



**TOWN COUNCIL MEETING  
TUESDAY, FEBRUARY 18, 2025 AT 6PM  
ABITA SPRINGS TOWN HALL  
22161 LEVEL ST., ABITA SPRINGS, LA 70420**

Posted: February 14, 2025, 4pm

CALL TO ORDER: Mayor Curtis  
INVOCATION: Alderman Saussy  
PLEDGE OF ALLEGIANCE: Alderman Patterson

**MAYOR'S ANNOUNCEMENTS:**

- 1.) Kelly LaRocca and Tanya DiMaggio (St. Tammany Parish Library)
- 2.) Push Mow Parade – Sunday, the 23rd
- 3.) Duplantier, Hrapmann, Hogan & Maher, LLP, CPAs – March 11, 2025 Meeting
- 4.) Town Center Lighting Project Update
- 5.) Museum Deck Repair/Replacement Project Update
- 6.) Repairs to Gas Regulator Stations

**ROLL CALL:**

Call for Agenda Modifications  
Accept January 29, 2025, Town Council Meeting Minutes

**NEW BUSINESS:**

- 1.) Mayor Pro Tem – Committee Reassignments
- 2.) Consideration of a RESOLUTION TO APPROVE THE MAYOR'S SELECTION OF THE CPA FIRM OF GRIFFIN & FURMAN TO CONDUCT THE TOWN'S ANNUAL FINANCIAL AUDIT OF ACCOUNTS PURSUANT TO R.S. 24:513.
- 3.) Introduce Instrument 2025-001 AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO MAKE AMENDMENTS TO THE TEXT OF PART 9 – PLANNING, ZONING AND DEVELOPMENT, CHAPTER 2. – ZONING REGULATIONS, SEC. 9-218. - COMMERCIAL DISTRICT, SEC. 9-218.2. - C-2 HIGHWAY COMMERCIAL DISTRICT, AND SEC. 9-205 DEFINITIONS TO UPDATE STANDARDS AND CLARIFY EXISTING REGULATIONS BASED UPON THE ABITA SPRINGS MASTER PLAN.
- 4.) Introduce Instrument 2025-002 AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO MAKE AMENDMENTS TO THE OFFICIAL ZONING MAP TO SEPARATE THE COMMERCIAL-HISTORIC AND RESIDENTIAL-HISTORIC ZONING DESIGNATIONS INTO THE BASE DISTRICTS AND THE HISTORIC OVERLAY DISTRICT AND TO MAKE AMENDMENTS TO THE TEXT OF THE CODE OF ORDINANCES PART 9 – PLANNING, ZONING AND DEVELOPMENT, CHAPTER 2. – ZONING REGULATIONS SEC. 9-222 – HISTORIC DISTRICT TO CLARIFY THE DISTRICT AS AN OVERLAY AND REMOVE REGULATIONS THAT ARE DEFINED IN BASE ZONING DISTRICTS.
- 5.) BOARD OF ALDERMEN REVIEW OF THE SAFE STREETS FOR ALL ACTION PLAN, PRIOR TO PLANNING AND ZONING COMMISSION FINAL REVIEW AND ADOPTION SCHEDULED FOR FEBRUARY 27<sup>TH</sup>.
- 6.) OPENING DISCUSSION OF THE RESULTS OF THE UTILITY RATE STUDY

**OLD BUSINESS:**

None

**OPEN/ADJOURNMENT:**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE, PLEASE CONTACT US AT (985) 892-0711.  
PLEASE CONTACT TOWN HALL AT THE SAME NUMBER FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA.

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## **Council Meeting Rules of Procedure**

- a) **Scope:** The Council Meeting Rules of Procedure shall govern all meetings of the Board of Alderman of the Town of Abita Springs.
- b) **Robert's Rules of Order** shall govern deliberations of the Town of Abita Springs Board of Alderman except when in conflict with state or local laws.
- c) **Purpose:** The Council Meetings shall function as working meetings for the Board of Aldermen, to inform and educate the board and public on existing town projects, programs, issues, to provide an opportunity to explore the implications of policy alternatives as part of the policy development process and to act upon motions to create, amend and repeal ordinances. The board shall review items put before it by the town administration and shall take up matters referred to it for study by the board. Council meetings shall be concerned primarily with policy matters and matters vested in the legislative body of the town. In general, the purpose of these meetings shall be to review matters within the following subject areas:

Each of these subject matters shall be acted upon by separate committees of the whole. The chairman of each committee shall prepare a report for a designated section of the agenda for the subject matter of the respective committee. Any of the 5 committee chairmen may appoint aldermen/committee members to perform duties relative to the subject matter of that committee.

