

**Commercial
Conditional Use
Request**

**Public Hearing
3/30/2023**

An Applicant is requesting a public hearing to open a Jaguar Repair Shop in an existing building on Hwy. 36.

This location on Hwy. 36 is zoned Commercial.

This use of "car repair" is not specifically listed as an allowable use in the Commercial Zone.

The applicant has a path forward in our Town of Abita Springs Code of Ordinances, as noted here:

Commercial or industrial enterprises not specifically listed or enumerated in the zoning regulations and chapter must apply for a [public hearing before the zoning commission](#) to be held not earlier than the next scheduled zoning commission meeting.

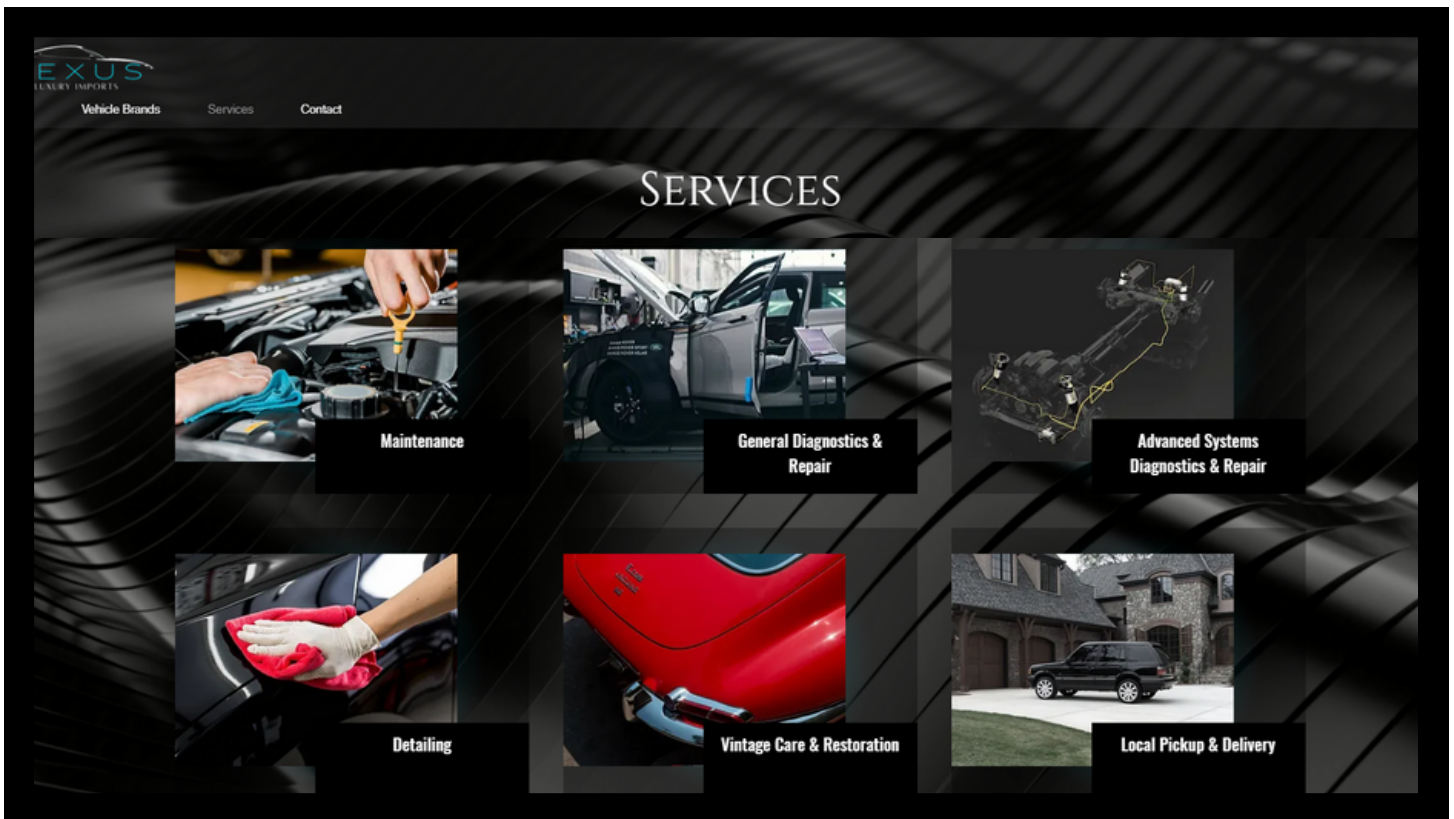
The [nonlisted enterprises](#) must submit the information required by the zoning commission and answer questions for the public and the zoning commission relating to the proposed enterprise.

The zoning commission shall make a determination of classification within 90 days of the public hearing.

