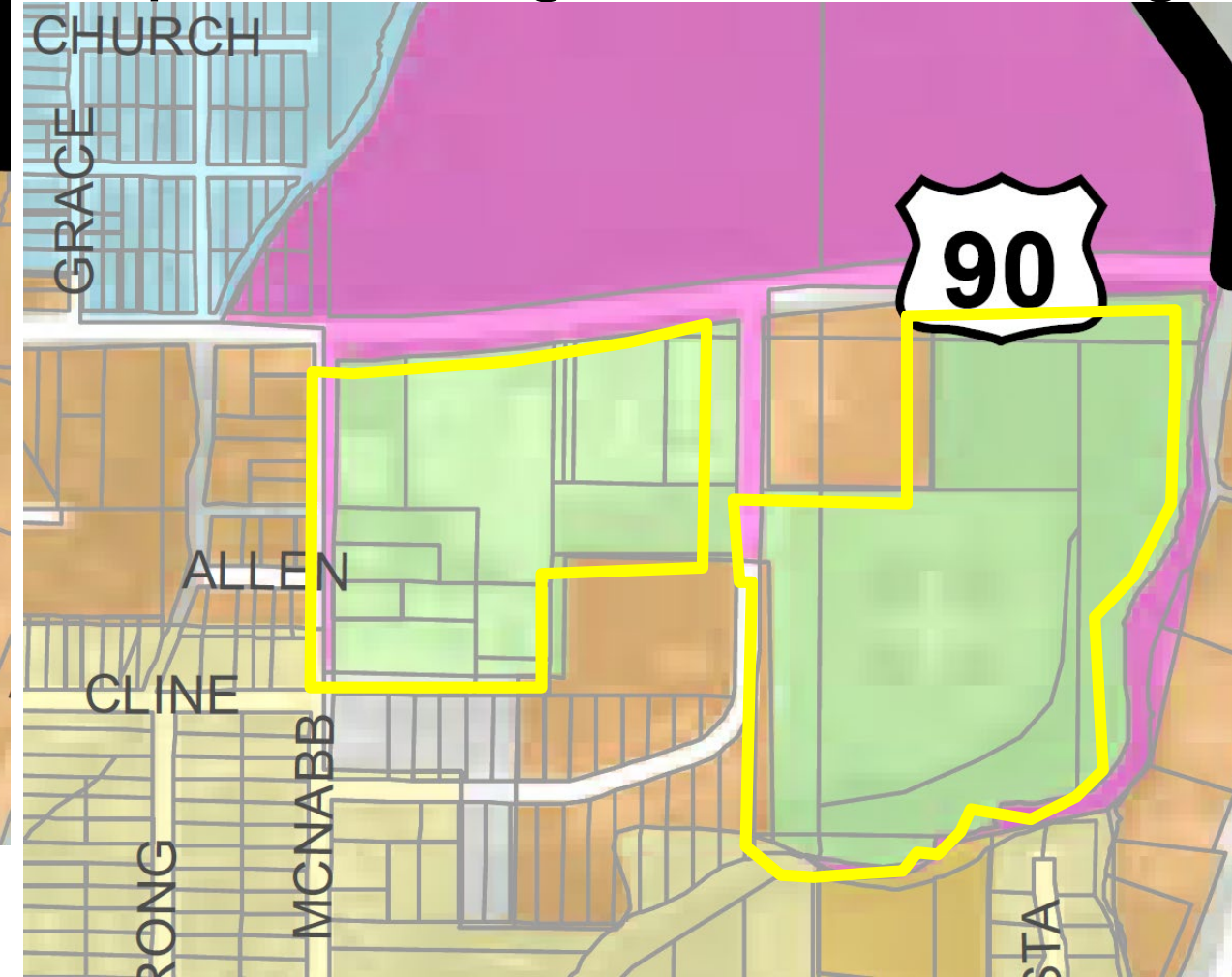
# District A

 Location of proposed zoning change

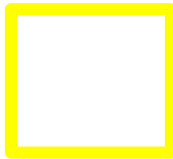
## Current – Industrial

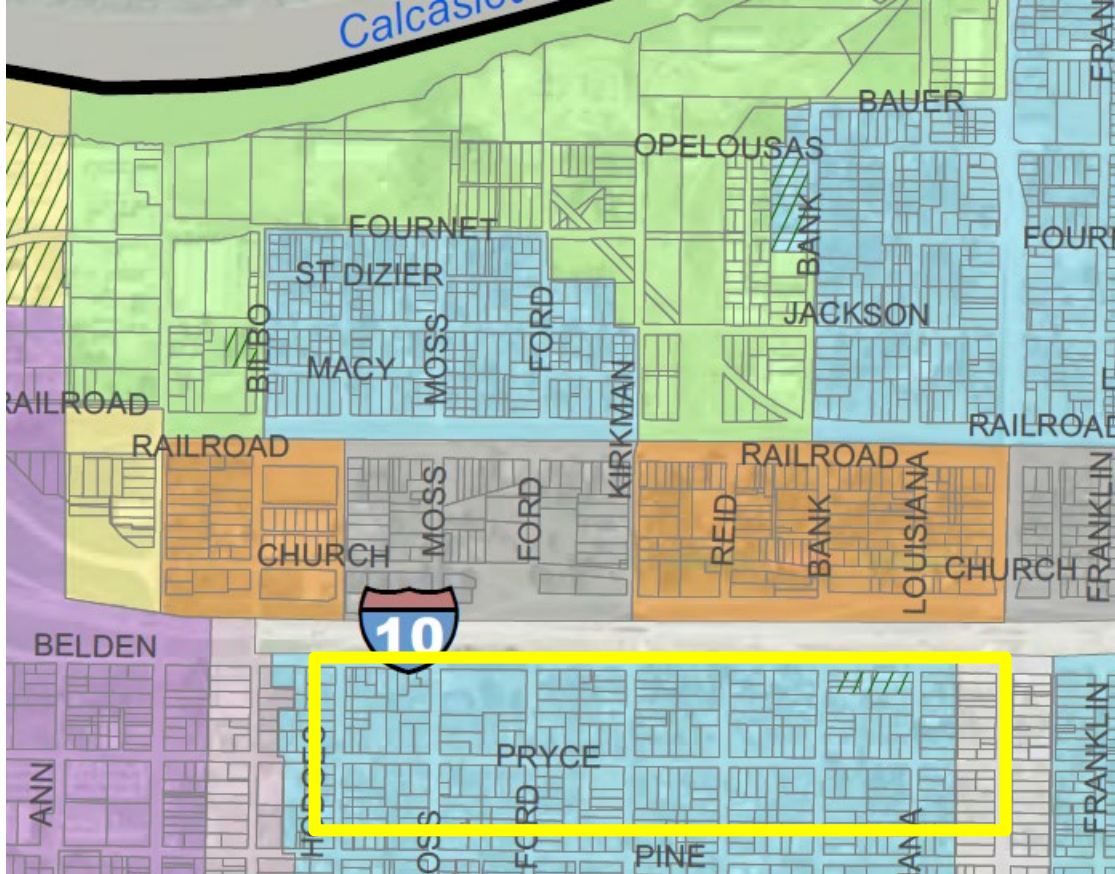


## Proposed – Light Manufacturing



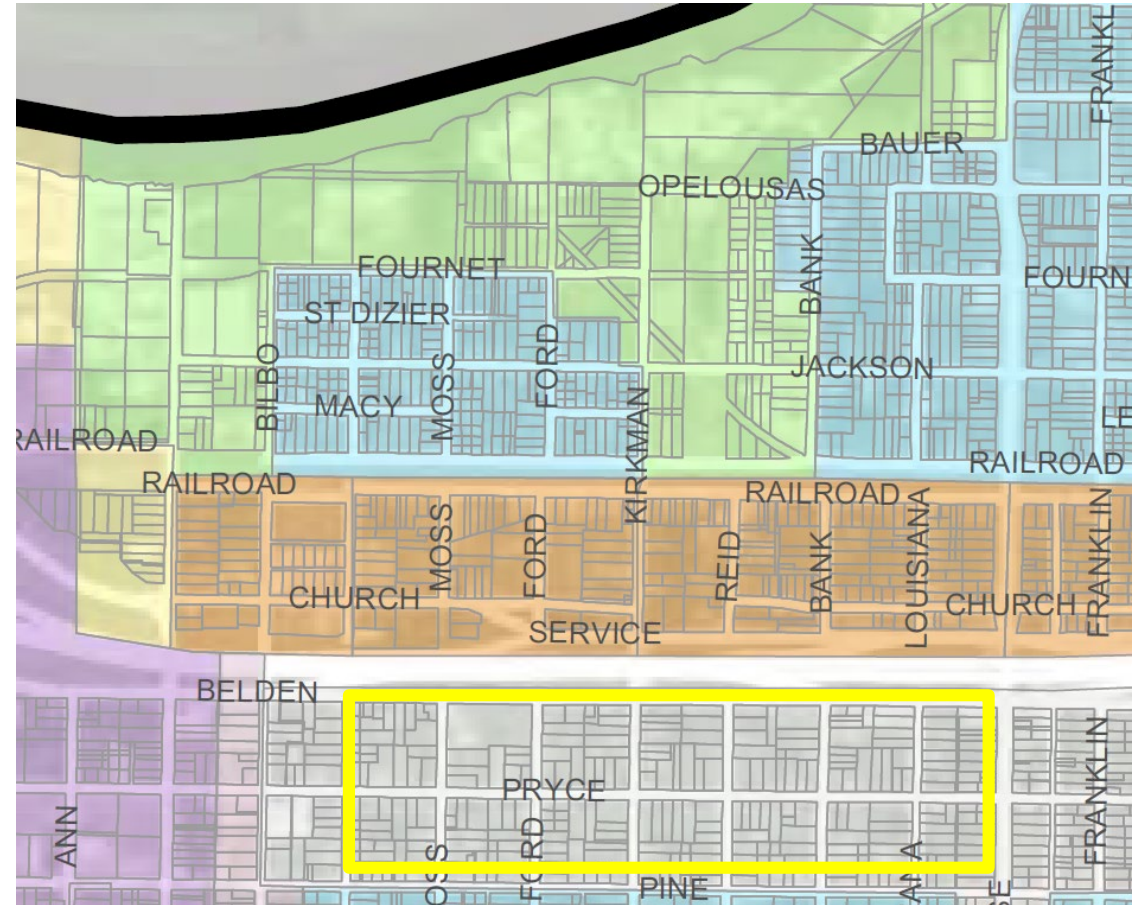
# District A

 Location of proposed zoning change

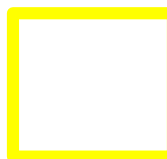


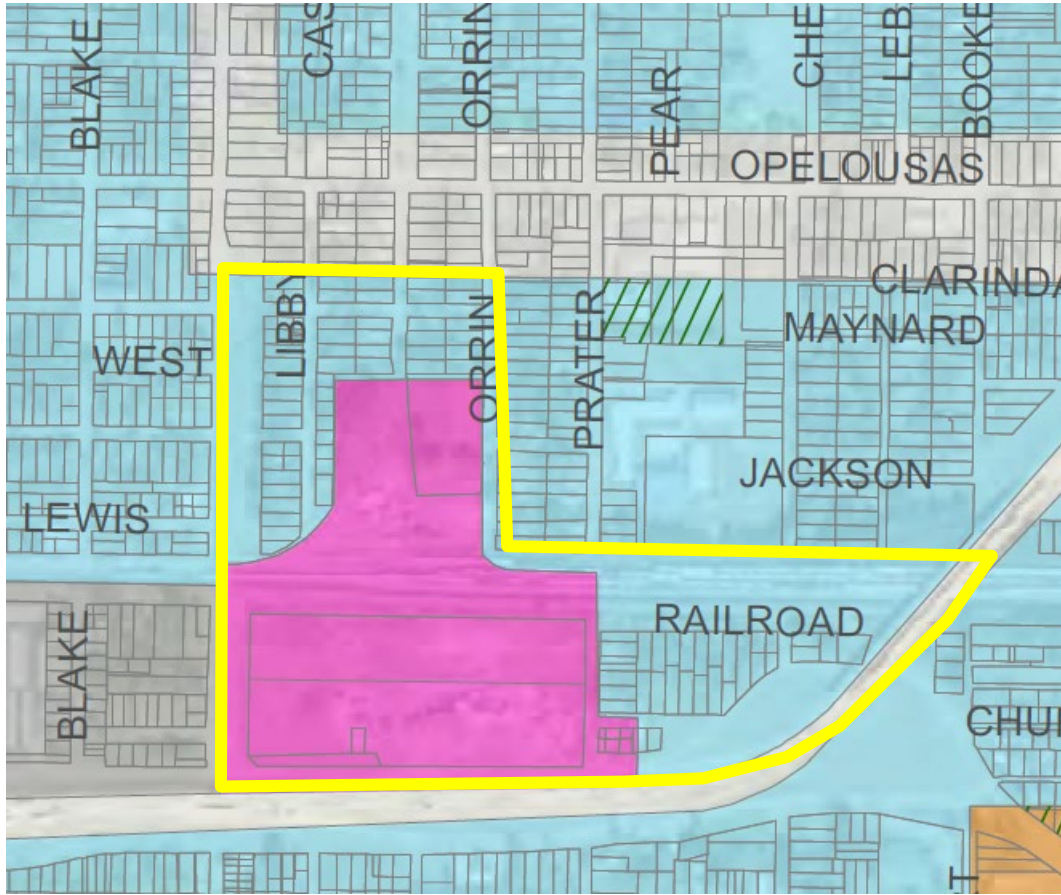
Current – Neighborhood

# Proposed – Mixed Use



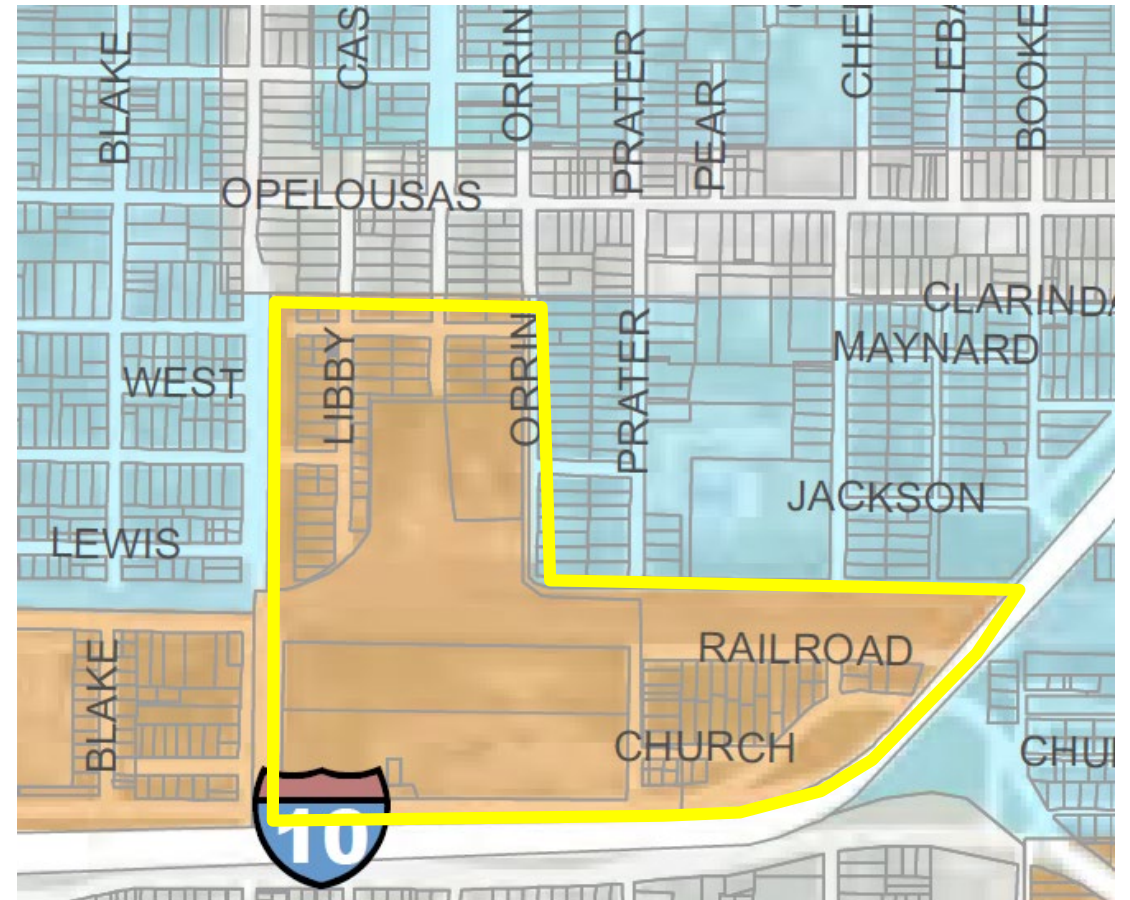
# Districts A & B

 Location of proposed zoning change

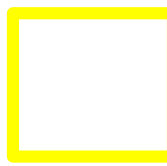