1. **Governmental:** Review, analysis and recommendations of laws affecting the process and procedures for town governance. Liaison with parish, state, and federal legislators including but not limited to, St. Tammany Municipal Association and Louisiana Municipal Association on legislation that may be relevant to town legislation and operation. The governmental chairman position shall be held by the mayor pro tem.
2. **Finance and Appropriations:** Review, analysis and recommendation of laws affecting budget approval, audit review, financial reports, and taxes. Liaison with parish, state and federal entities including but not limited to, Louisiana Legislative Auditor, the official tax collector, St. Tammany Parish Assessor's Office and FEMA on legislation that may be relevant to town legislation and operation. Finance chairman shall serve on the Budget Committee.
3. **Community Planning & Development:** Review, analysis and recommendation of laws affecting Planning, Zoning, Economic Development, Town Events and Tourism. Liaison with parish, state, and federal economic, cultural, tourism and business groups. Community Planning & Development chairman should serve on Abita business organizations when possible.
4. **Infrastructure:** Review, analysis, and recommendations of laws affecting Public Works, Utilities, Cemetery, Parks & Recreation, and Environmental

Sustainability. Infrastructure chairman shall serve as the representative to the Louisiana Municipal Gas Association and other organizations and committees related to the administration of town utilities and the environment and legislation relevant to town legislation and operation.

5. **Human & Community Services:** Review, analysis and recommendations of laws affecting public health, safety, and welfare, including but not limited to law enforcement, and code enforcement. Liaison with parish, state and federal health entities including but not limited to DHH, LDH, Mosquito Abatement, and DEQ on legislation that may be relevant to town legislation and operation.

The mayor or mayor pro tem may assign any matter not contained in the description of the subject matter assigned to the above subject areas.

d) **Process:**

1. The mayor pro tem, once chosen, shall determine the committee chairmen.
2. All ordinances shall be submitted to the town attorney prior to the town council public hearing.
3. Agenda item requests for Council Meetings must be submitted to the town clerk no later than Friday at 5:00 p.m. prior to the scheduled Council Meeting and shall be distributed to the entire board of aldermen and town attorney on the next Monday to be put on the next regular meeting agenda. The agenda for the Council Meeting shall be posted no later than 24 hours prior to the scheduled meeting and posted for public review on the location of the meeting.
4. After a proposed ordinance has been introduced, copies of it shall be provided to all members of the board and the mayor.
5. An amendment to a proposed ordinance shall not nullify the purpose of the proposed ordinance nor, except for ordinances involving the annual operating budget, a capital improvements budget, or a codification of municipal ordinances, add a new subject matter to it.



**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS,  
LOUISIANA, APPROVING THE MAYOR'S SELECTION OF THE CPA FIRM OF GRIFFIN &  
FURMAN LLC TO CONDUCT THE TOWN'S ANNUAL AUDIT**

**WHEREAS**, Louisiana State Law requires municipalities to undergo an annual audit conducted by an independent certified public accountant (CPA); and

**WHEREAS**, the Mayor of the Town of Abita Springs has selected the firm of Griffin & Furman LLC, a reputable CPA firm with expertise in municipal audits, to conduct the Town's annual audit for the fiscal year ending 2024; and

**WHEREAS**, Griffin & Furman LLC has agreed to perform the necessary auditing services in accordance with the applicable standards set forth by the Louisiana Legislative Auditor's office and other state laws governing municipal audits; and

**WHEREAS**, the Board of Aldermen has reviewed the selection of Griffin & Furman LLC and finds the firm to be qualified and capable of performing the audit in compliance with Louisiana State Law; and

**WHEREAS**, the Board of Aldermen understands that the audit is essential for maintaining transparency, accountability, and compliance with all financial regulations applicable to the Town of Abita Springs.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the Town of Abita Springs, Louisiana, in a duly convened meeting on this 18th day of February 2025, that:

- The selection of Griffin & Furman LLC as the independent CPA firm to conduct the Town's annual audit for the fiscal year ending 2024 is hereby confirmed and approved.
- The Mayor is authorized to enter into a contract with Griffin & Furman LLC to conduct the audit in accordance with Louisiana State Law.

