

# 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.

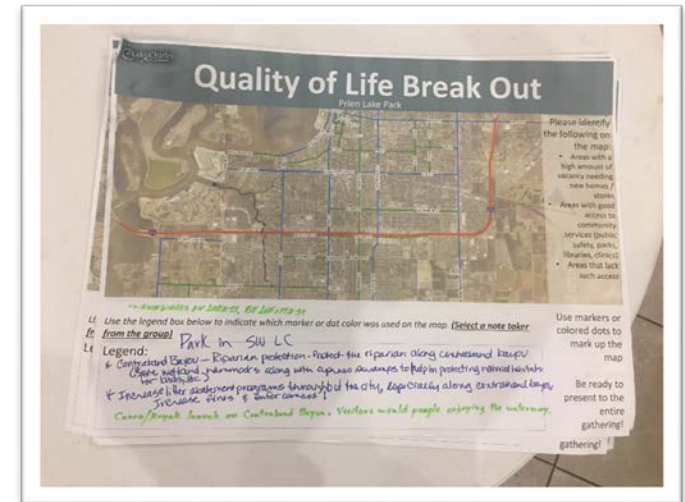
The majority of zoning changes in the maps that follow represent “up zoning,” allowing for more uses as a permitted land use or approval through the conditional use review process.

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:

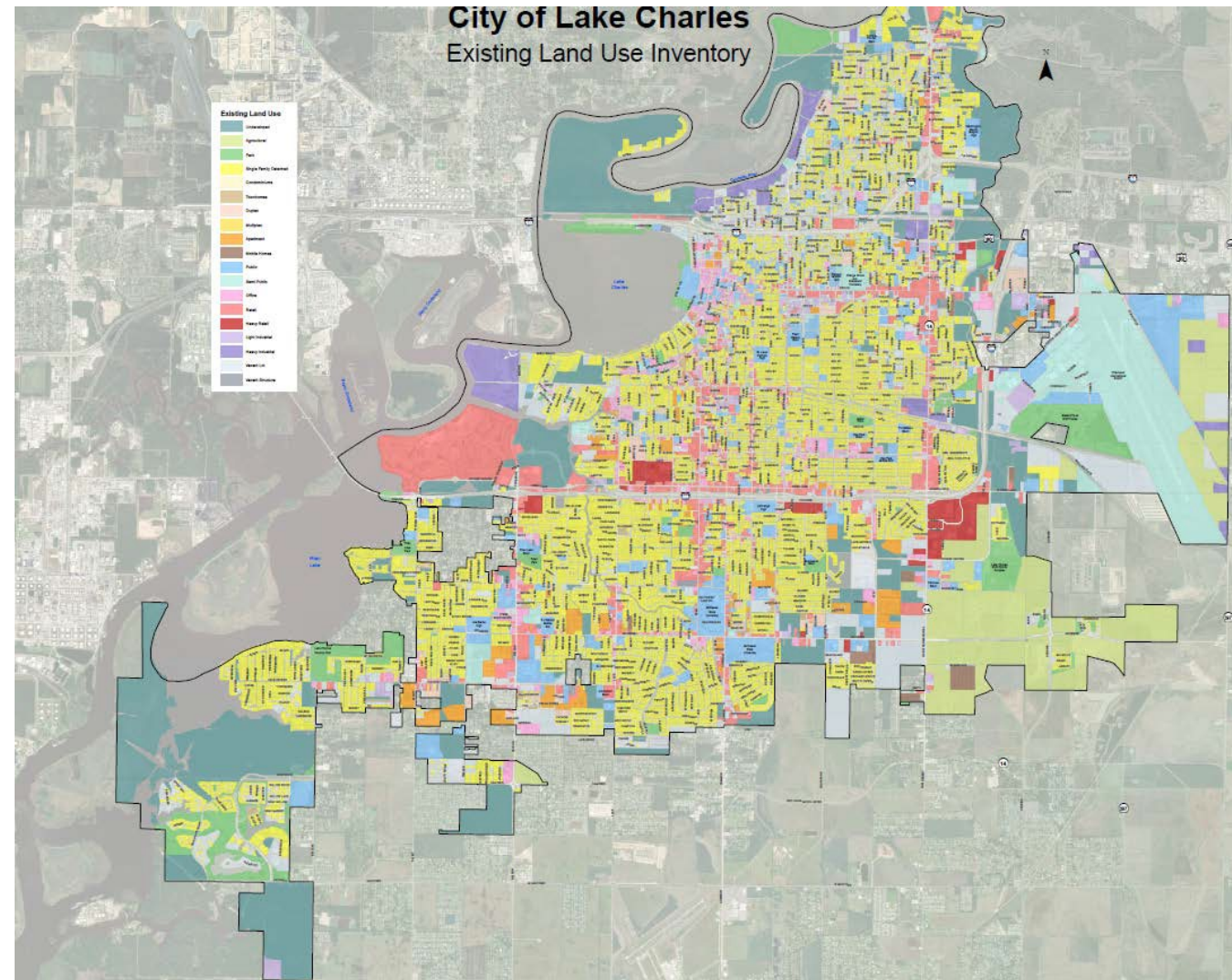
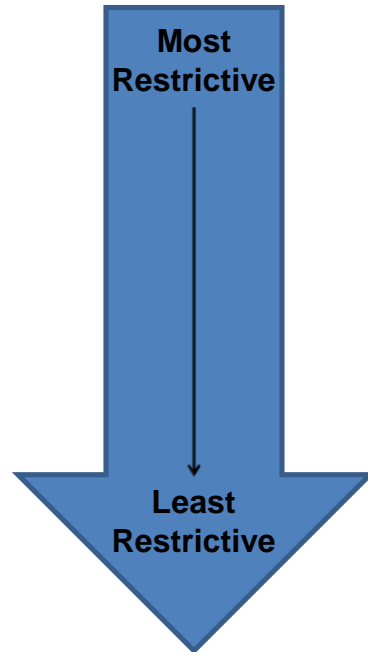
- Stakeholders
  - City Council Members
  - Planning and Zoning Commissioners
  - Historic Preservation Commissioners
  - Residents and the general public
  - Engineers and design professionals
  - Realtors and brokers
  - Contractors
  - Business leaders
- Neighborhood Meetings Across the City
  - MLK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



# 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 or 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:

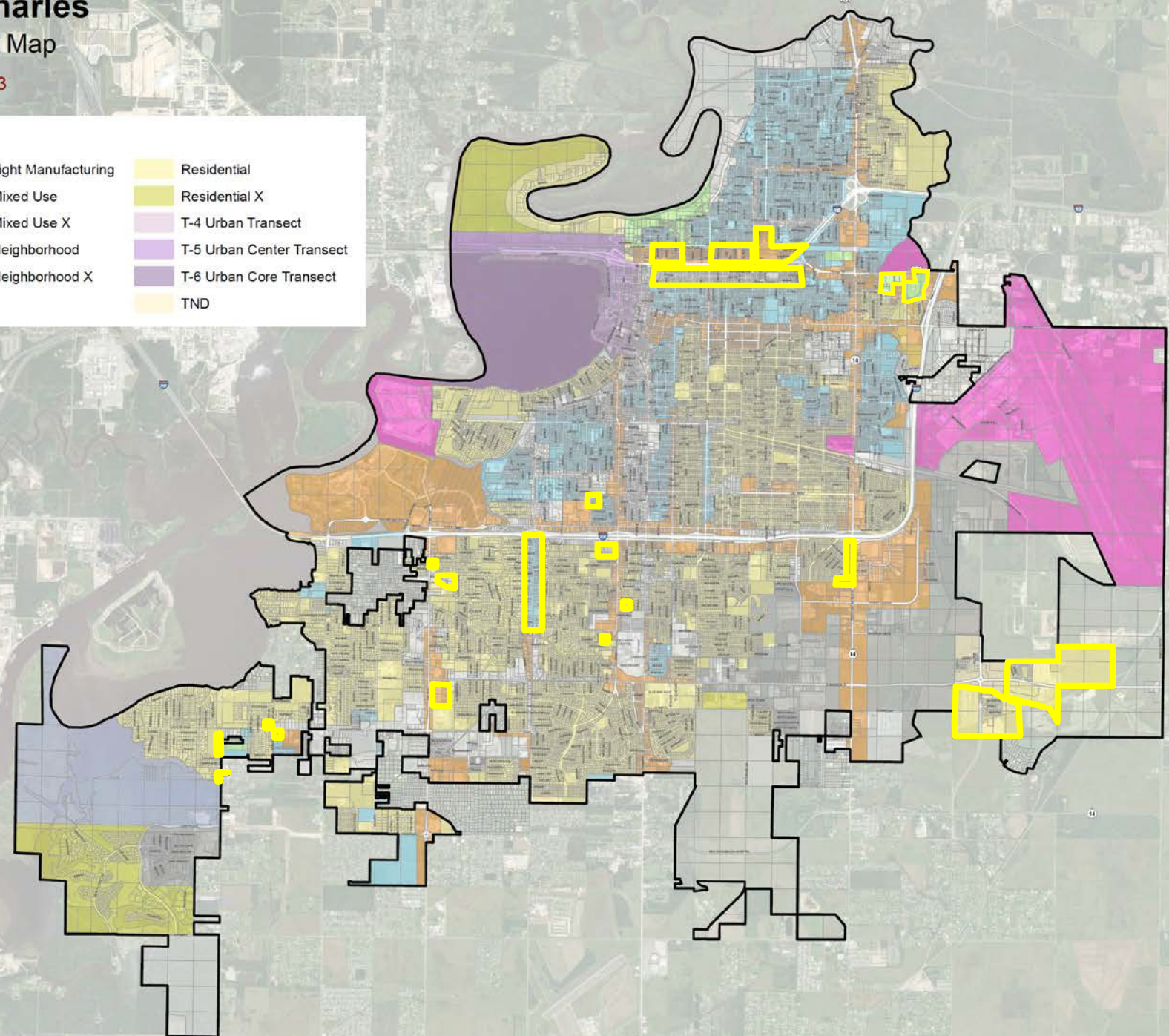
- Indoor/outdoor retail and service establishments
  - Indoor woodworking, including cabinetmakers and furniture manufacturing
  - Welding shops
  - Restaurants and entertainment
  - Agriculture
  - Repair of scientific or professional instruments
  - Building, heating, plumbing, or electrical warehousing
  - 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

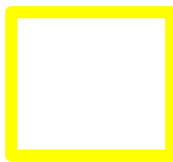
Proposed Zoning		
City Limits	Light Manufacturing	Residential
Business	Mixed Use	Residential X
Business X	Mixed Use X	T-4 Urban Transect
Civic Functions	Neighborhood	T-5 Urban Center Transect
Industrial	Neighborhood X	T-6 Urban Core Transect
		TND