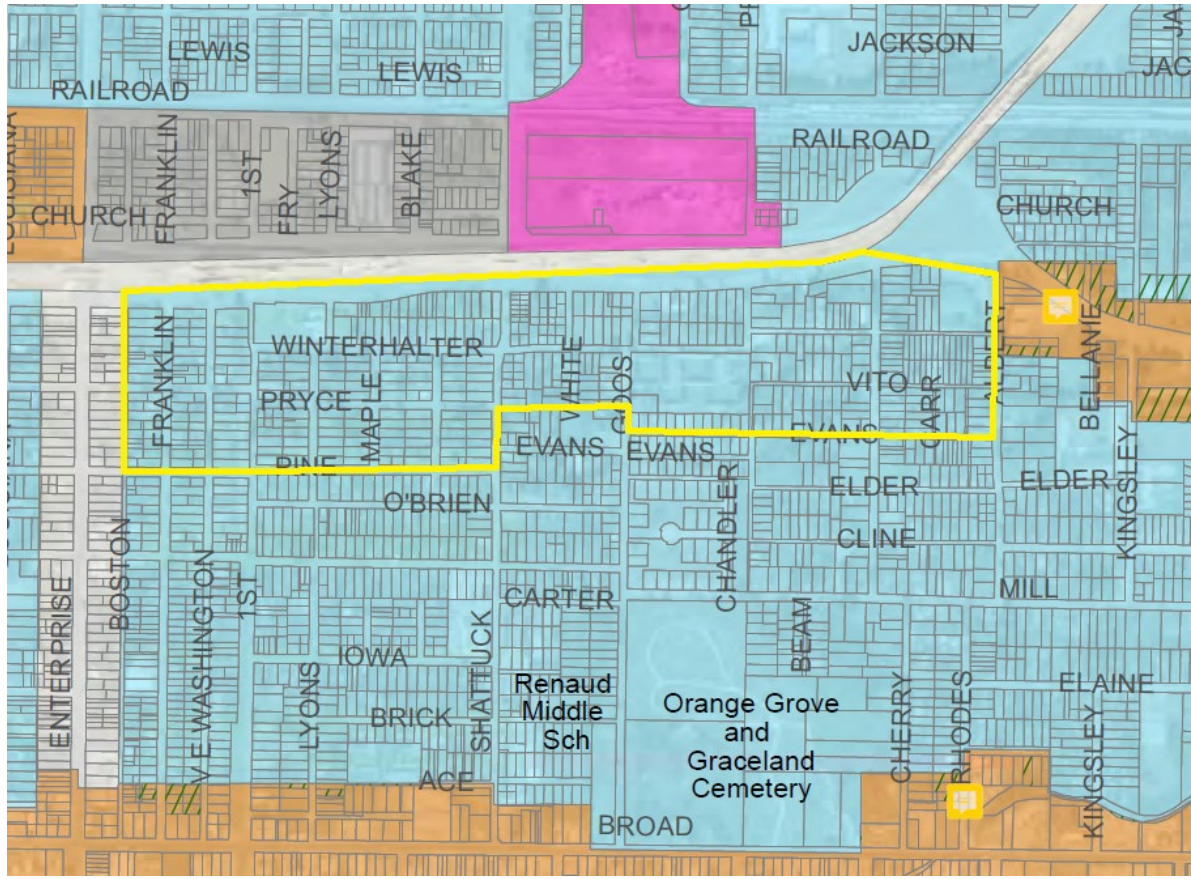
Current – Industrial and Neighborhood

## Proposed – Business



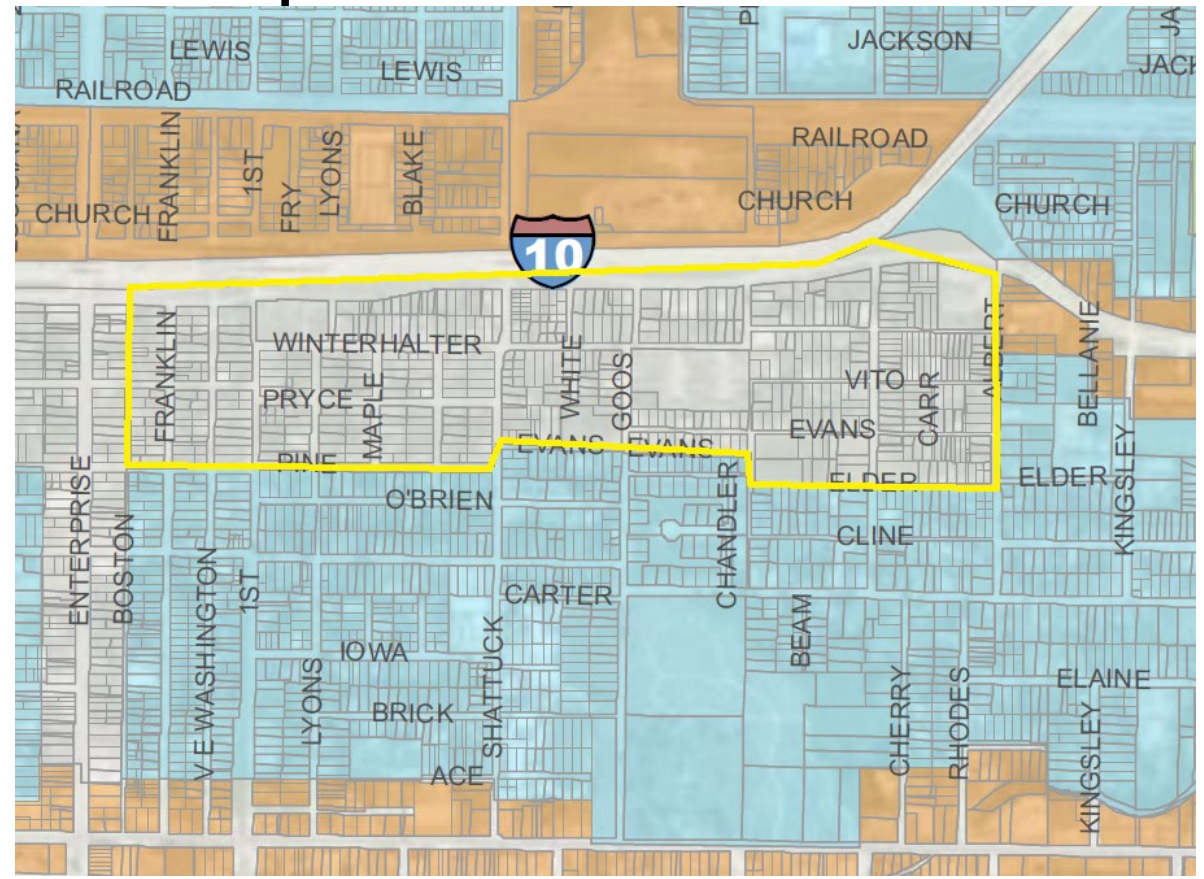
# District B

 Location of proposed zoning change

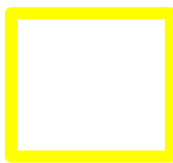


Current – Neighborhood

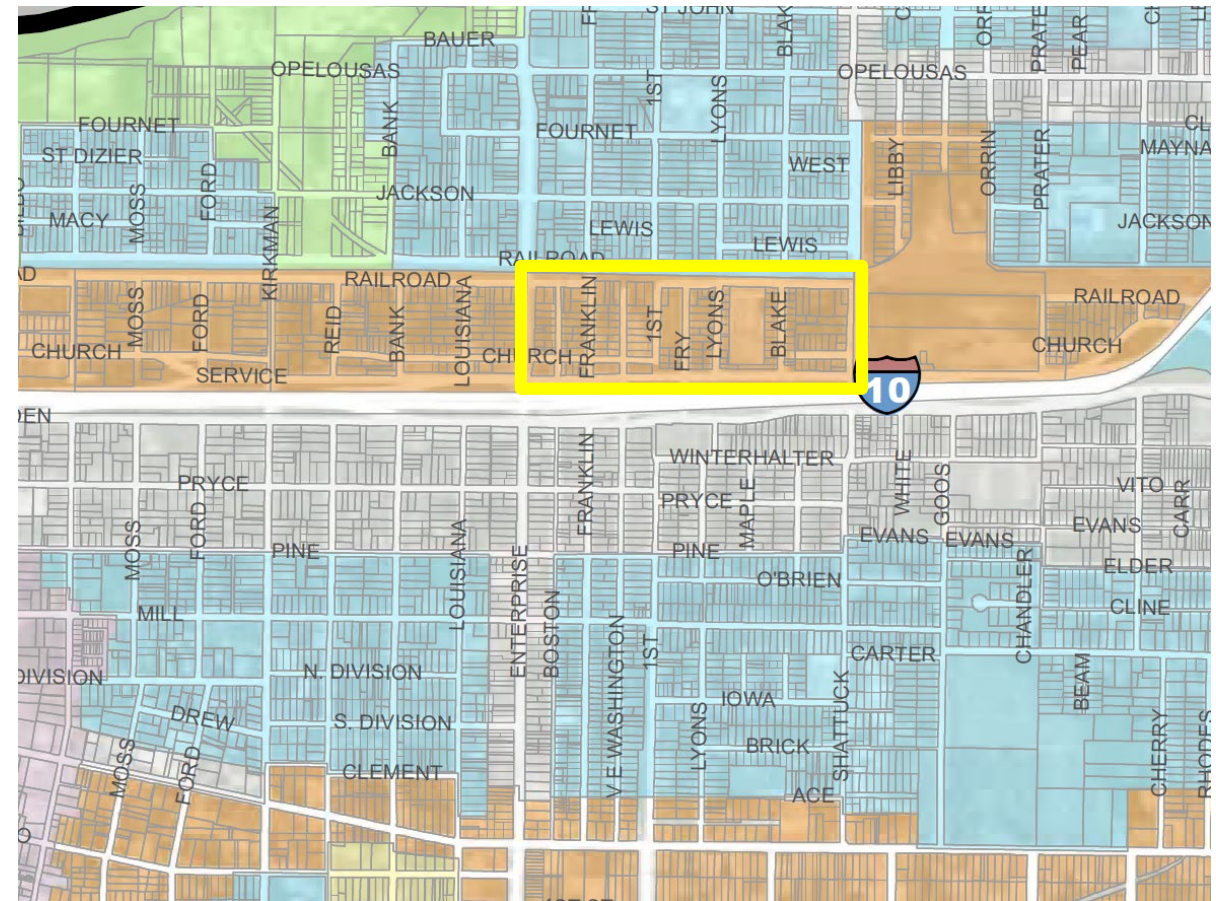
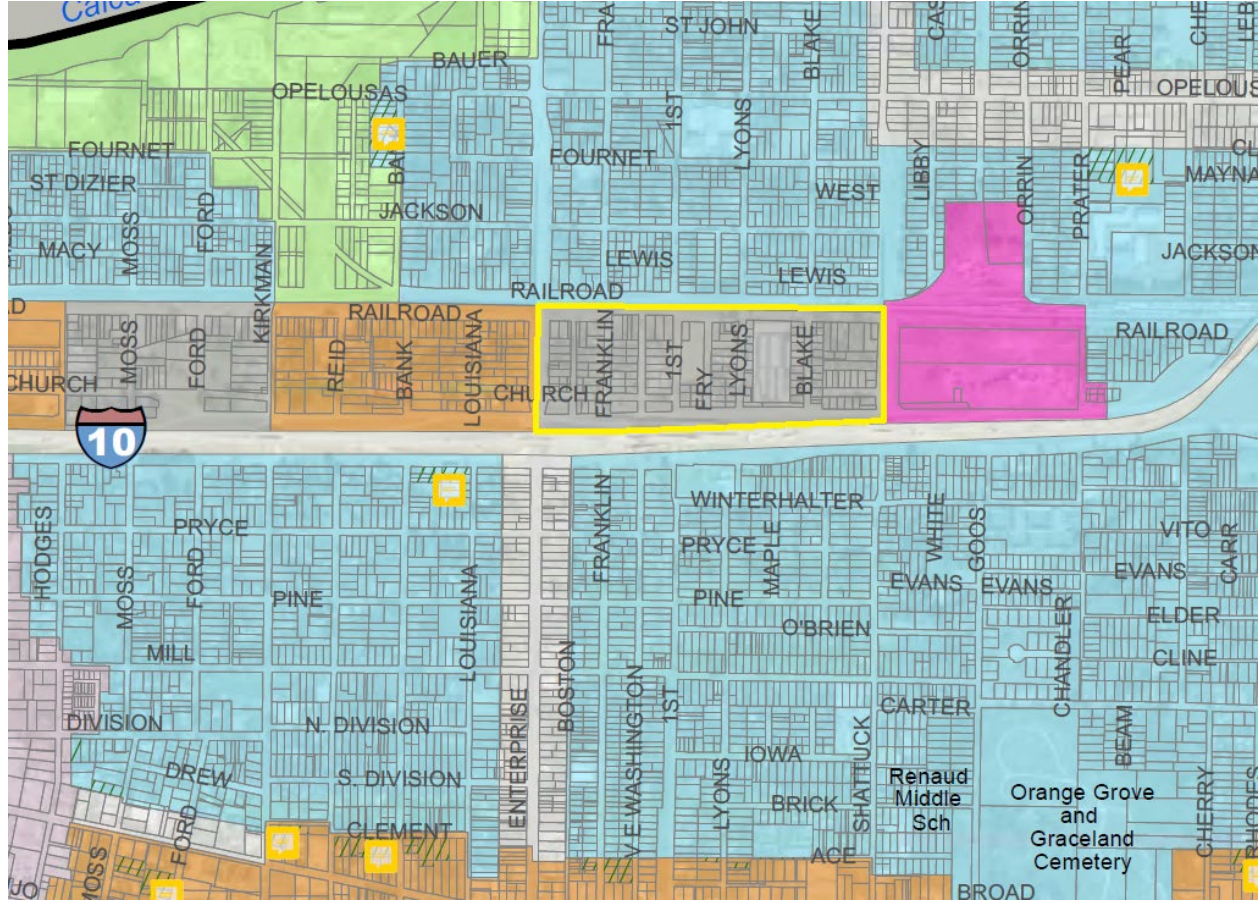
# Proposed – Mixed Use



# District B

 Location of proposed zoning change

## Proposed – Business

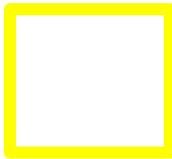


## Current – Mixed Use

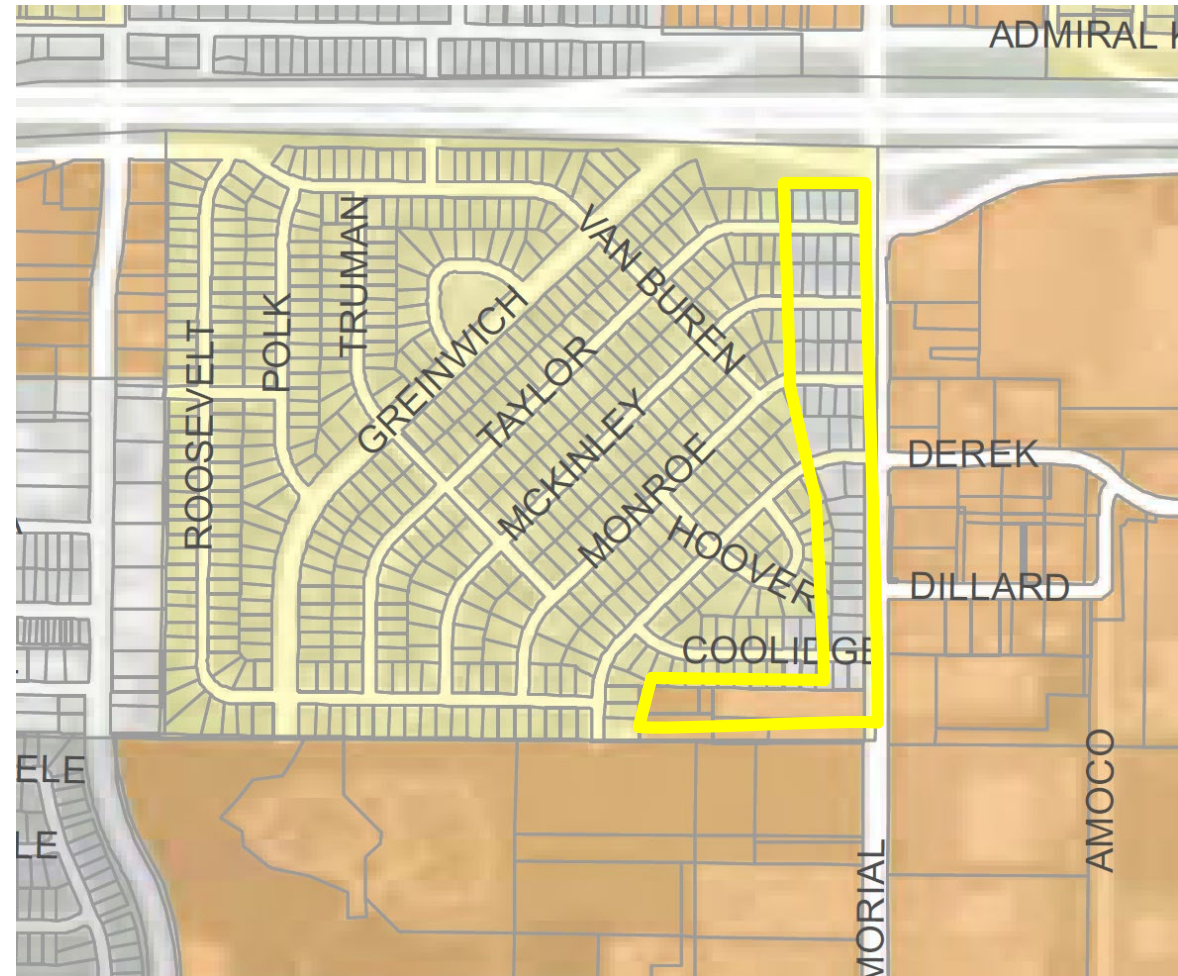
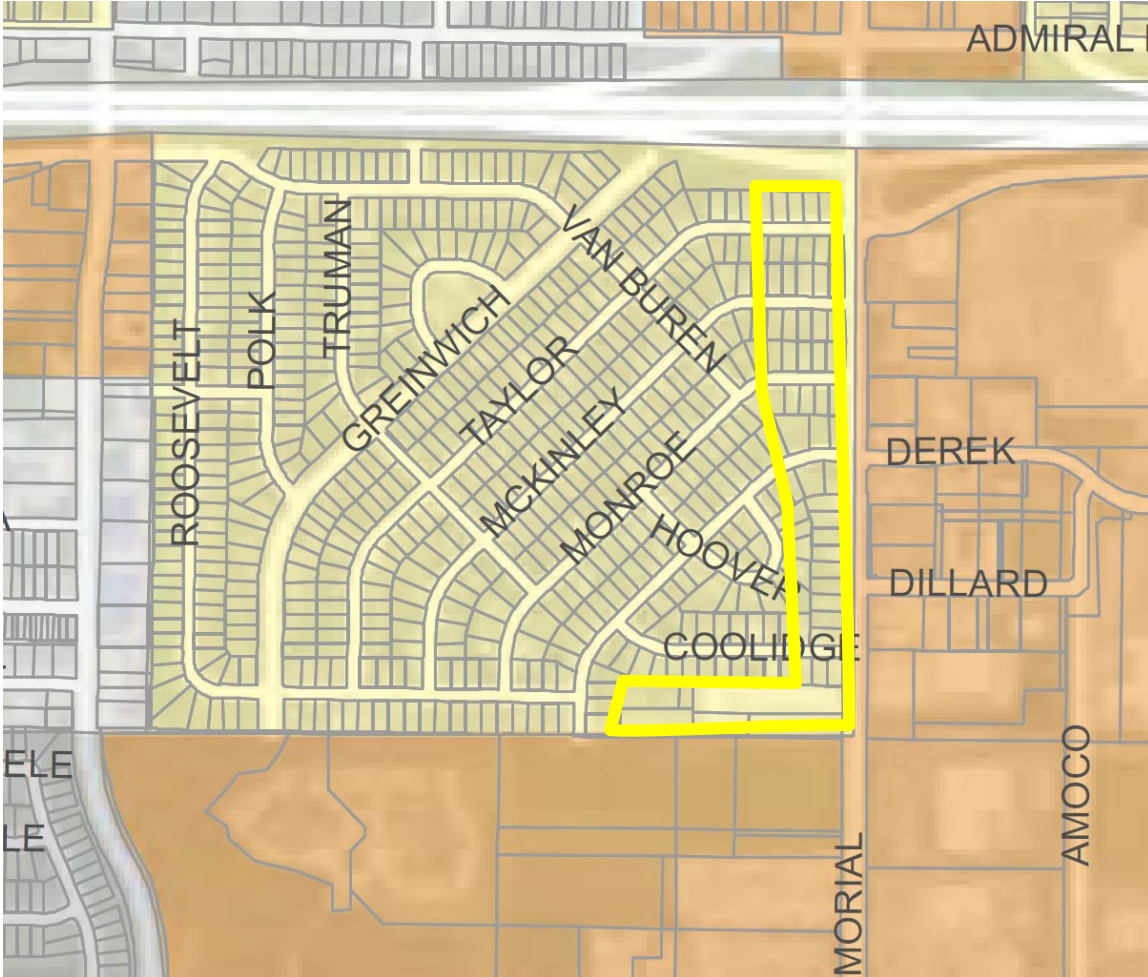