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately upon its adoption.

This resolution was adopted on a motion of \_\_\_\_\_, seconded by \_\_\_\_\_.

The vote was:

Yeas:

Nays:

Abstain:

Absent:

\_\_\_\_\_  
**ATTEST**

**Janet Dufrene, Town Clerk**

An ordinance of the board of Alderman of the town Abita Springs to amend the code of ordinances of the town of Abita Springs relative to the following sections; section 9–205 relative to certain definitions, section 9–2 18 relative to the uses allowed in commercial districts and section 9–2 18.2 relative to large footprint buildings and to provide for related matters. Section 9–205 is here by amended and reordained to read as follows: Between the definition of “ Hotel” and “Junk” insert the following: “ Invasive plant species is a plant that is non-native to the local ecosystem, and who’s introduction causes or is likely to cause economic, or environmental harm, or harm to human health;” Between the definition of “Lot” and “Mobile Home “ insert the following: “ Marquee sign, shall mean any sign attached to or hung from a marquee. For the purpose of this code, a marquee is a covered structure projecting from and supported by the building with independent roof and drainage, provisions and which is erected over a doorway, or doorways as protection against the weather;“ Between the definition of “Nonconforming use” and “ Notice of public hearing“ insert the following: “ Non-invasive species, or native plant, is a plant that is a part of the balance of nature that has developed over hundreds or thousands of years in a particular region or ecosystem.“ Between the definition of “Public hearing“ and “Rooming or lodging house“ insert the following: “ Primary façade is the principal elevation of a structure facing a street or public right of way. On the corner lot, the primary façade is the one with the most prominent entrance; Primary Street is the street immediately abutting the primary buildings, main entrance, or the front orientation; Section 9–218(a) Commercial district is amended and reordained as follows : Section 9–2 18 (a) is amended and reordained to read as follows Section 9–2 18 (a) In the commercial district, no building or premises shall be used and no building shall be hereinafter erected a structurally altered, unless otherwise provided in this chapter, except for one or more of the following uses. (Put in the new allowable uses) Section 9–2 18 (g) is amended and reordained as follows: Section 9–2 18 (g) if located within a Historic District Overlay , development must comply with section 9–222 of this part. Section 9–2 18 (H), (I), (J), (K), (L), (M), (N), (O), (P), (R), and (S), are amended and reordained to read as follows: (Put in new language Section 9–218.2. C-2 highway commercial District.(i) is amended and ordained to read as follows: (i) is redesignated as(j) and section (i) shall read as follows: (Insert the new language here)



Instrument 2025-001

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO MAKE AMENDMENTS TO THE TEXT OF PART 9 – PLANNING, ZONING AND DEVELOPMENT, CHAPTER 2. – ZONING REGULATIONS, SEC. 9-218. - COMMERCIAL DISTRICT, SEC. 9-218.2. - C-2 HIGHWAY COMMERCIAL DISTRICT, AND SEC. 9-205 DEFINITIONS TO UPDATE STANDARDS AND CLARIFY EXISTING REGULATIONS BASED UPON THE ABITA SPRINGS MASTER PLAN.**

1 WHEREAS, The Town established and later extended a moratorium on “the issuance of any  
2 permits whatsoever in the furtherance of or uses allowed in the Commercial District of the Town  
3 and further any such permits in connection with Commercial and Multifamily uses in certain  
4 described property in the Town of Abita Springs” via Ordinance #529 on June 22, 2022, and  
5 Ordinance #544 on February 6, 2024; and  
6