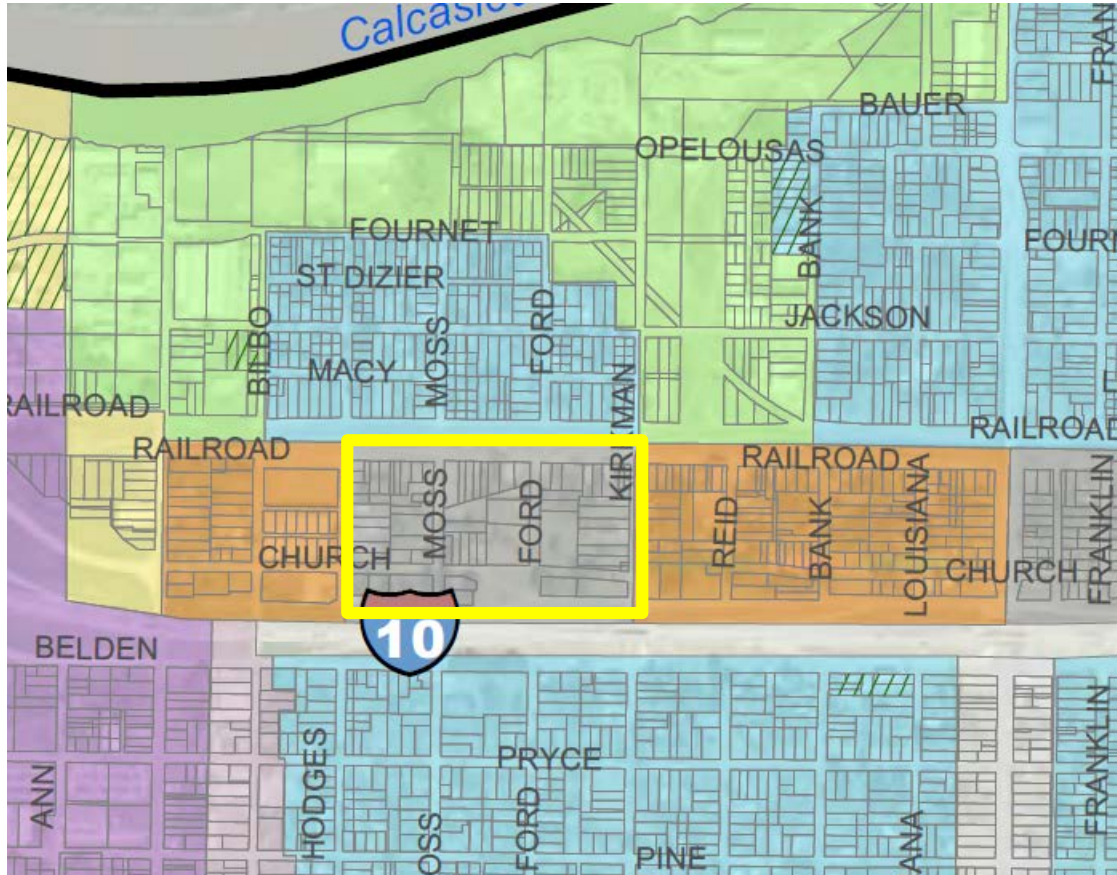


### Preliminary Overview of Additional Proposed Zone Change Locations (NEW)

Location of proposed zoning change

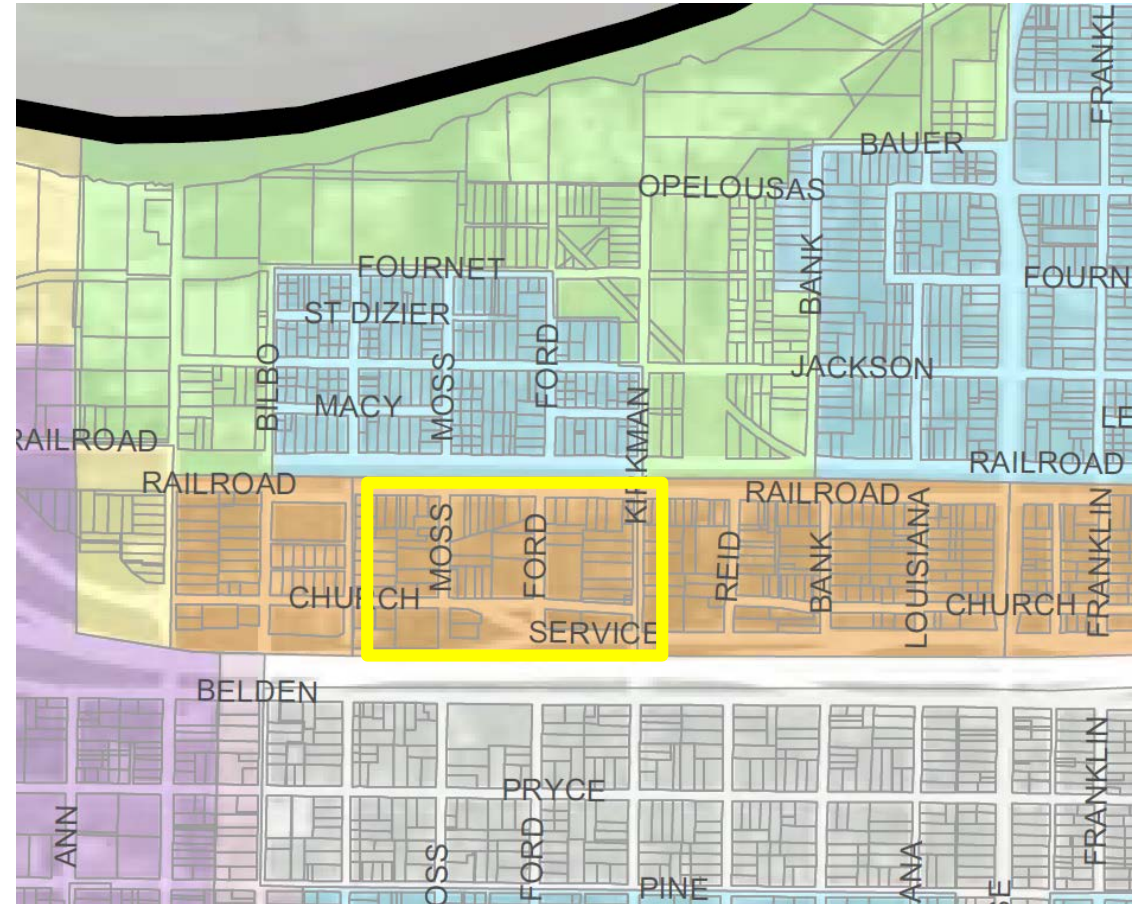
# District A

 Location of proposed zoning change

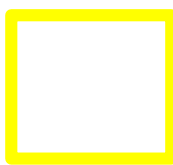


Current – Mixed Use

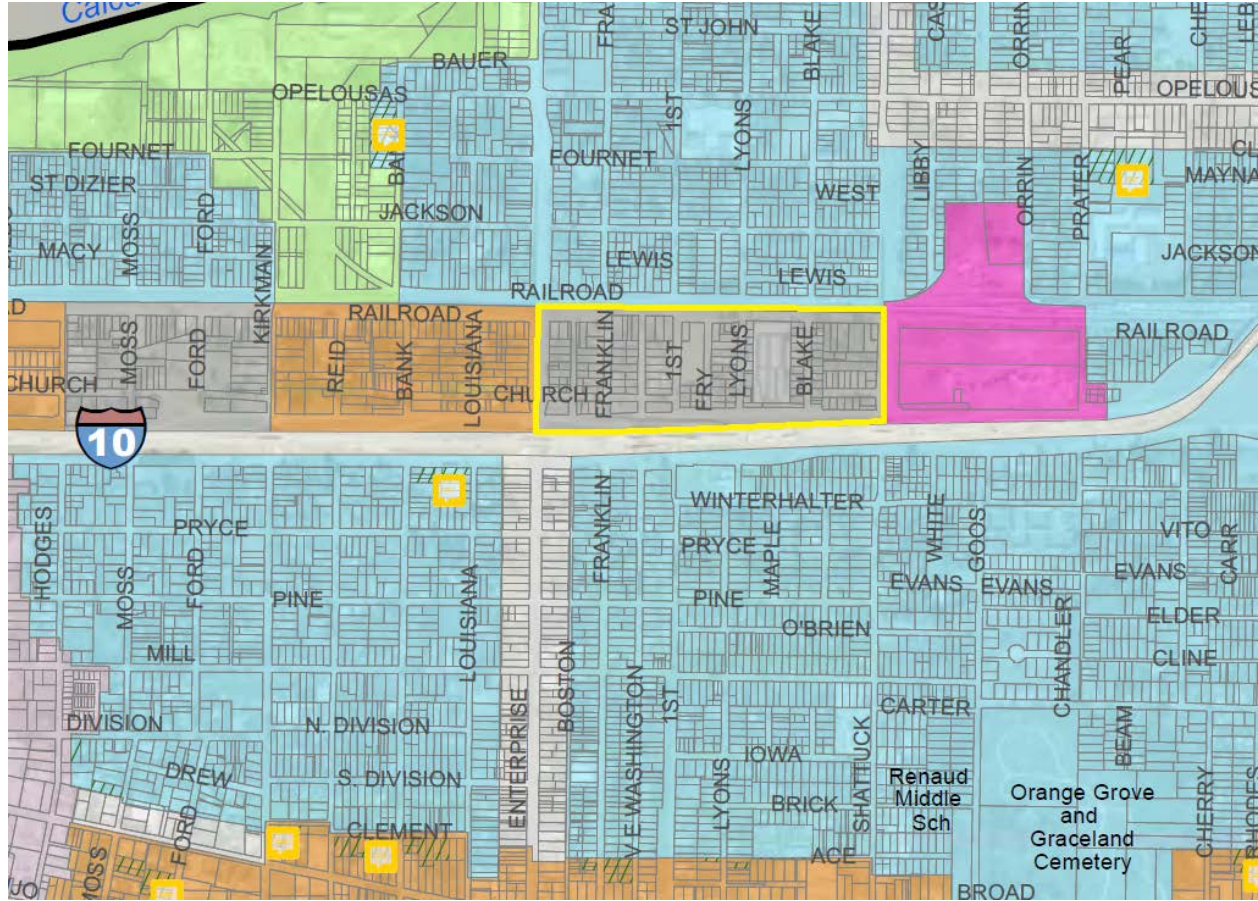
## Proposed - Business



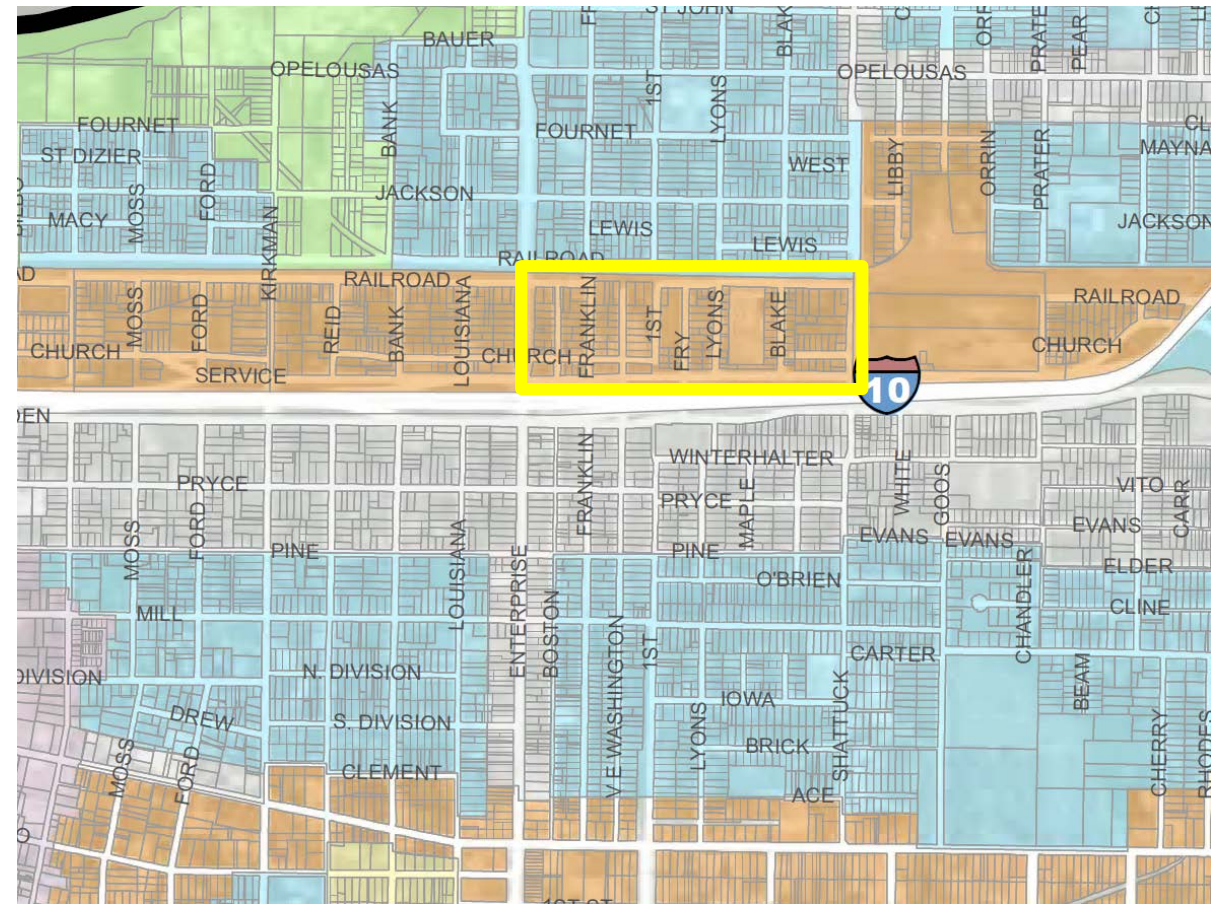
# District A

 Location of proposed zoning change

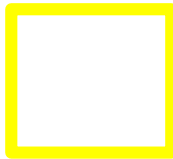
## Proposed – Business

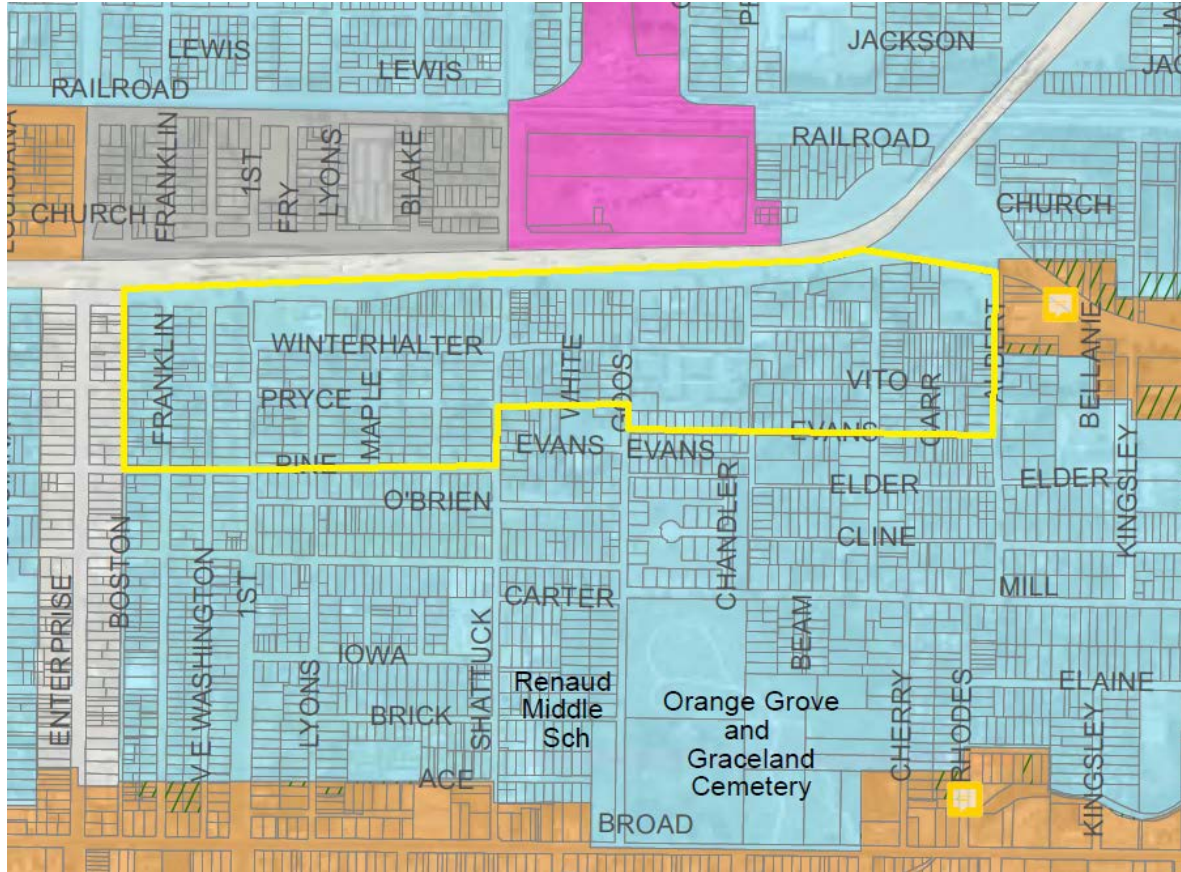


Current – Mixed Use



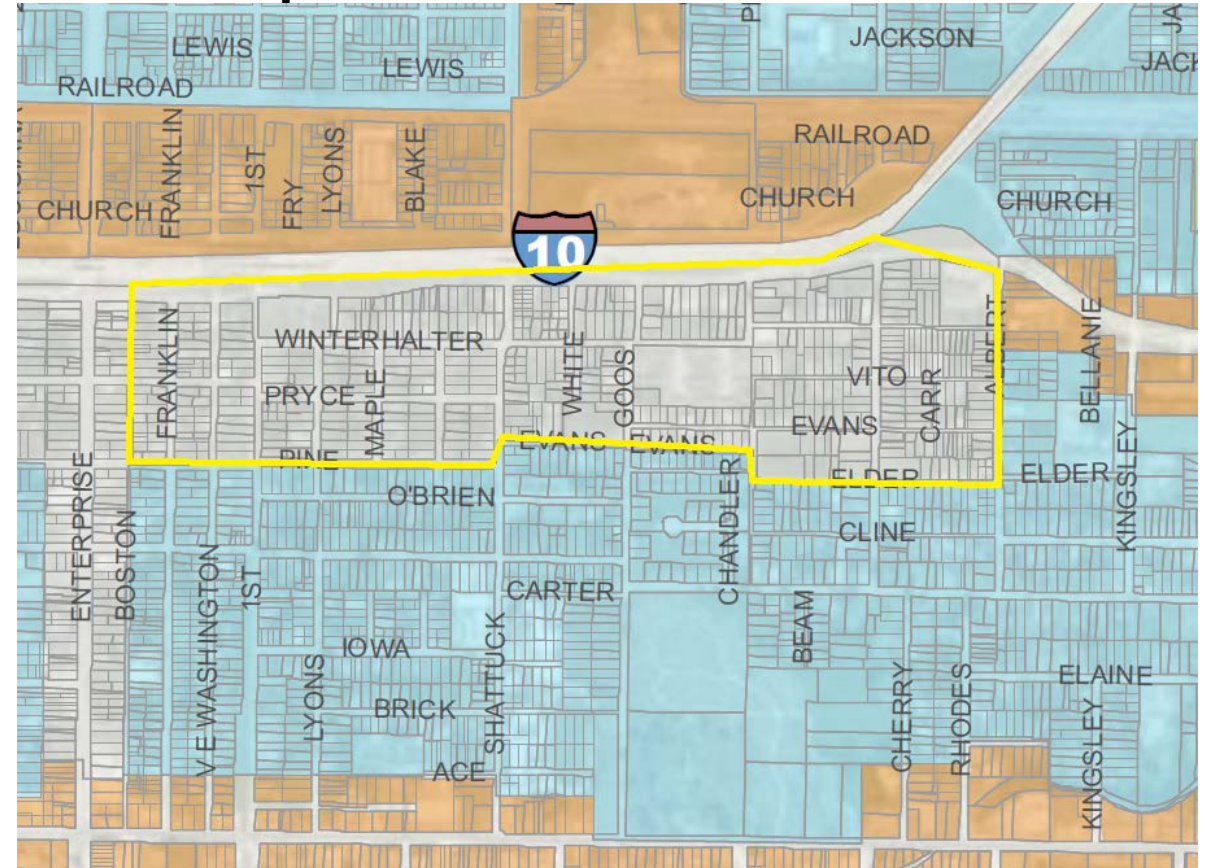
# District A

 Location of proposed zoning change

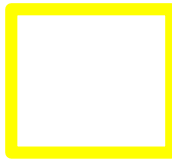


Current – Neighborhood

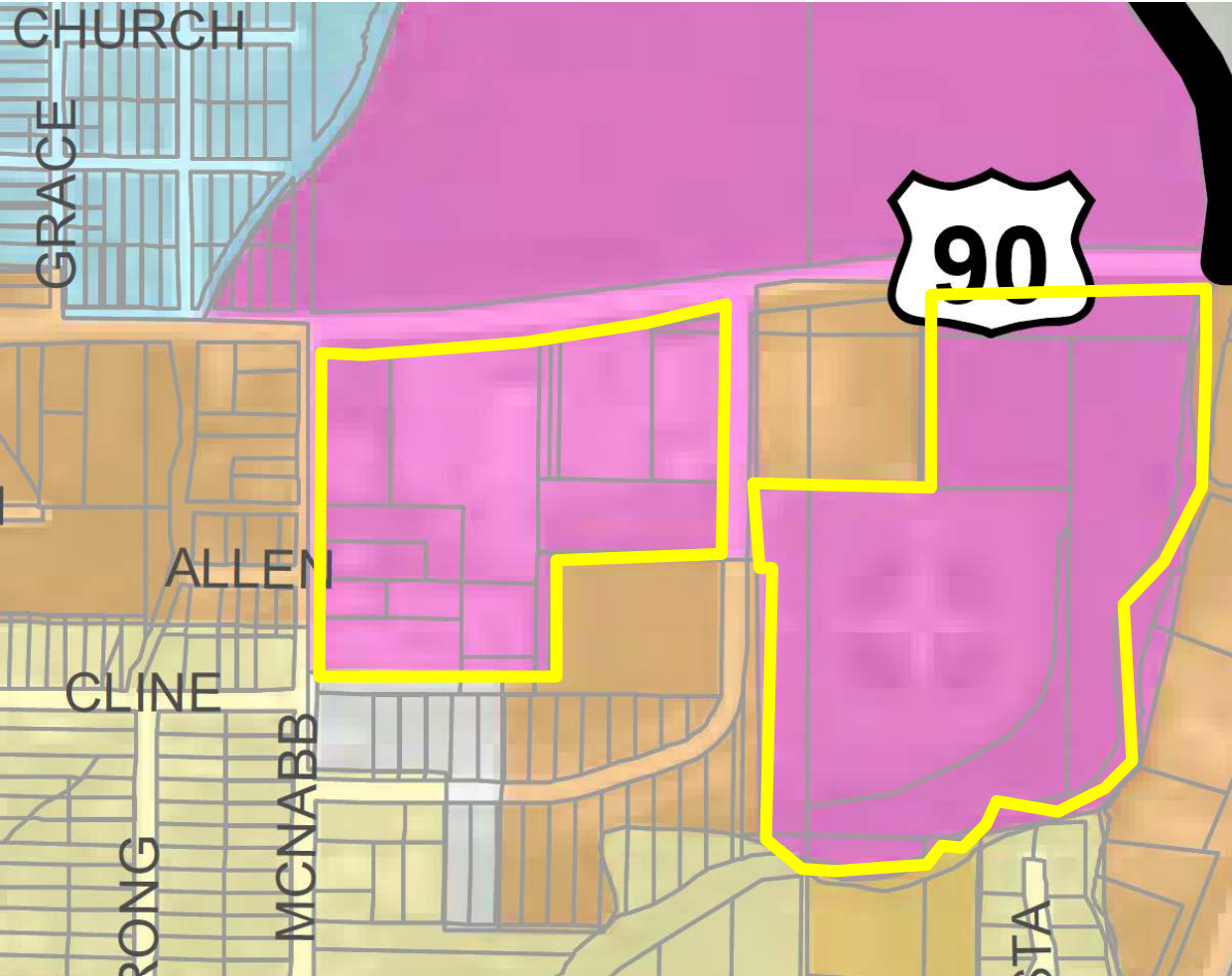
# Proposed – Mixed Use



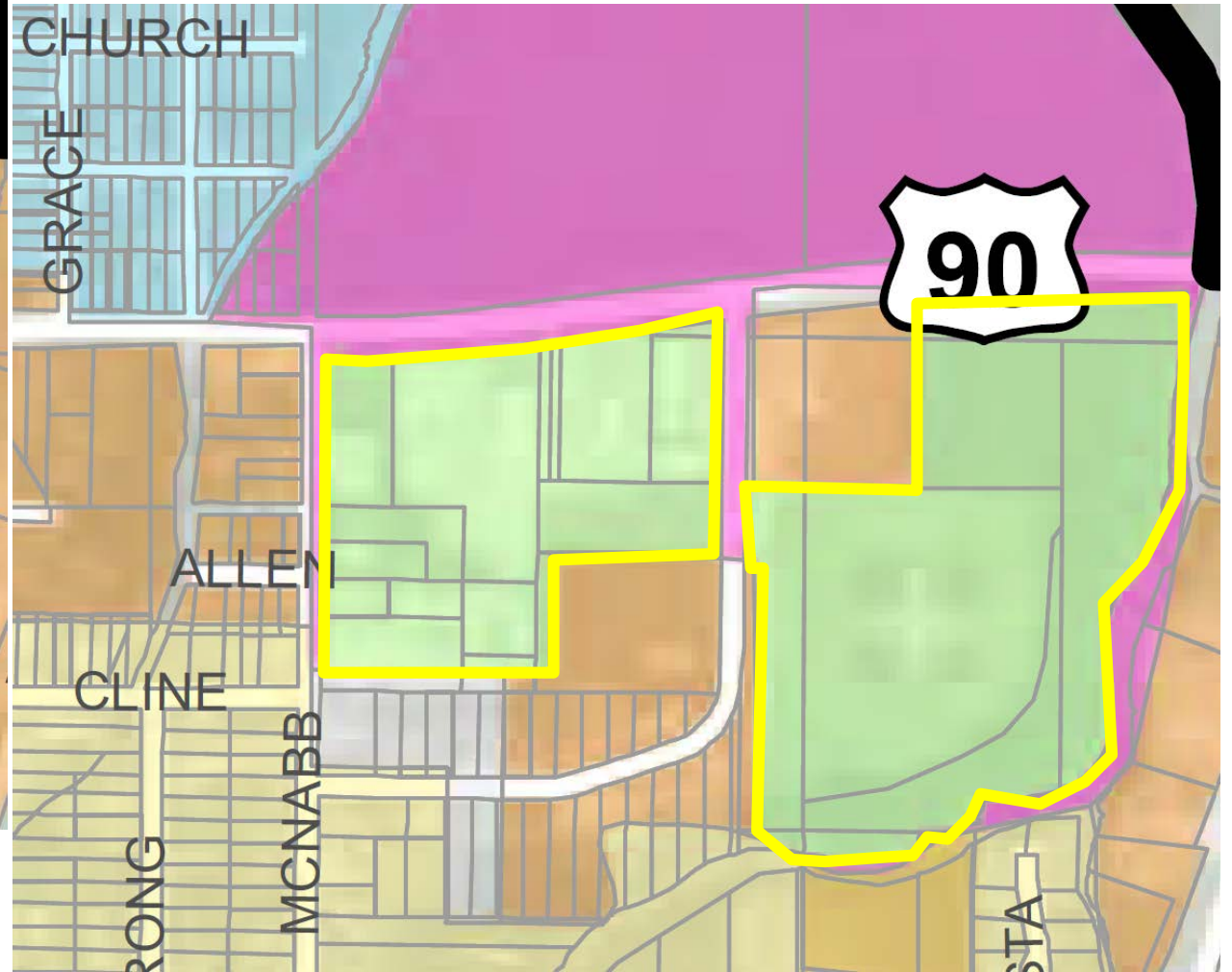
# District A

 Location of proposed zoning change

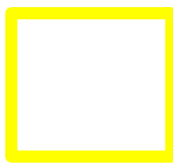
Current – Industrial

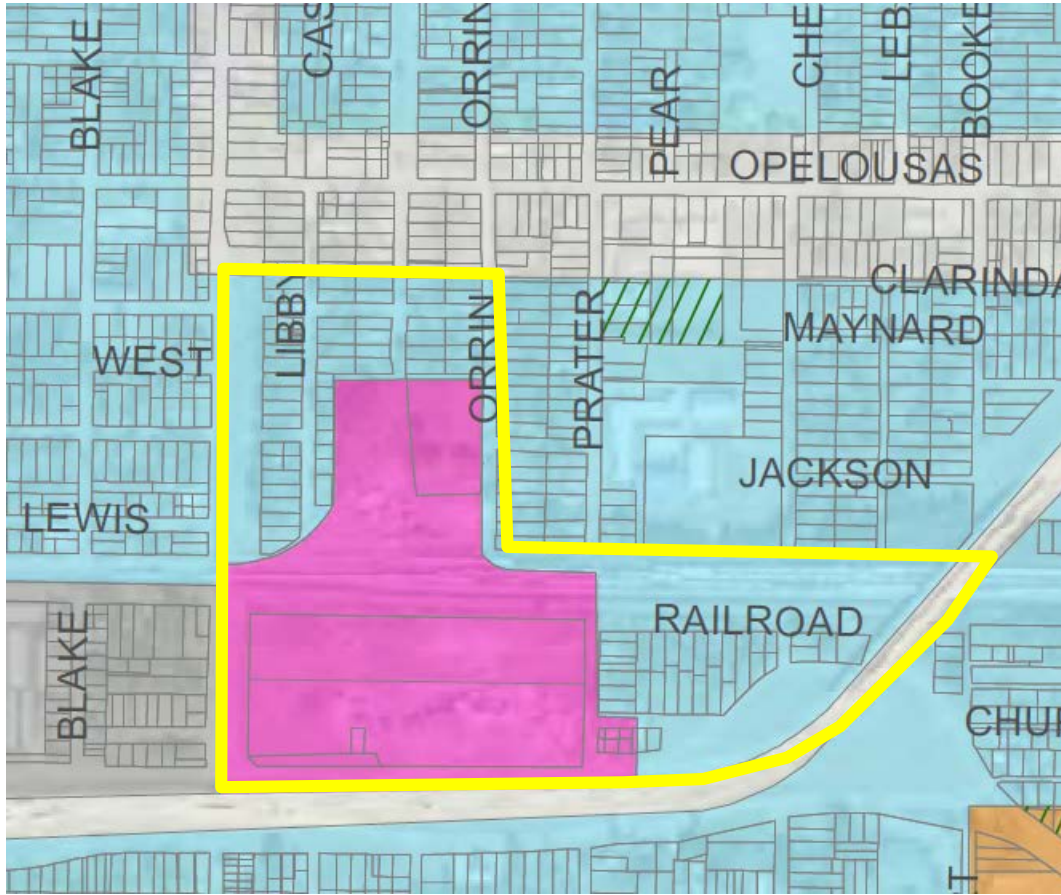


Proposed – Light Manufacturing



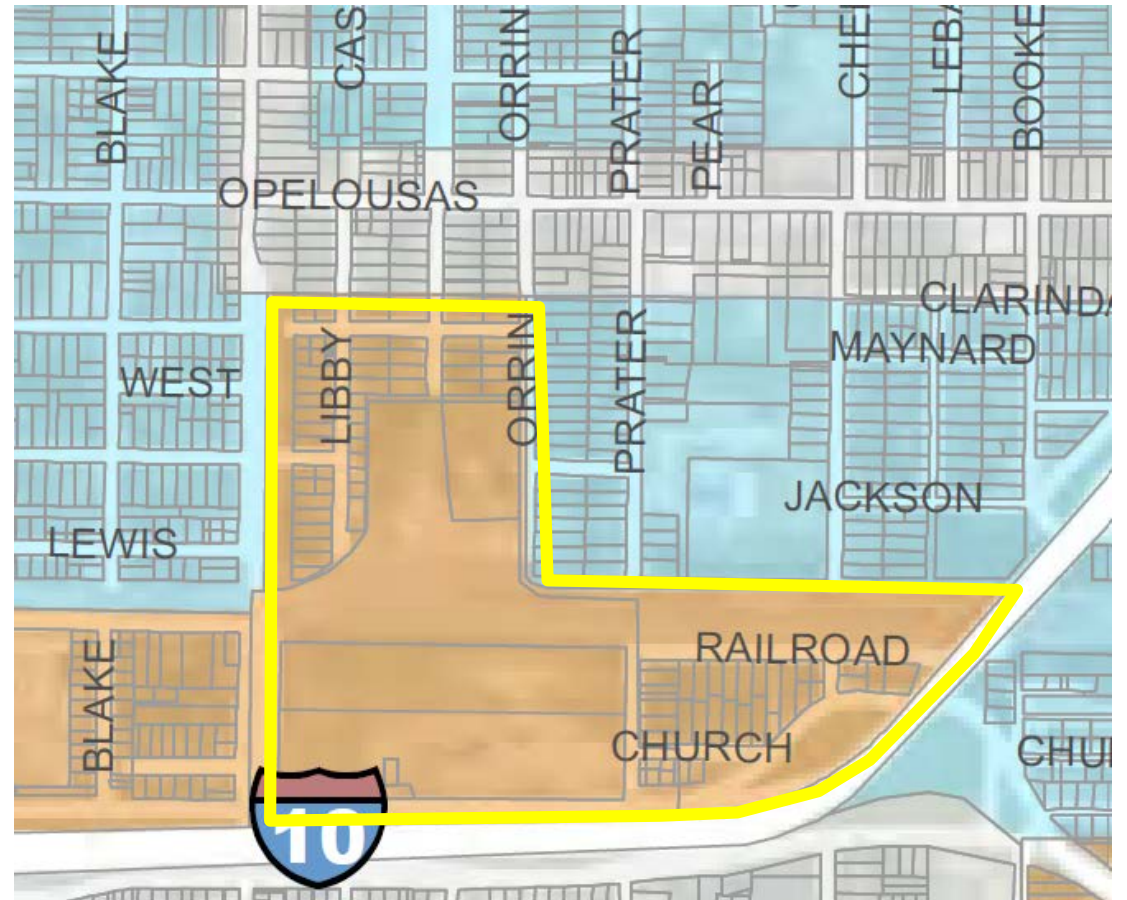
# Districts A & B

 Location of proposed zoning change

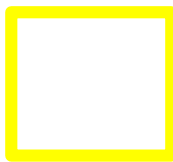


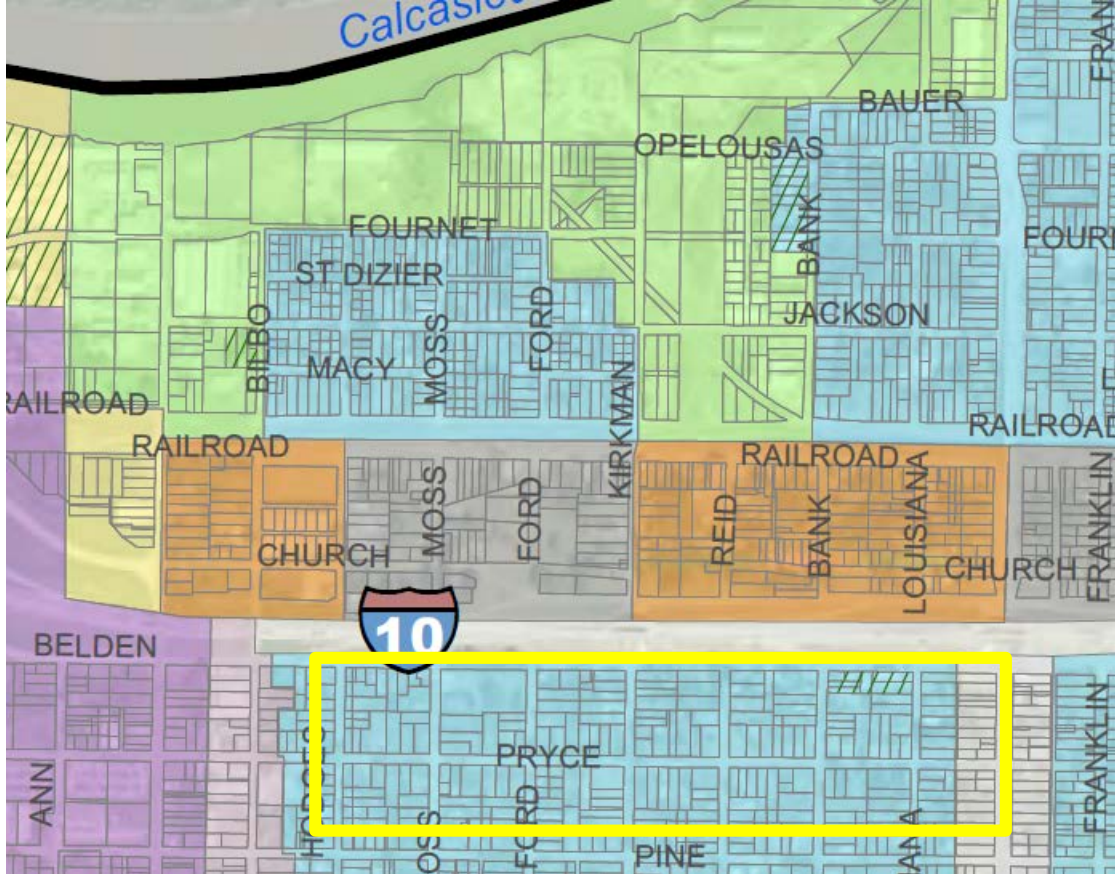
Current – Industrial and Neighborhood

## Proposed – Business



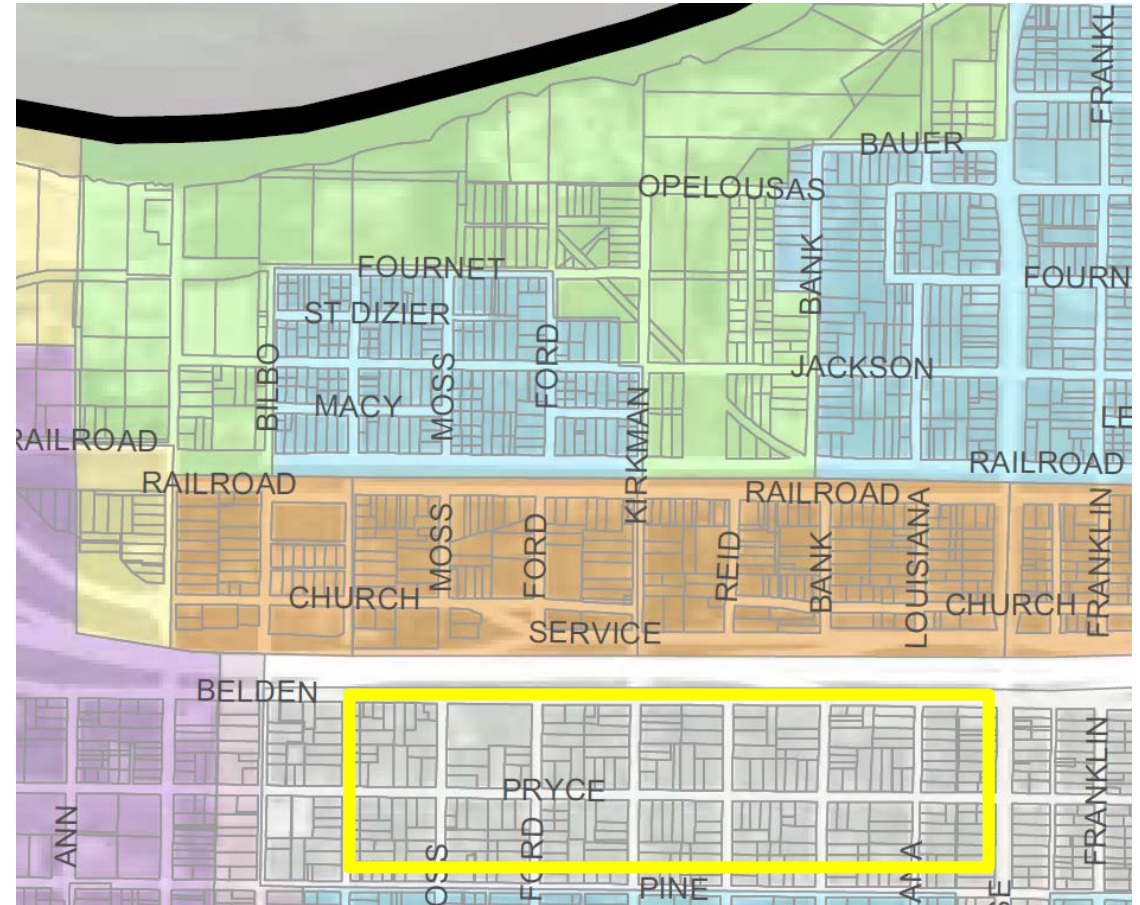
# District B

 Location of proposed zoning change



Current – Neighborhood

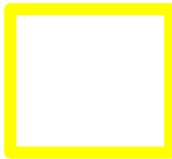
# Proposed – Mixed Use



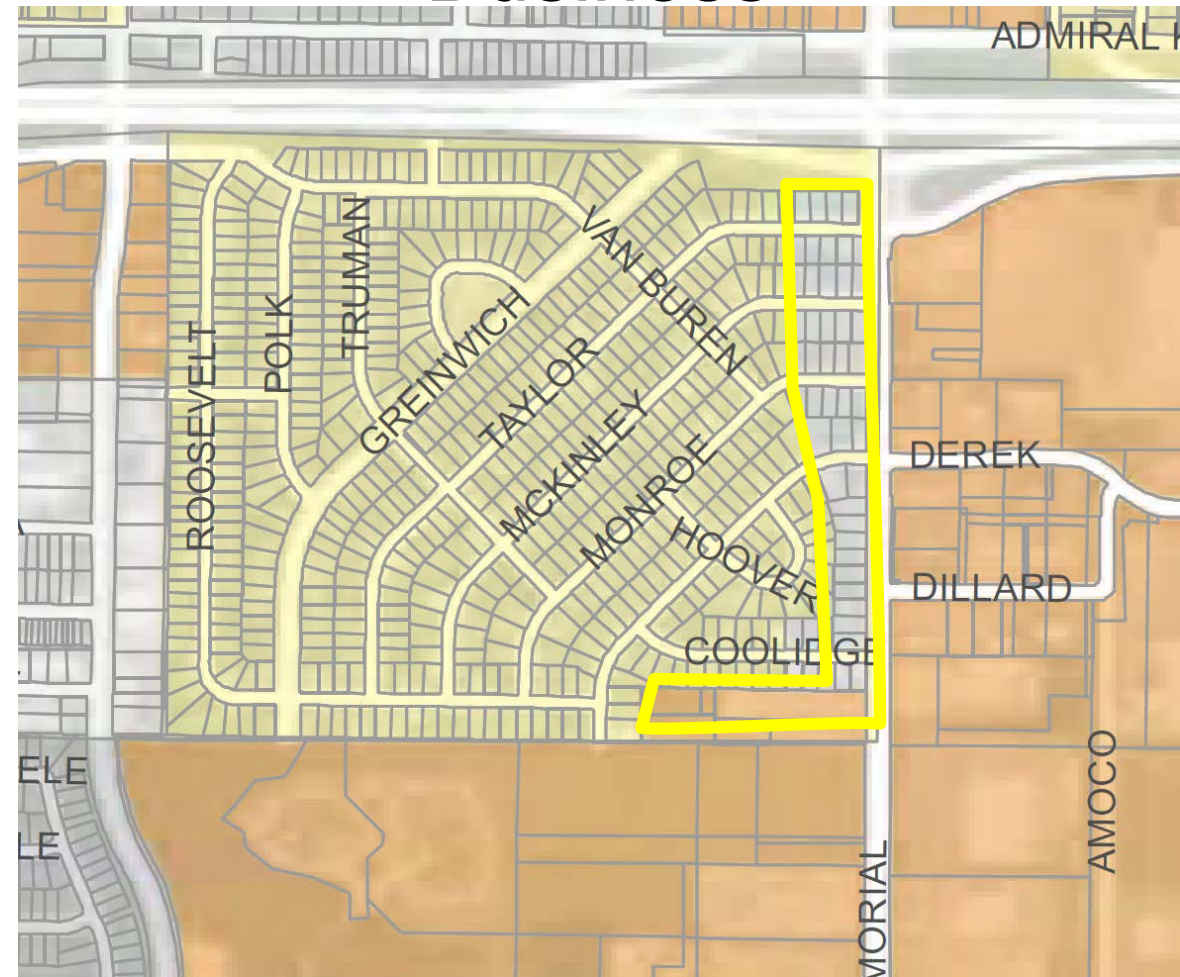
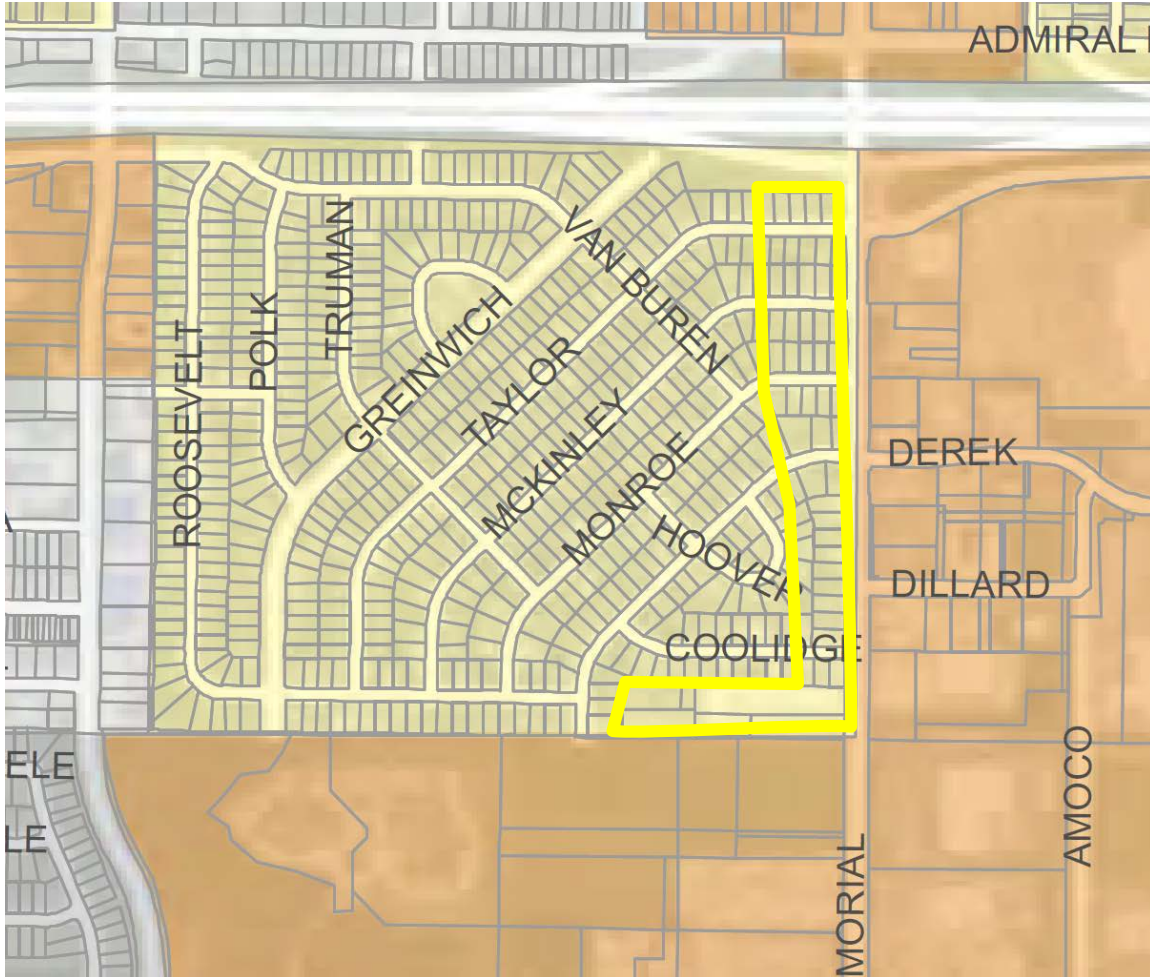