# District C

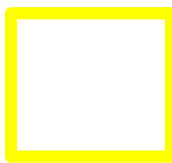
Current – Residential

 Location of proposed zoning change

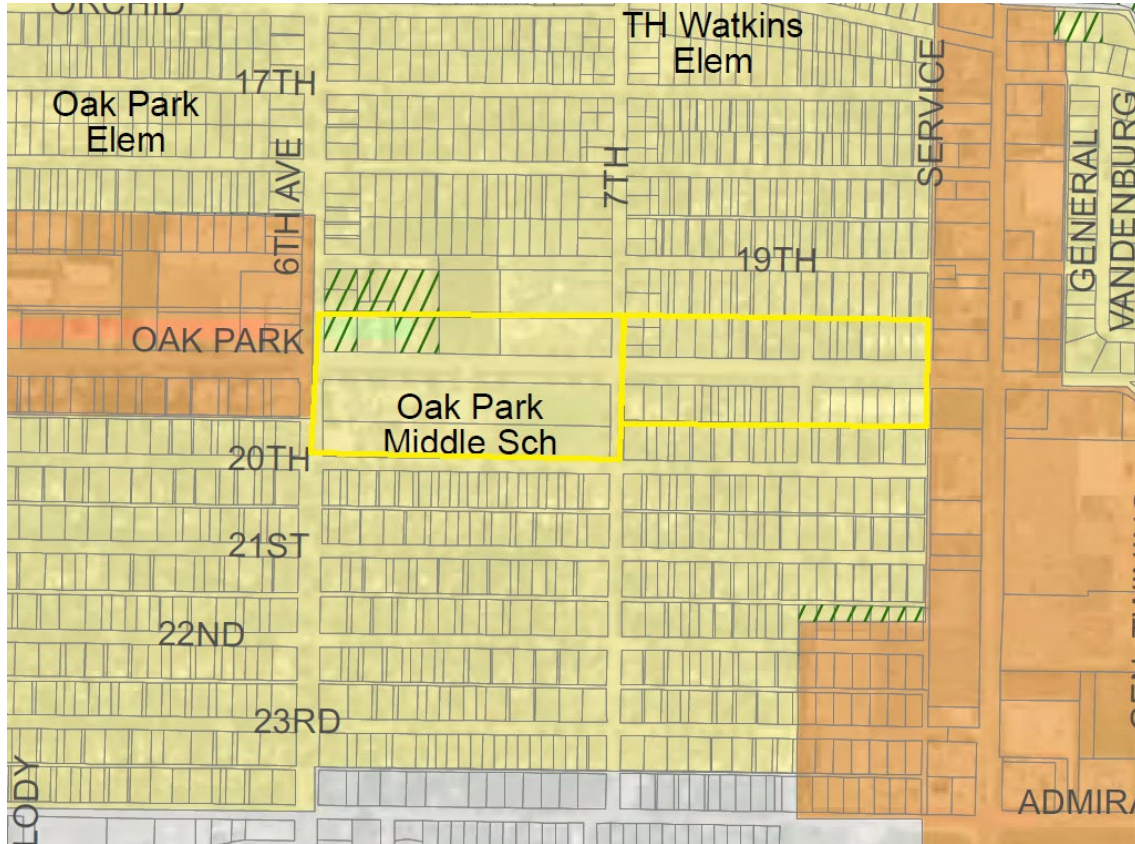
Proposed – Mixed Use and Business



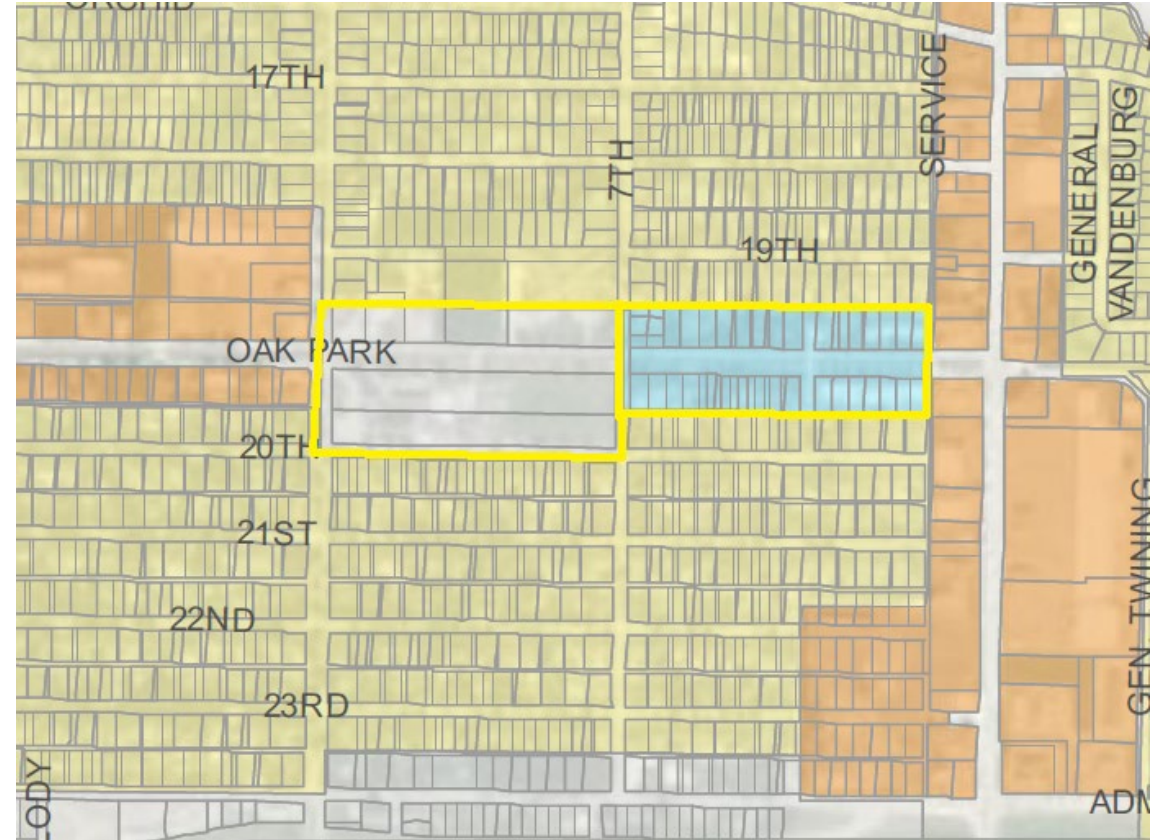
# District C

 Location of proposed zoning change

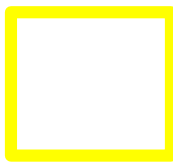
## Current – Residential



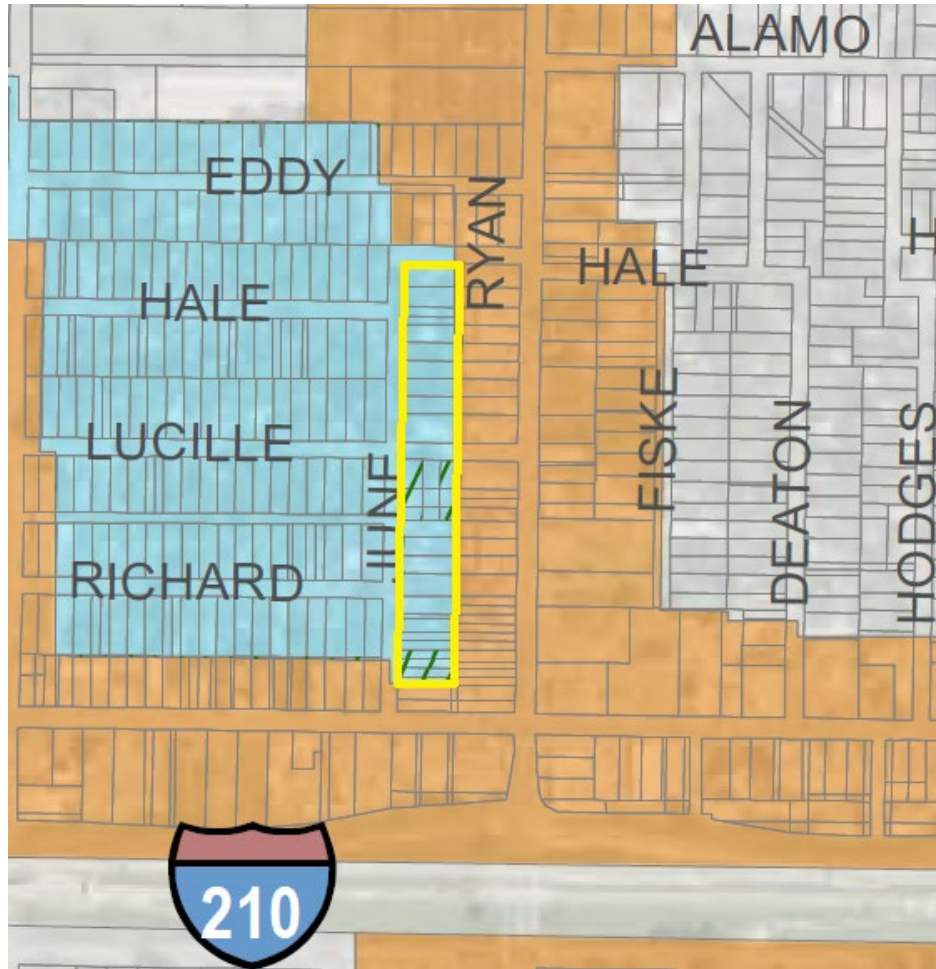
## Proposed – Mixed Use & Neighborhood



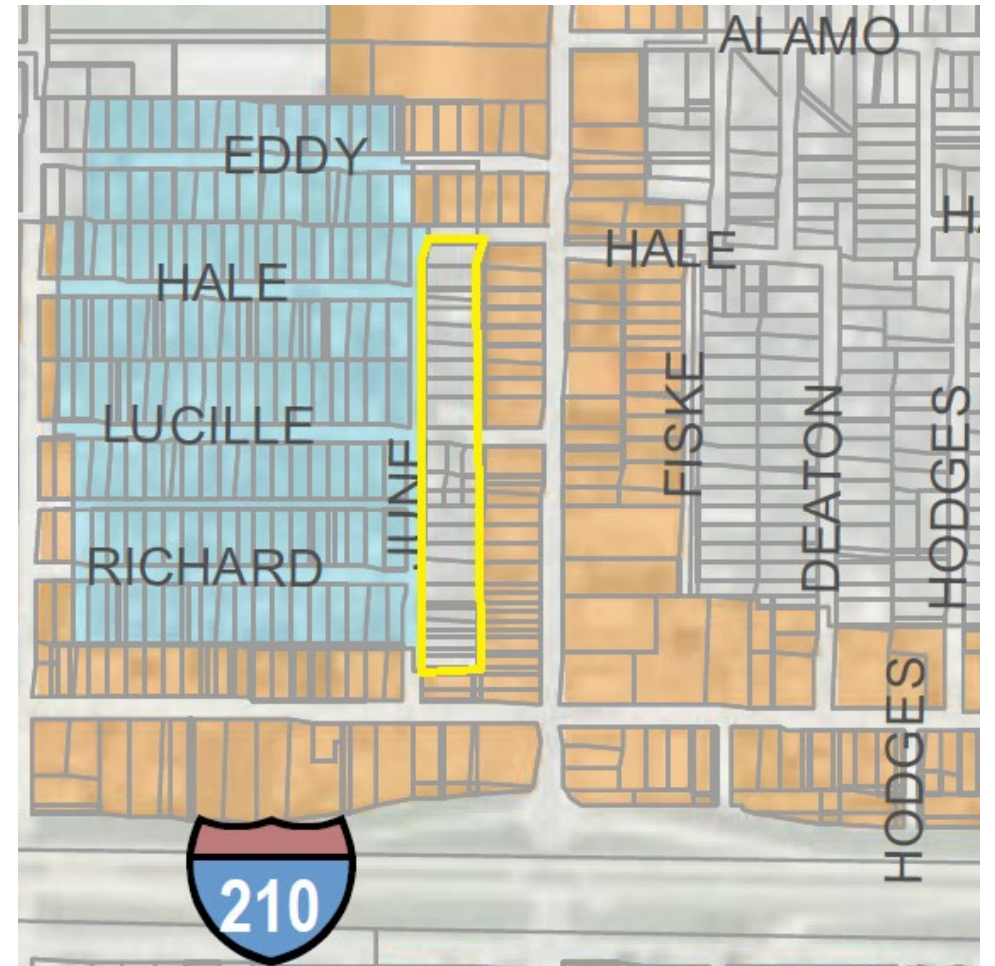
# District D

 Location of proposed zoning change

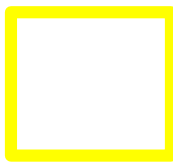
## Current – Neighborhood



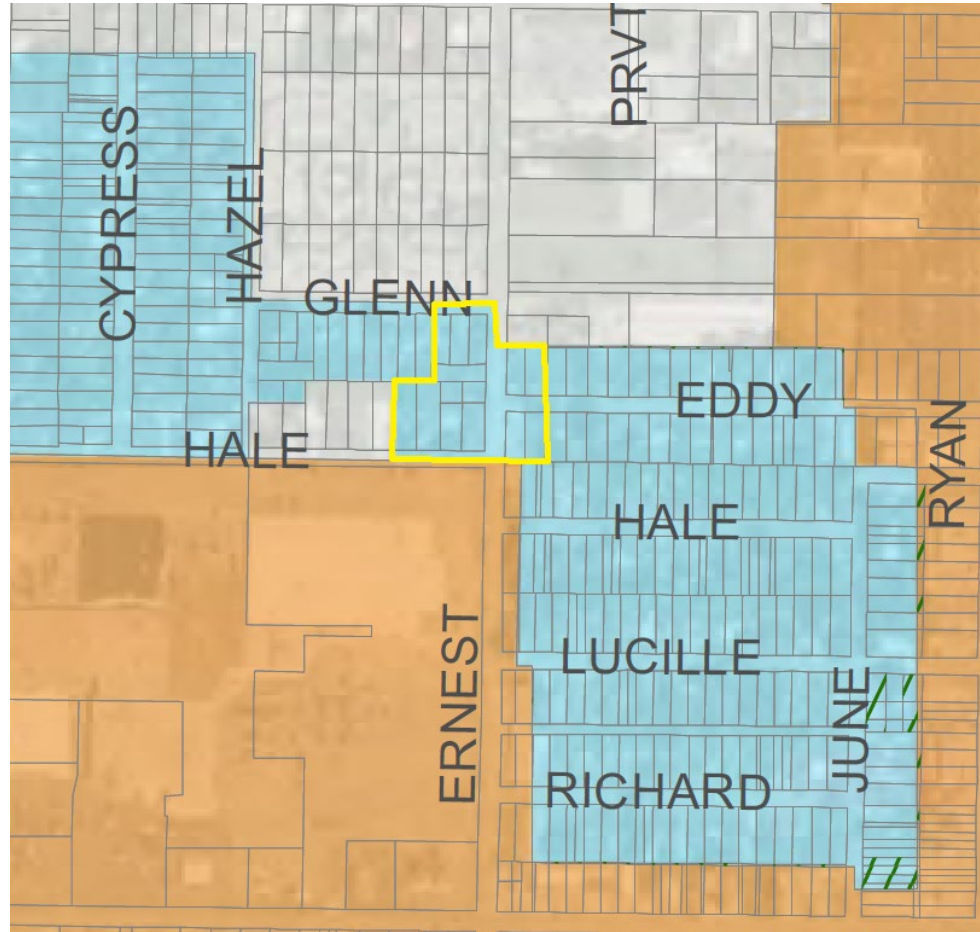
## Proposed – Mixed Use



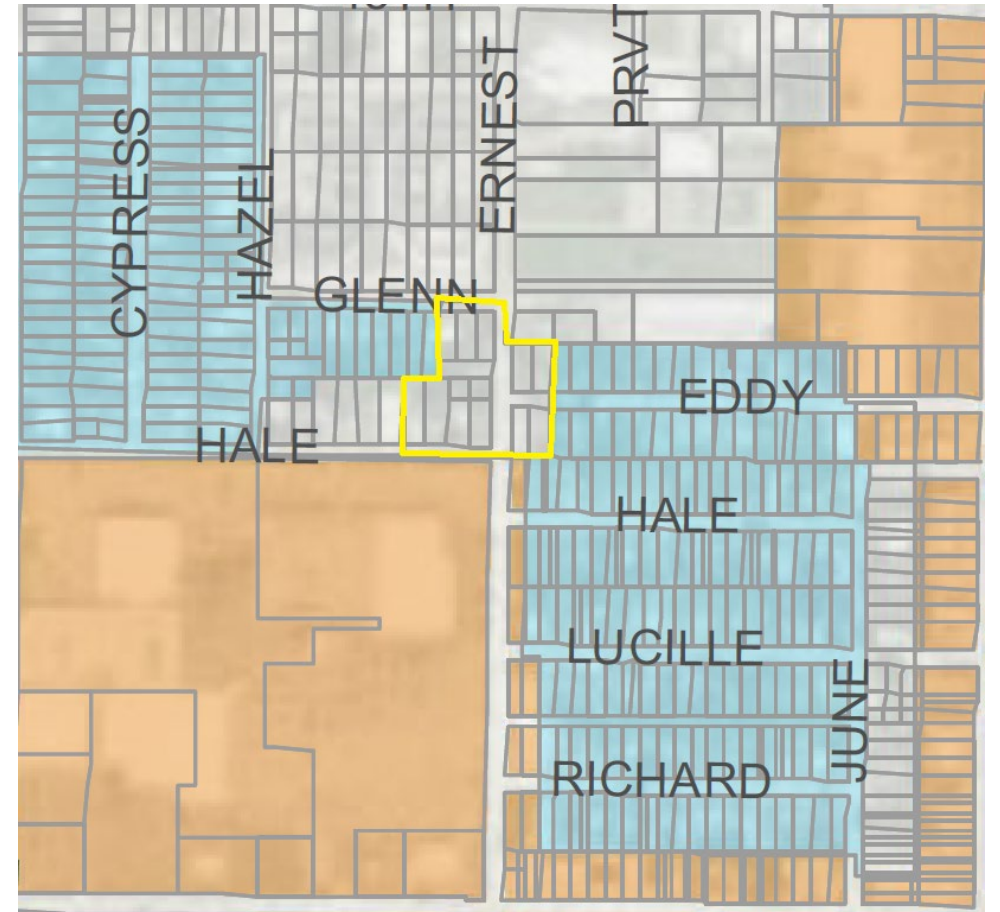
# District D

 Location of proposed zoning change


## Current – Neighborhood



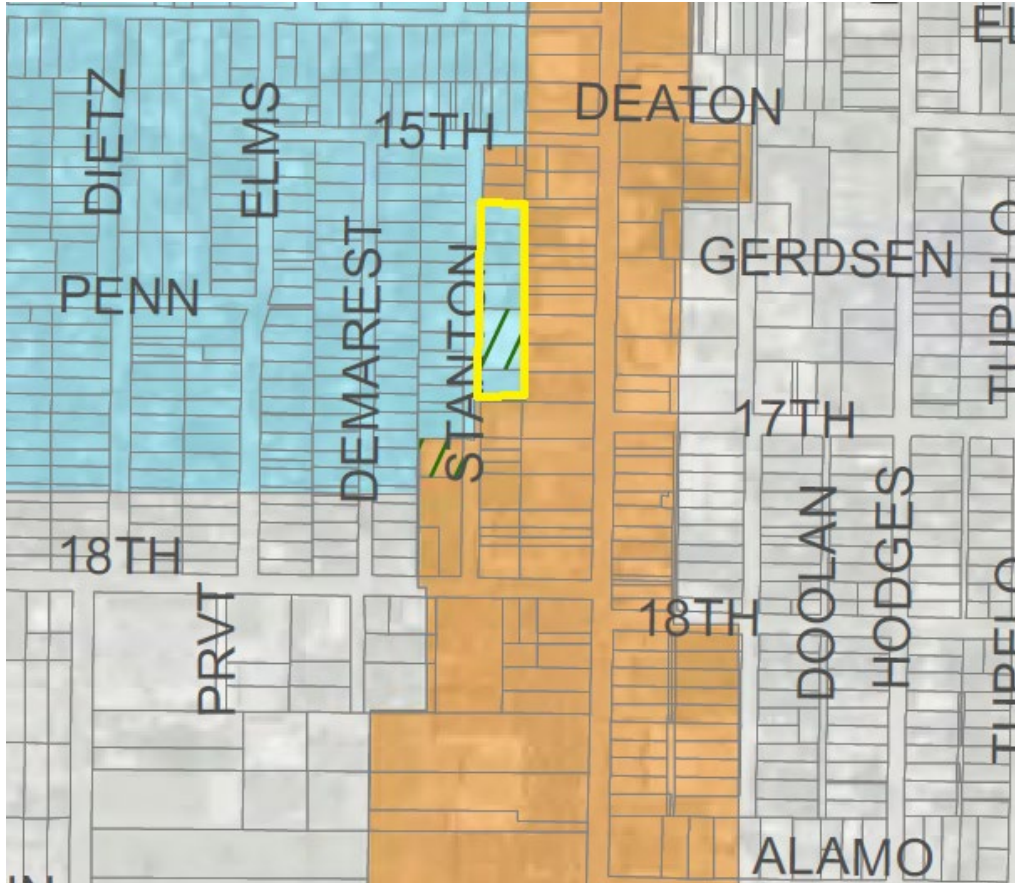
## Proposed – Mixed Use



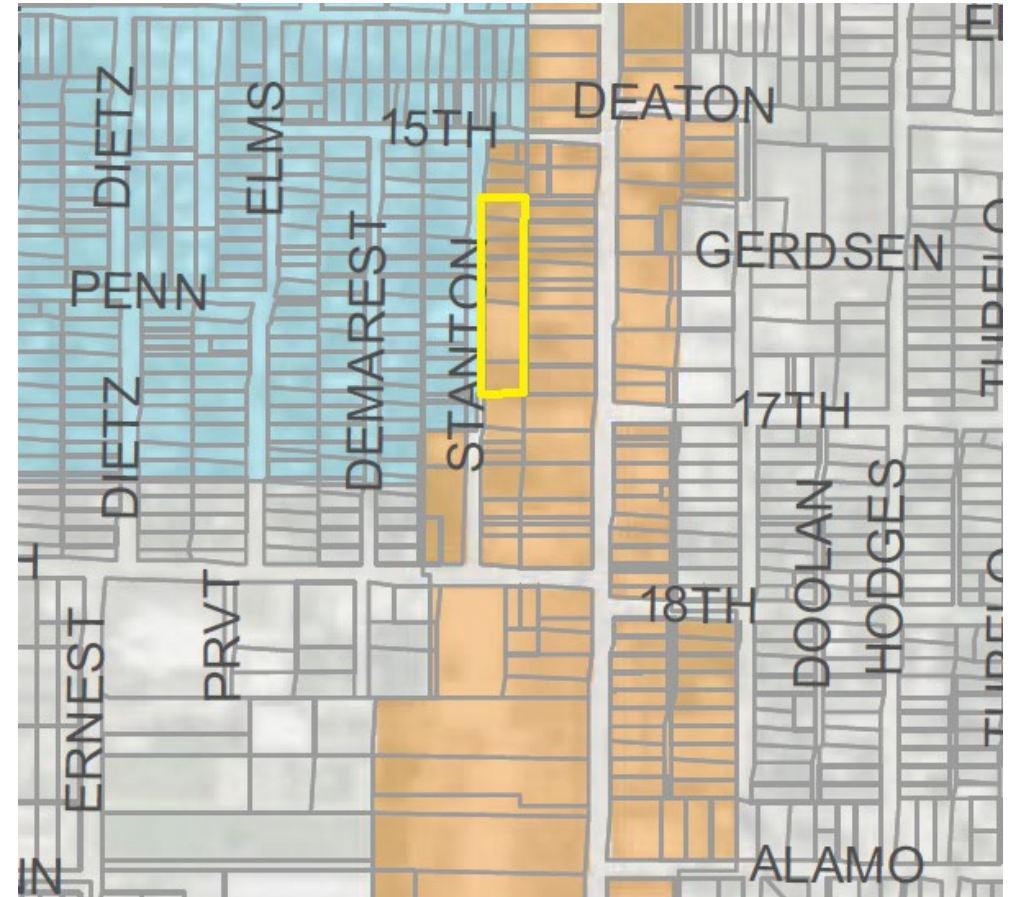
# District D

 Location of proposed zoning change

## Current – Neighborhood



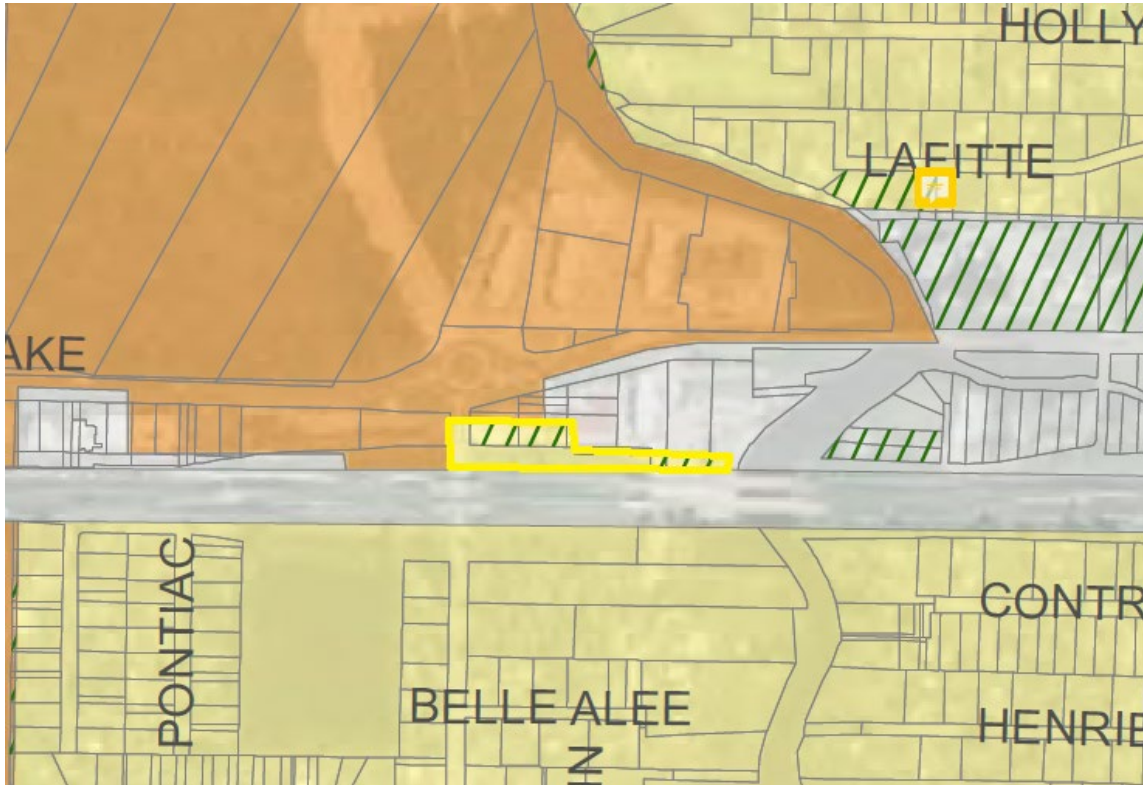