Nexus Luxury Imports



www.nexusluxuryimports.com



21434 LA-36

← 21442 LA-36
Abita Springs, Louisiana
Google Street View
Dec 2022 See more dates



PLANS FOR THE PROPERTY



- Open a Jaguar Repair Shop
- Customers By Appointment Only
- No wrecked vehicles will be visible
- General clean up of the area:
 - Pressure wash driveway/parking lot and building
 - Trim Tree
 - Go to a Historic Meeting to have a sign approved

Sec. 9-218. Commercial district.

(a) In the commercial district, no building or premises shall be used and no building shall be hereinafter erected or structurally altered, unless otherwise provided in this chapter, except for one or more of the following uses:

- (1) Any use permitted in residential district and multifamily district;
- (2) Bakeries (products sold retail on premises);
- (3) Banks;
- (4) Barbershops, beauty parlors, chiropodist and similar personal service shops;
- (5) Bicycle sales and repair shops;**
- (6) Camera shops;
- (7) Clothes pressing and repair;
- (8) Clothing stores;
- (9) Delicatessens;
- (10) Drugstores and pharmacies;
- (11) Dry cleaning pickup station;
- (12) Filling stations;**
- (13) Florists;
- (14) Garages, parking;**
- (15) Garages, storage;**
- (16) Grocery stores, including meats, fruits and vegetables;
- (17) Hardware stores;
- (18) Laundromats;
- (19) Laundry pickup stations;
- (20) Liquor stores;
- (21) Locksmith shops;
- (22) Medical and dental clinics for human patients only;
- (23) Messenger and telegraph offices;
- (24) Offices;
- (25) Parking lots;**
- (26) Photographers' studios;
- (27) Restaurants and cafes;
- (28) Shoe repairing shops;
- (29) Shops for the repair of radios, televisions, and similar commodities;
- (30) Shoe stores;
- (31) Signs and billboards;
- (32) Stationery and book stores;
- (33) Tailoring, millinery and custom dress making shops;
- (34) Theaters (not drive-in);
- (35) Variety stores;
- (36) Bowling alleys;
- (37) Bus depots;
- (38) Dancing studios;
- (39) Funeral homes;
- (40) Garages, public;**
- (41) Gift shops;
- (42) Hotels;
- (43) Nightclubs;
- (44) Antique shops;

- (45) Art shops;
- (46) Beer gardens;
- (47) Book shops;
- (48) Broadcasting and recording stations;
- (49) Candy stores;
- (50) Caterers;
- (51) Cigar stores;
- (52) Dry good stores;
- (53) Department stores;
- (54) Express offices;
- (55) Fish markets;
- (56) Gyms;
- (57) Hat stores;
- (58) Furniture stores;
- (59) Jewelry stores;
- (60) Leather goods shops;
- (61) Musical instrument shops;
- (62) Newsstands;
- (63) Newspaper and printing offices;
- (64) Pawnbrokers;
- (65) Pool halls;
- (66) Paint stores;
- (67) Shoe shining parlors;
- (68) Appurtenant structures and uses customarily incidental to above listed uses; or
- (69) Mixed use—Multi-family/commercial, must be a two-story structure with residential on the second floor and commercial on the first floor, residential area not to exceed one-half of the total square footage of structure, each apartment must be 600 square feet or larger, and adequate parking as per the parking ordinance.

(b) Commercial growth shall be restricted to new construction on vacant land within the commercial district or to commercial uses in effect at the time of the adoption of this chapter or approved adaptive reuse of existing structures within the commercial district.

(c) No building shall be constructed in a commercial area of a height in excess of 35 feet.

(d) There shall be provided within the commercial district one parking space for each 300 square feet of commercial building.

(e) **Commercial or industrial enterprises not specifically listed or enumerated in the zoning regulations and chapter must apply for a public hearing before the zoning commission to be held not earlier than the next scheduled zoning commission meeting. The non-listed enterprises must submit information required by the zoning commission and answer questions for the public and the zoning commission relating to the proposed enterprise. The zoning commission shall make a determination of classification within 90 days of the public hearing.**

(f) No mobile home, modular home, nor automobile sales business or trailer shall be located within the commercial district.

(g) Modular homes are prohibited in the commercial district.

(Ord. No. 108, § 19.26, 9-4-79; Ord. No. 156, 8-18-87; Ord. No. 175, 1-28-94; Ord. No. 223, 12-21-99; Ord. No. 318, 3-26-07; Ord. No. 323, 8-21-07; Ord. No. 336, 6-17-2008; Ord. No. 505, 11-19-2019)



Next Steps

1. Discussion item in Planning and Zoning- 2/23/2023
2. Schedule Public Hearing for next PZ Meeting- 3/30/2023
3. Advertise in Newspaper - The Farmer
4. **Hold Public Hearing on 3/30/2023**

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3. The zoning commission shall make a determination of classification within 90 days of the public hearing.