# District C

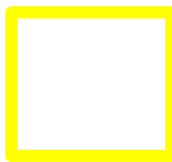
Current – Residential

 Location of proposed zoning change

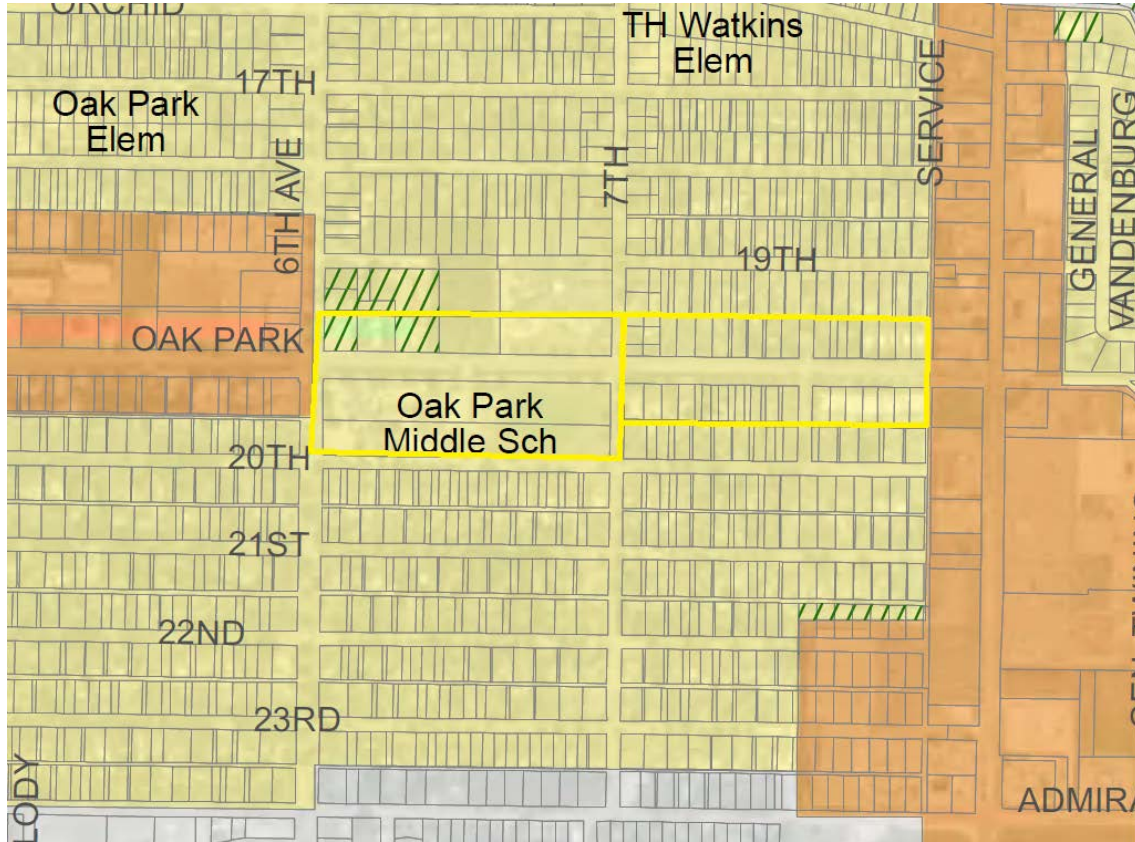
Proposed – Mixed Use and Business



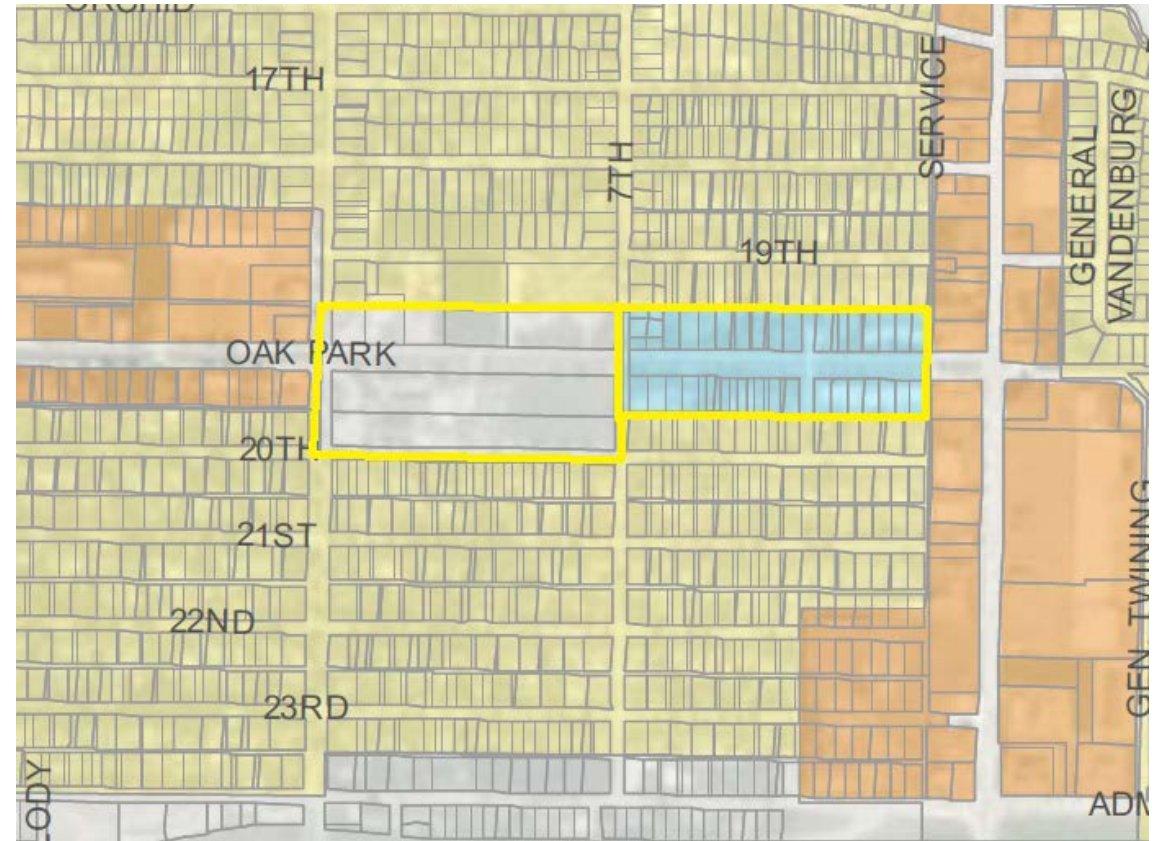
# District C

 Location of proposed zoning change

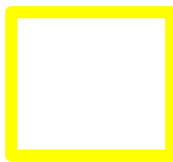
## Current – Residential



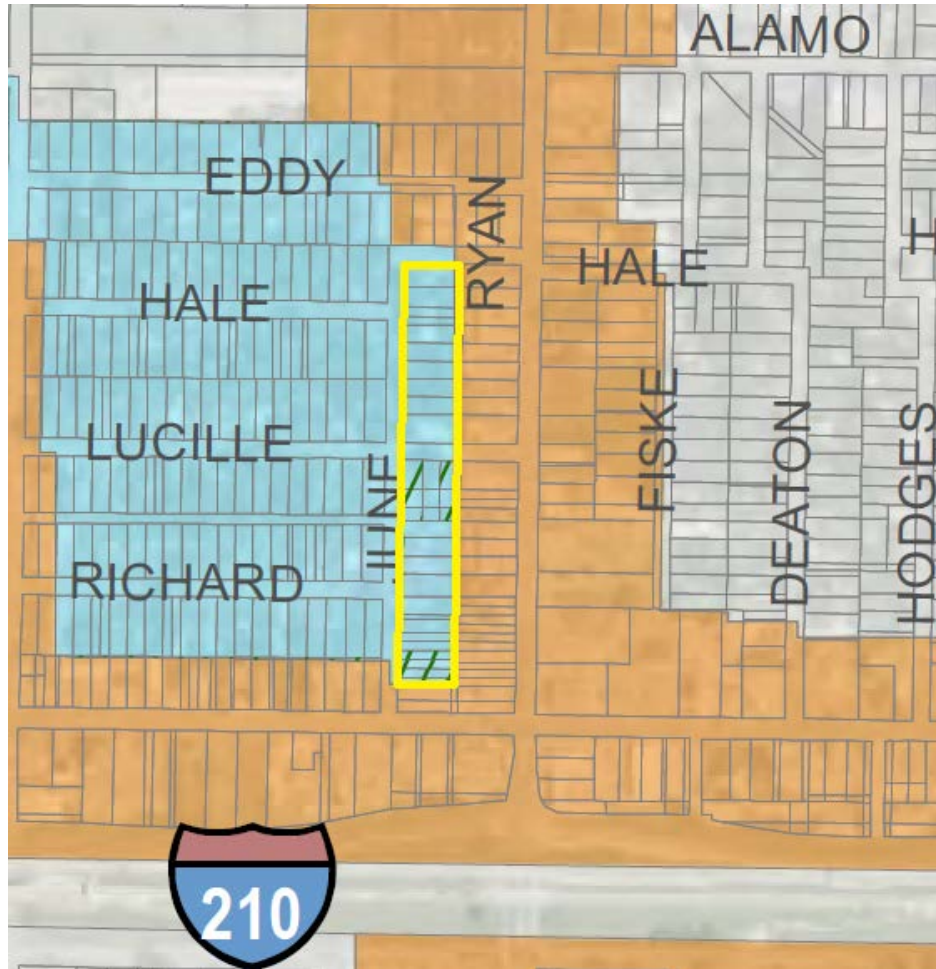
## Proposed – Mixed Use & Neighborhood



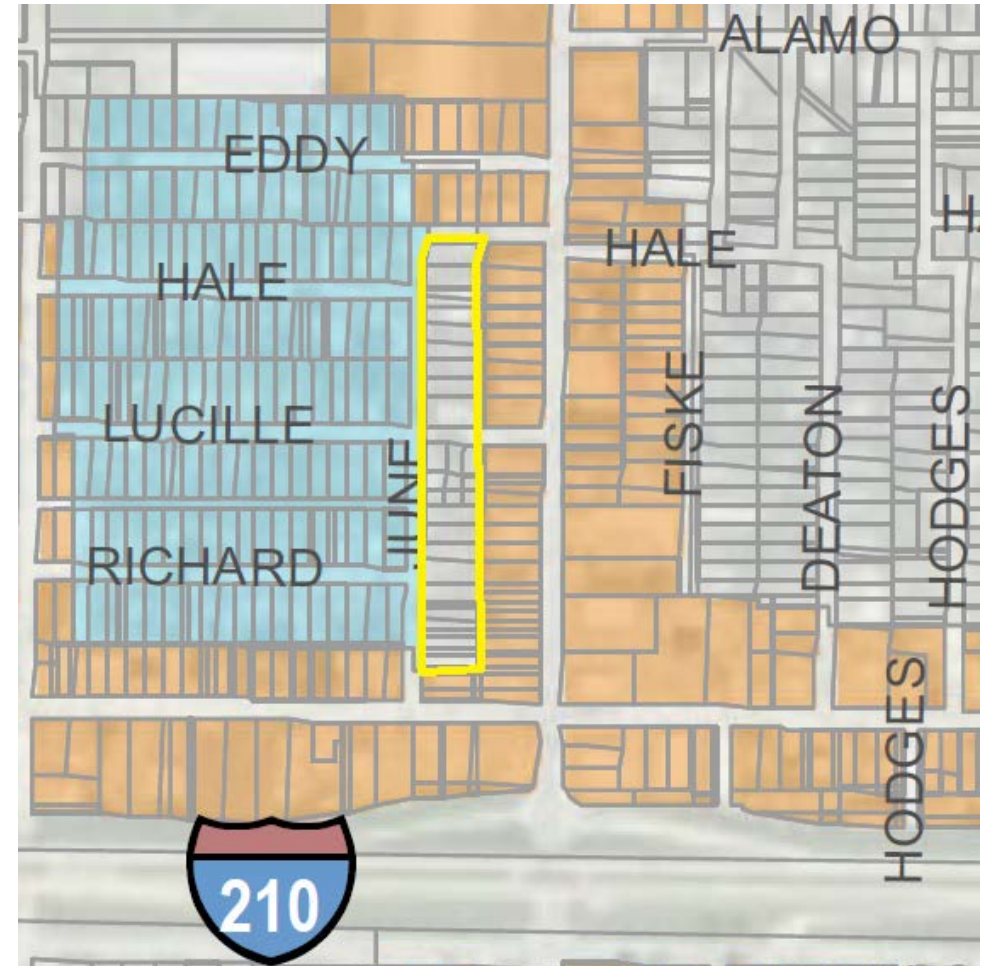
# District D

 Location of proposed zoning change

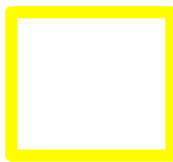
## Current – Neighborhood



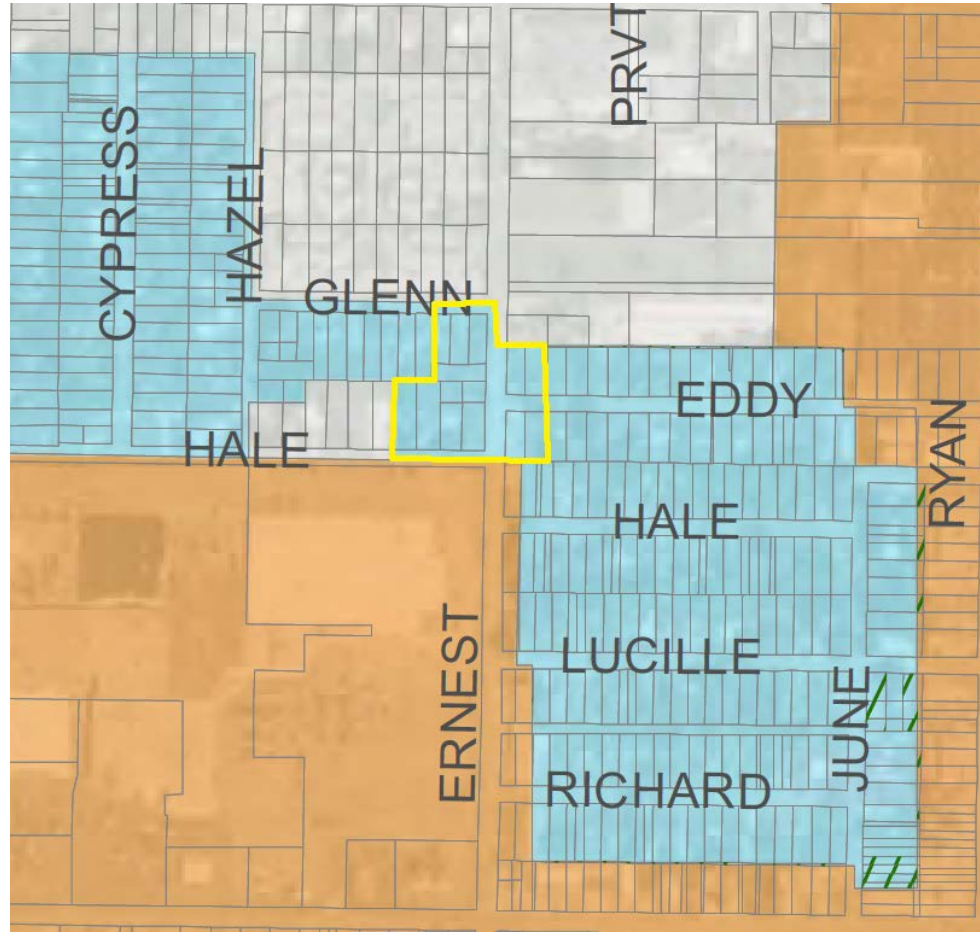
## Proposed – Mixed Use



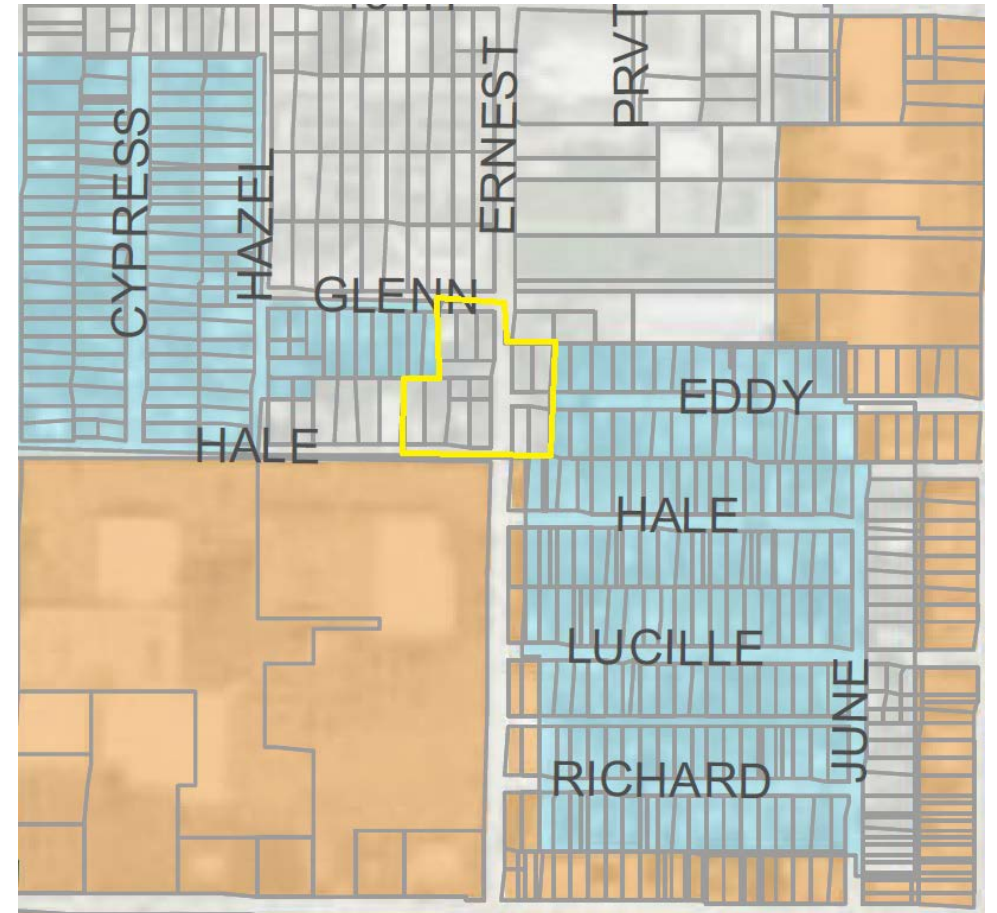
# District D

 Location of proposed zoning change

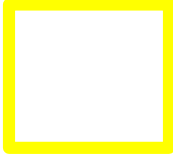
## Current – Neighborhood



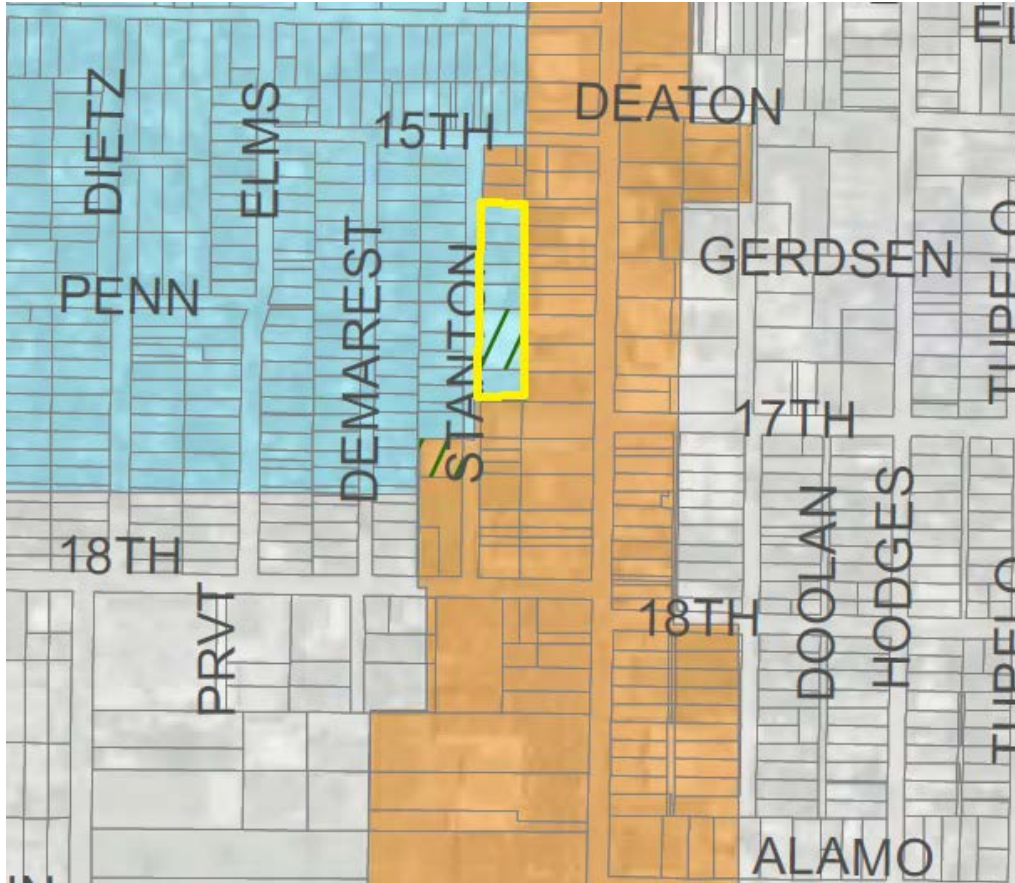
## Proposed – Mixed Use



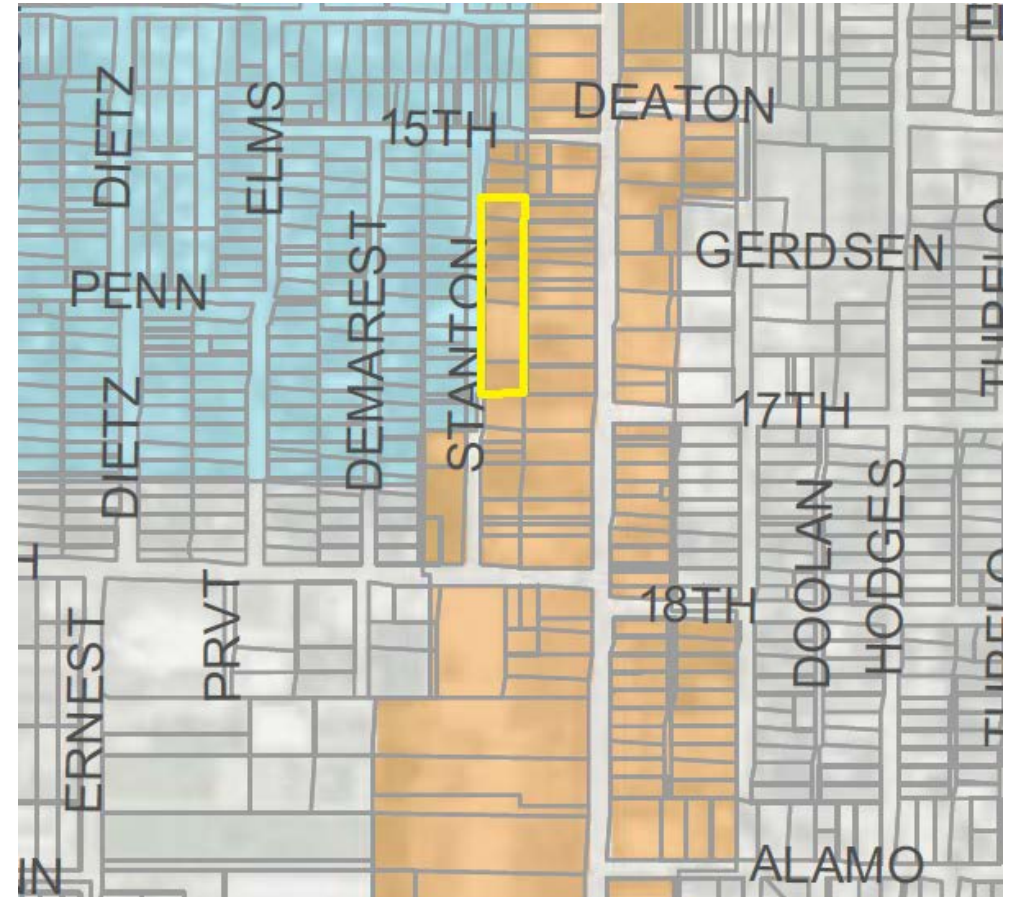