## Proposed – Mixed Use



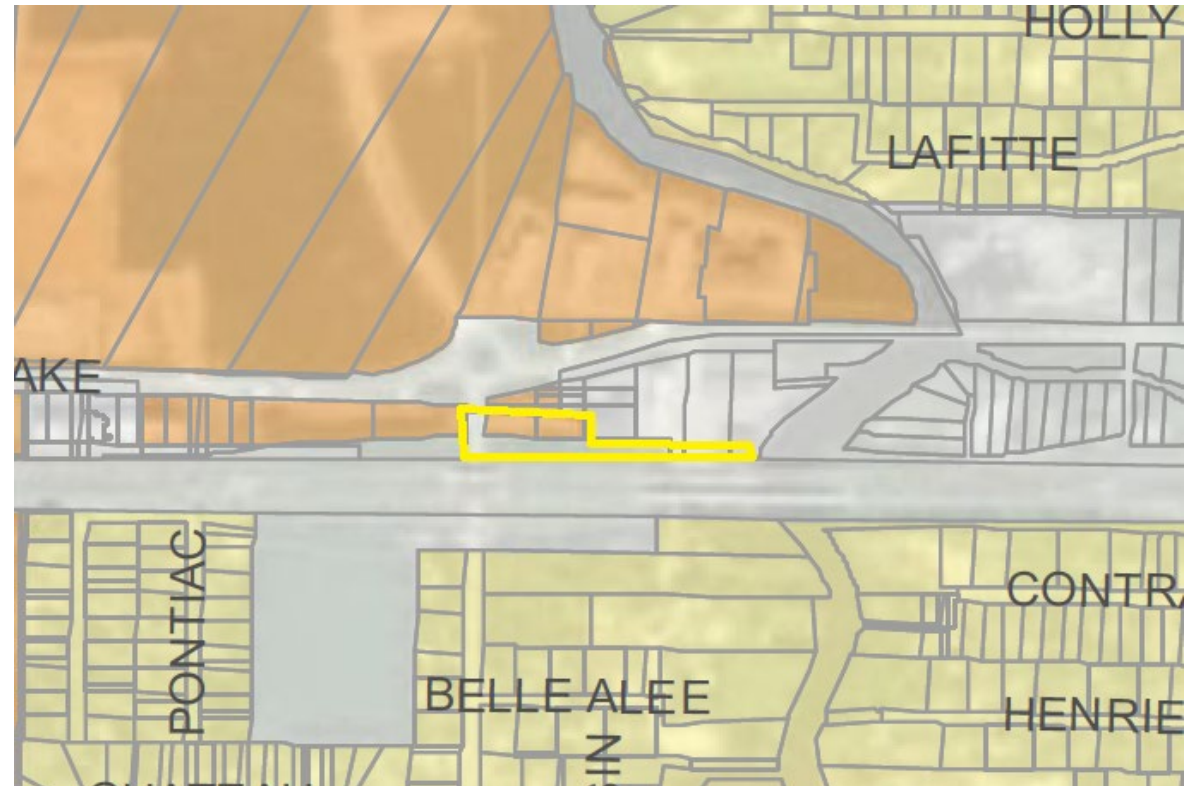
# District D

## Current – Neighborhood

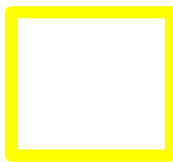
 Location of proposed zoning change



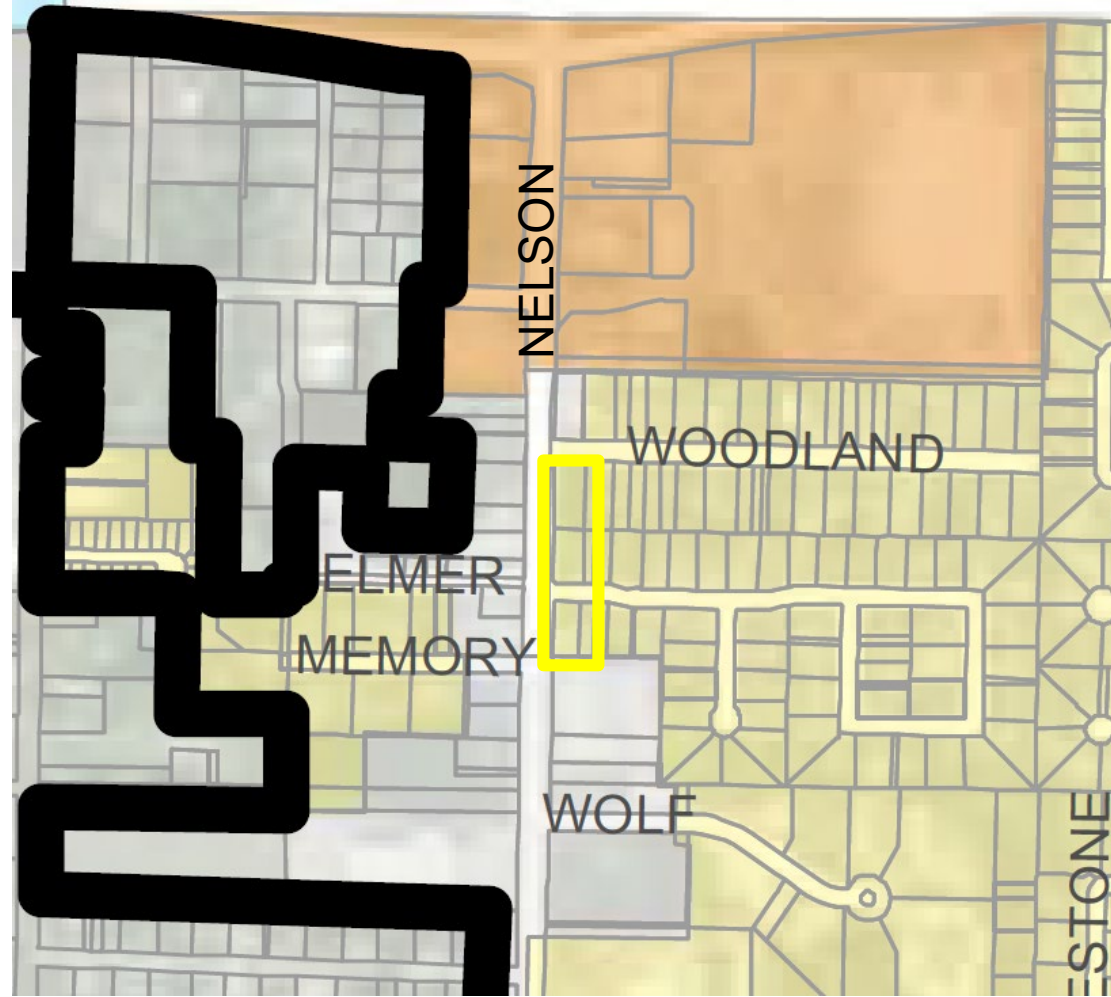
## Proposed – Mixed Use



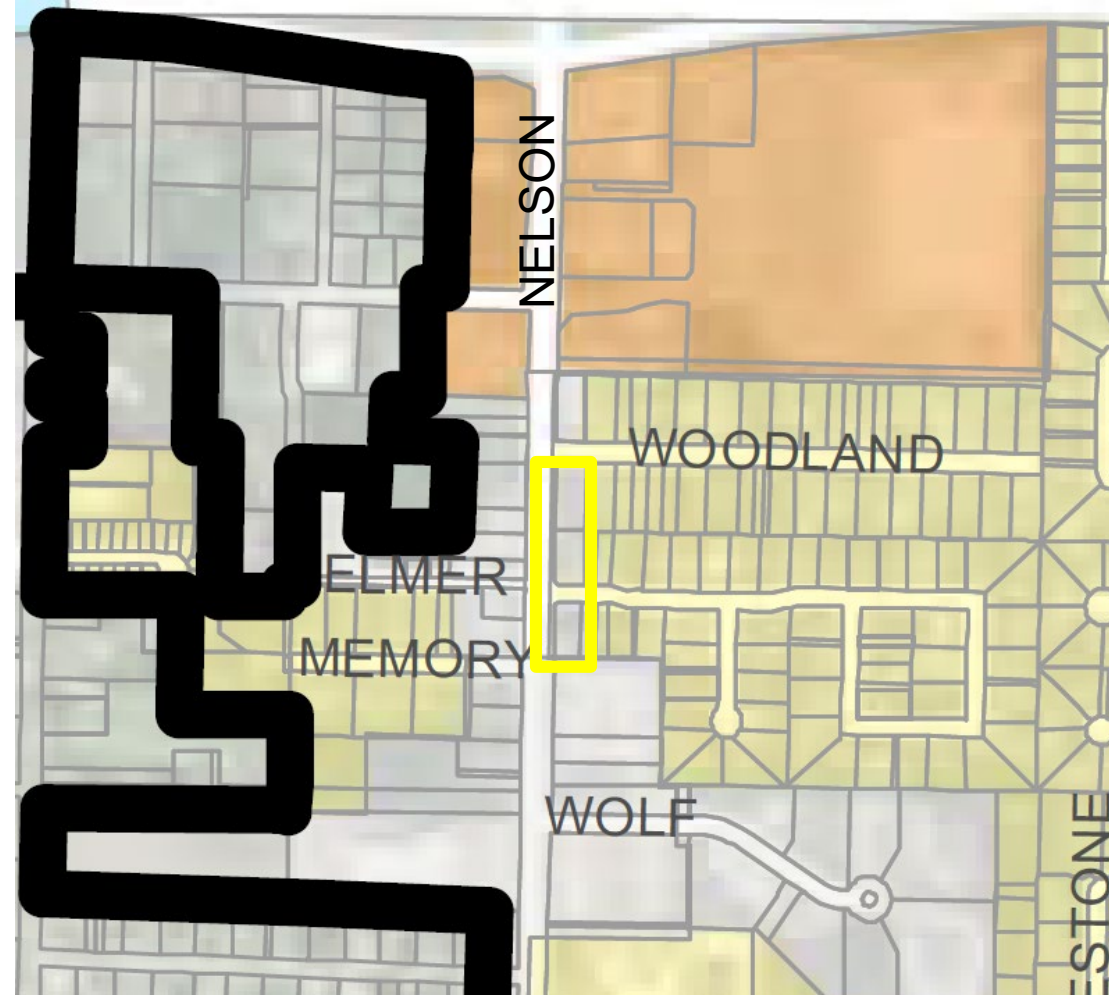
# District E

 Location of proposed zoning change

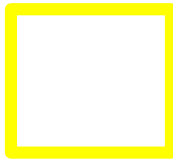
## Current – Residential



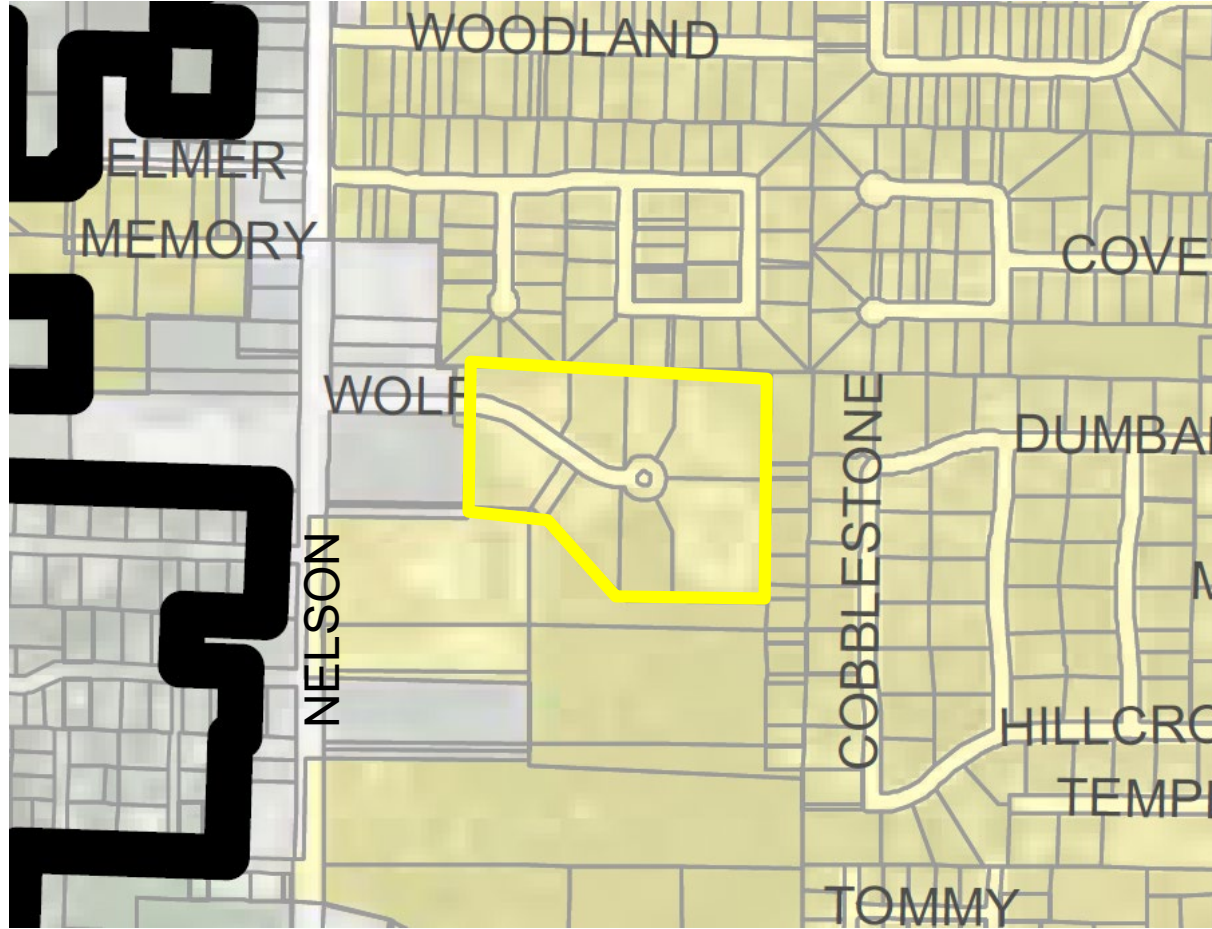
## Proposed – Mixed Use



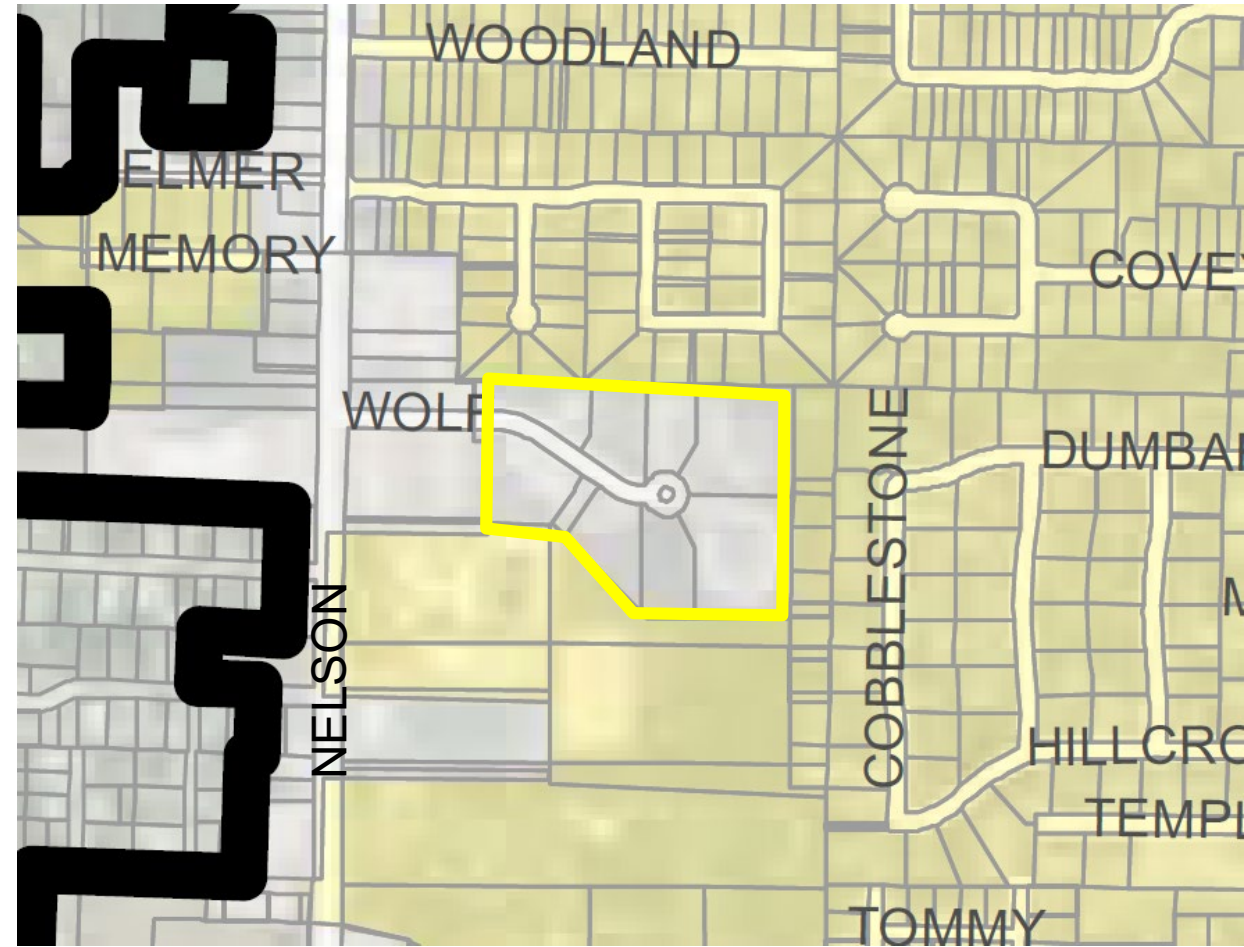
# District E

 Location of proposed zoning change

## Current – Residential

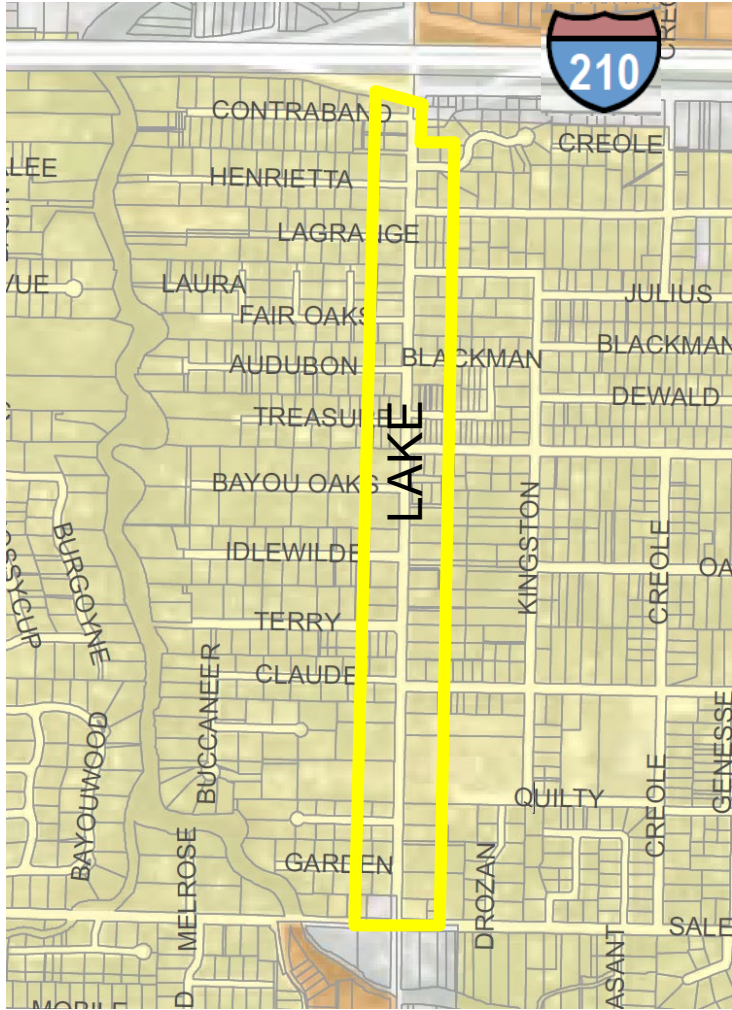


## Proposed – Mixed Use



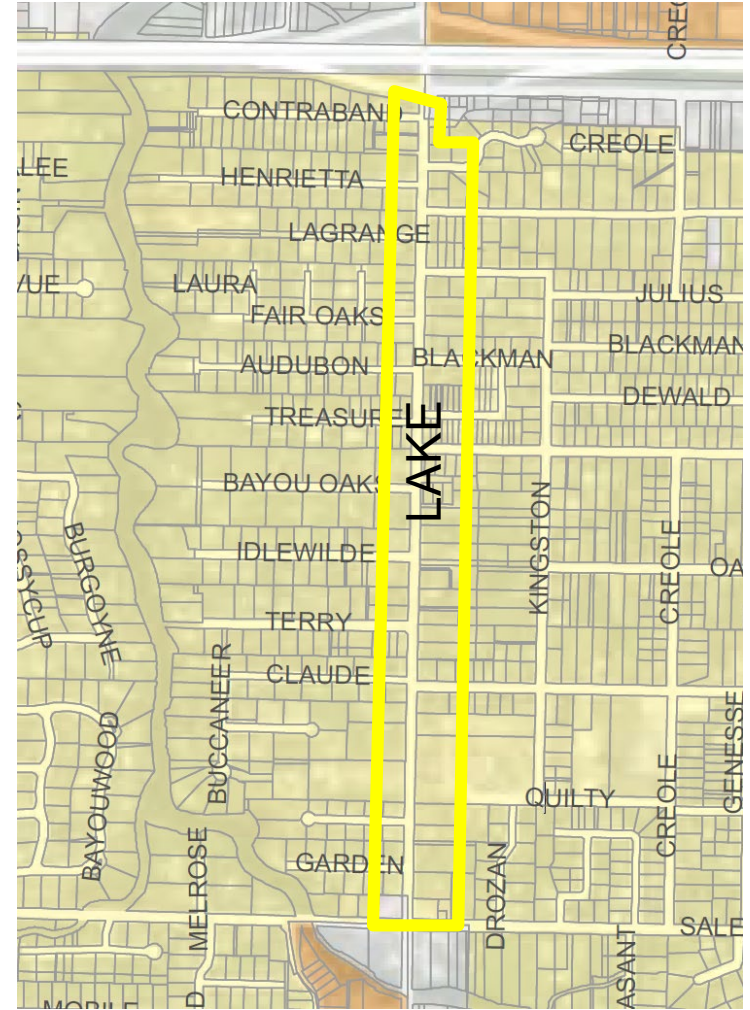


# Current – Residential



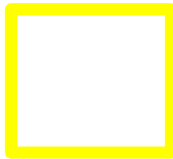
# District E

# Will Remain Residential\*

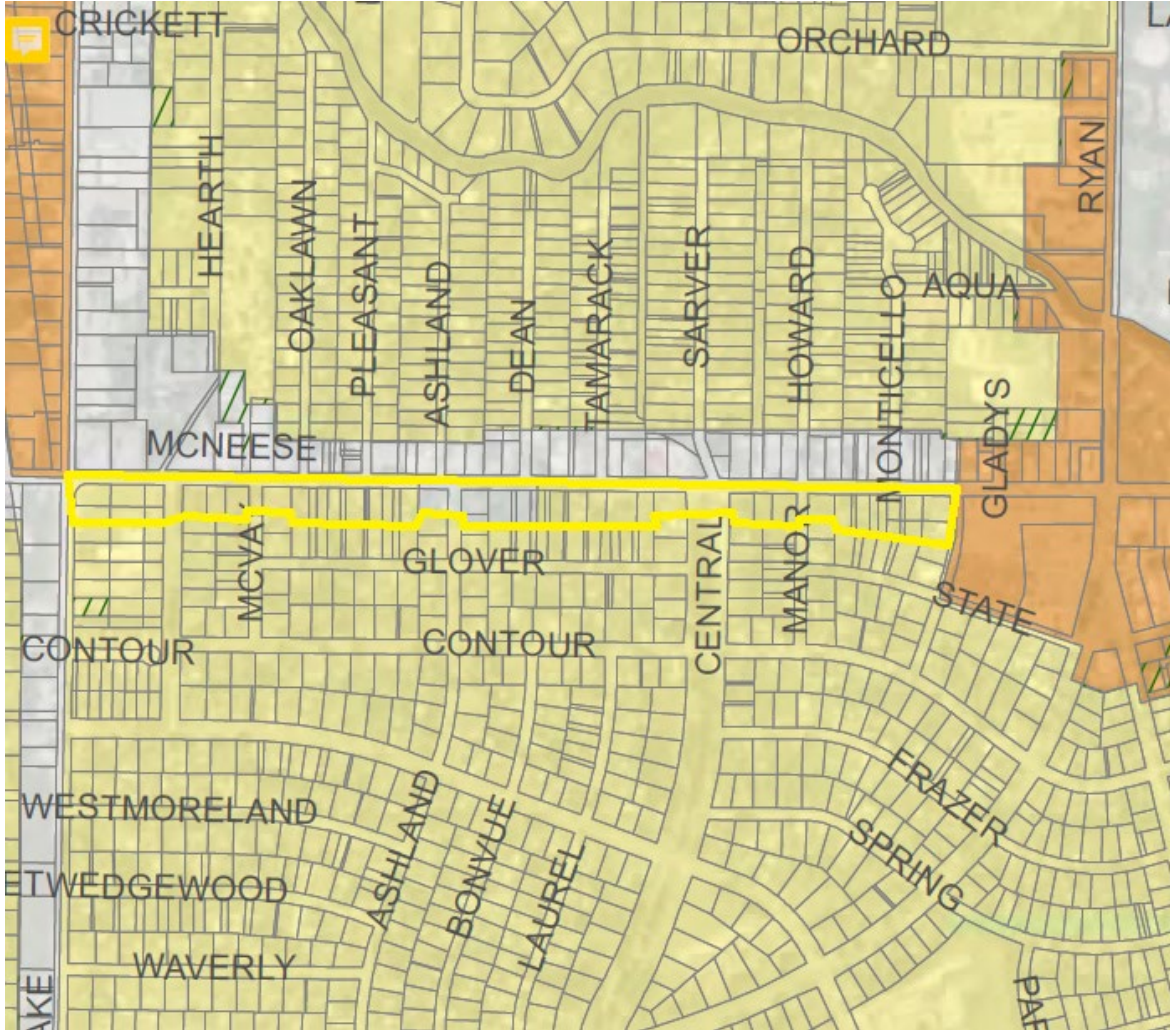


\* At the City Council Meeting held on 1/3/2024, the Council voted to defer the rezoning for further review. However, they removed the proposed rezoning of this area from that consideration.