# District D

 Location of proposed zoning change

## Current – Neighborhood

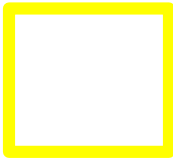


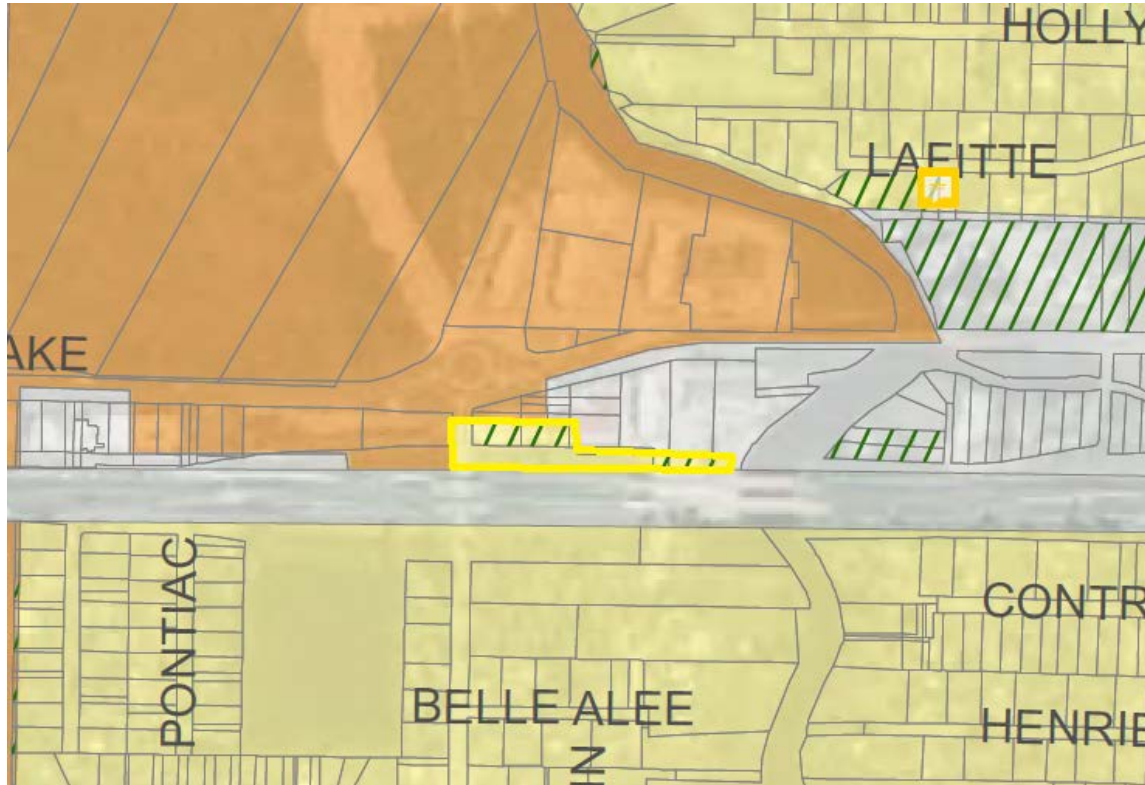
## Proposed – Mixed Use



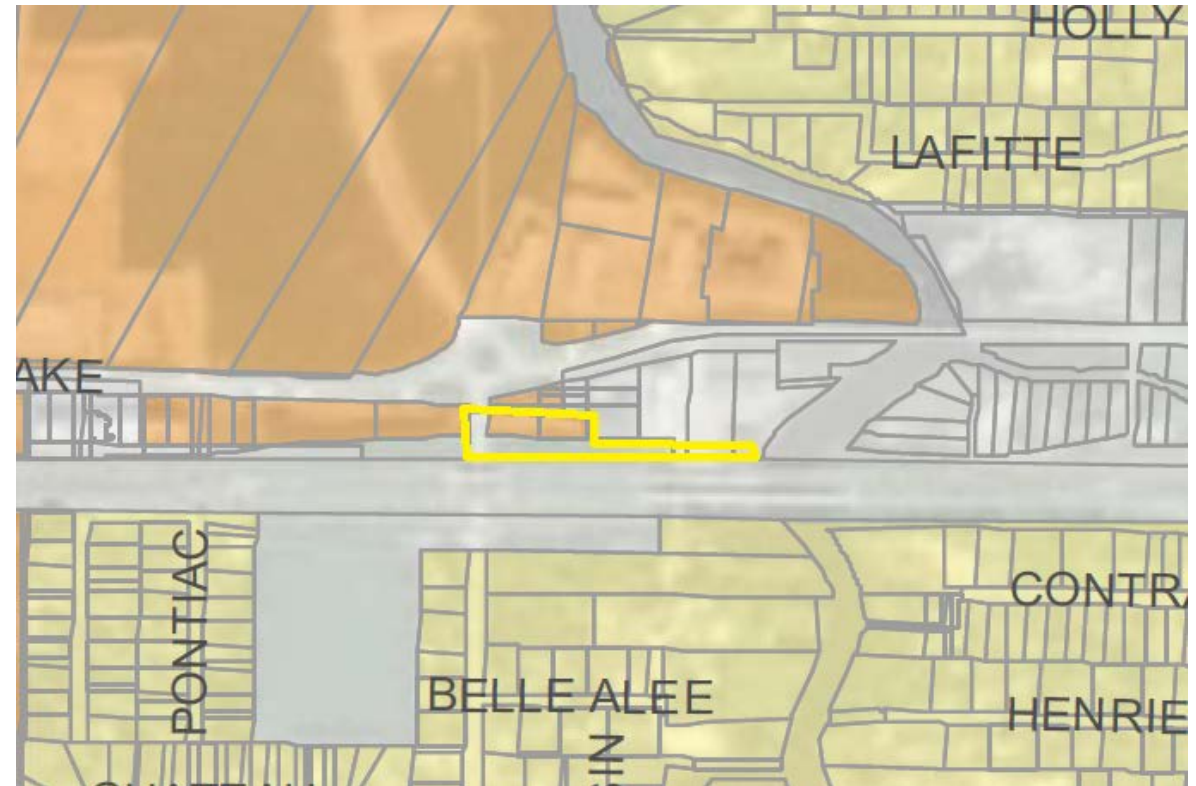
# District D

## Current – Neighborhood

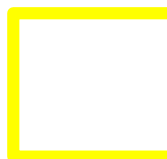
 Location of proposed zoning change



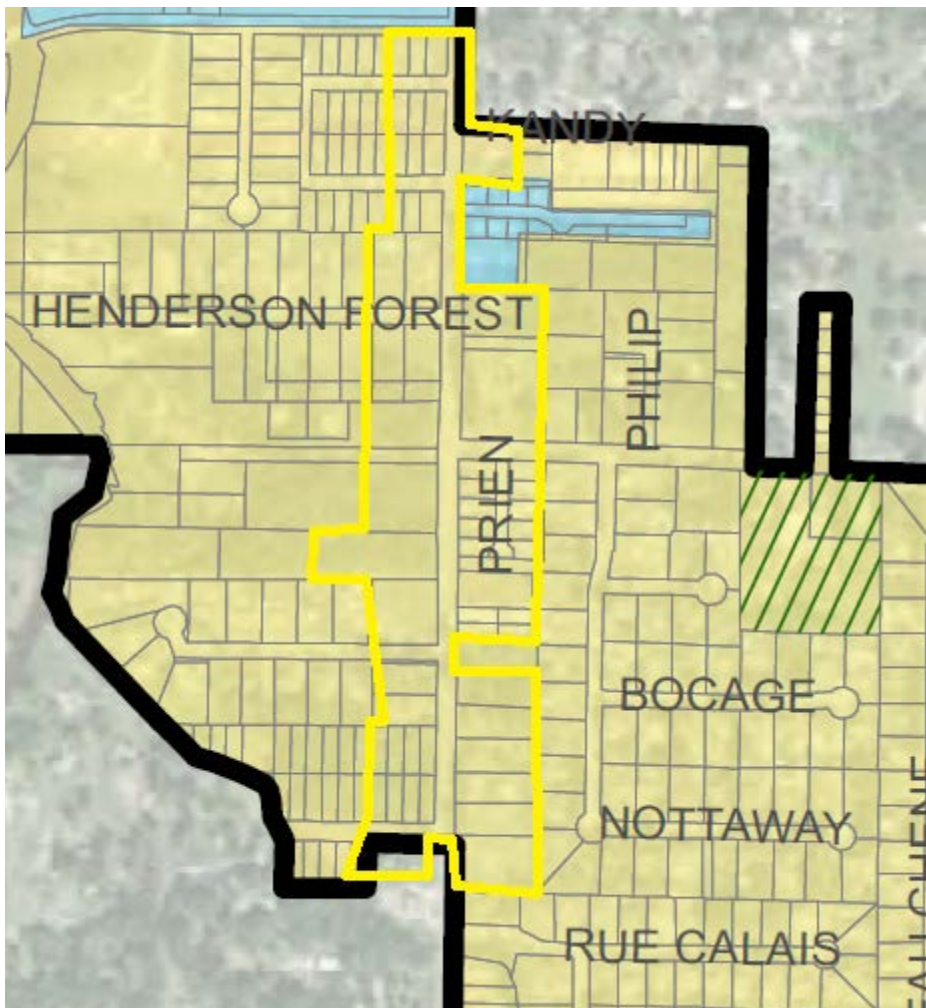
## Proposed – Mixed Use



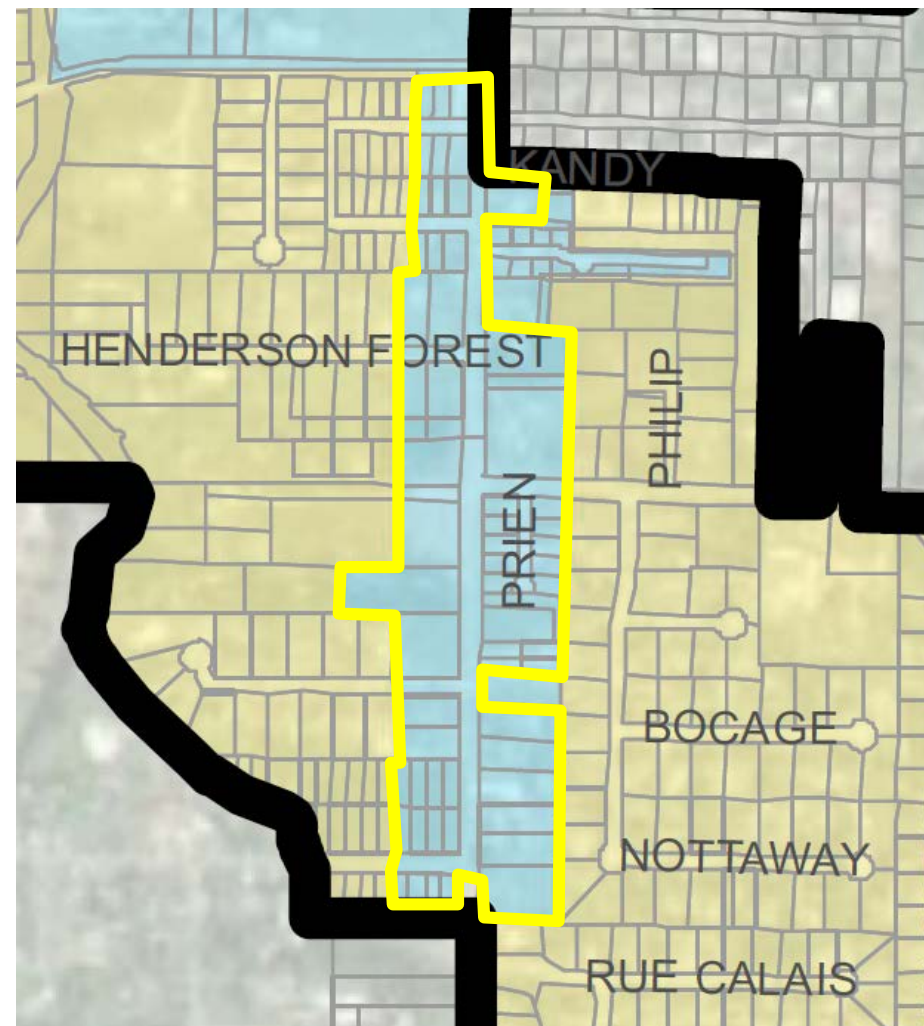
# District D & G

 Location of proposed zoning change

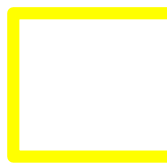
## Current – Residential



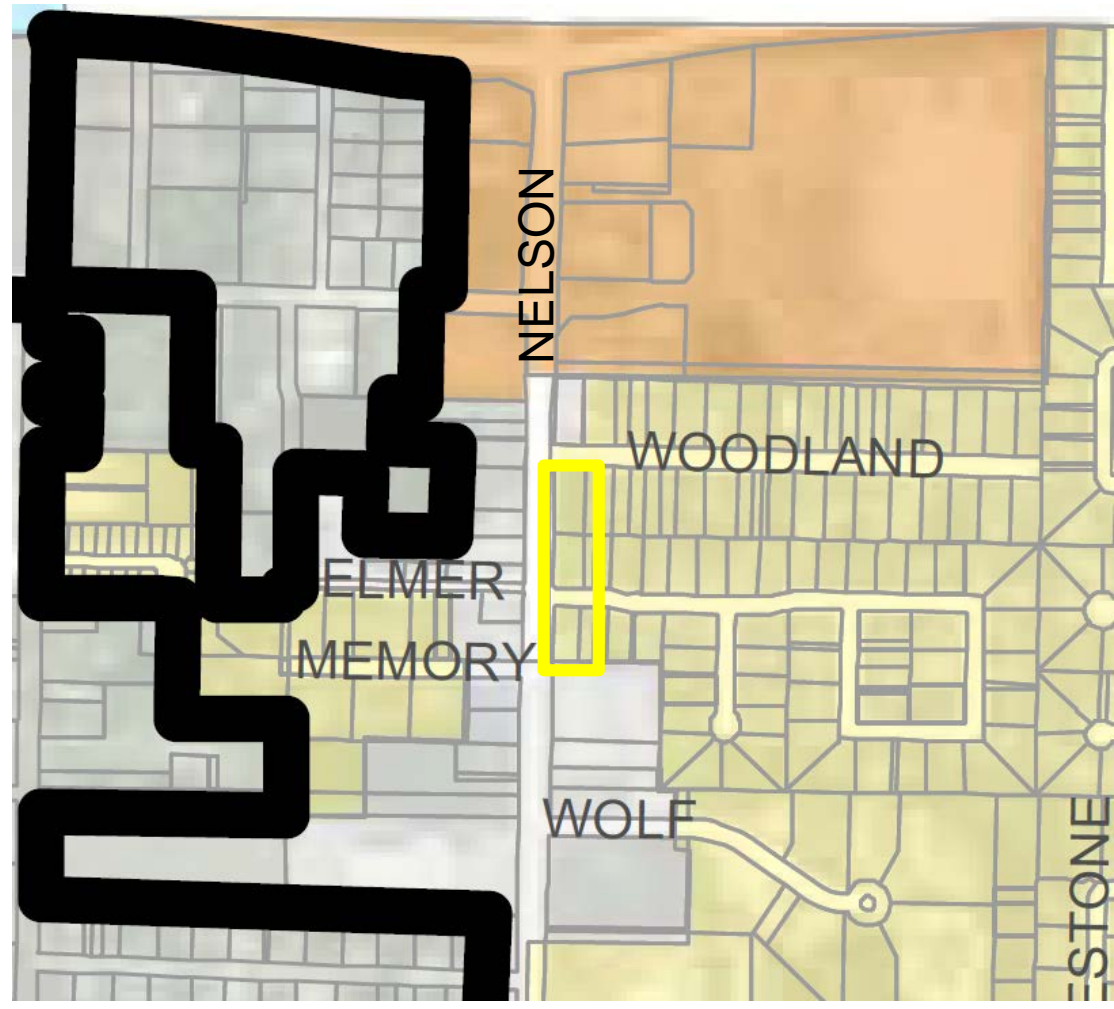
## Proposed – Neighborhood



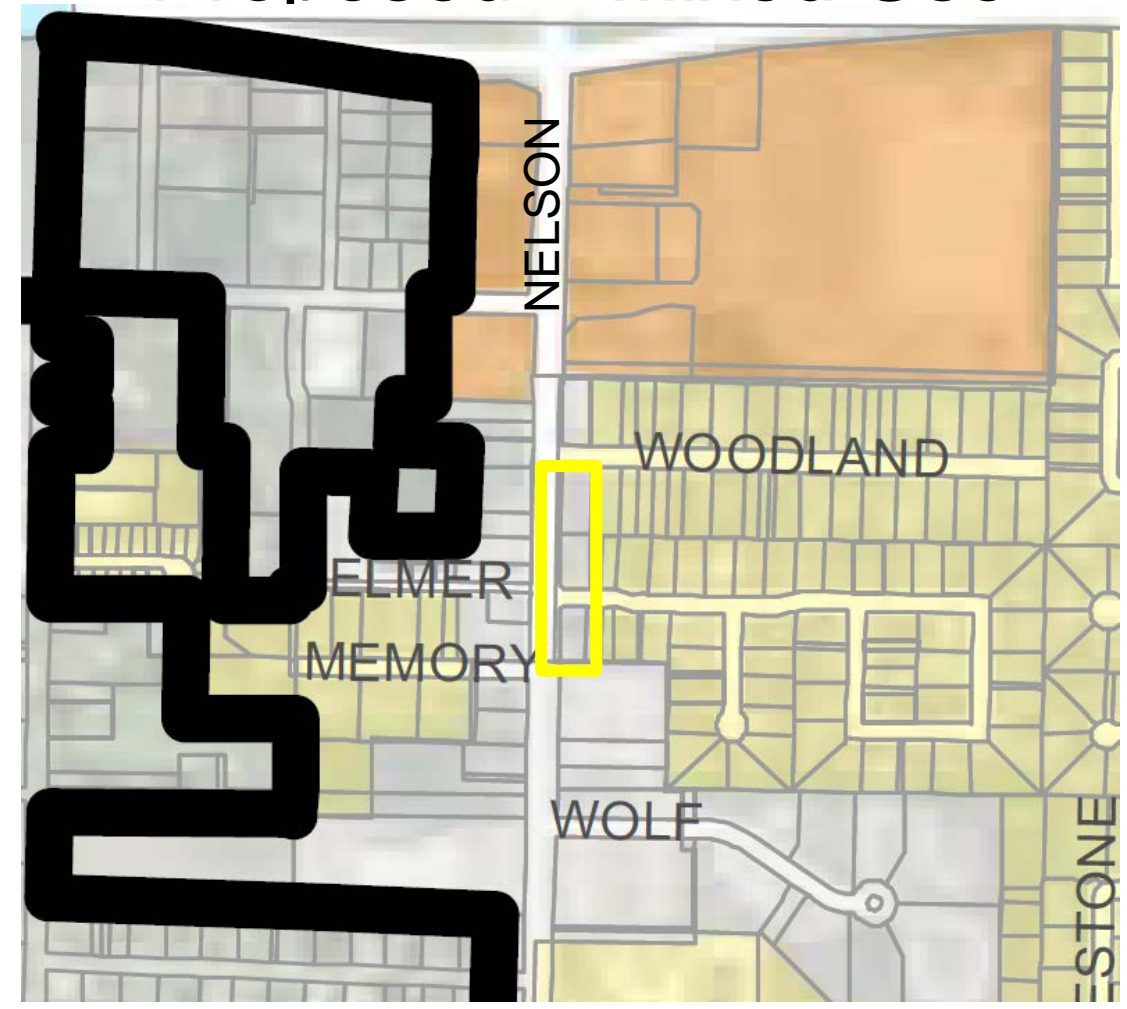
# District E

 Location of proposed zoning change

## Current – Residential



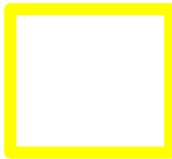
## Proposed – Mixed Use

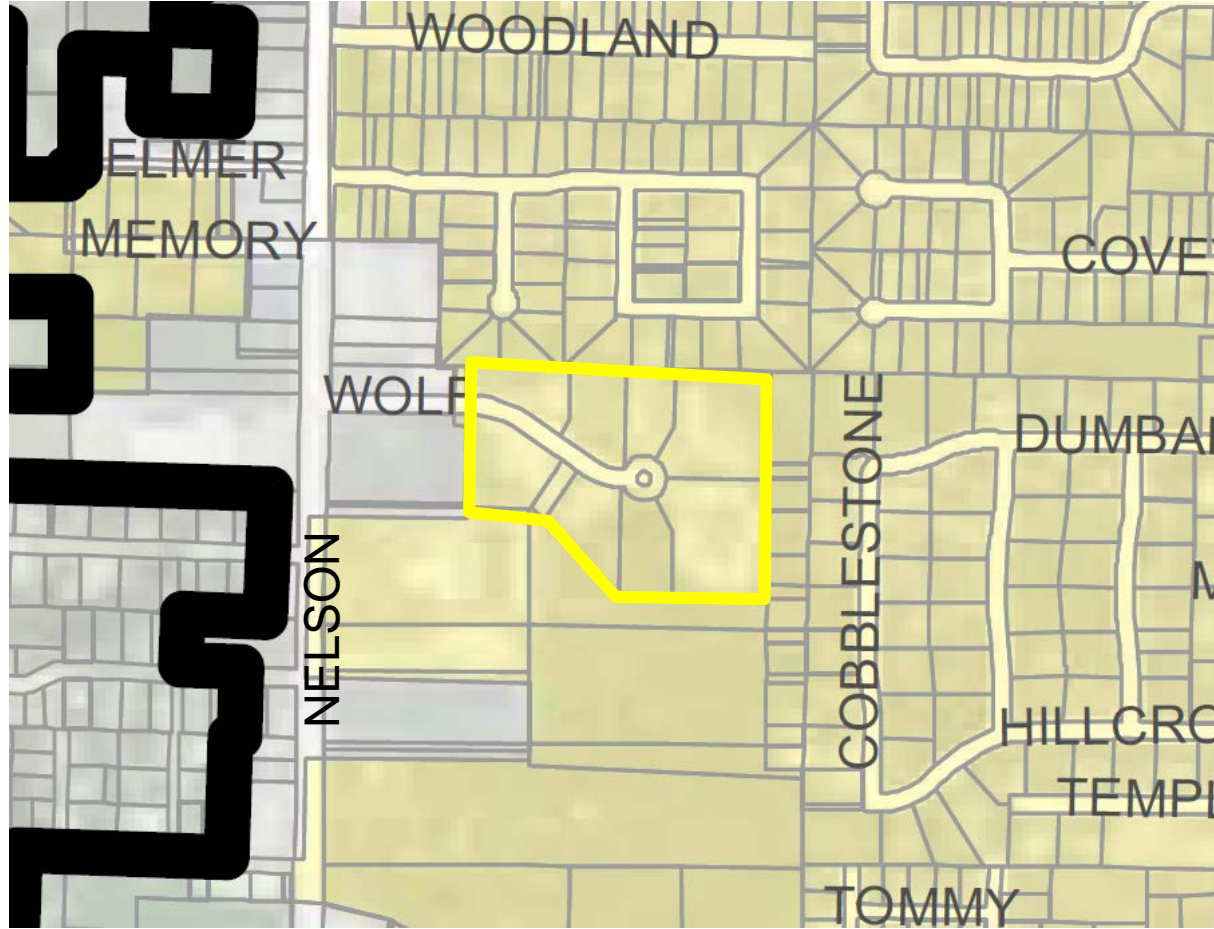




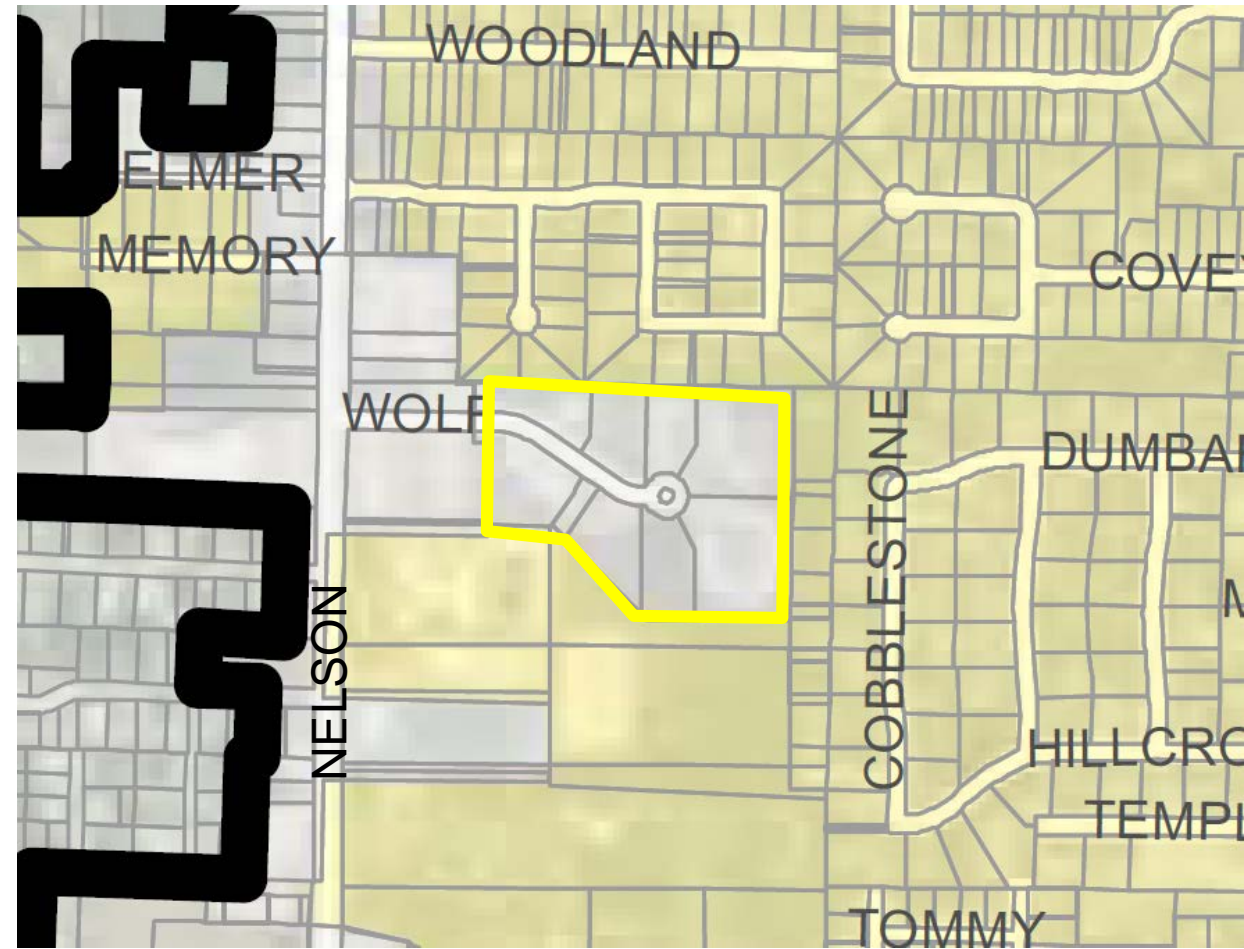