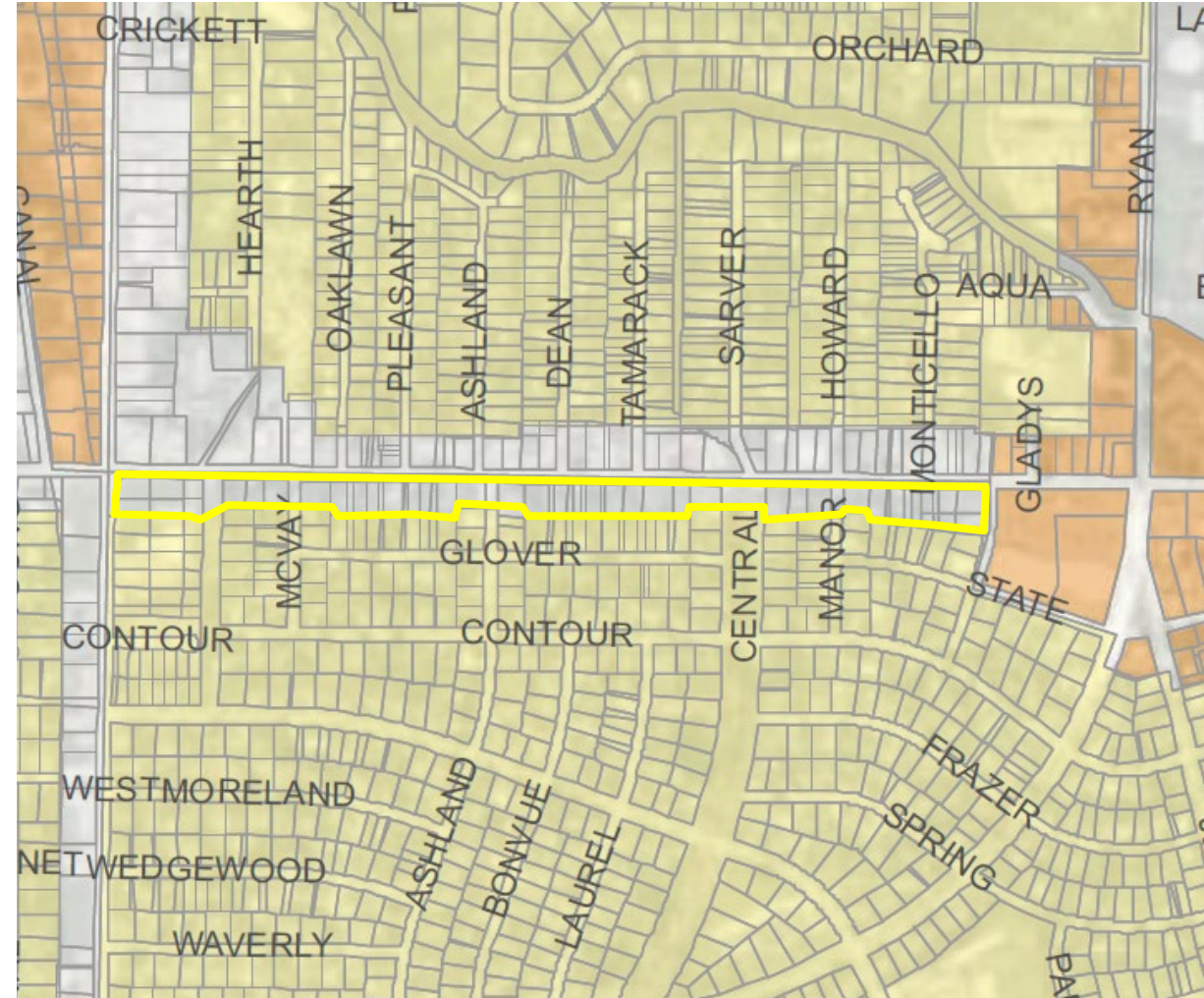
# District E

 Location of proposed zoning change

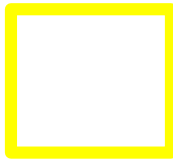
## Current – Residential



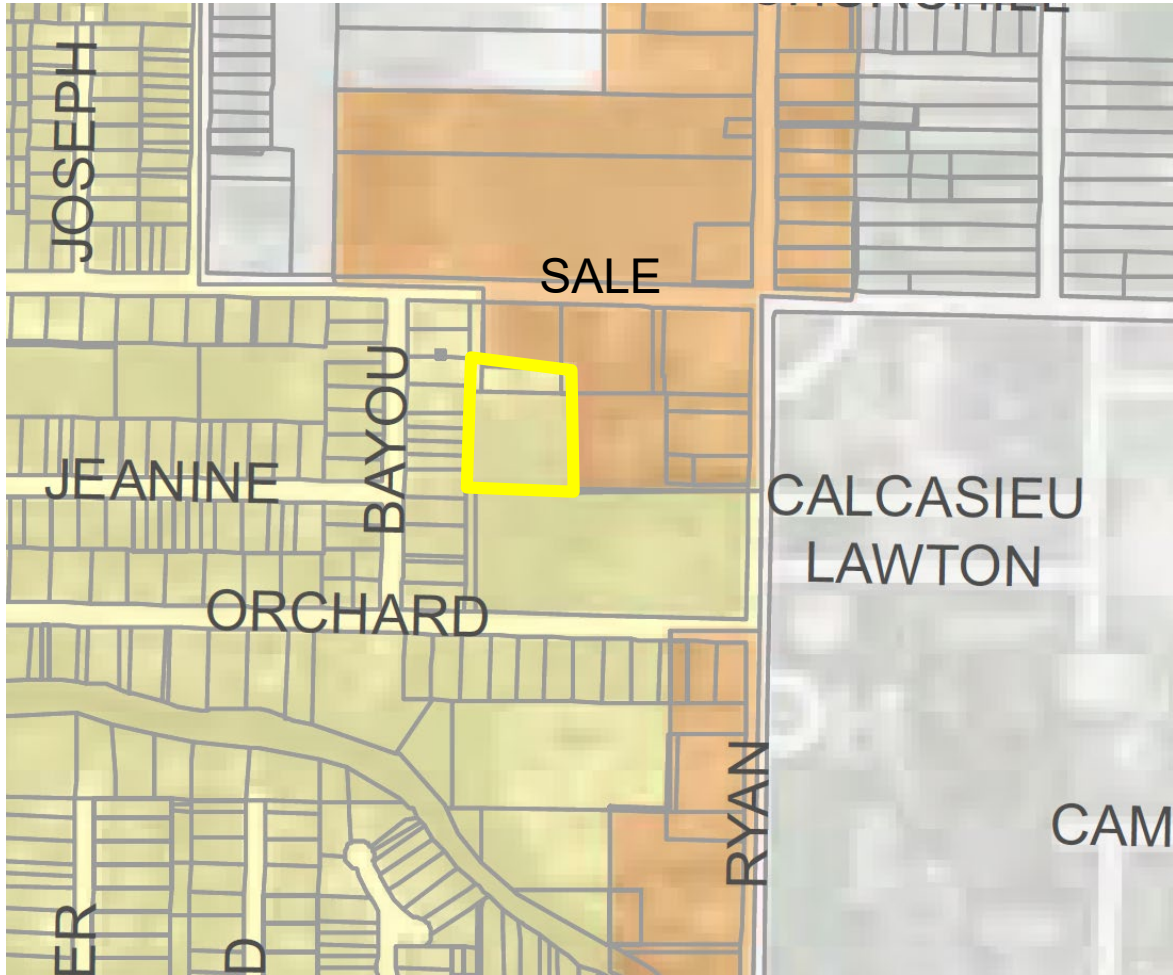
## Proposed – Mixed Use



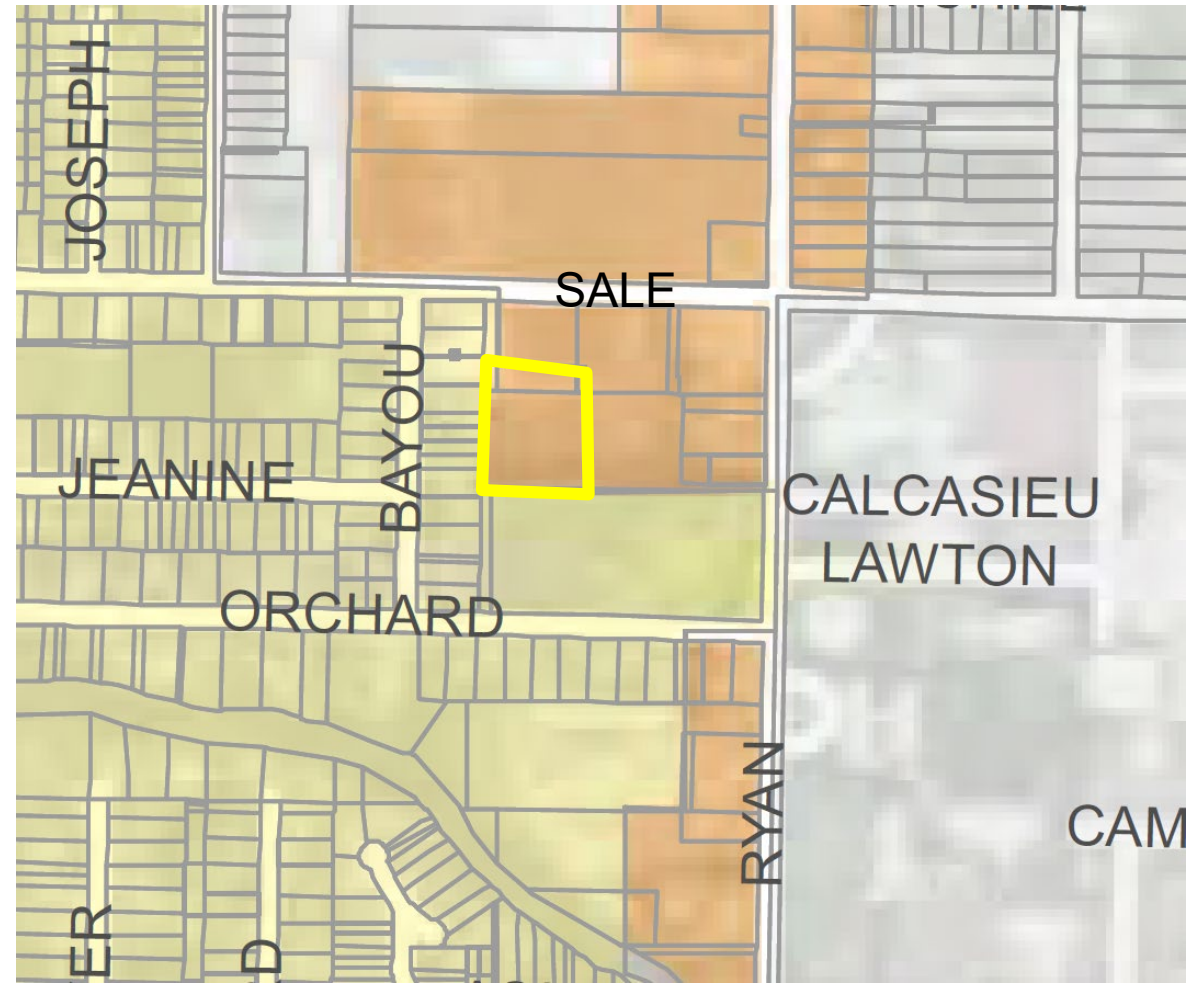
# District E

 Location of proposed zoning change

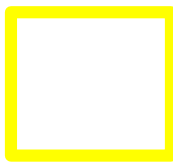
## Current – Residential



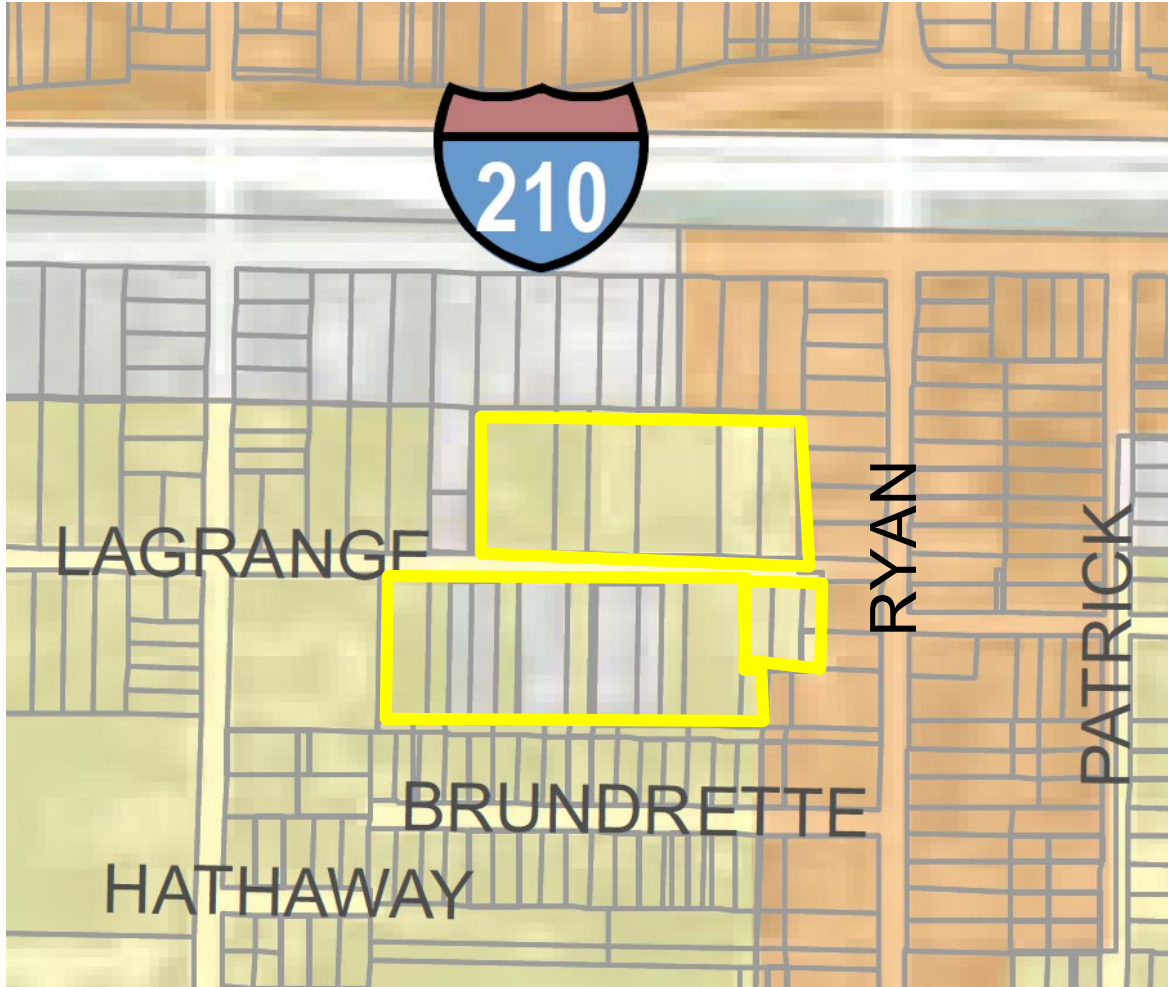
## Proposed – Business



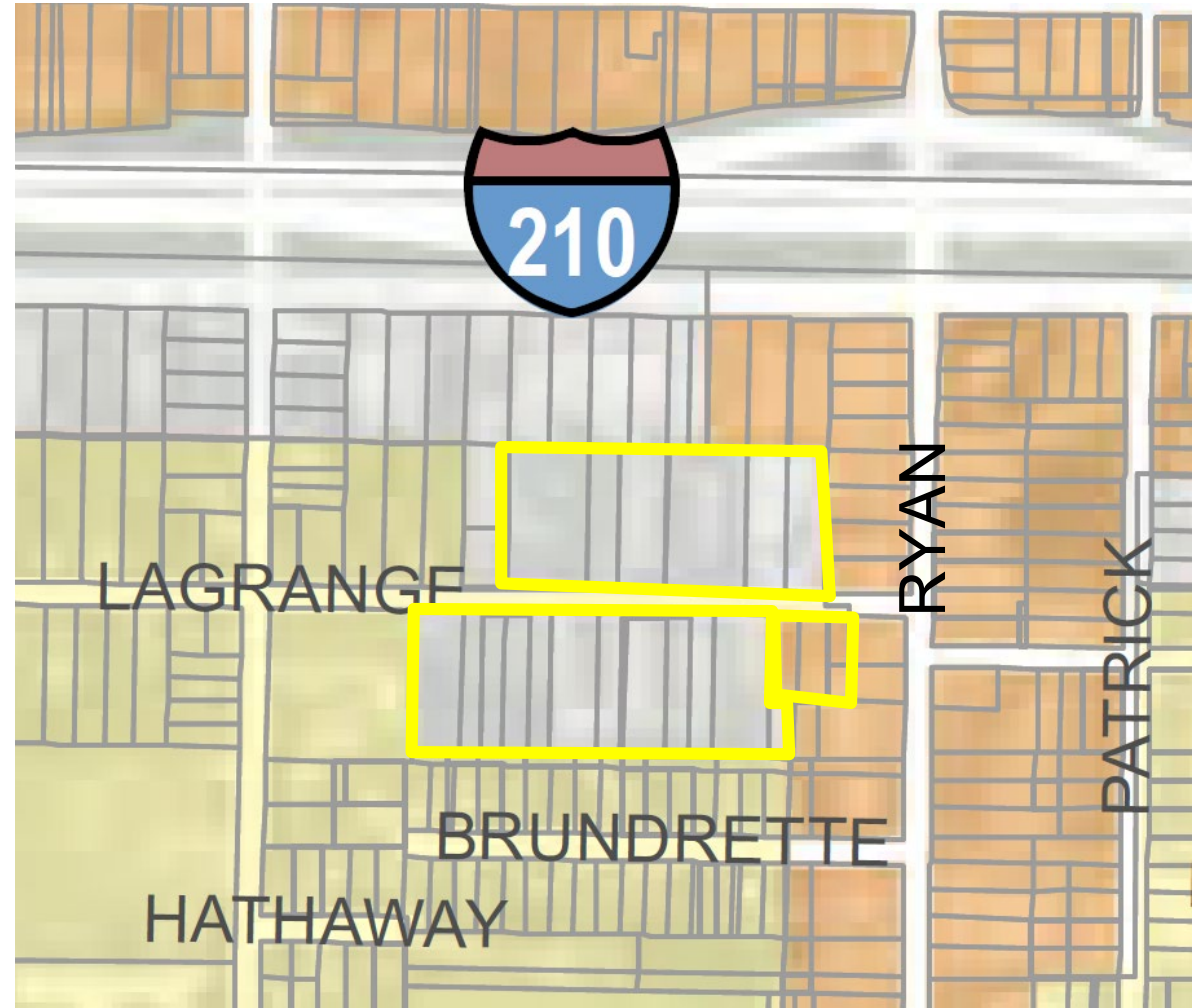
# District E

 Location of proposed zoning change

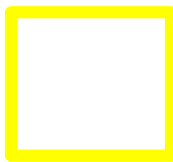
## Current – Residential



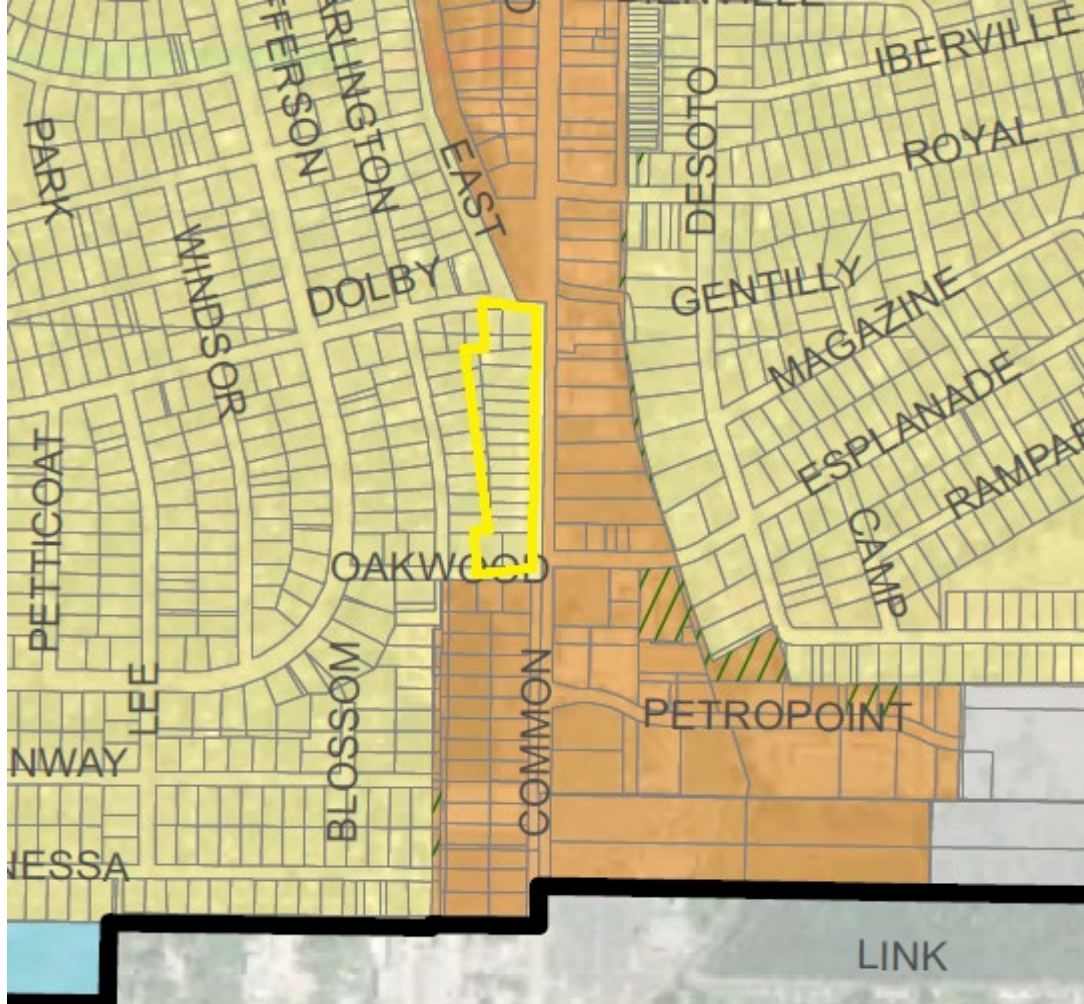
## Proposed – Mixed Use & Business



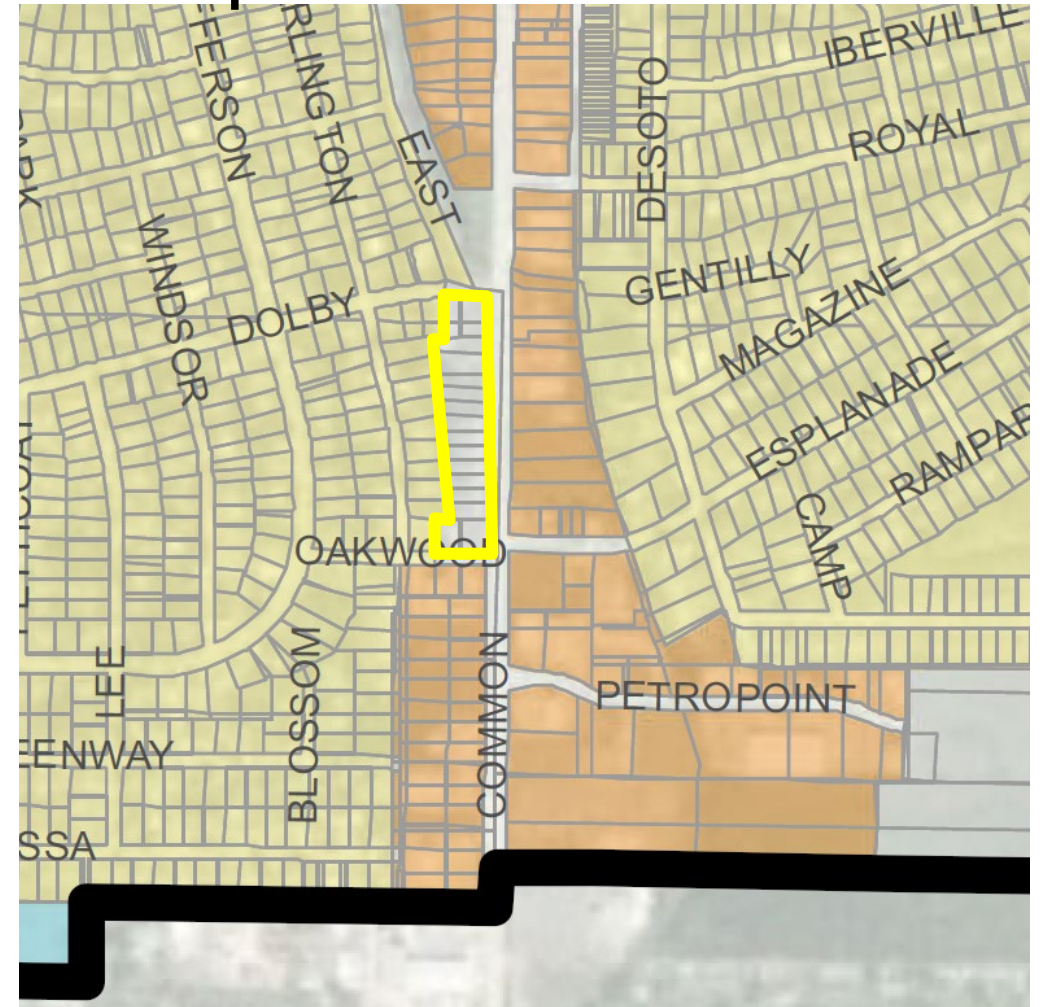
# District F

 Location of proposed zoning change

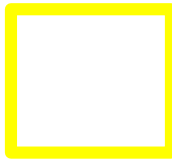
## Current – Residential



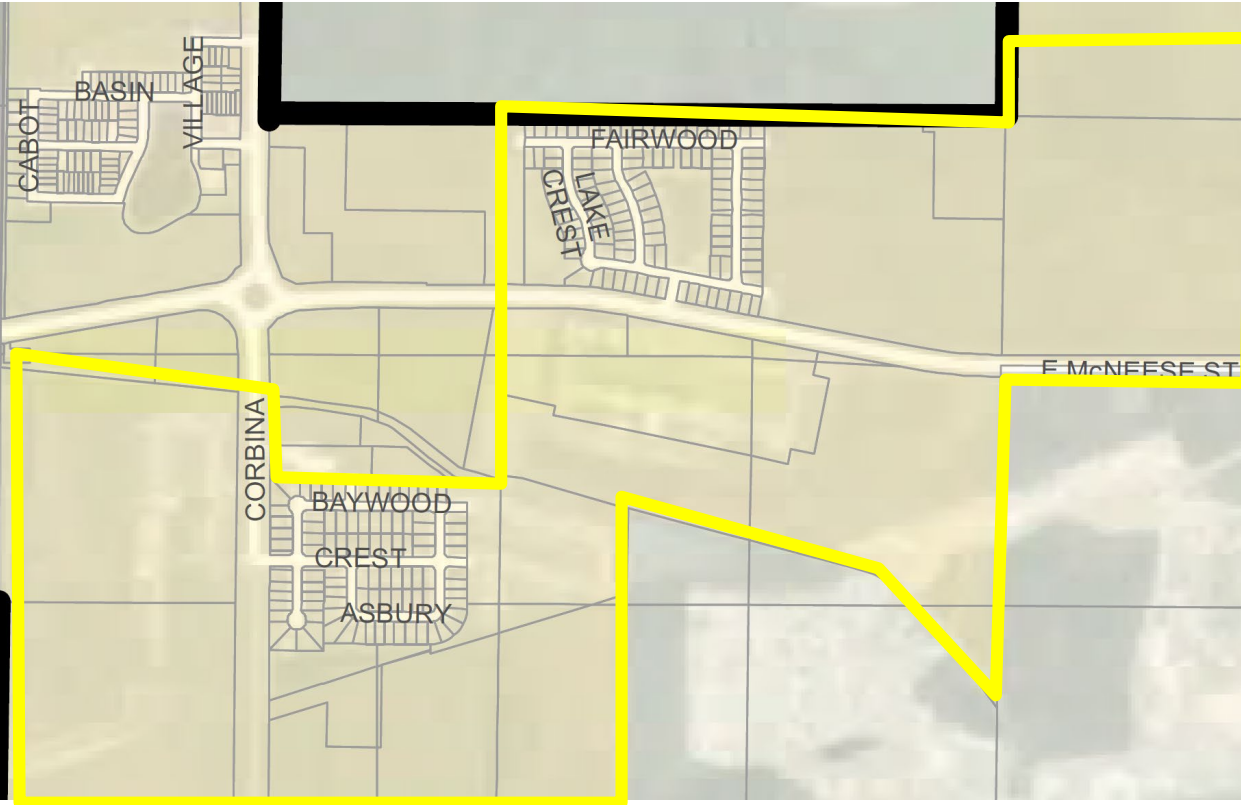
## Proposed – Mixed Use



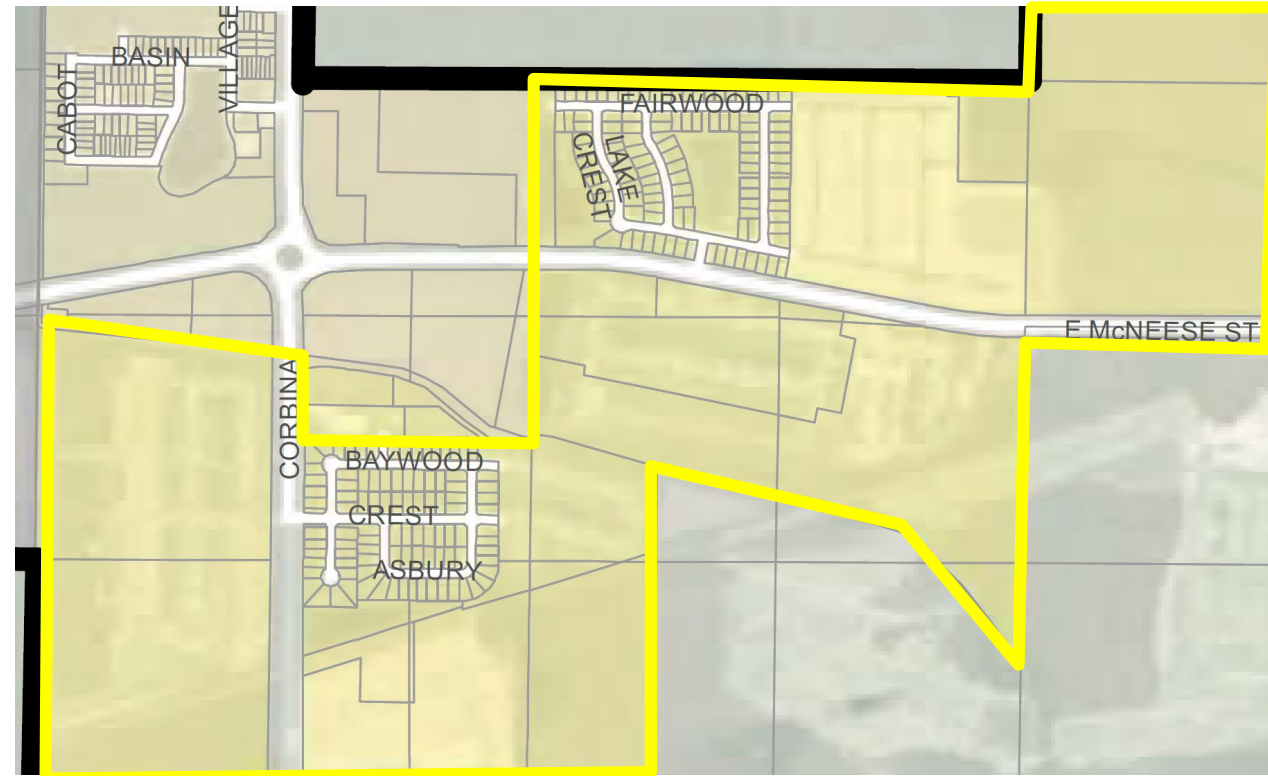
# District F

 Location of proposed zoning change

## Current – TND



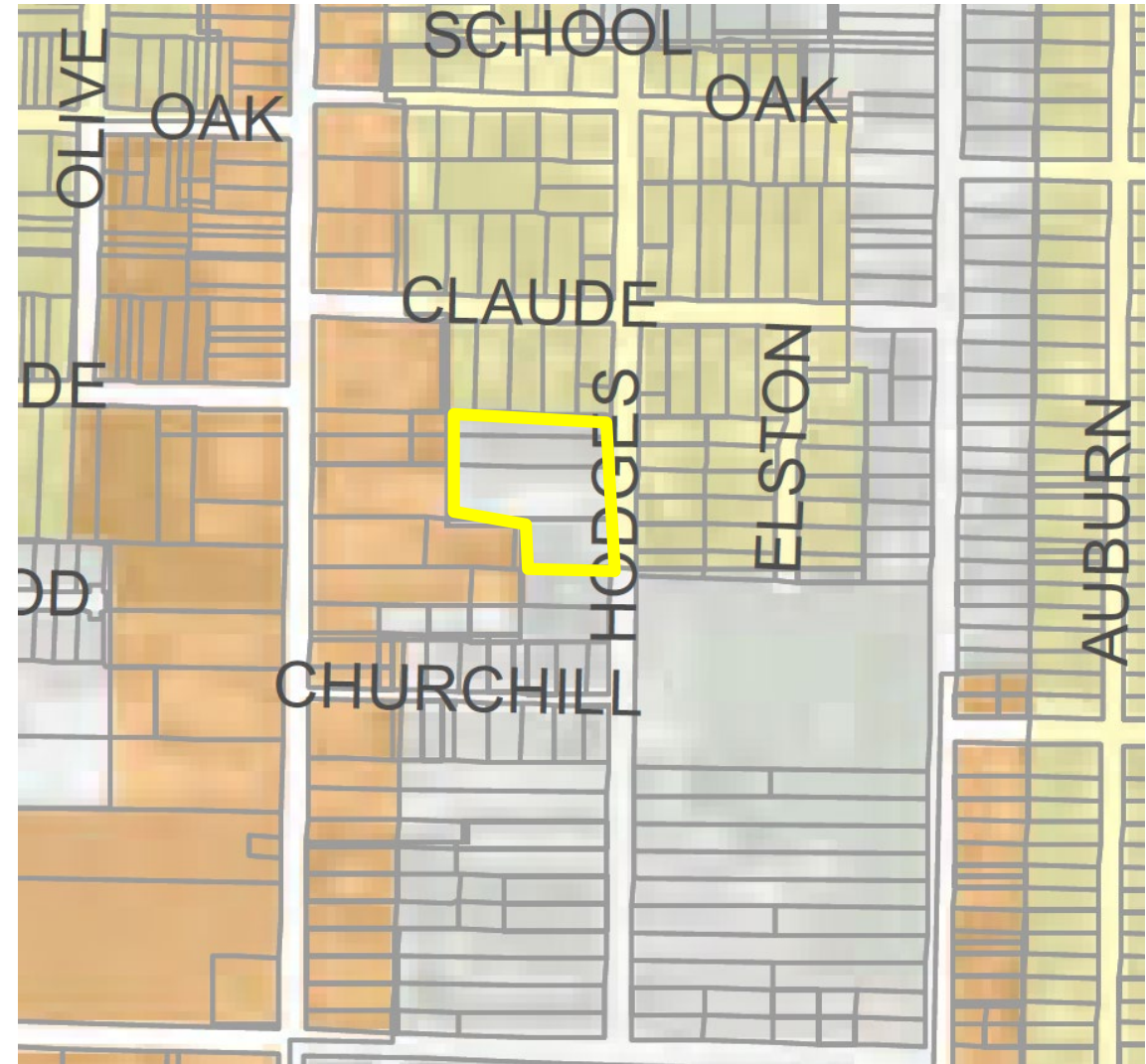
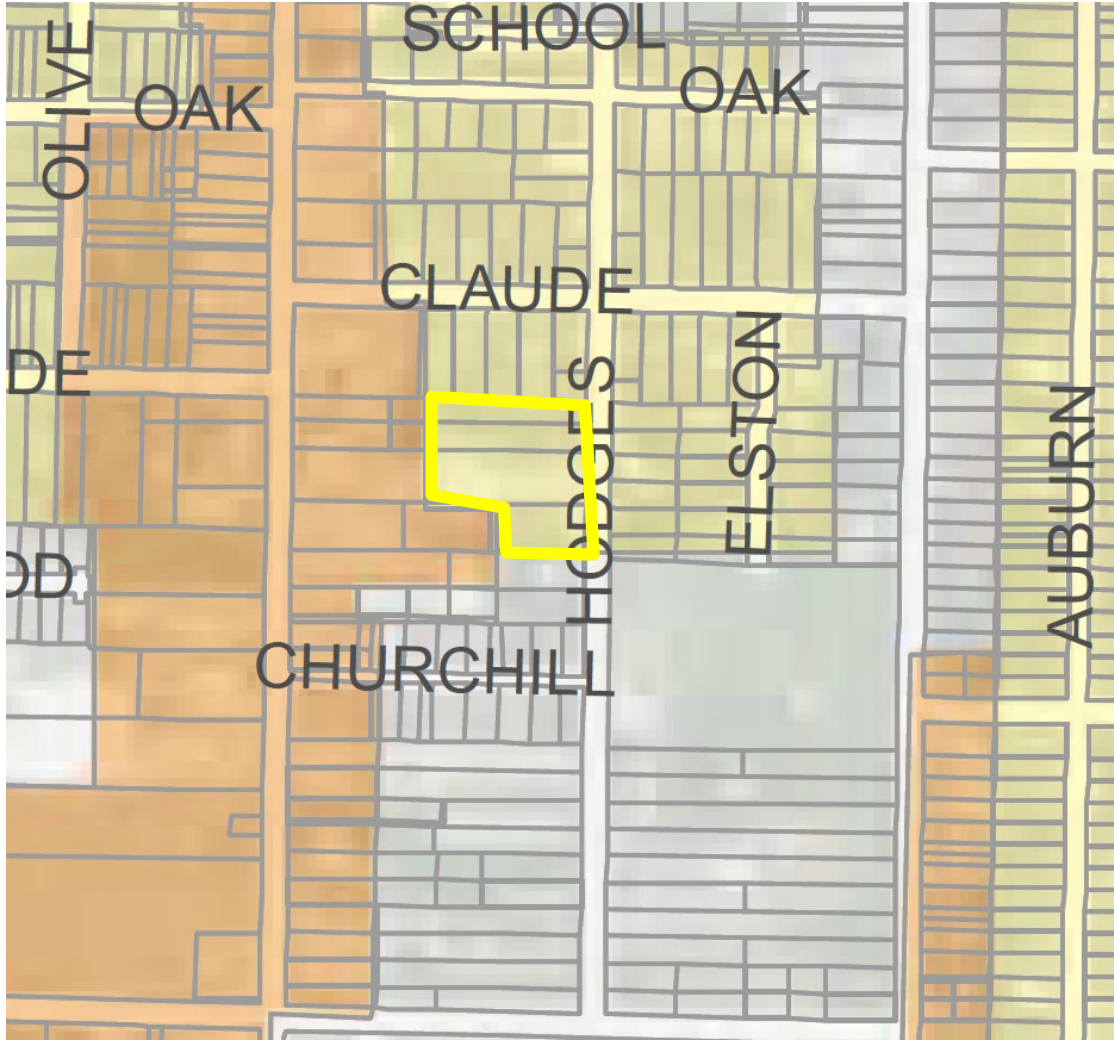
## Proposed – Residential