# District E

Current – Residential

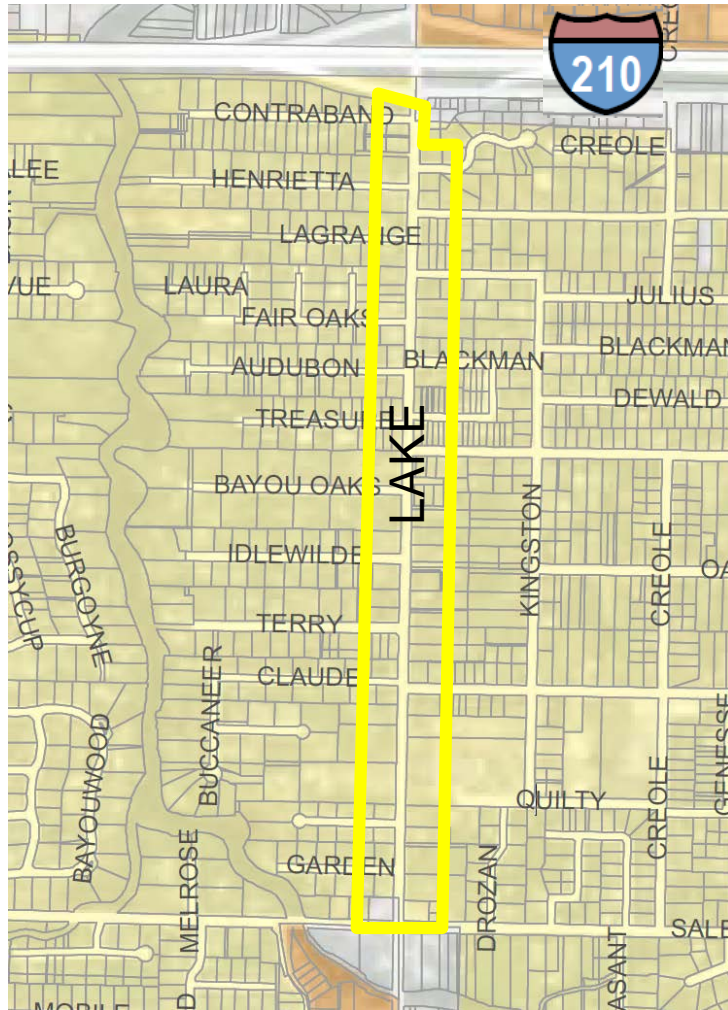
 Location of proposed zoning change



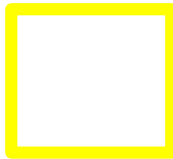
Proposed – Mixed Use



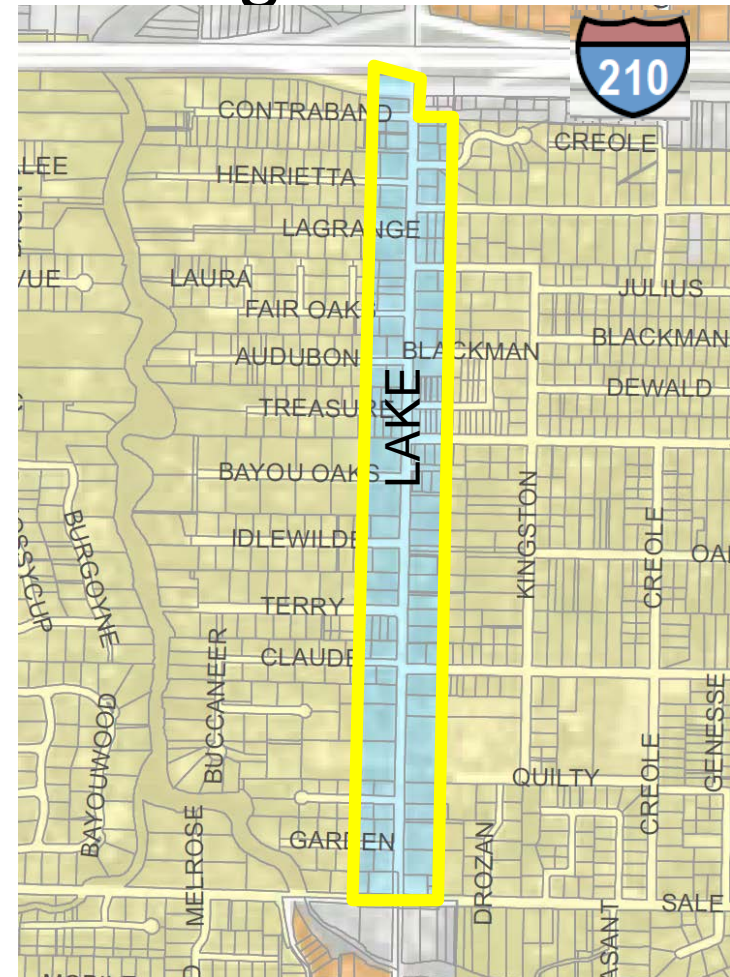
# Current – Residential



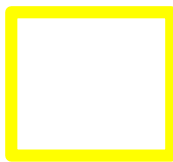
# District E

 Location of proposed zoning change

# Proposed – Neighborhood

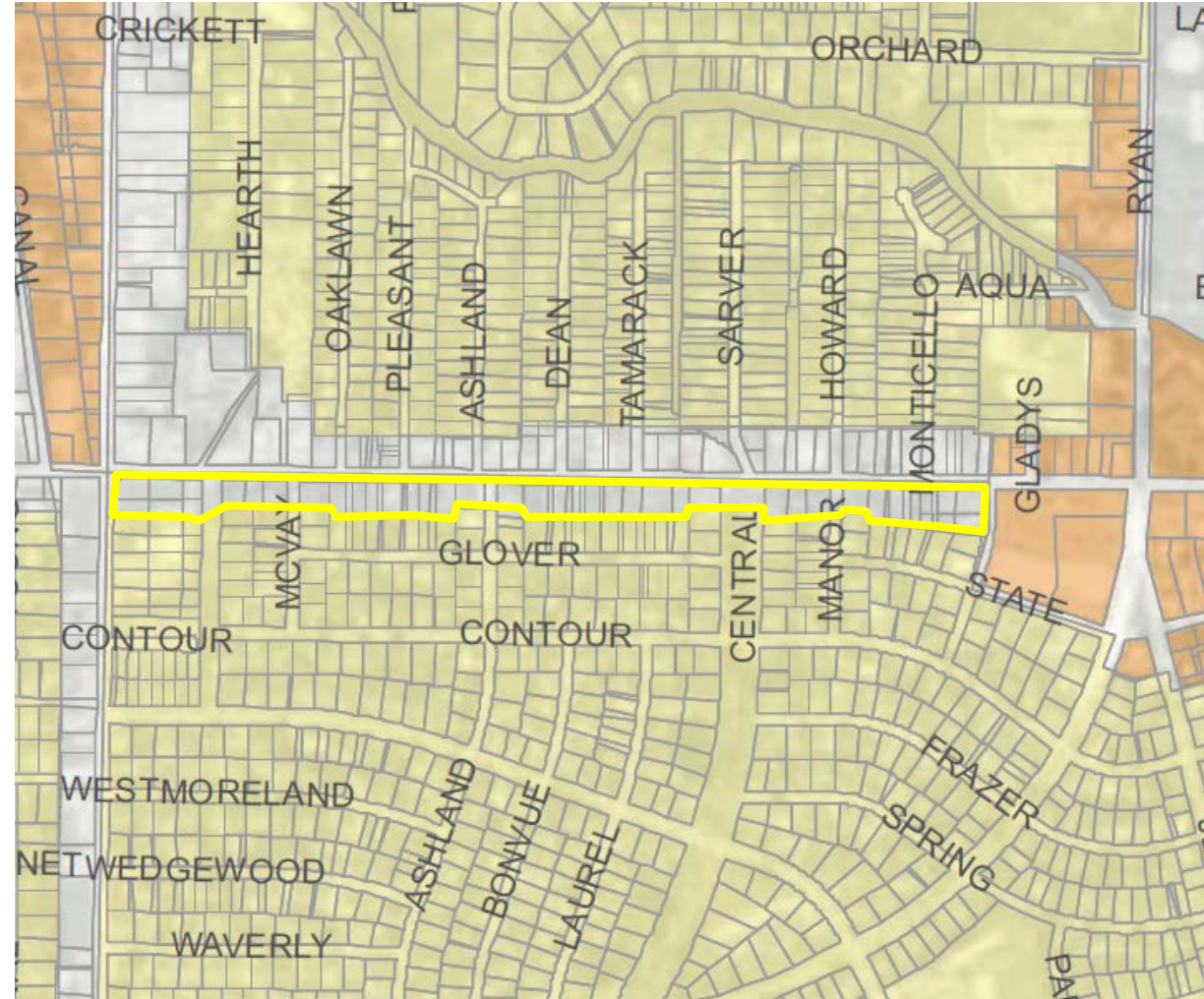
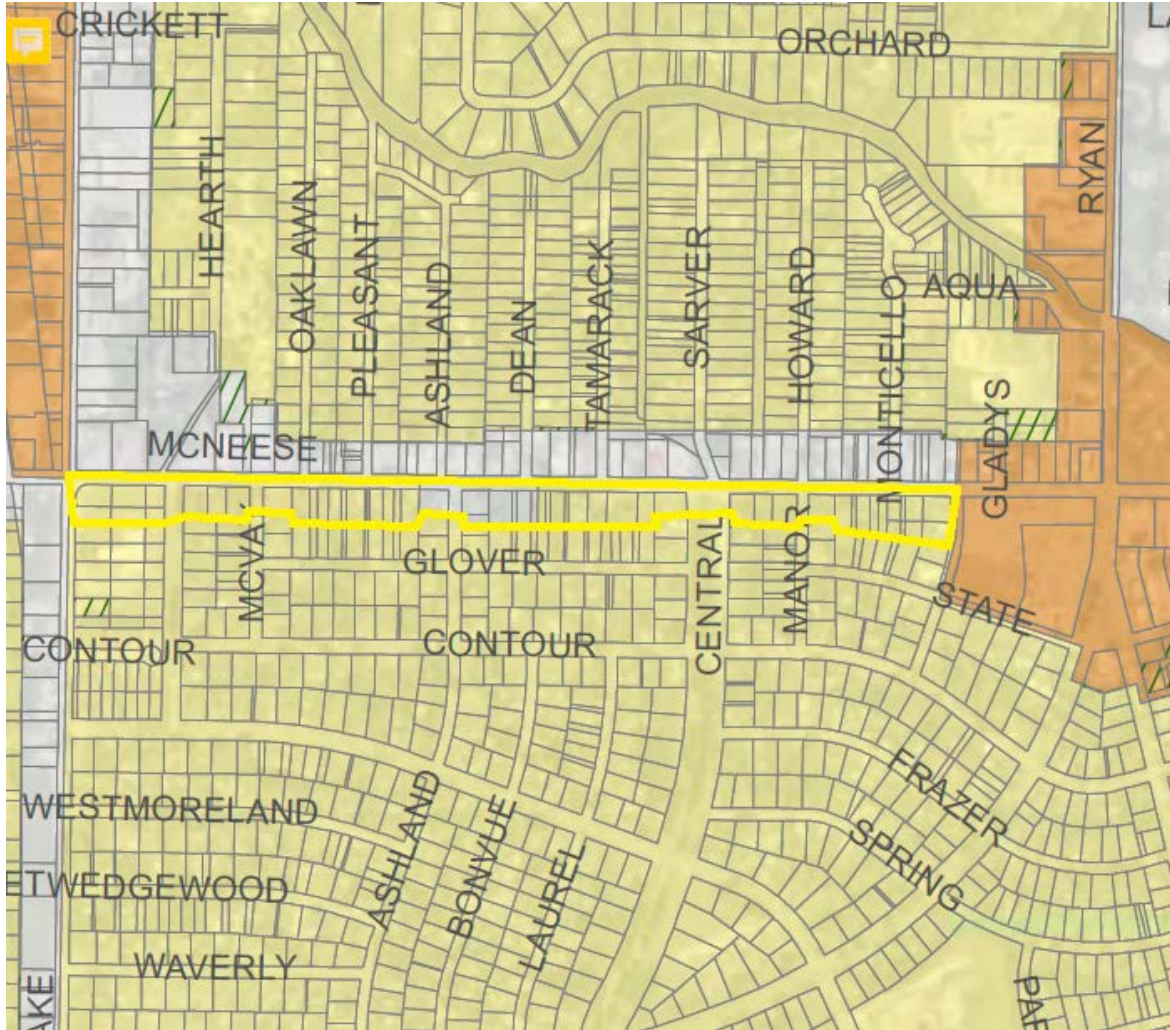


# District E

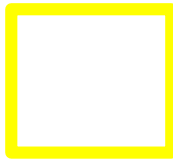
 Location of proposed zoning change

## Current – Residential

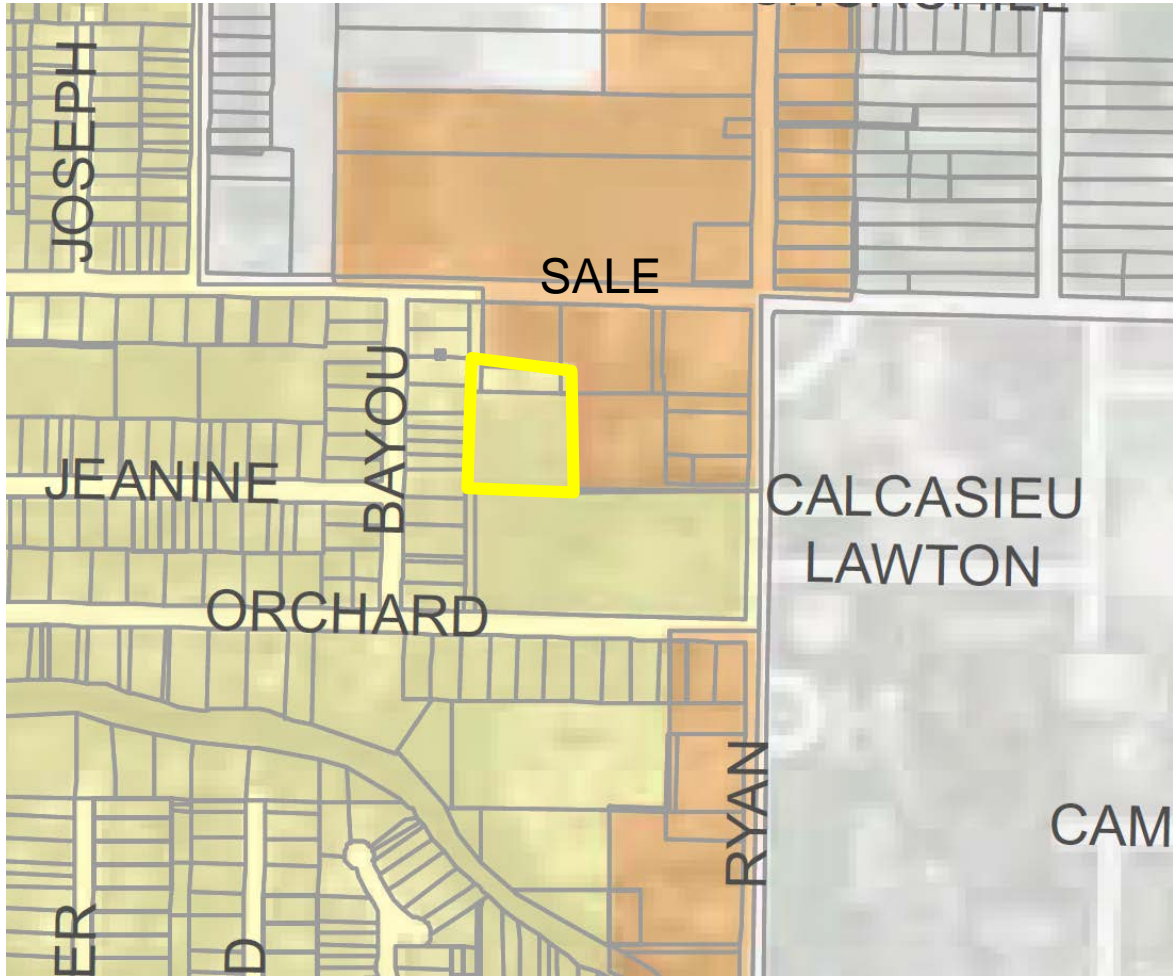
## Proposed – Mixed Use



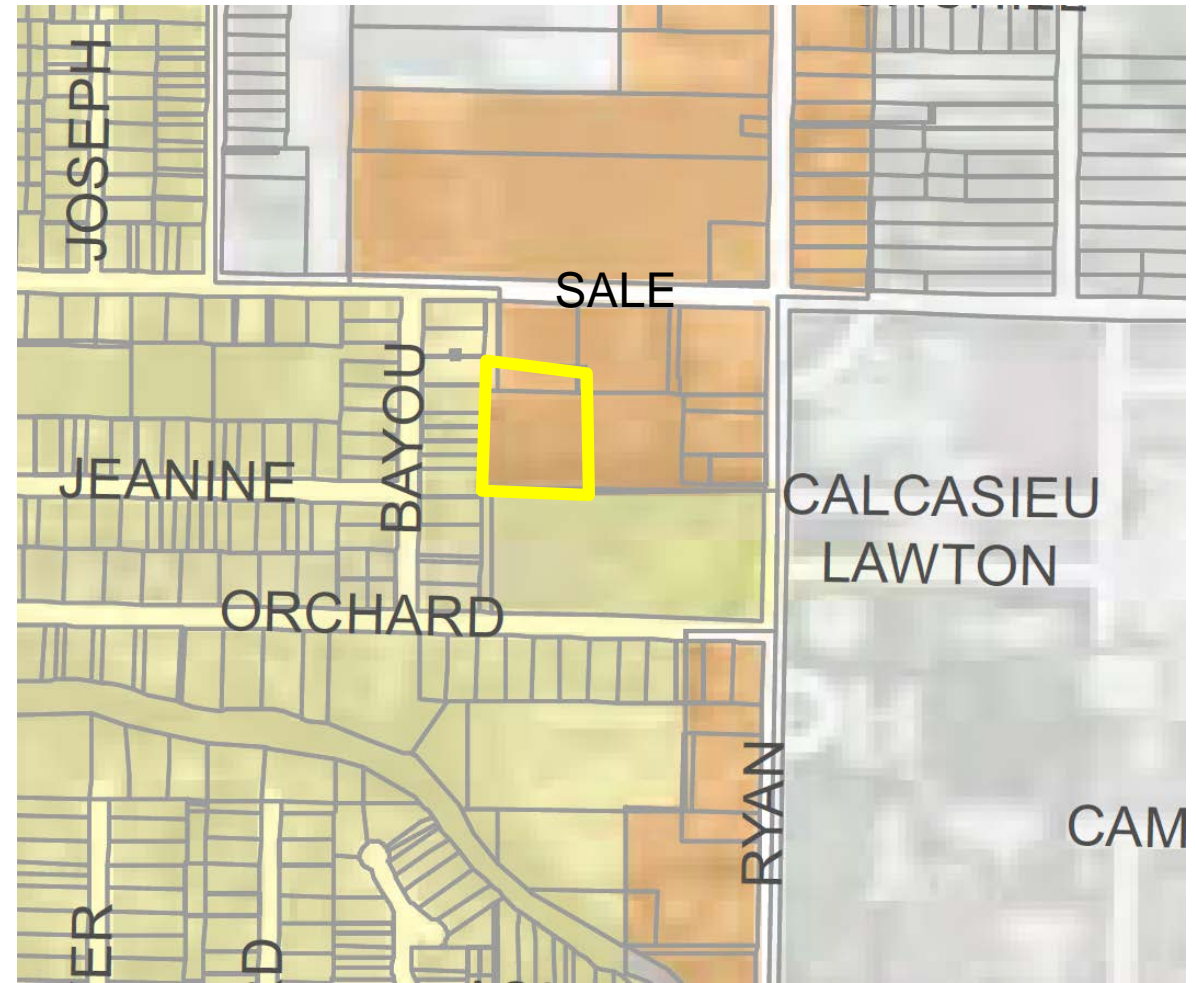
# District E

 Location of proposed zoning change

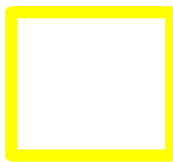
## Current – Residential



## Proposed – Business

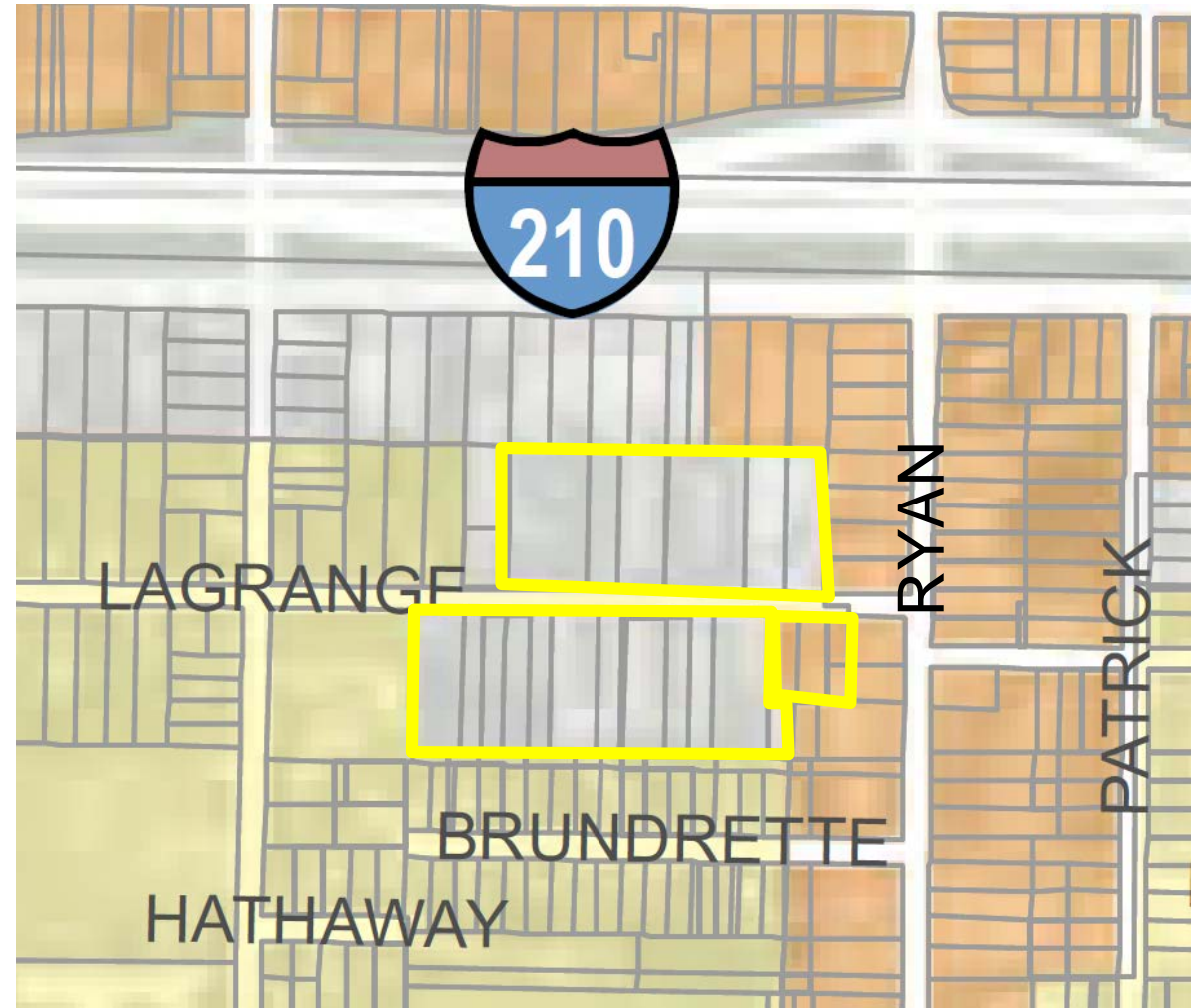
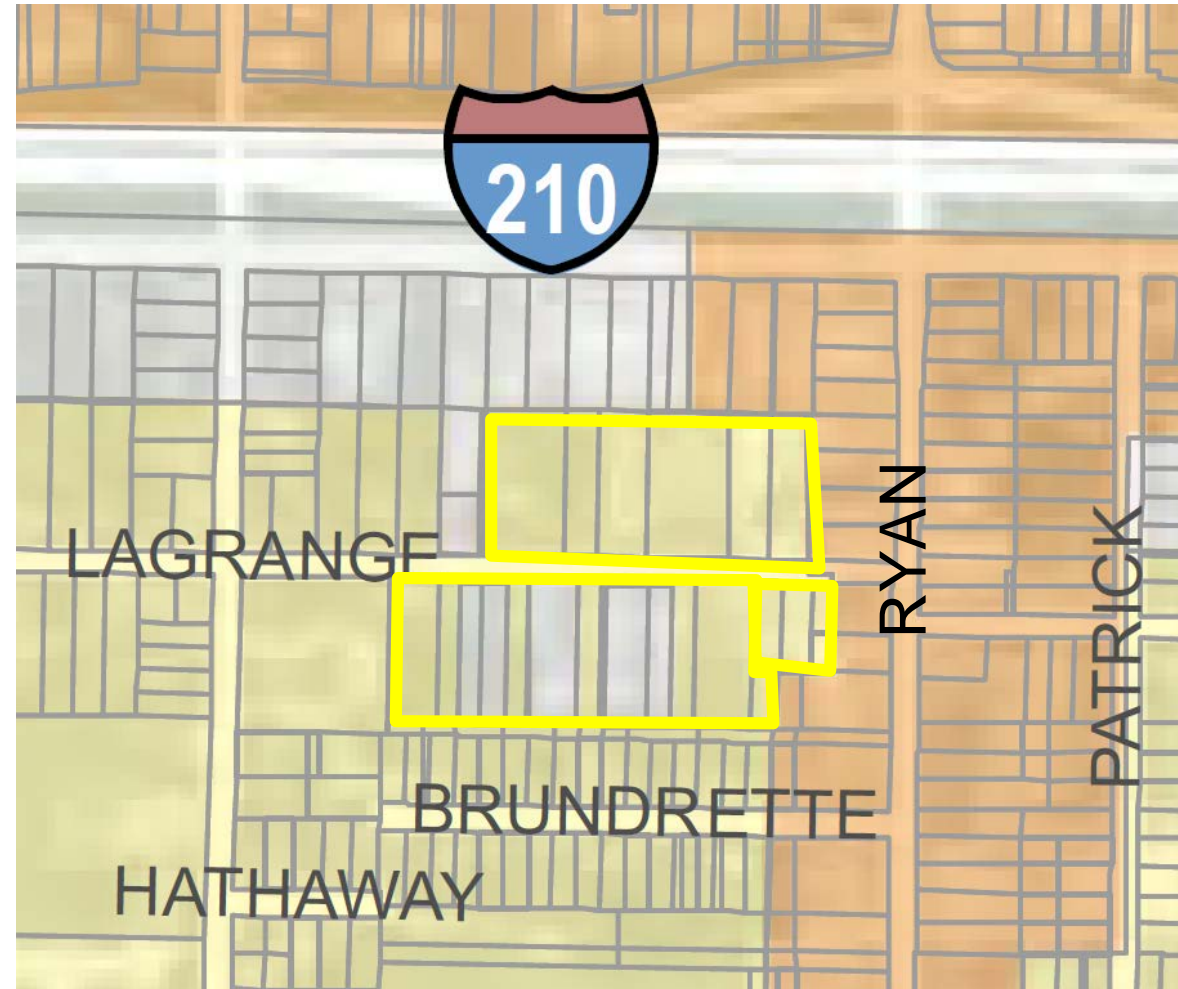