# Current – Residential District F

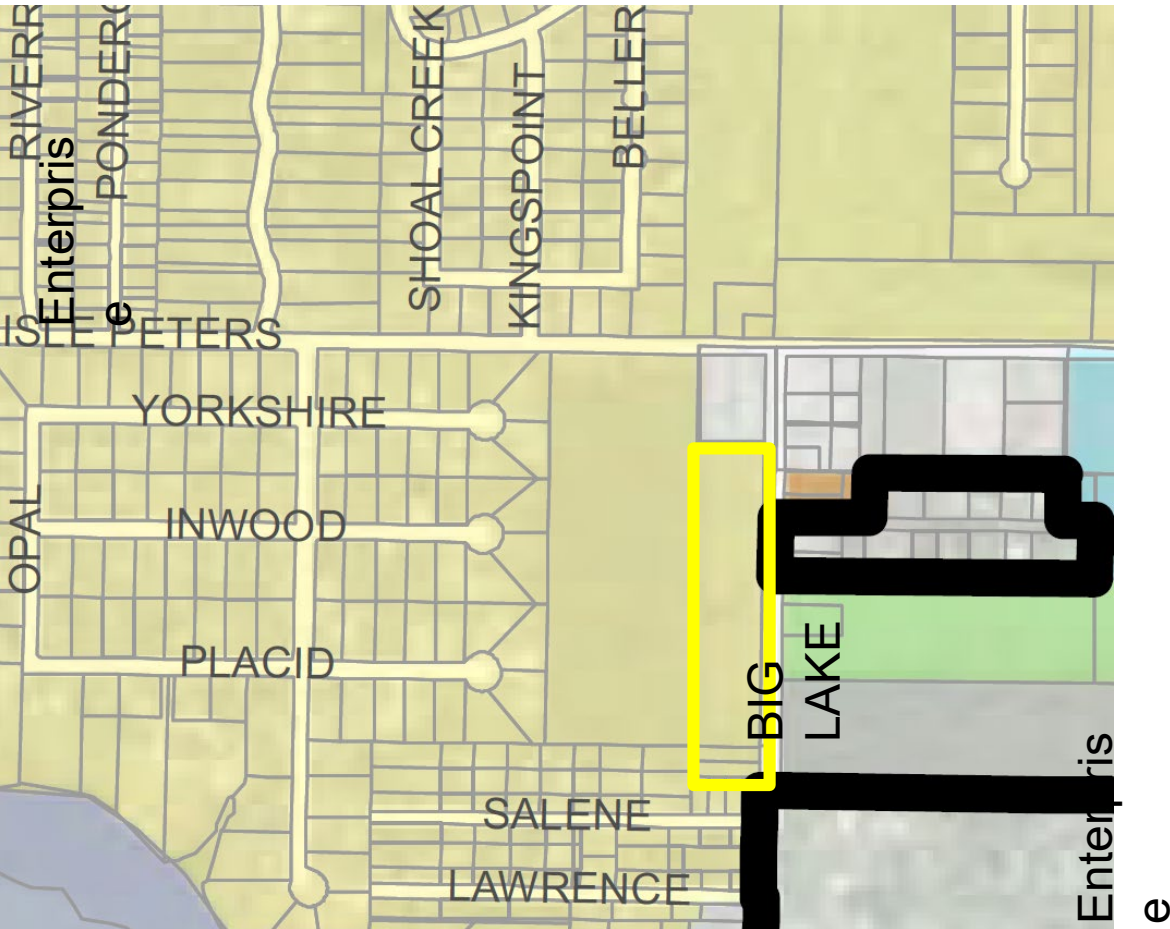
□ Location of proposed zoning change

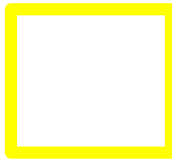
# Proposed – Mixed Use



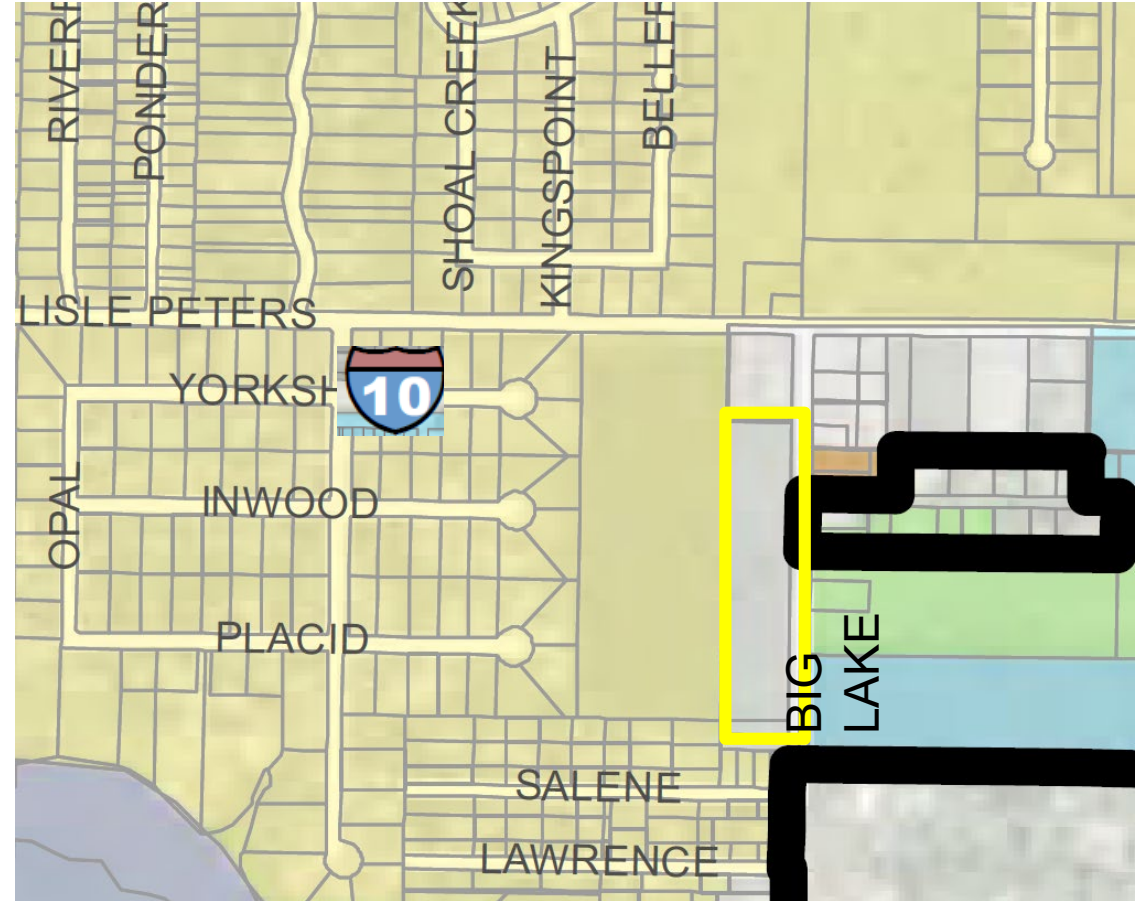
# District G

## Current – Residential



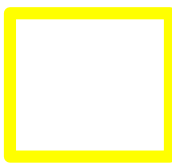
 Location of proposed zoning change

## Proposed – Mixed Use

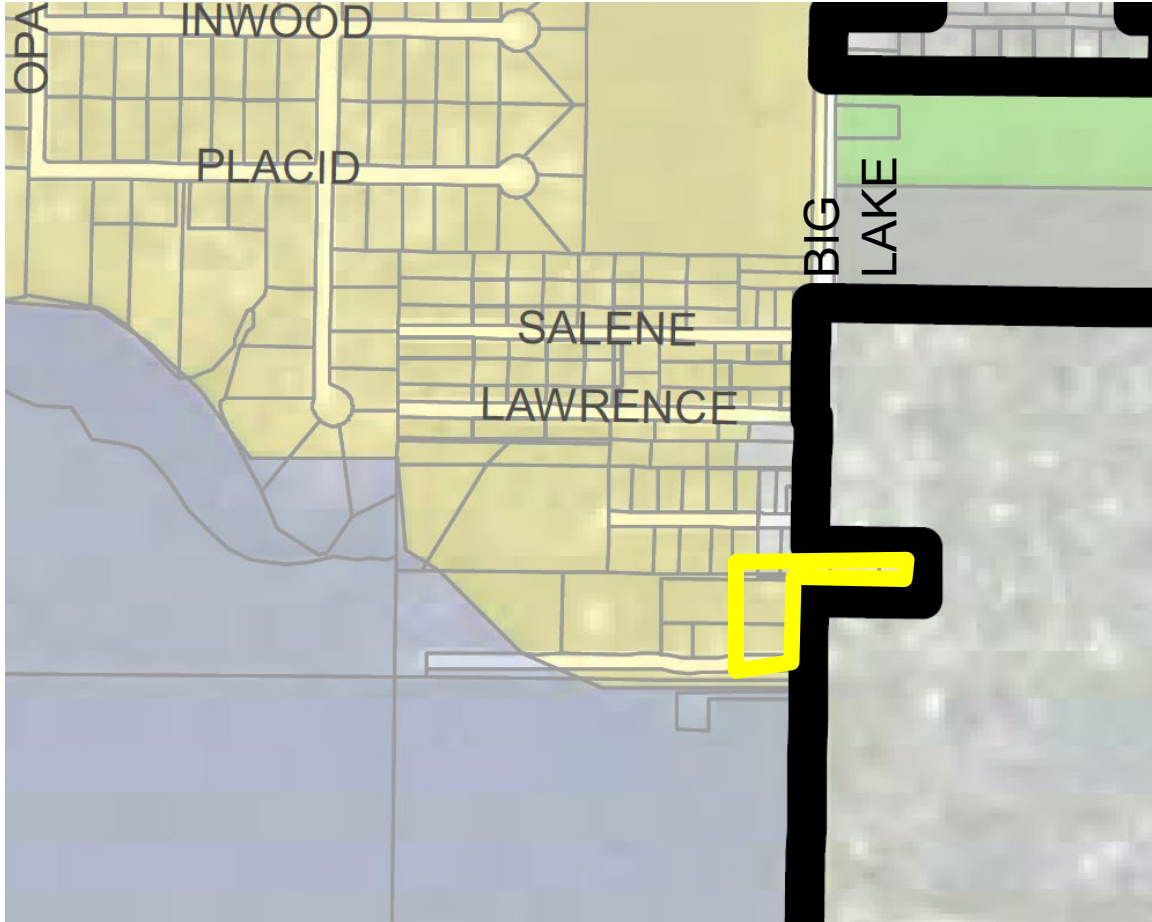




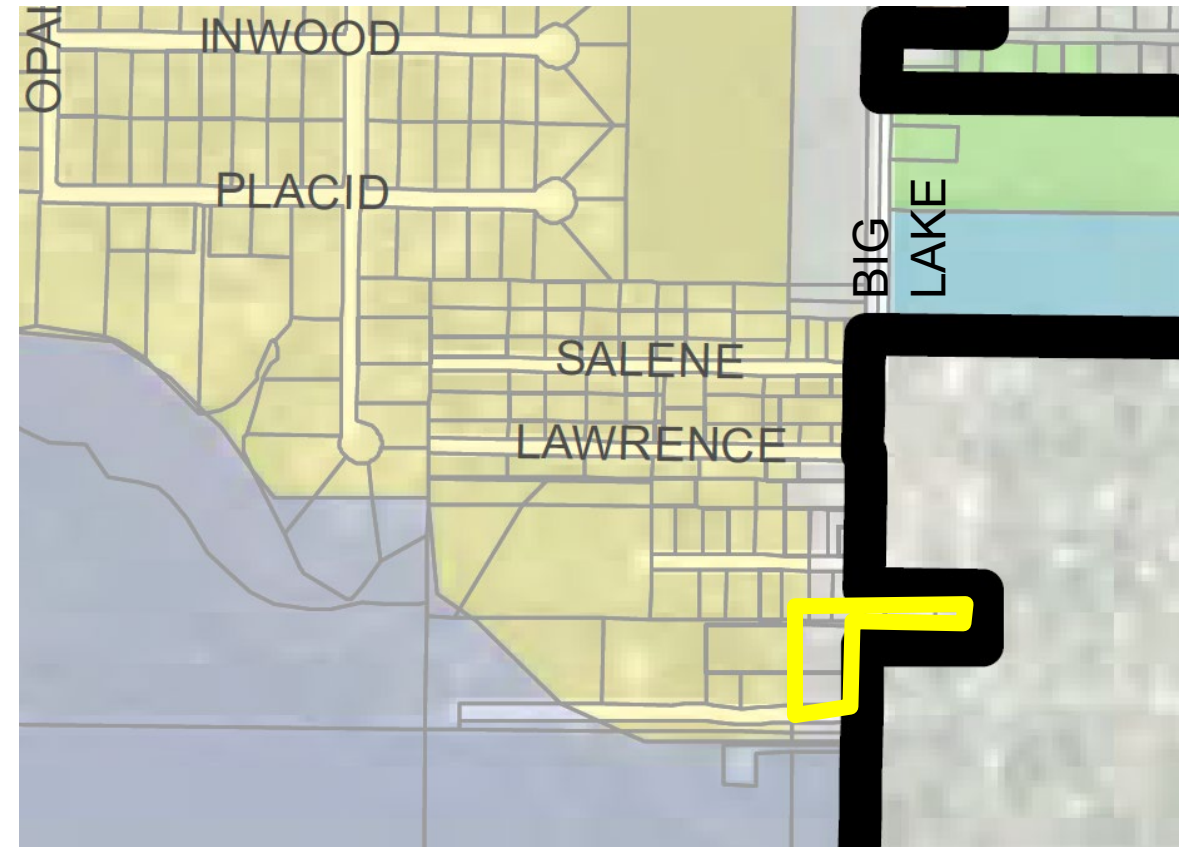
# District G

 Location of proposed zoning change

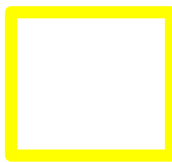
## Current – Residential



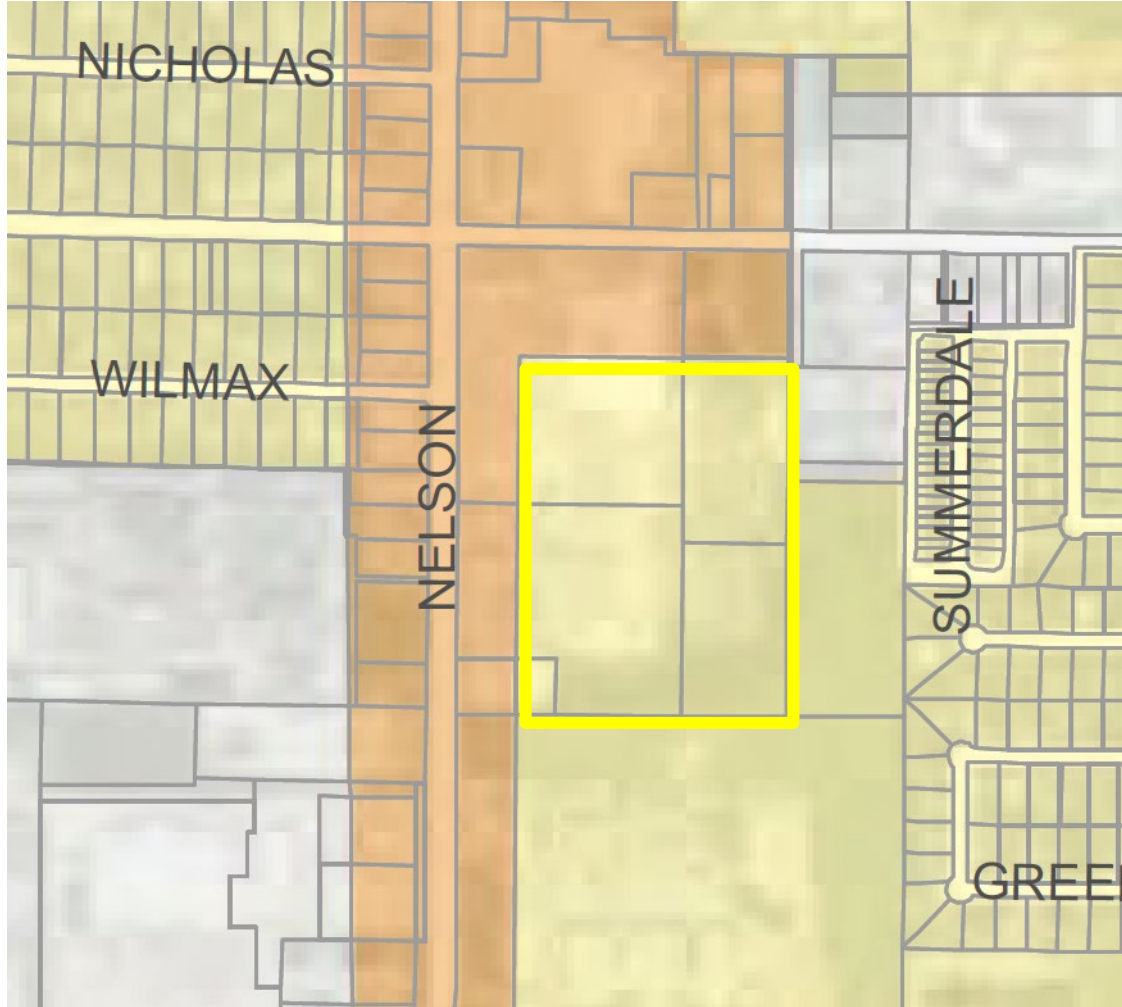
## Proposed – Mixed Use



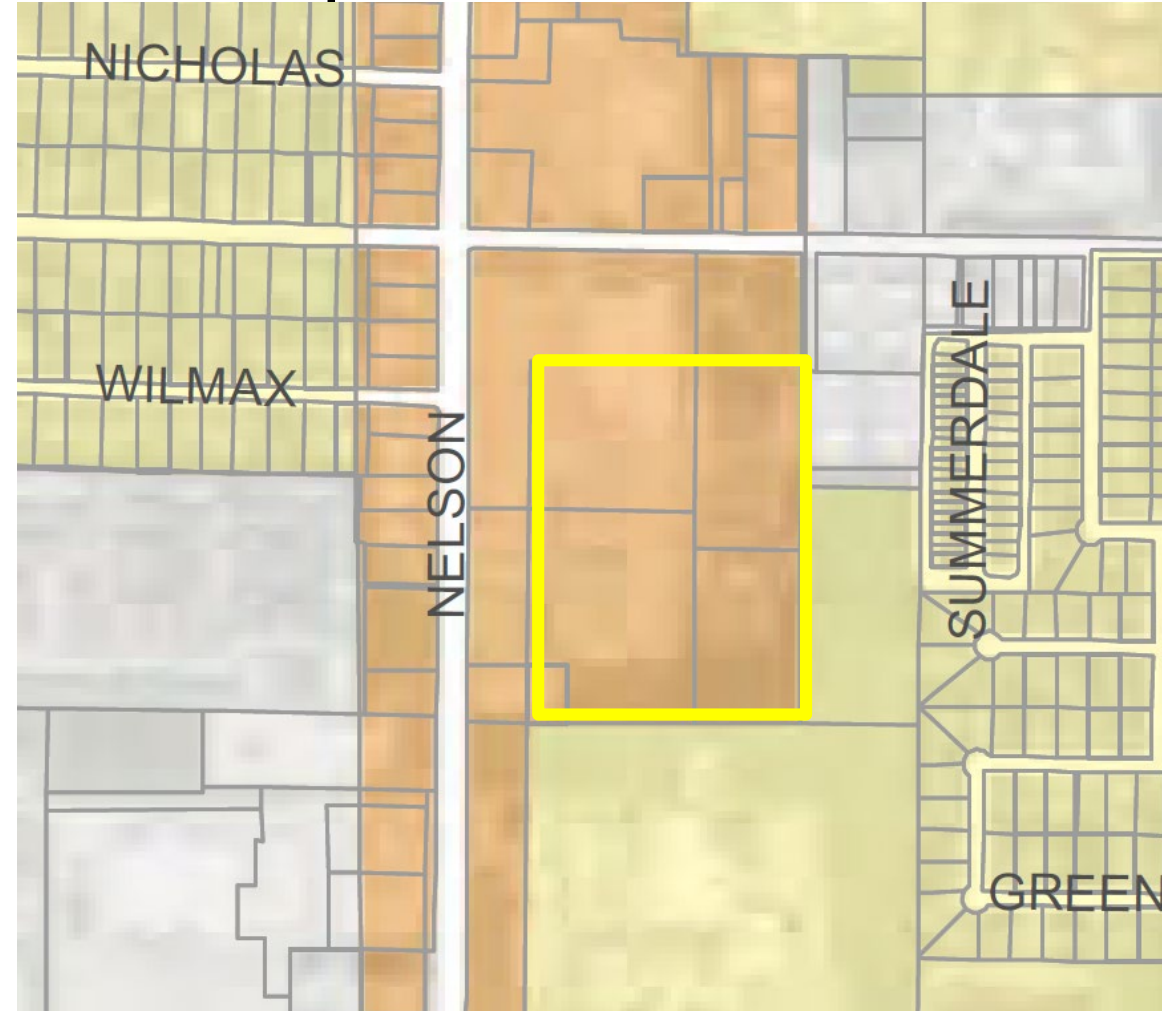
# District G

 Location of proposed zoning change

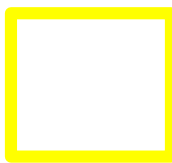
## Current – Residential



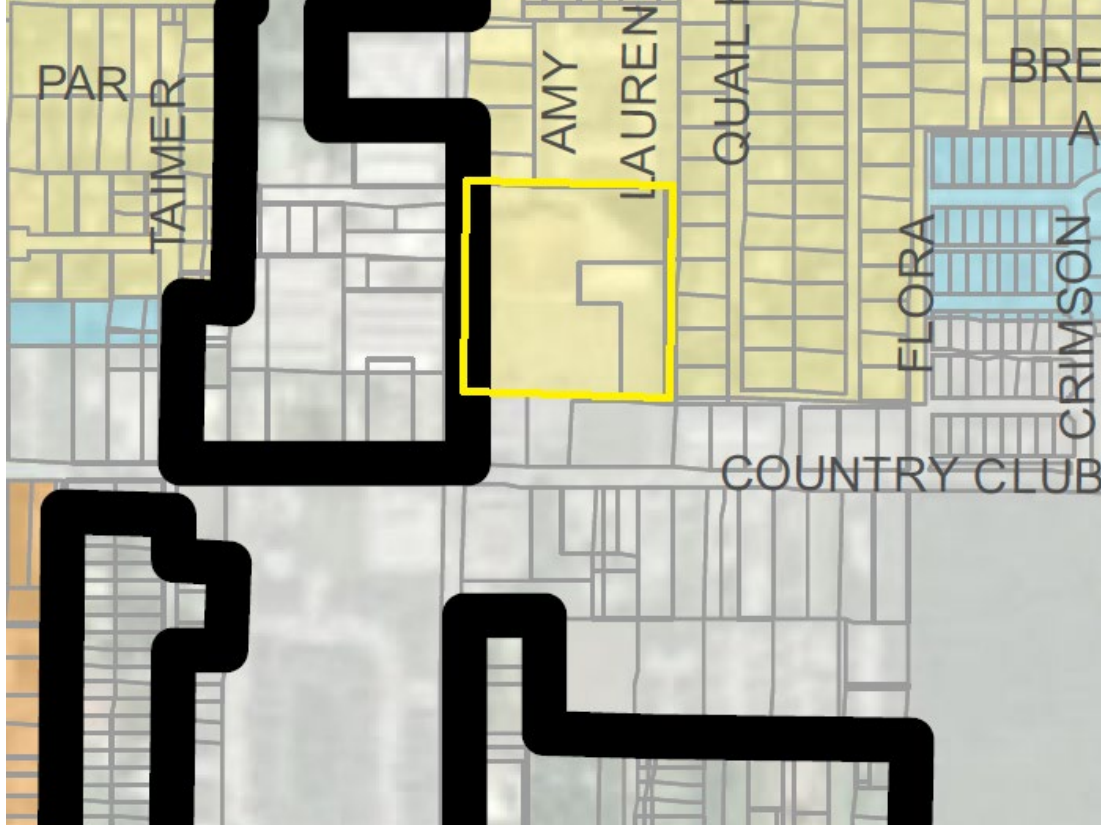
## Proposed – Business



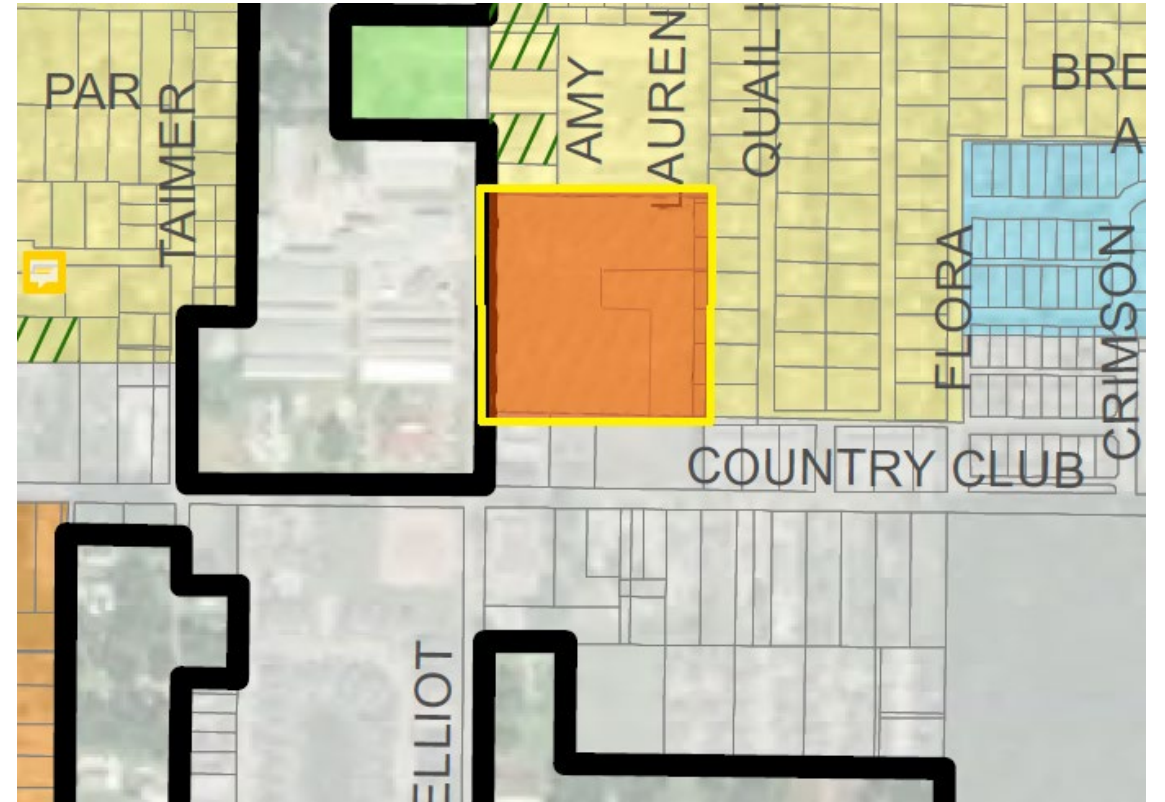
# District G

 Location of proposed zoning change

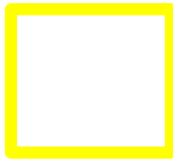
## Current – Residential



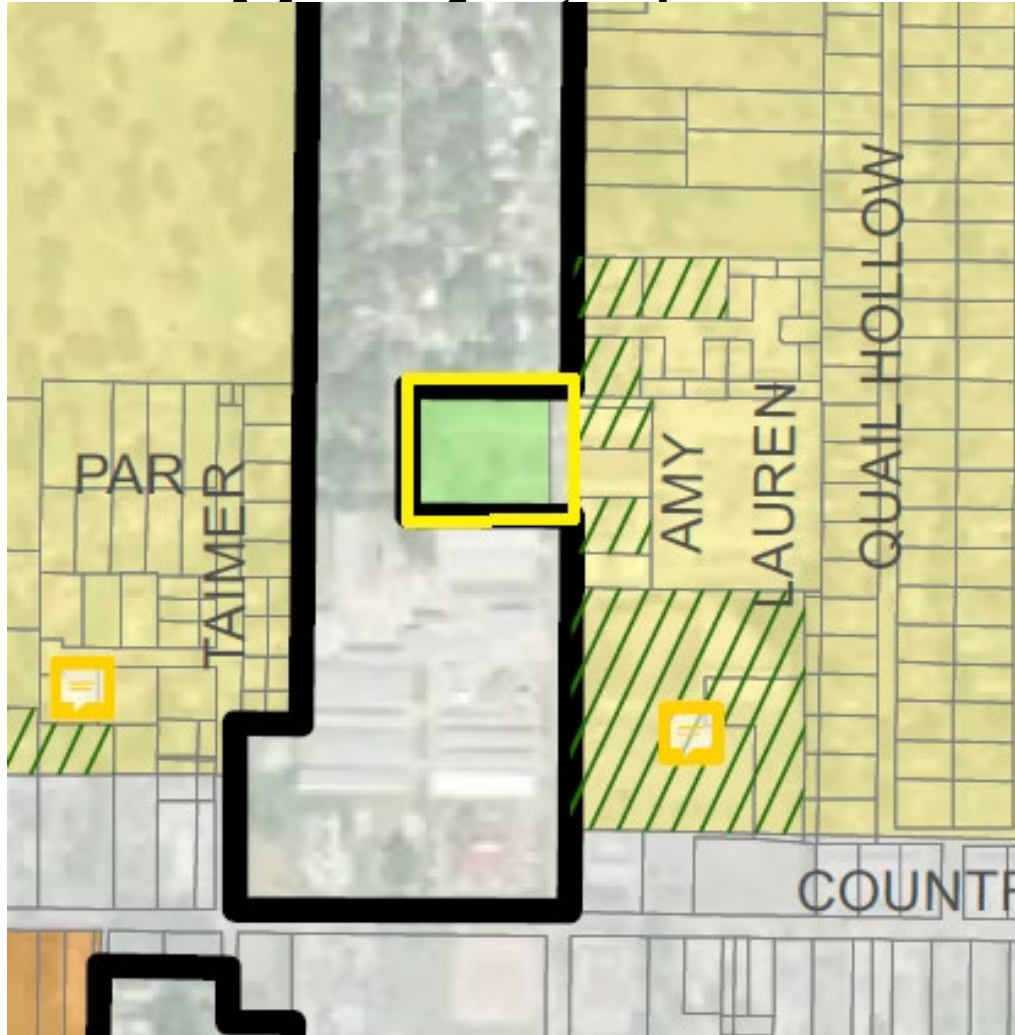