# District E

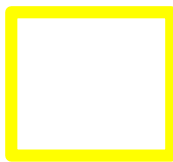
 Location of proposed zoning change

## Current – Residential

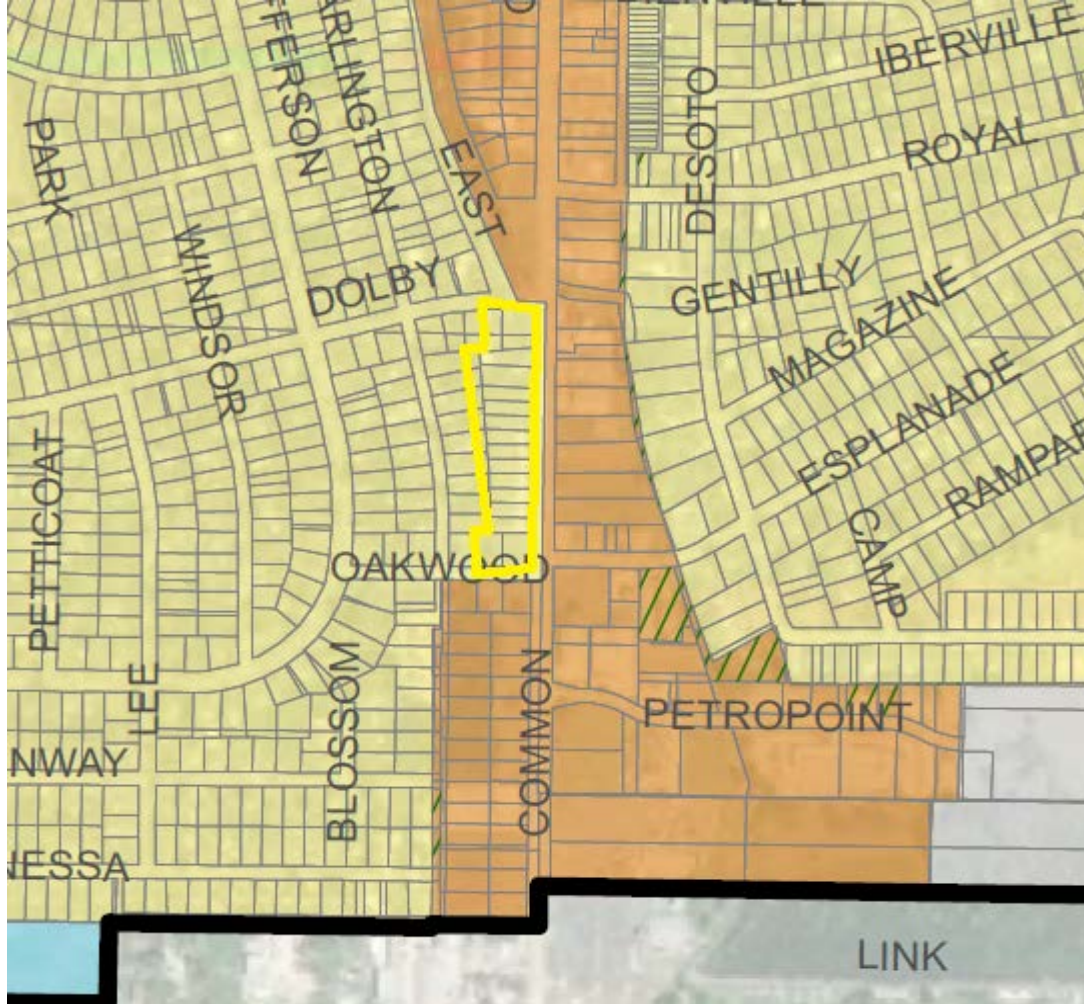
## Proposed – Mixed Use & Business



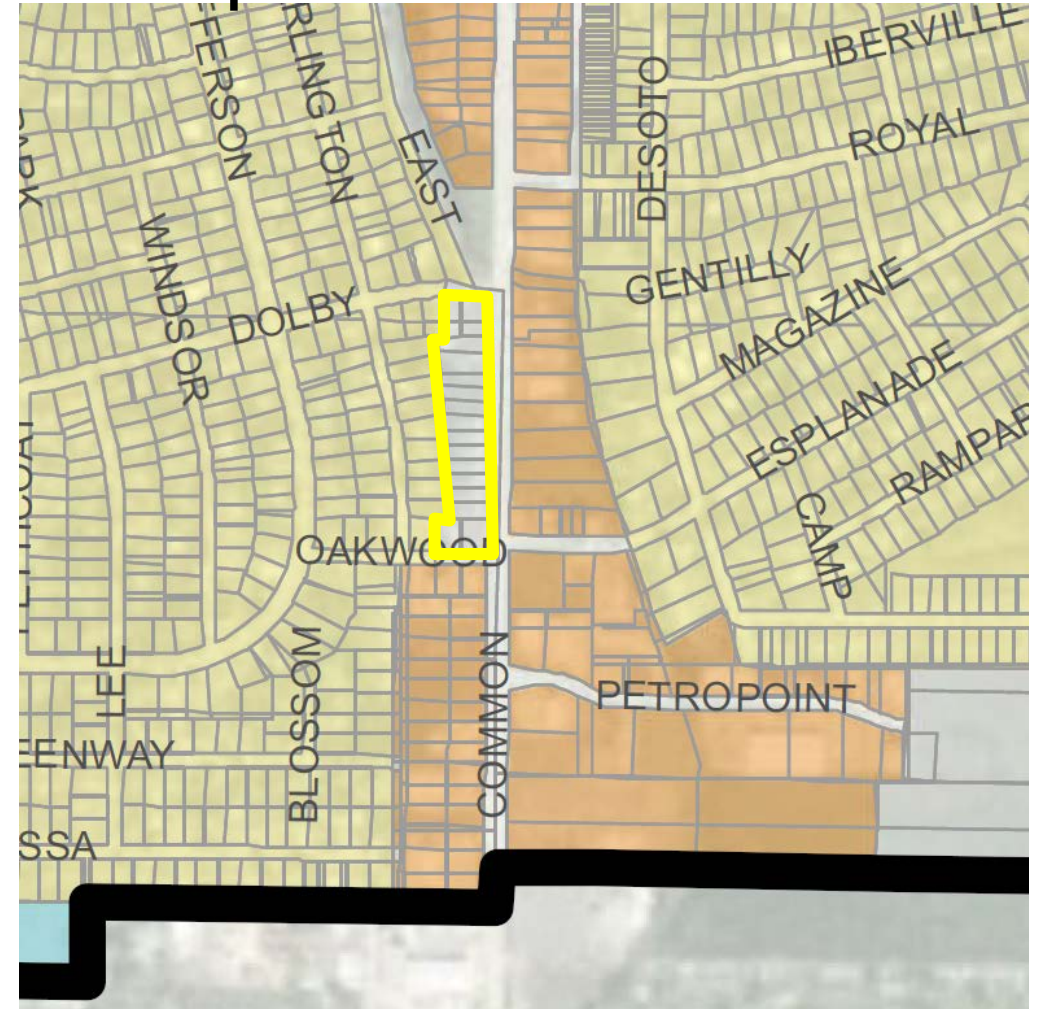
# District F

 Location of proposed zoning change

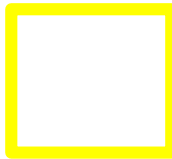
## Current – Residential



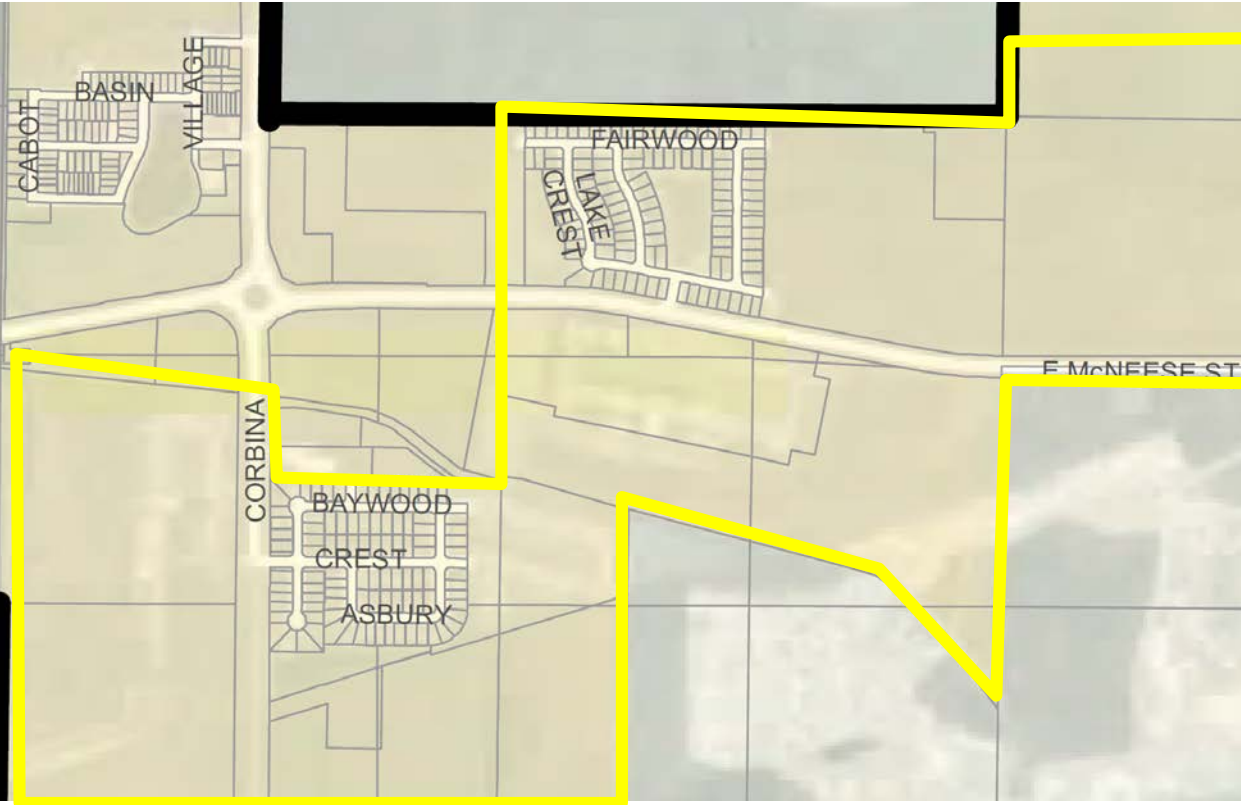
## Proposed – Mixed Use



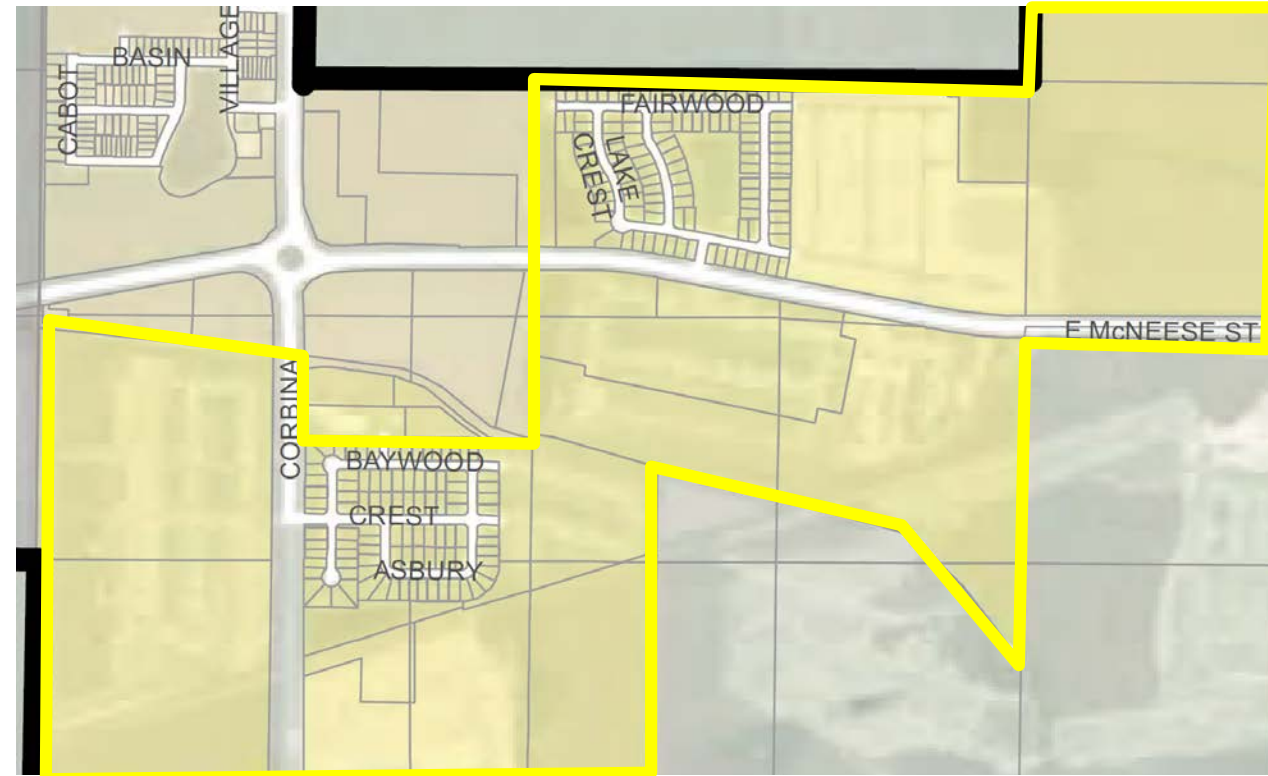
# District F

 Location of proposed zoning change

## Current – TND

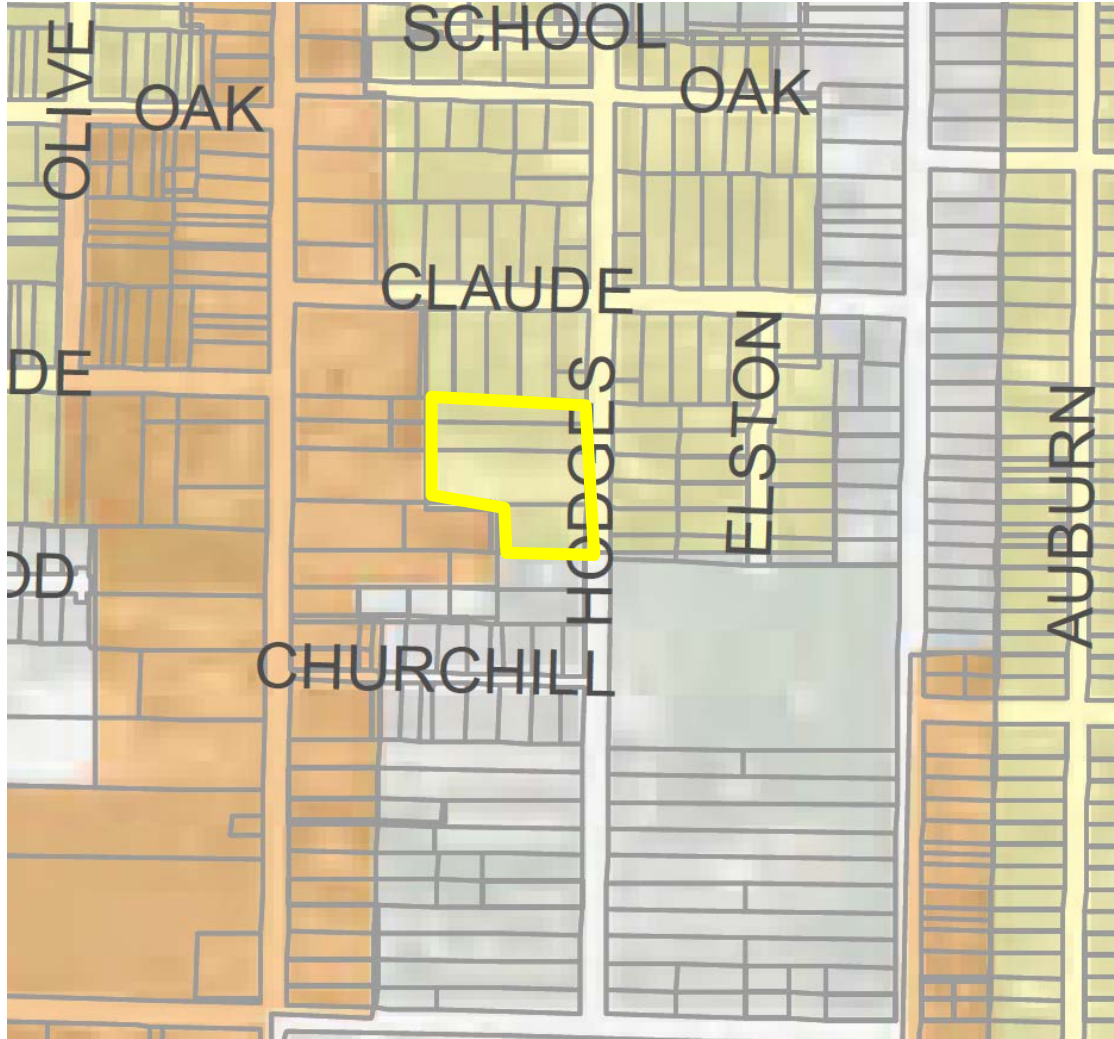


## Proposed – Residential

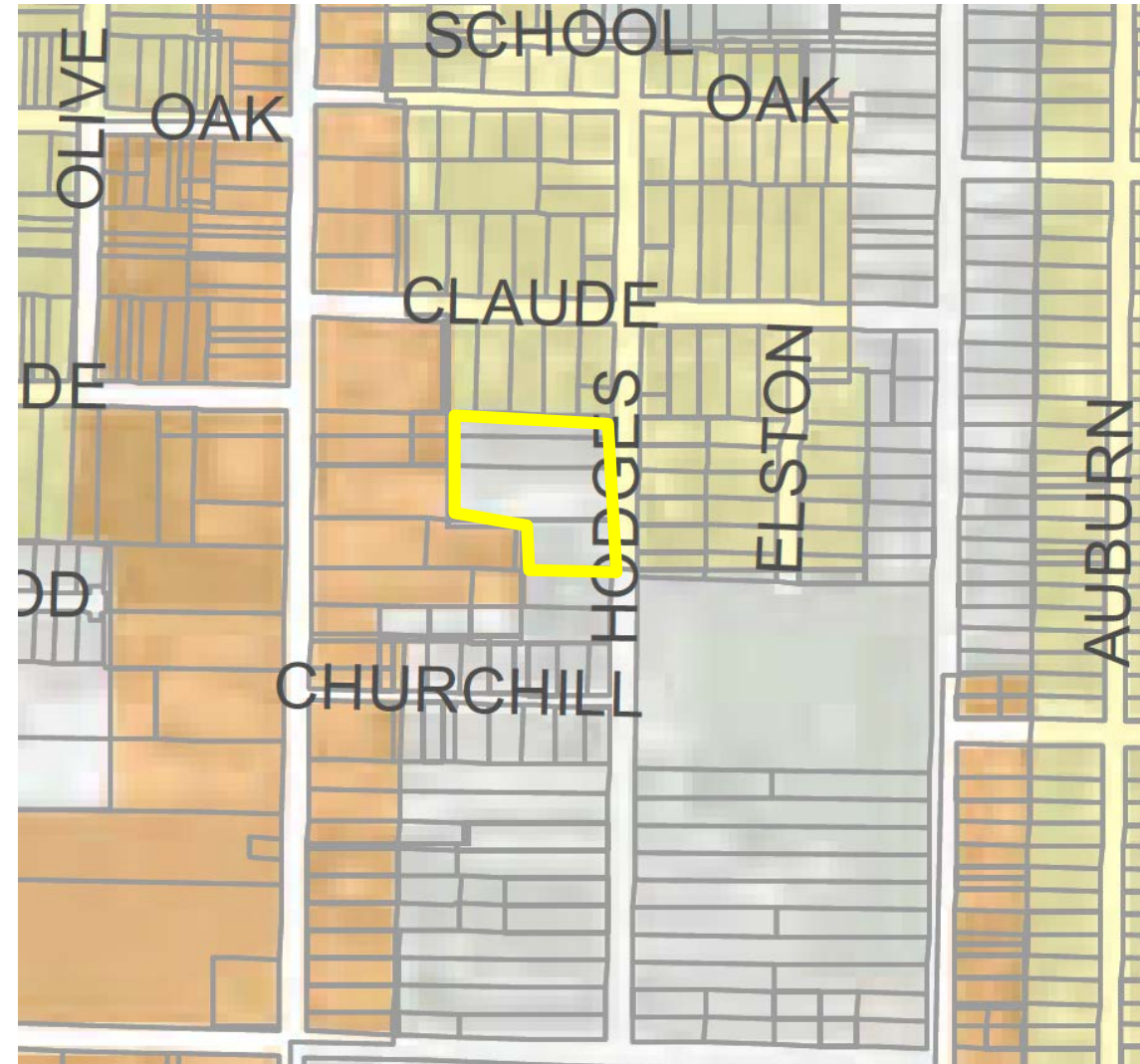


# Current – Residential District F

Location of proposed zoning change



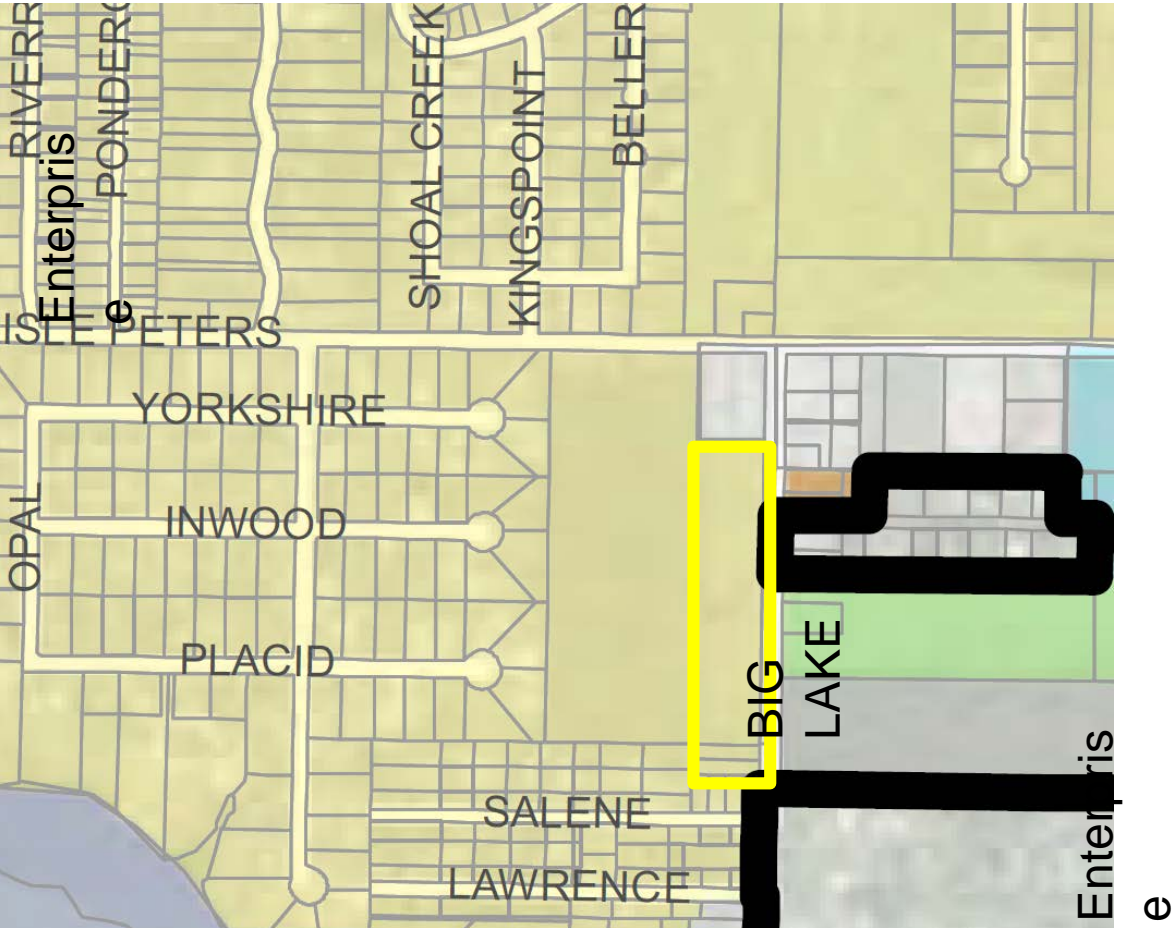
# Proposed – Mixed Use

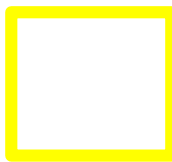




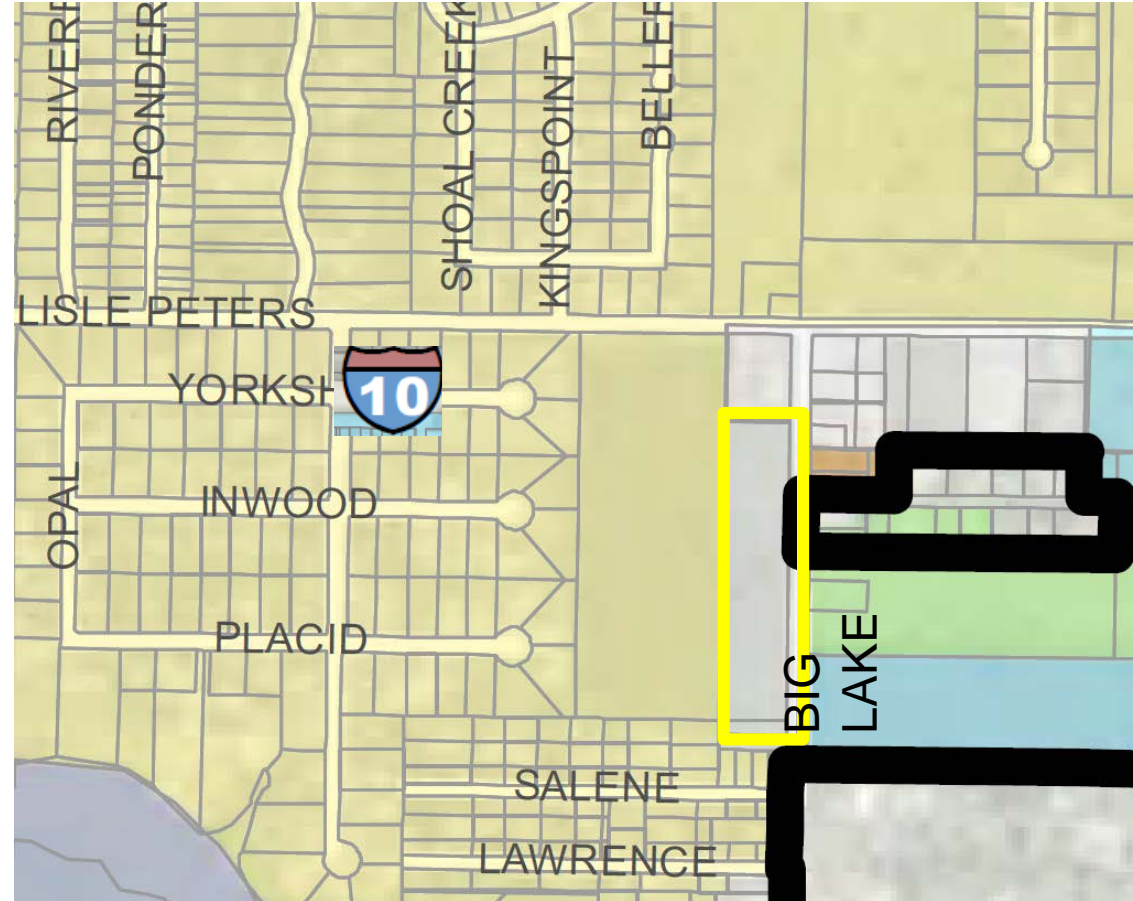
# District G

## Current – Residential

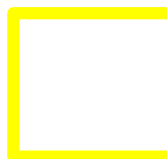


 Location of proposed zoning change

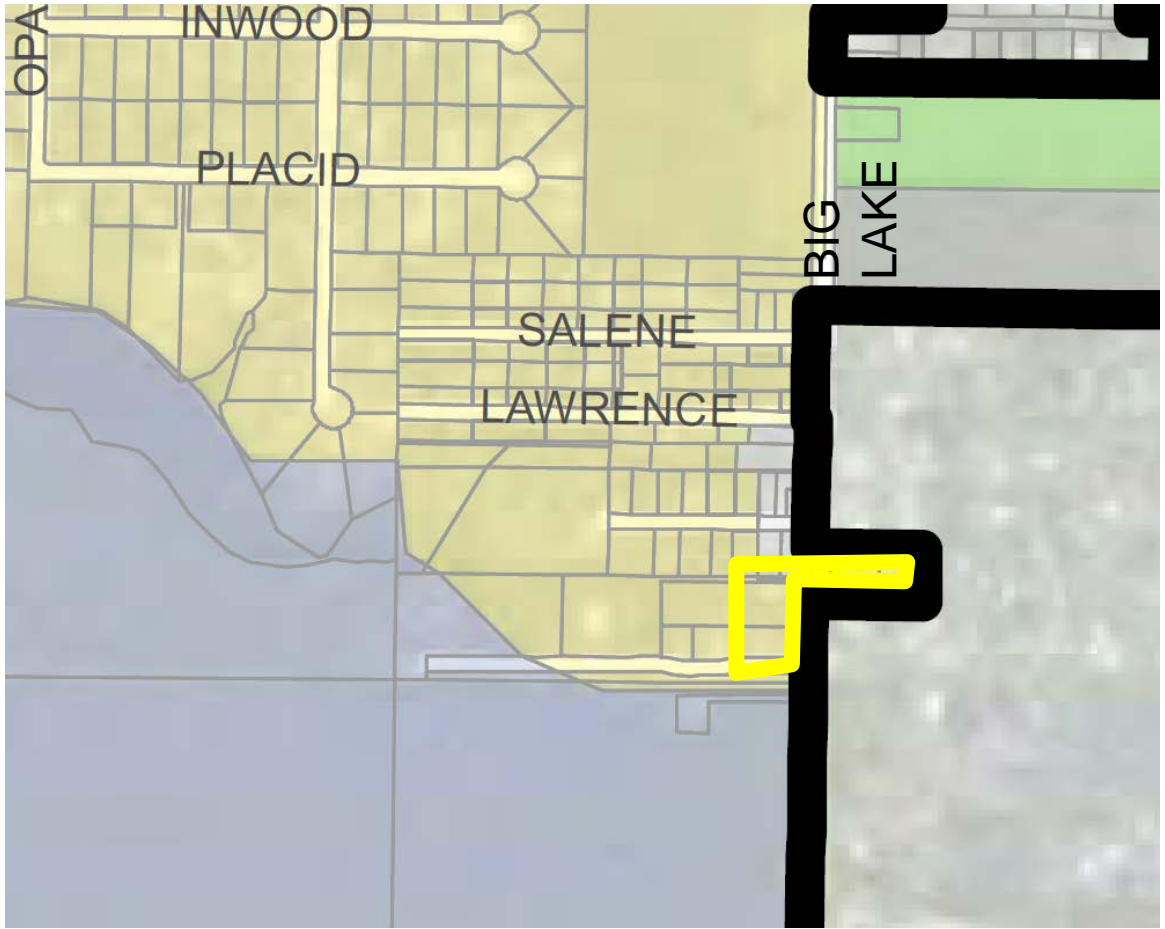
## Proposed – Mixed Use



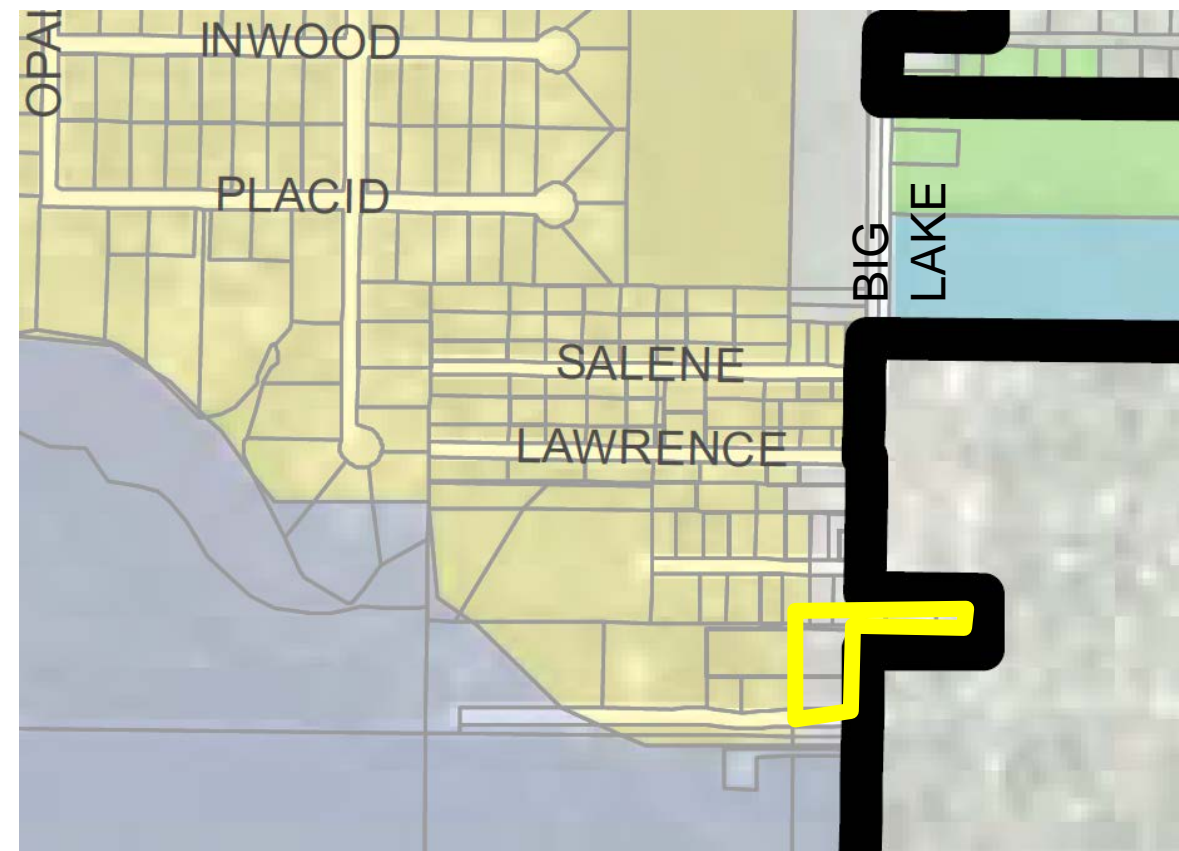
# District G

 Location of proposed zoning change

## Current – Residential

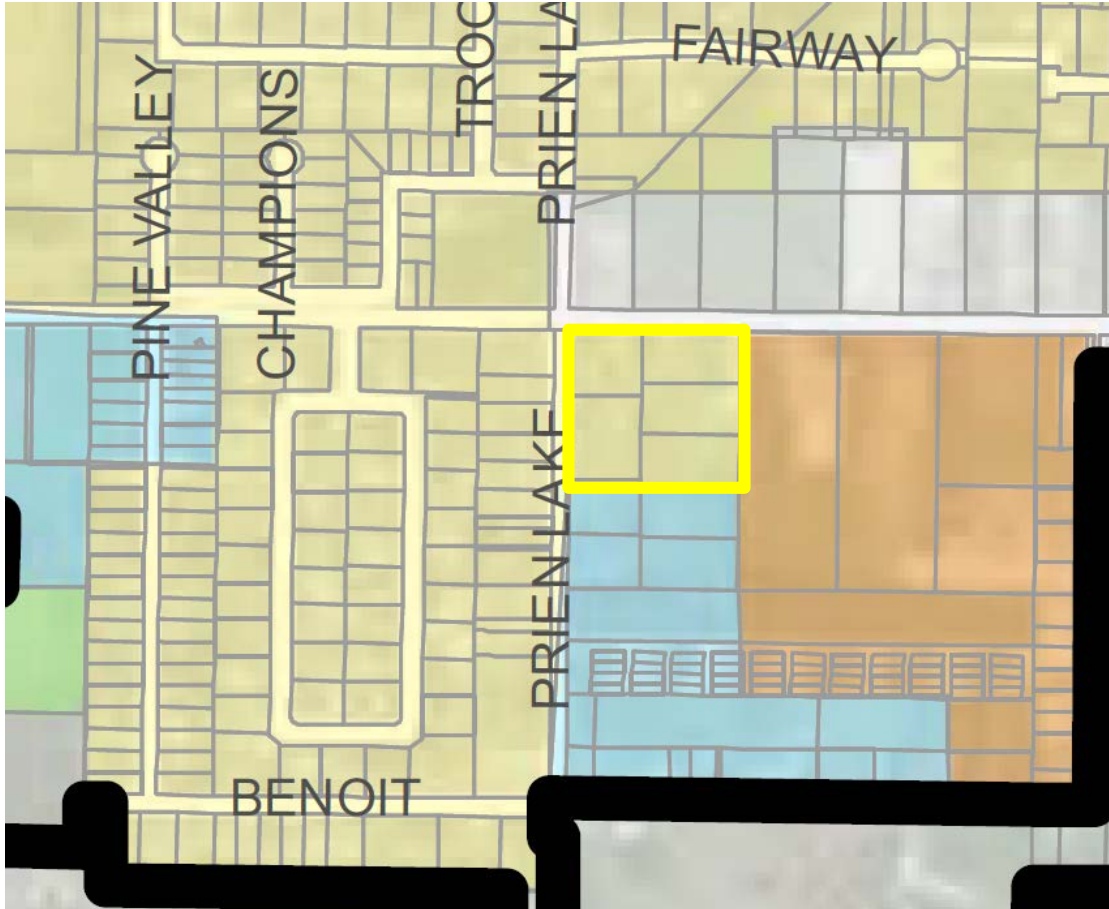


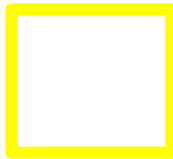
## Proposed – Mixed Use



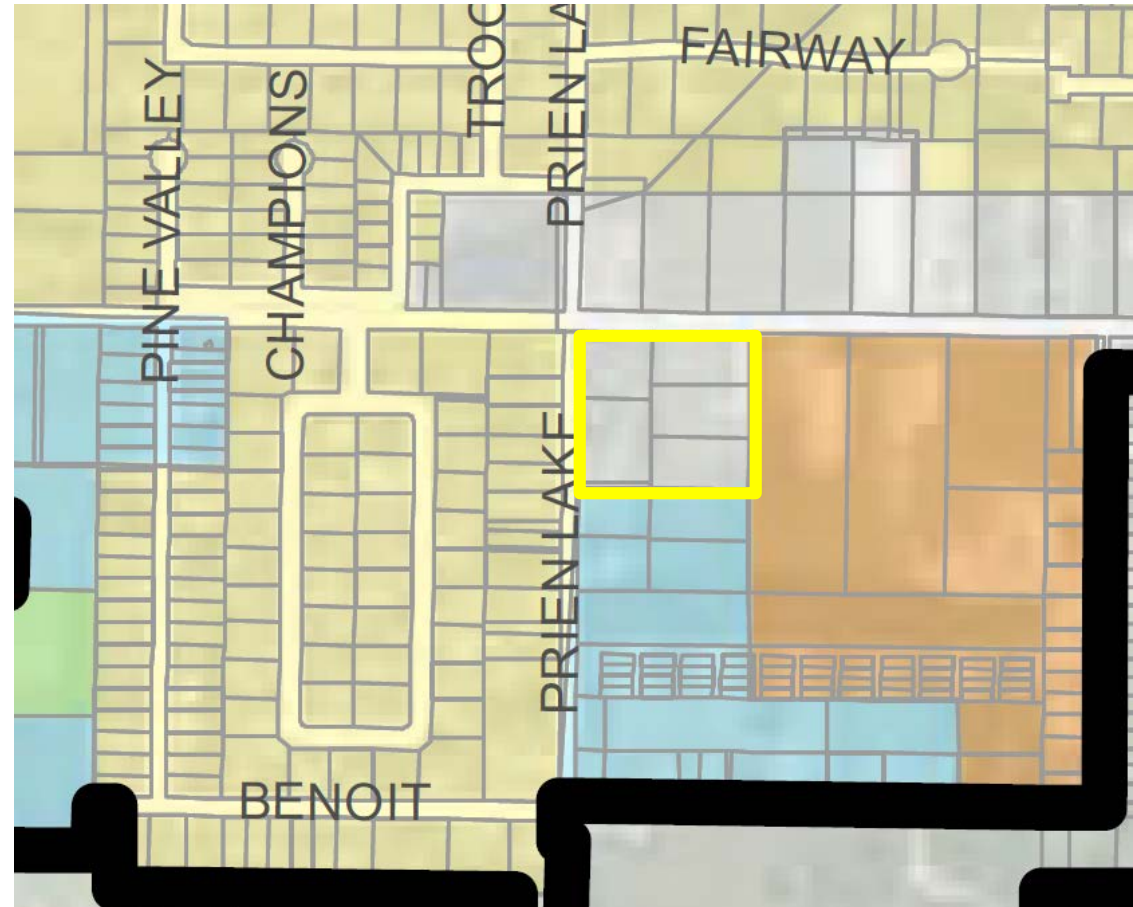
# District G

Current – Residential

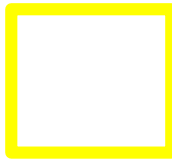


 Location of proposed zoning change

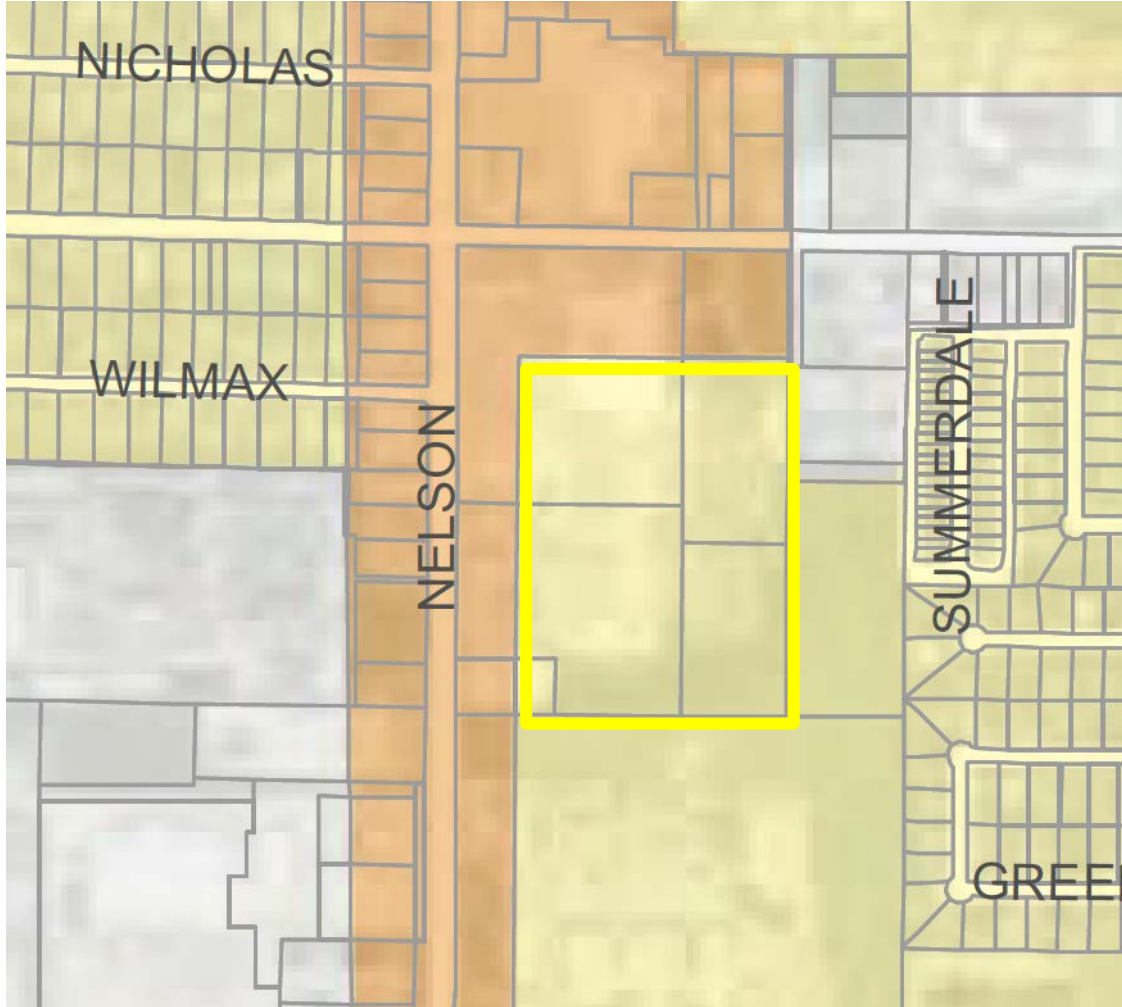
Proposed – Mixed Use



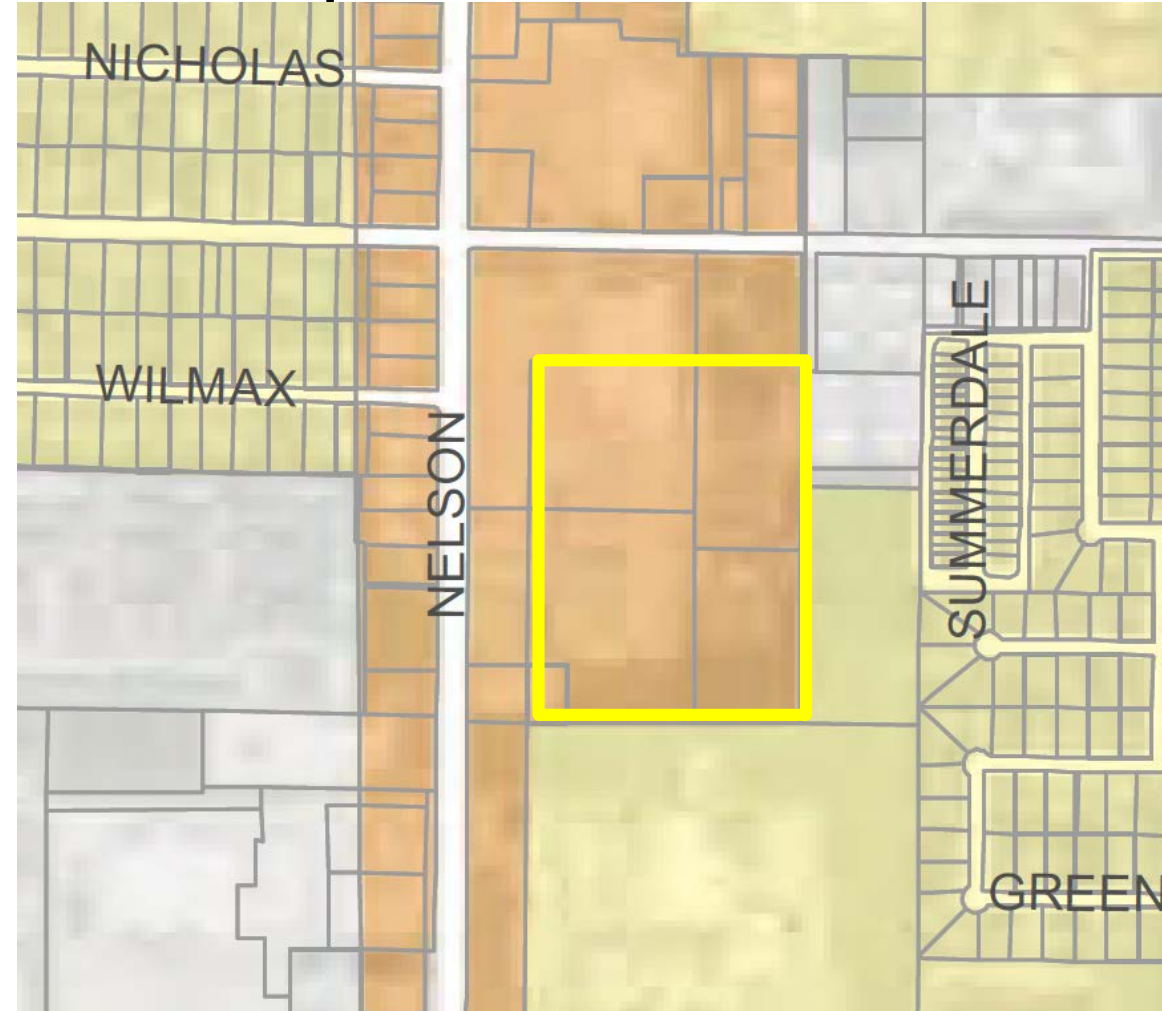
# District G

 Location of proposed zoning change

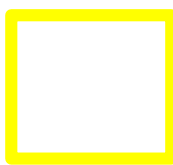
## Current – Residential



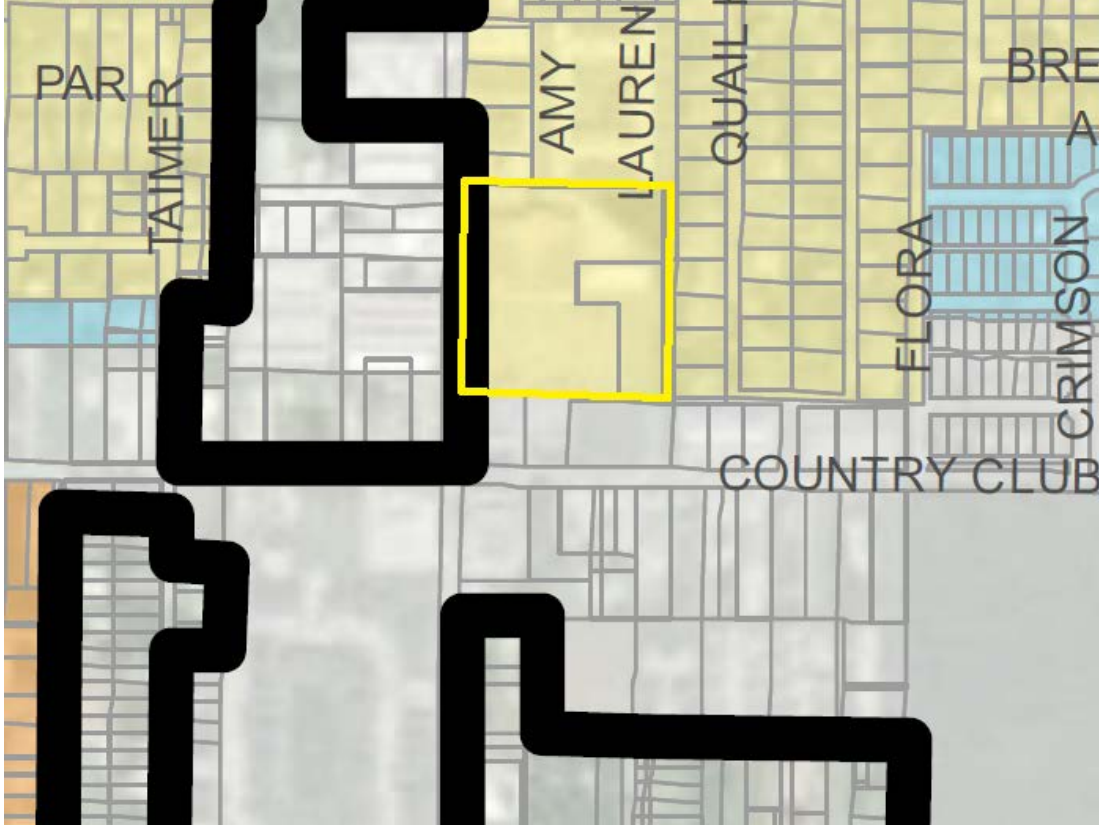
## Proposed – Business



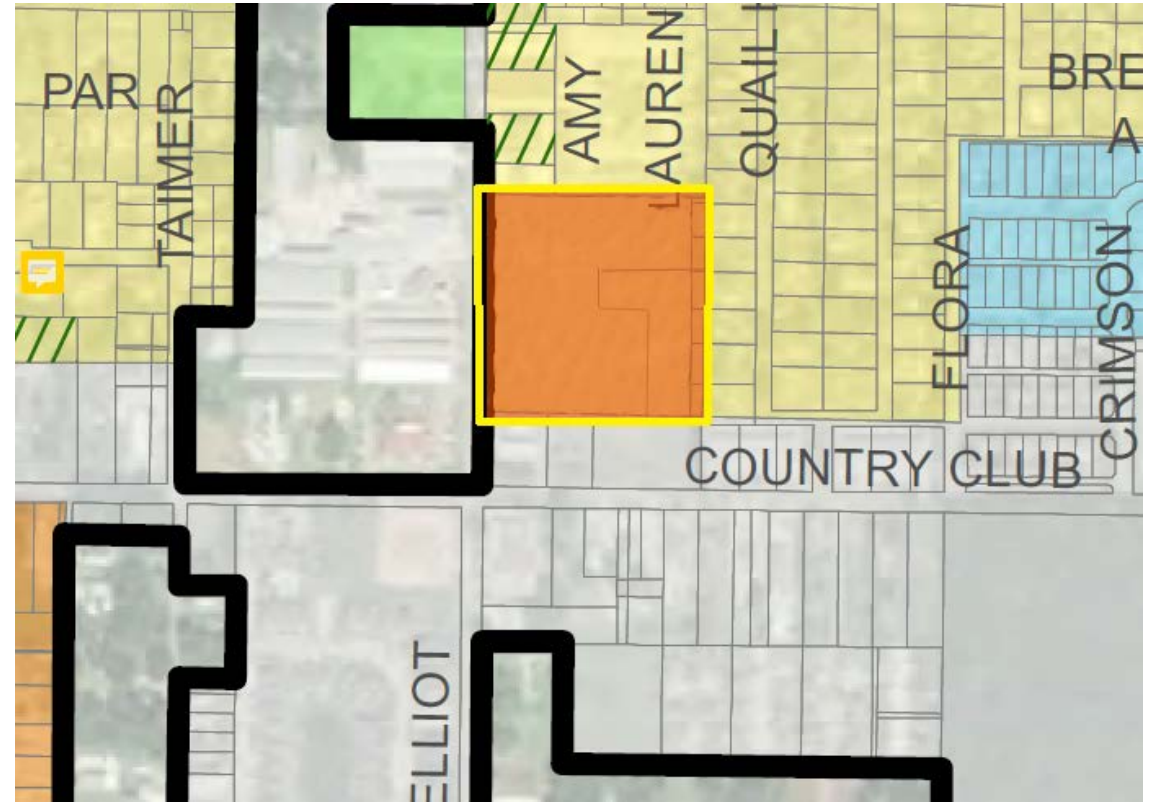
# District G

 Location of proposed zoning change

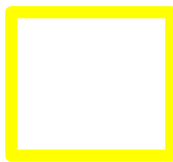
## Current – Residential



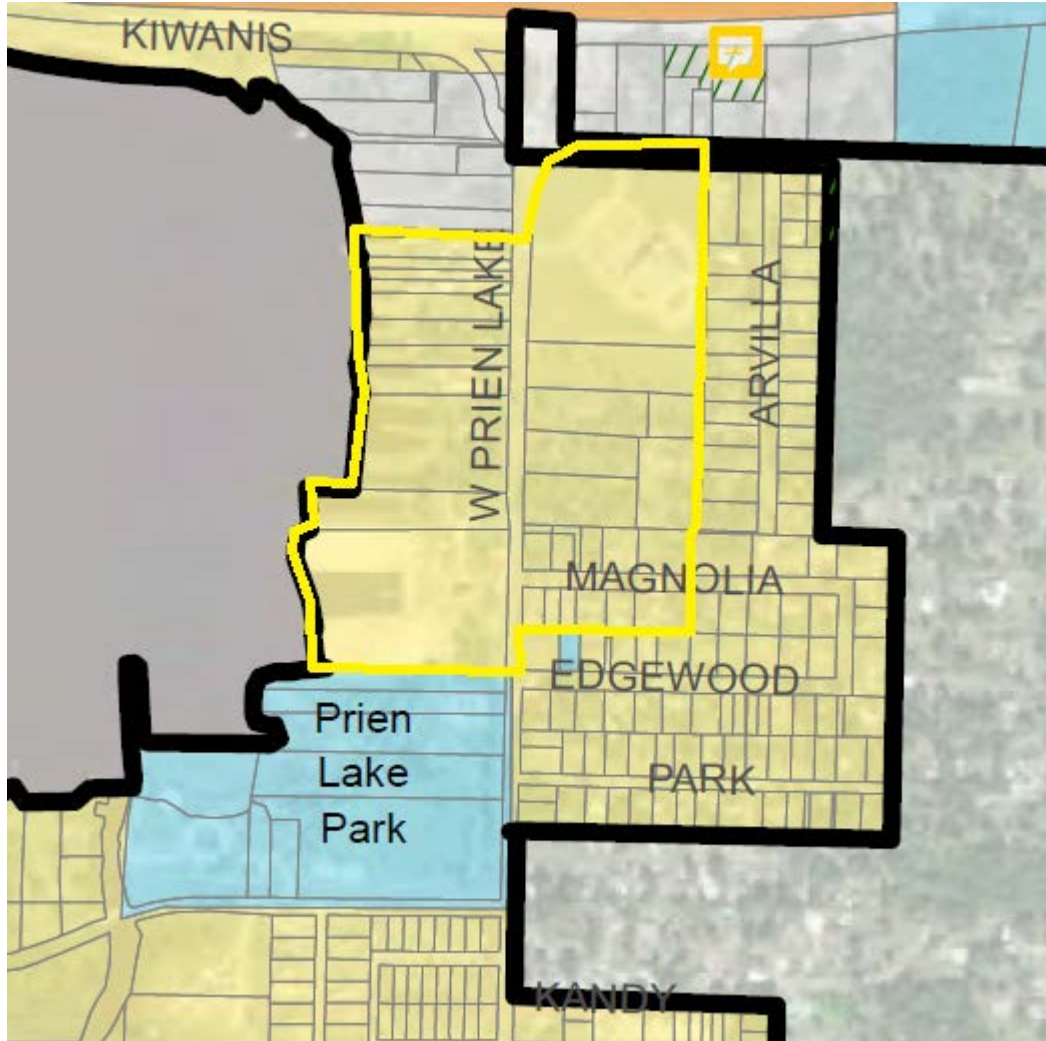
## Proposed – Business



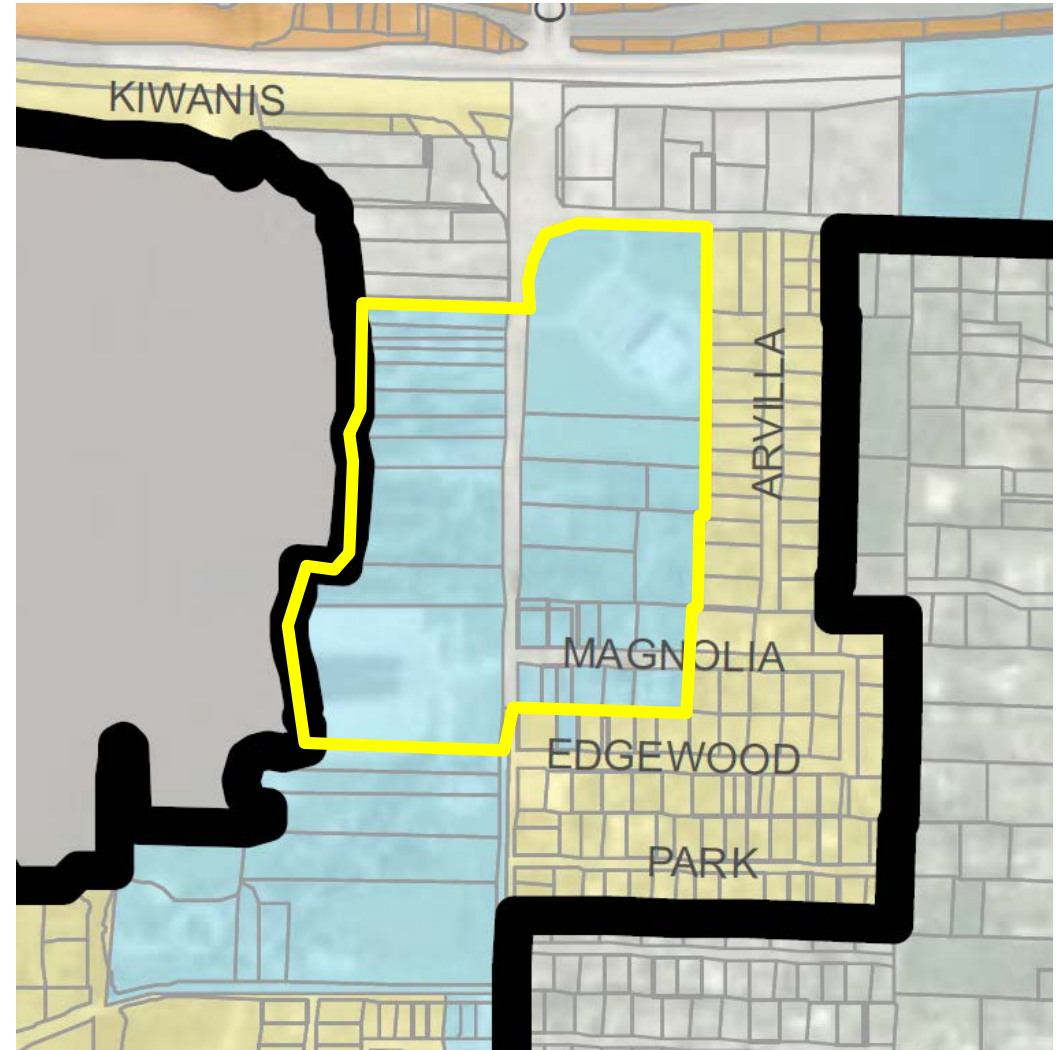
# District G

 Location of proposed zoning change

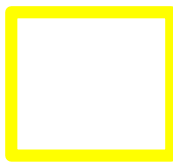
## Current – Residential



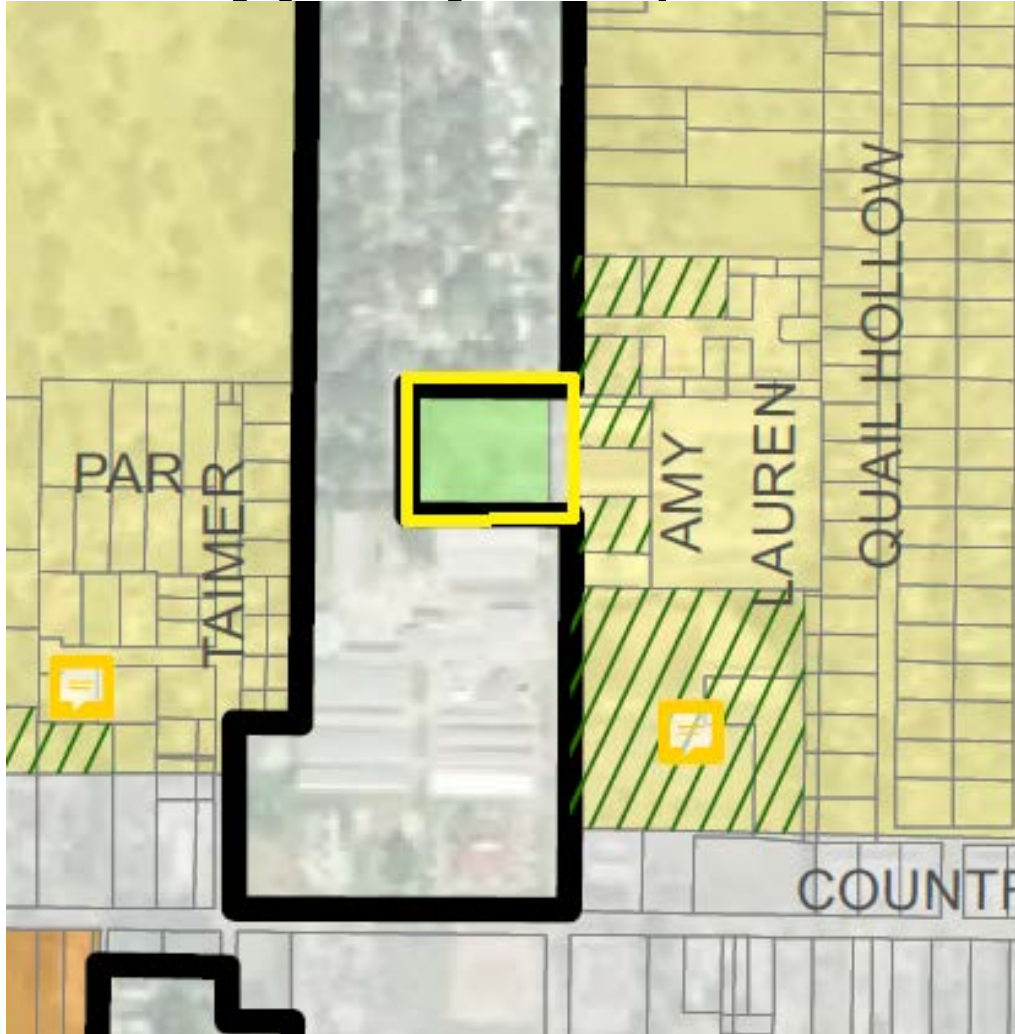
## Proposed – Neighborhood



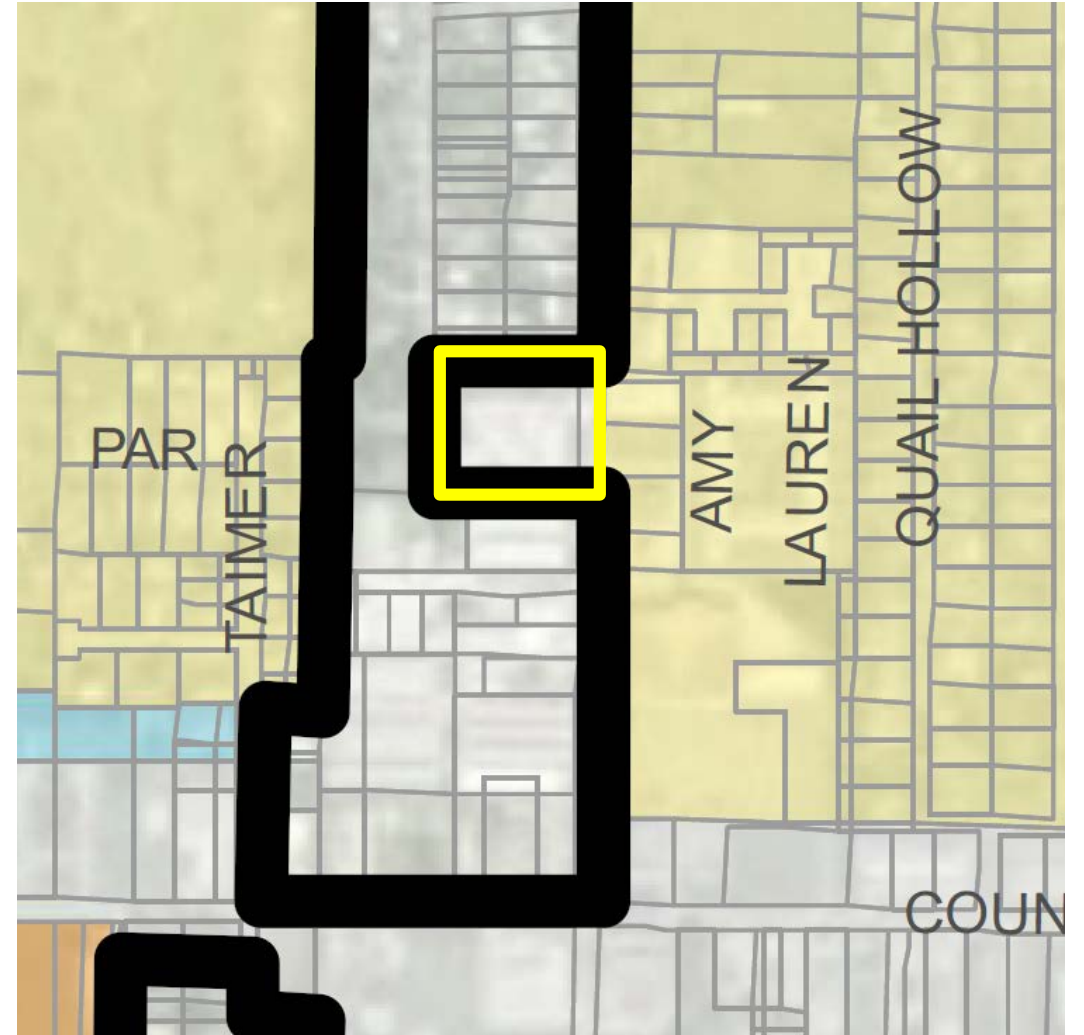