## Proposed – Business



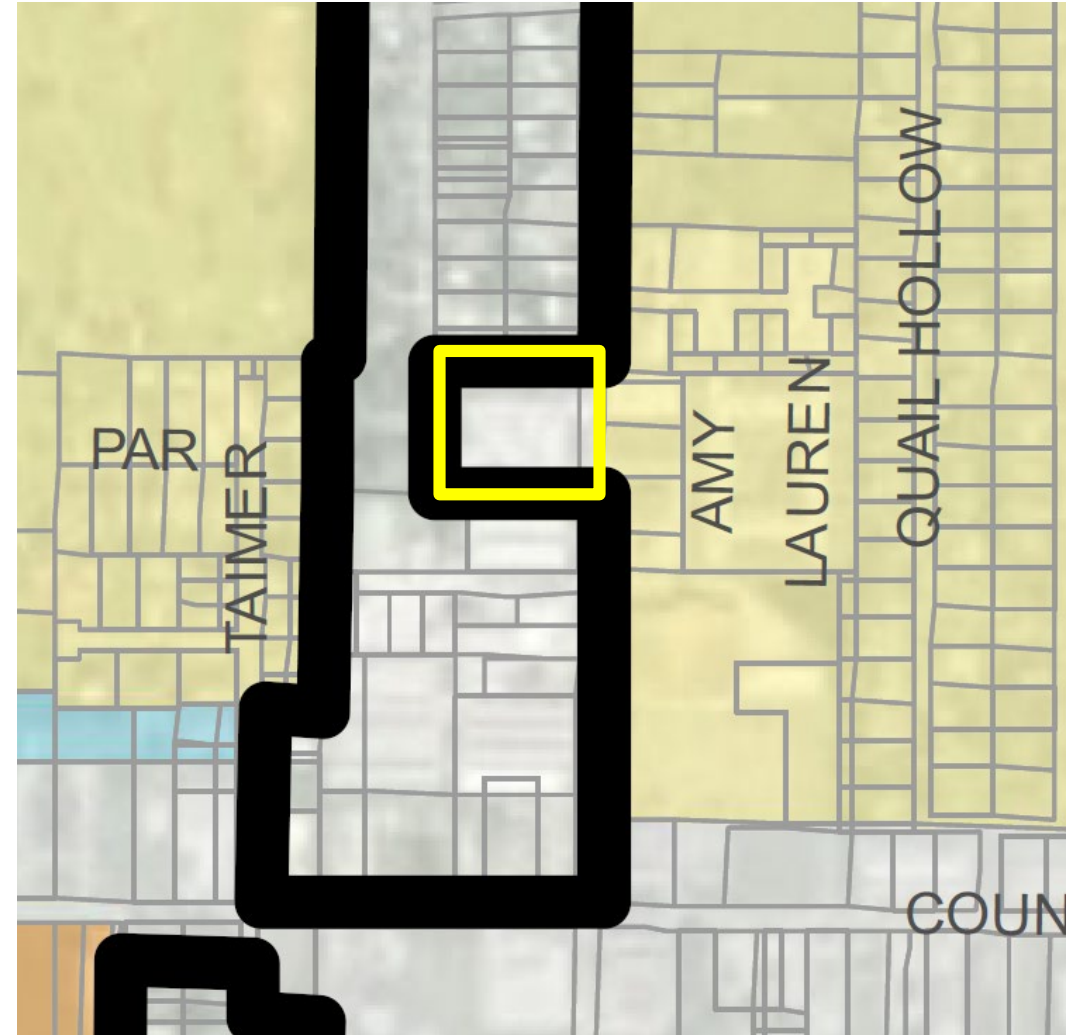
# District G

 Location of proposed zoning change


## Current – Light



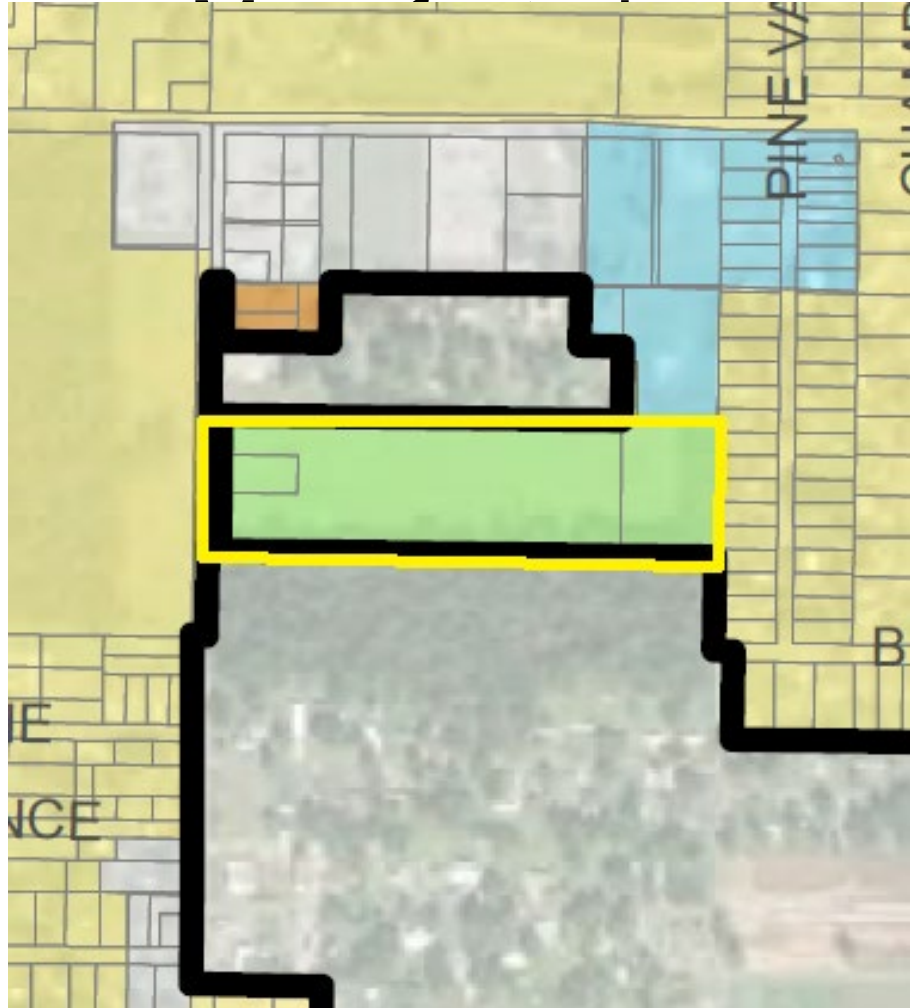
## Proposed – Mixed Use



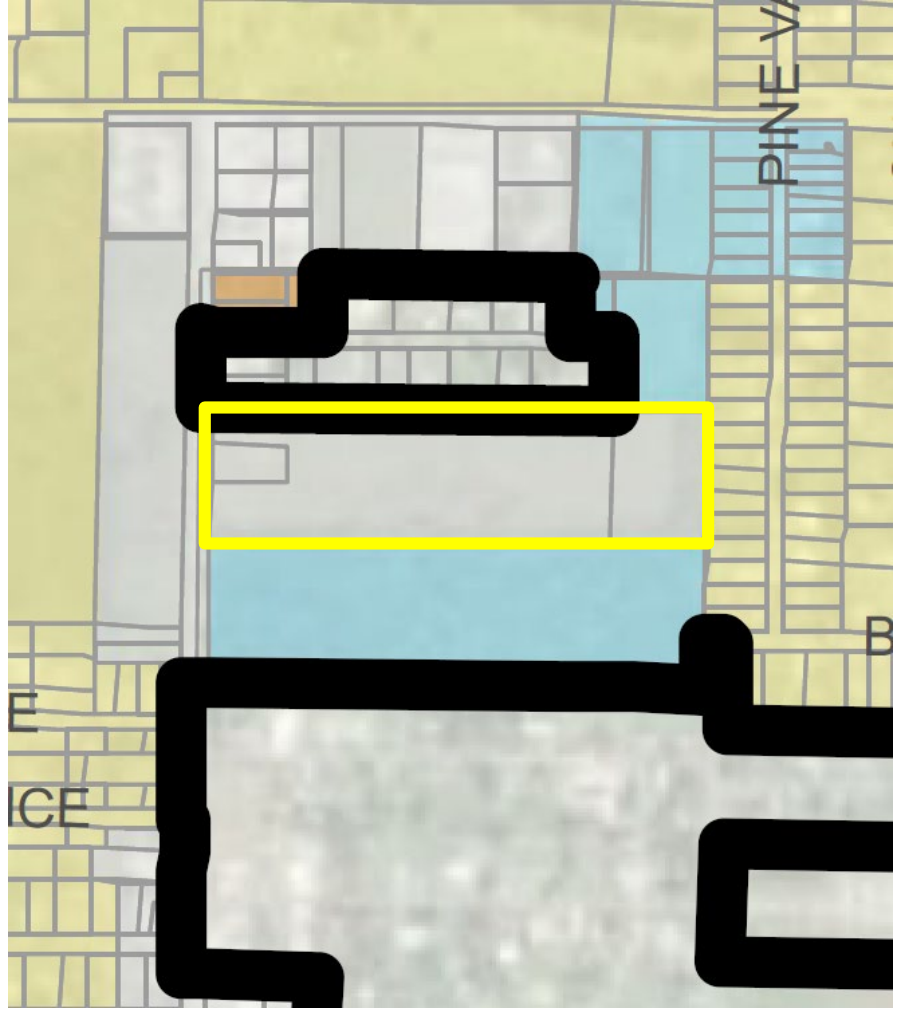
# District G

 Location of proposed zoning change

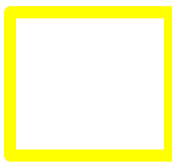
## Current – Light



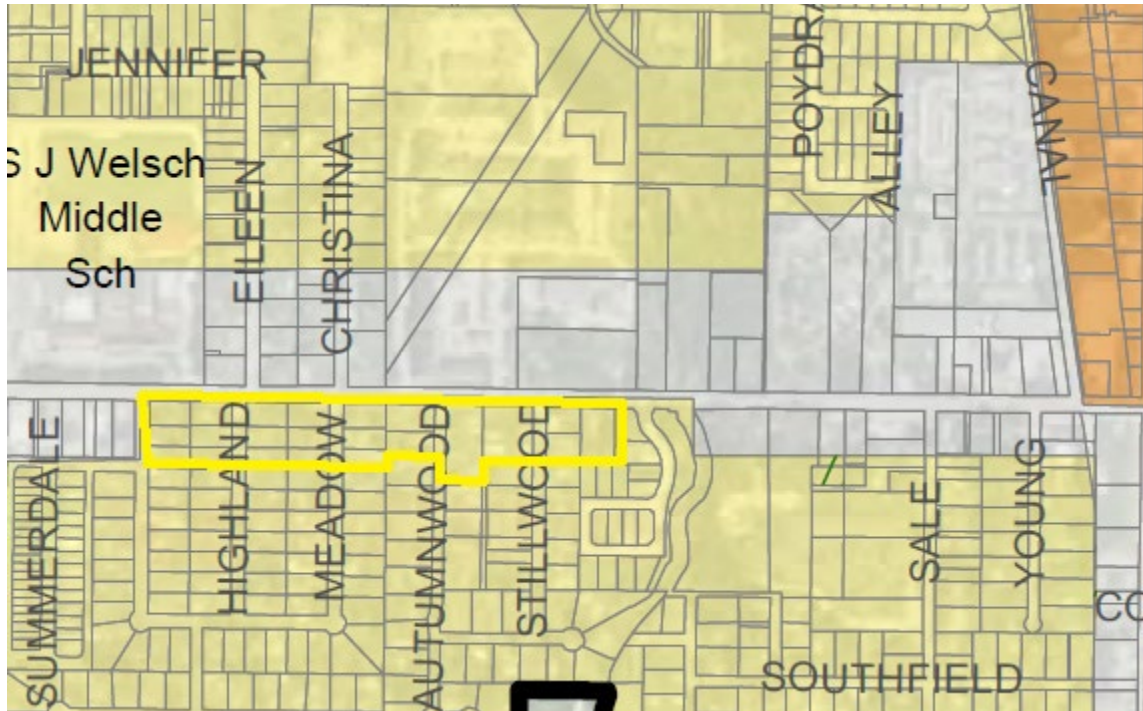
## Proposed – Mixed Use



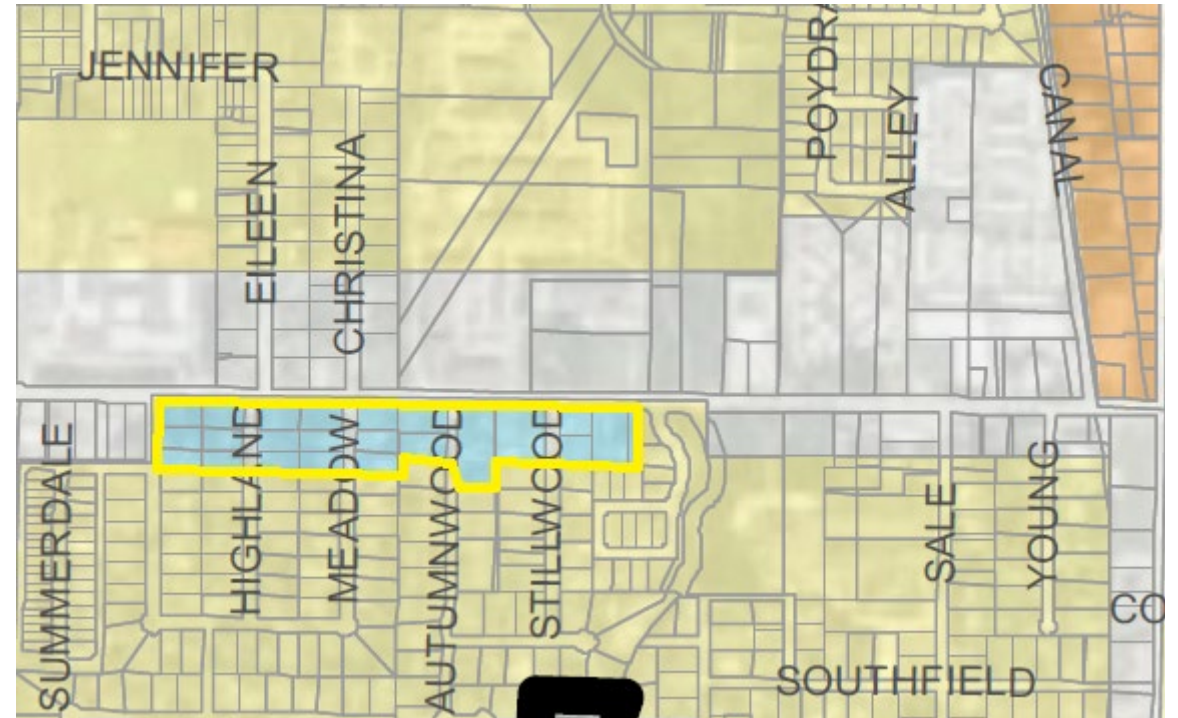
# District G

 Location of proposed zoning change

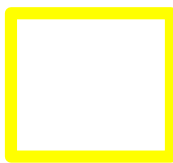
## Current – Residential



## Proposed – Neighborhood

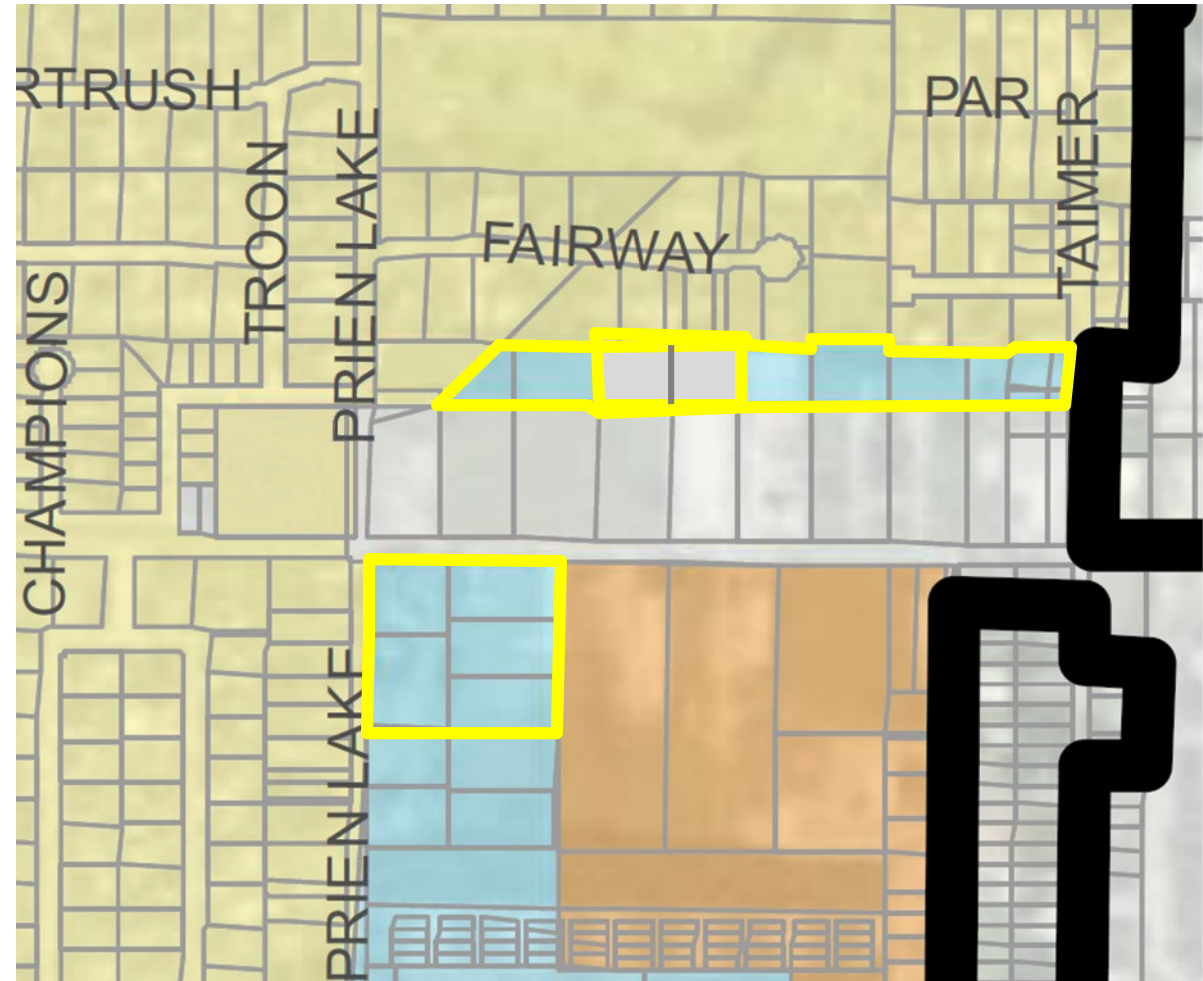
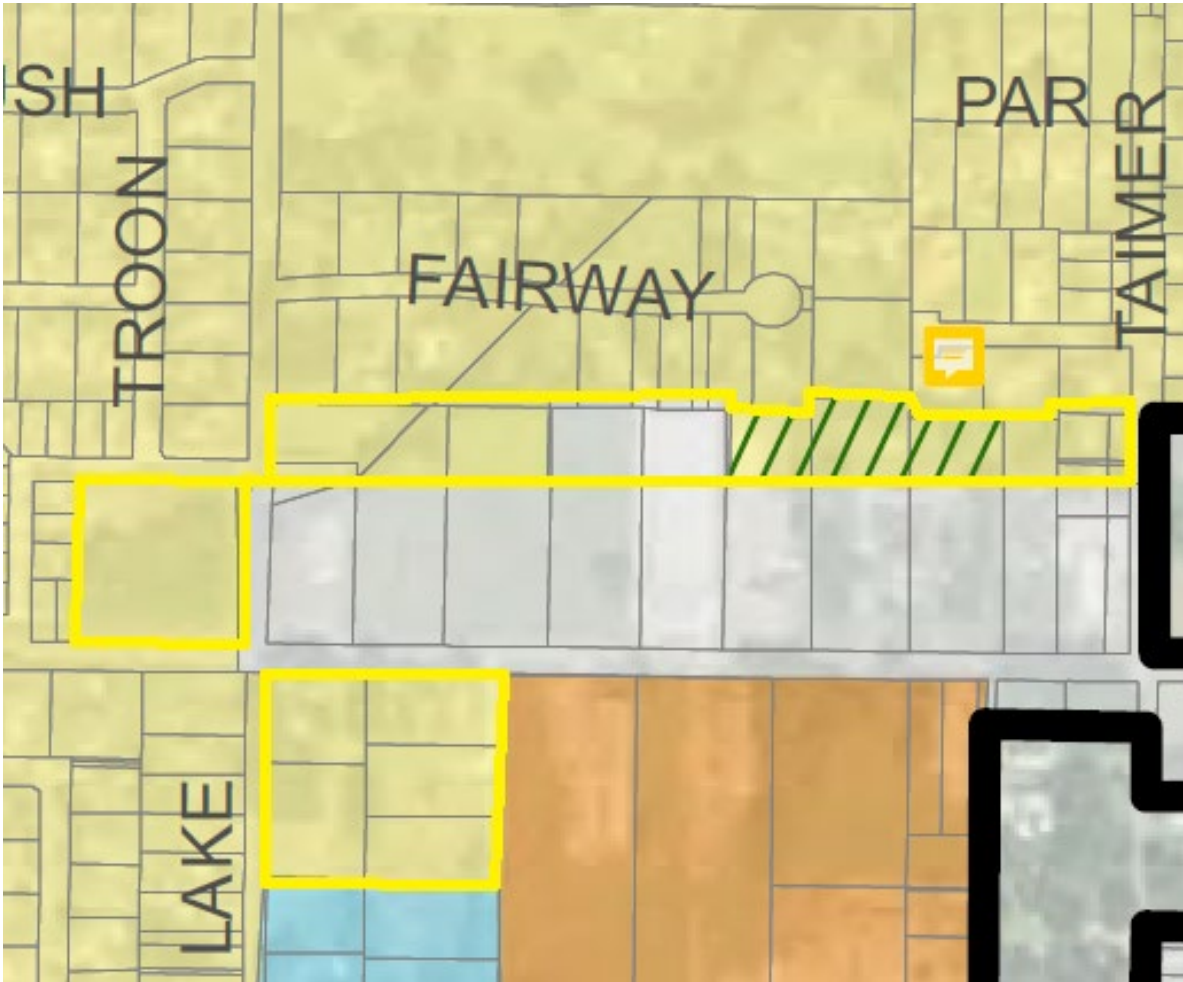


# District G

 Location of proposed zoning change

Current – Residential

Proposed – Neighborhood



# Current Path Forward

- City Council Amended in-part and deferred the proposed comprehensive rezoning plan.

For questions or more information, contact the City of Lake Charles Planning Department by calling (337) 491-1542.