# District G

 Location of proposed zoning change

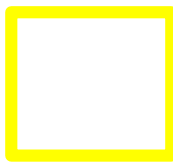
## Current – Light



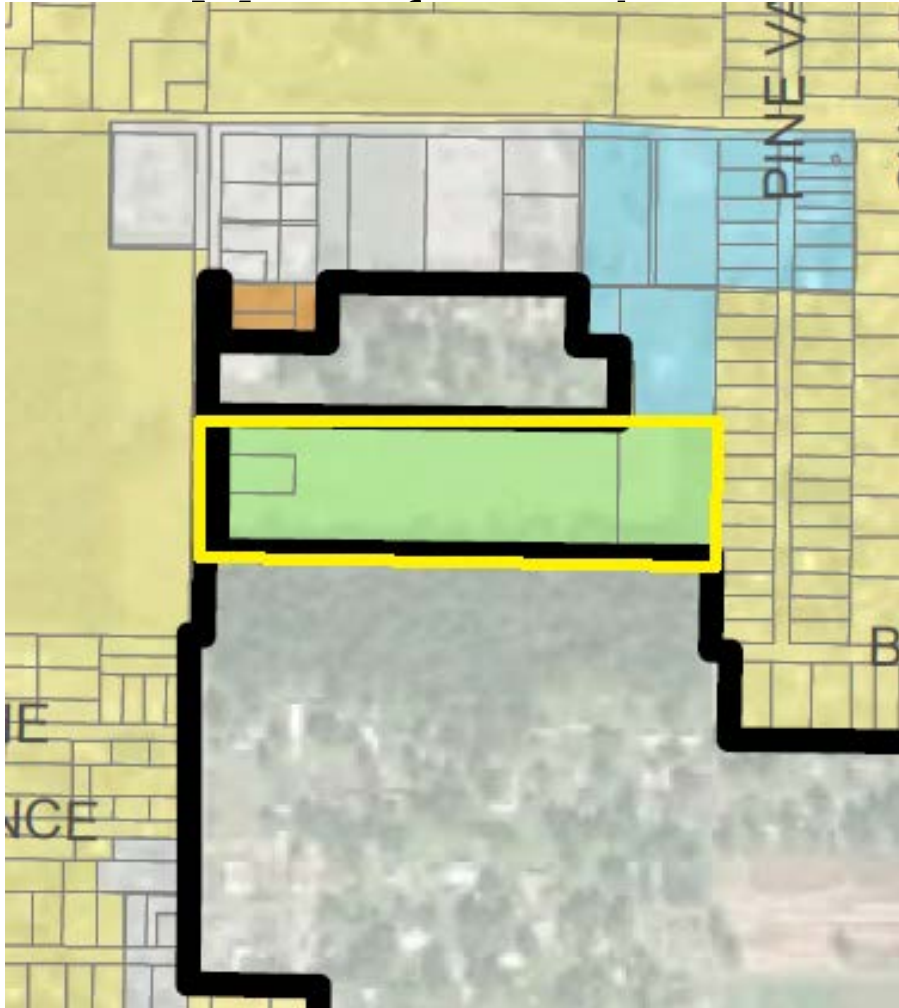
## Proposed – Mixed Use



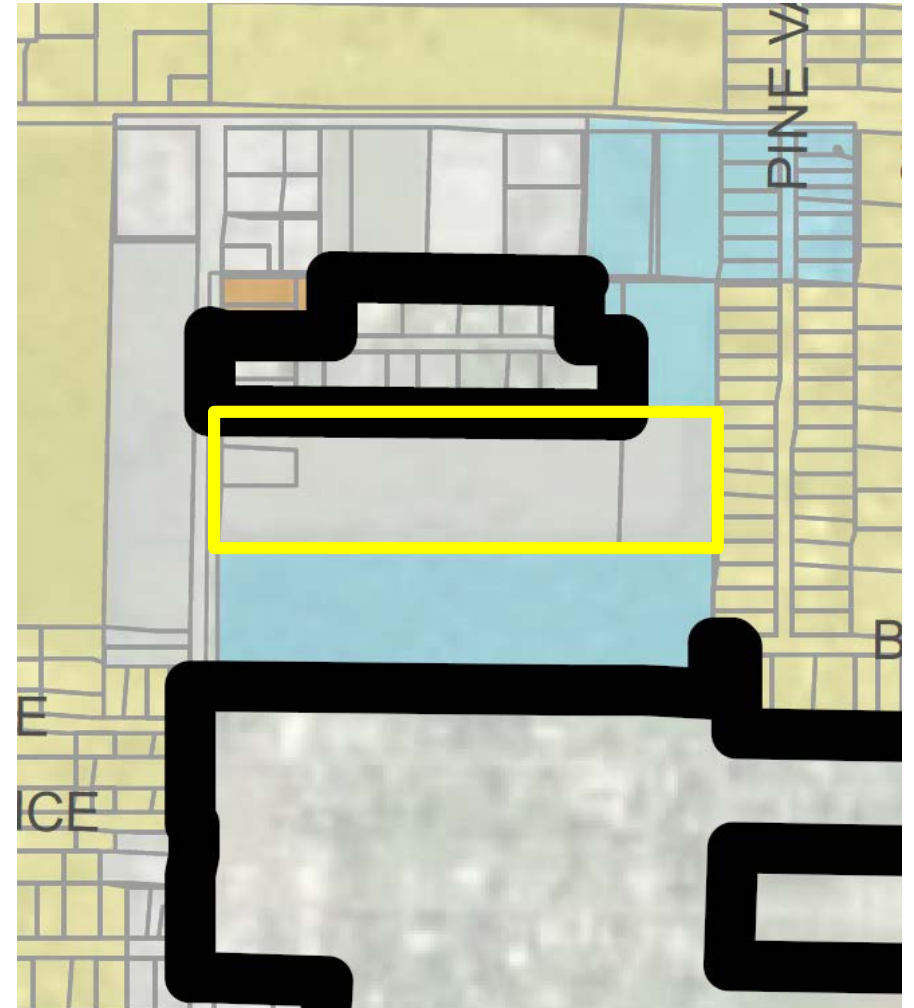
# District G

 Location of proposed zoning change

## Current – Light

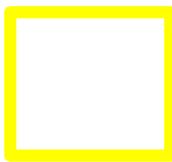


## Proposed – Mixed Use

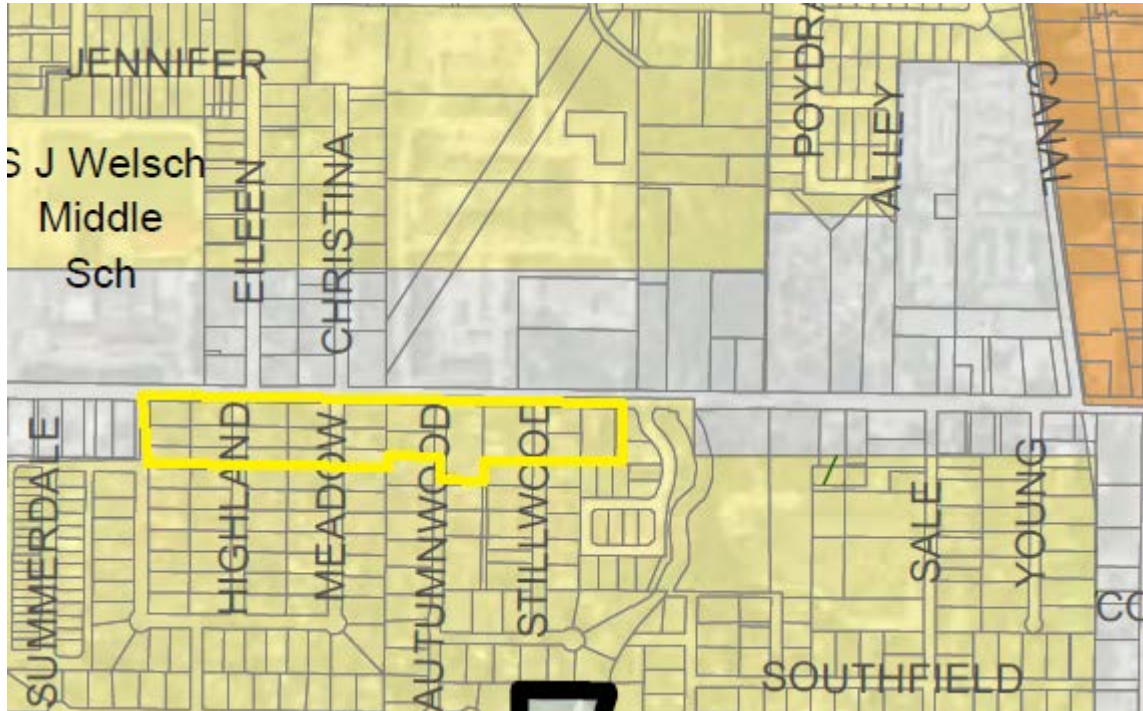




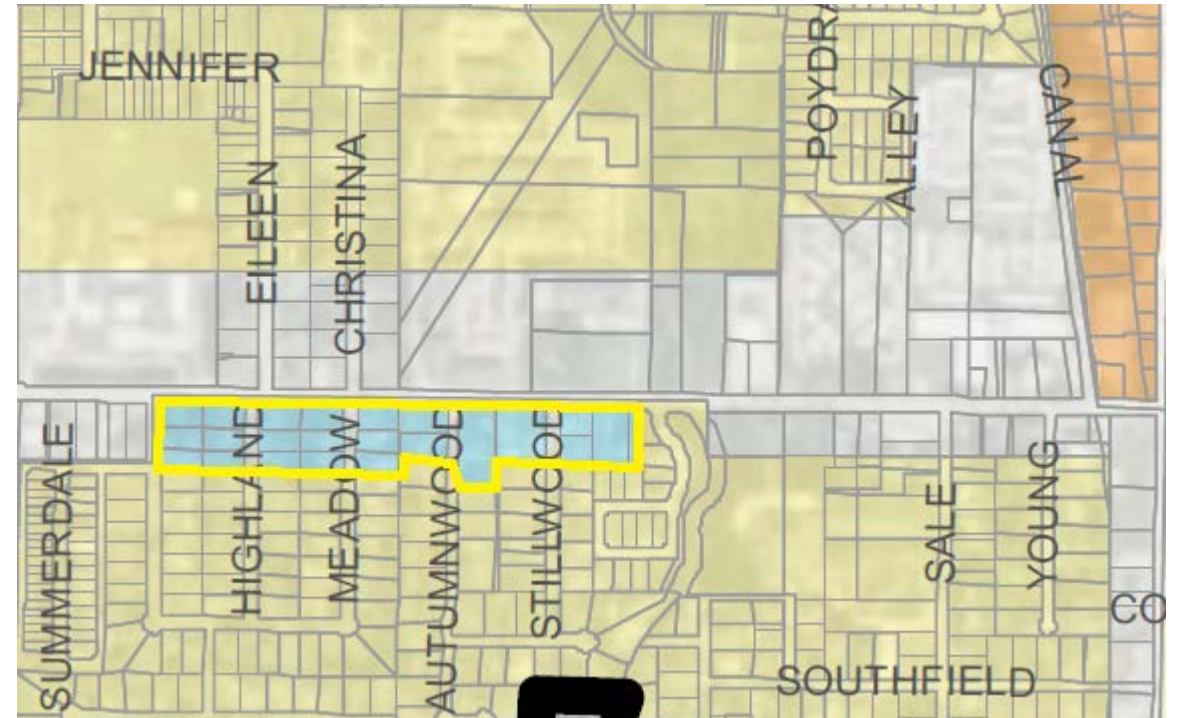
# District G

 Location of proposed zoning change

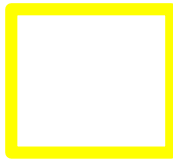
## Current – Residential



## Proposed – Neighborhood

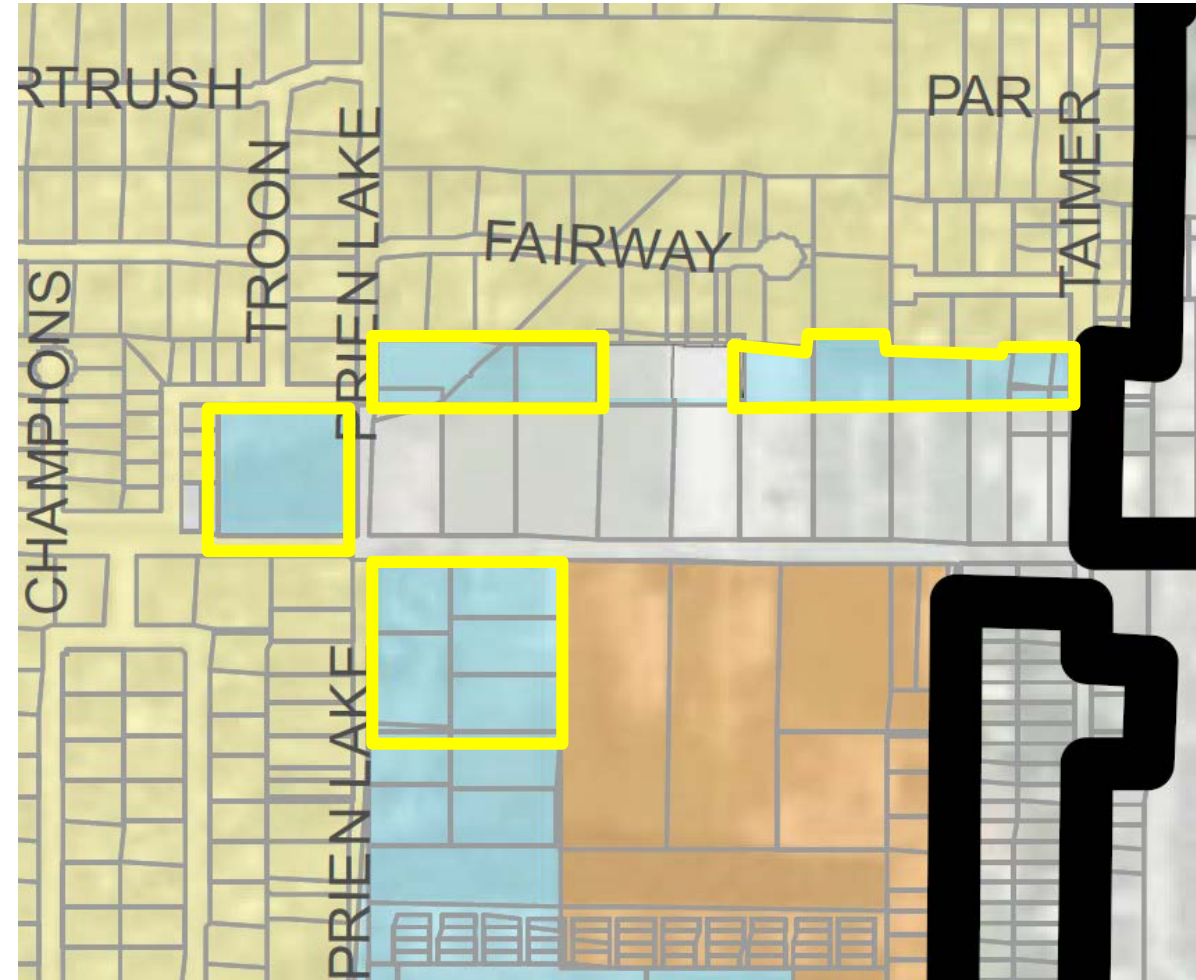
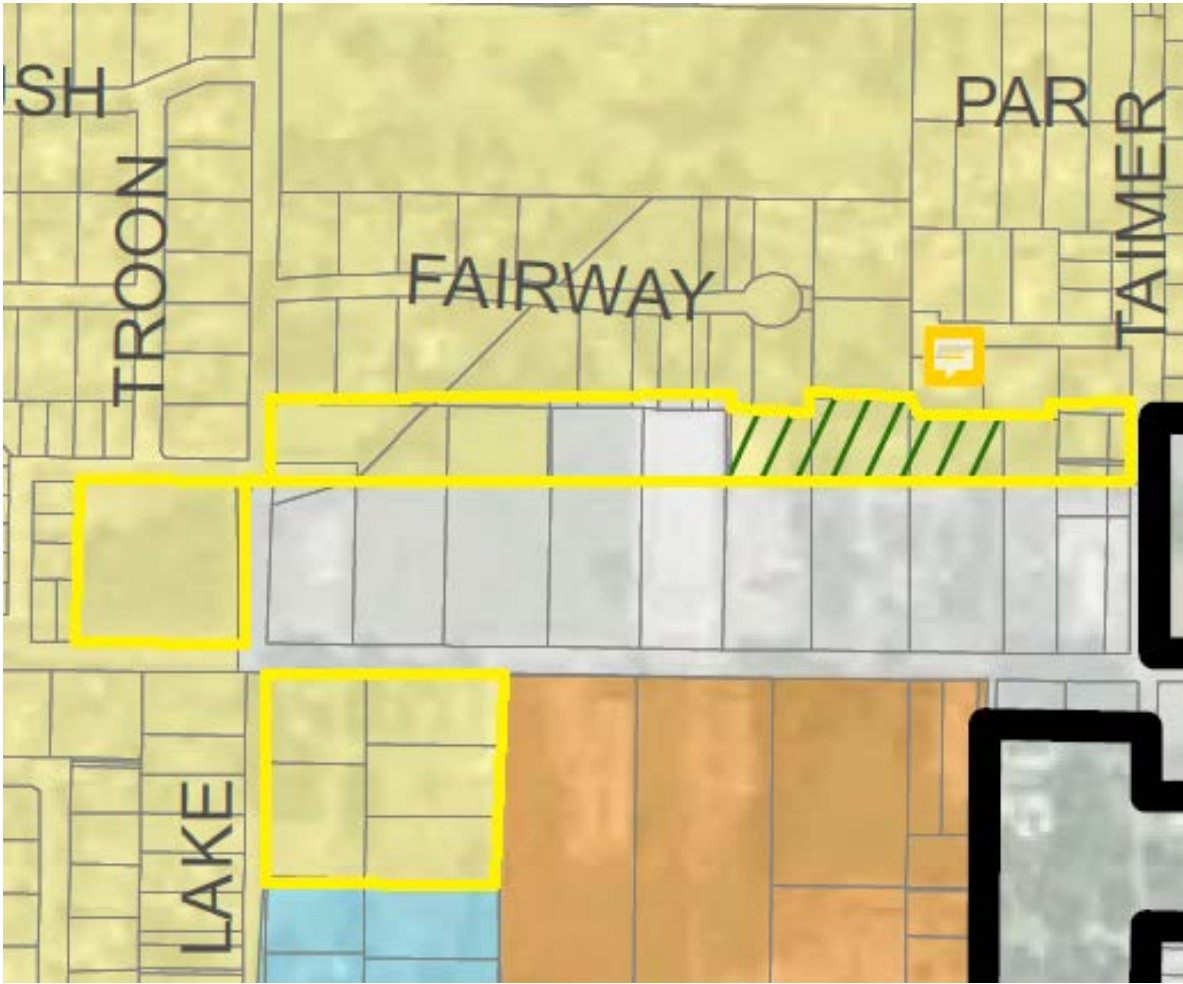


# District G

 Location of proposed zoning change

Current – Residential

Proposed – Neighborhood



# Current Path Forward

- Planning Commission to Consider Action on Recommended Zoning Changes – Monday, December 11, 2023
- Zoning Map Changes
  - Three Citywide Community Meetings (December 4, 5 & 7)
  - City Council to Consider Action on the Zoning Map Changes at one time – Wednesday, January 3, 2024

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