7 WHEREAS, on March 28, 2024, the Town of Abita Springs Planning Commission adopted the  
8 Abita Springs Master Plan to guide future growth and development; and  
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10 WHEREAS, as part of the Master Plan development, standards were created to guide future  
11 growth in the Town in a way that included clearer administration of regulations and design  
12 standards for commercial sites; and  
13

14 WHEREAS, certain allowed uses in the Commercial district as set out in Section 9-218  
15 Commercial district are outdated and not properly regulated; and  
16

17 WHEREAS, the specific regulations and overall development intent of the Master Plan has been  
18 recommended as changes primarily to the Commercial district, and minor changes to the C-2  
19 Highway Commercial district and Definitions section.  
20

21 **THEREFORE, LET IT BE ORDAINED** by the Board of Alderman of the Town of Abita  
22 Springs, at its regular session convened, that Sec. 9-218. – Commercial district, Sec. 9-218.2 -  
23 C-2 Highway Commercial district, and Sec. 9-205. – Definitions be updated to include standards  
24 and clarify existing regulations based upon the Abita Springs Master Plan in accordance with  
25 **Attachment A.**  
26

27 **THEREFORE, LET IT BE FURTHER ORDAINED** by the Board of Alderman of the Town  
28 of Abita Springs, at its regular session convened, that any ordinance previously adopted in  
29 conflict with these provisions is hereby repealed and replaced with these amendments.  
30

31 Introduced on a motion of \_\_\_\_\_ and seconded by \_\_\_\_\_, on  
32 the \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
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34 Adoption on a motion of \_\_\_\_\_ and seconded by \_\_\_\_\_,  
35 adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
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37 The vote was as follows:  
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39 YAYS:

40 NAYS:

41 ABSTAIN:

42 ABSENT:

43 ATTEST:

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Janet Dufrene  
Town Clerk

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Dan J. Curtis  
Mayor

**ATTACHMENT A:**  
**Proposed Commercial District Amendments with Tracked Changes**

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<b>TRACKED CHANGES KEY:</b>
<ul style="list-style-type: none"><li>• Blue and bold text (<b>Example</b>): New language</li><li>• Red and strikethrough text (<del>Example</del>): Deleted text</li><li>• Green and underlined text (<u>Example</u>): Moved from a previous location</li></ul>

**CODE OF ORDINANCES OF THE TOWN OF ABITA SPRINGS**

\* \* \*

**PART 9 – PLANNING, ZONING AND DEVELOPMENT**

\* \* \*

**CHAPTER 2. - ZONING REGULATIONS**

\* \* \*

**Sec. 9-205. Definitions.**

\* \* \*

*Hotel* is a building containing rooms intended or designed to be used or which are used, rented or hired out to be occupied or which are occupied for sleeping purposes by guests and where only a general kitchen and dining room are provided with the building or in an accessory building;

***Invasive plant species is a plant that is non-native to the local ecosystem, and whose introduction causes or is likely to cause economic or environmental harm or harm to human health;***

*Junk* is any worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which, unaltered or unchanged and without further reconditioning can be used for its original purposes as readily as when new shall not be considered junk;

\* \* \*

*Lot* is a parcel of land occupied or capable of being occupied by one building and the accessory building or uses customarily incident to it, including the open spaces as are required by this chapter;

***Marquee sign shall mean any sign attached to or hung from a marquee. For the purpose of this Code, a marquee is a covered structure projecting from and supported by the building with independent roof and drainage provisions and which is erected over a doorway or doorways as protection against the weather;***

*Mobile home* is any vehicle or similar portable structure mounted or designed for mounting on wheels, used or intended for use for dwelling, commercial or industrial purposes or uses, including structural additions, except parked and unoccupied camping-type trailers. Any such vehicle or structure shall be deemed to be a mobile home whether or not the wheels have been removed therefrom and whether or not resting upon temporary or permanent foundations;

\* \* \*

*Nonconforming use* is a building structure or use of land existing at the time of the enactment of this chapter and which does not conform to the regulations of the district in which it is located;

***Non-invasive species, or native plant, is a plant that is a part of the balance of nature that has developed over hundreds or thousands of years in a particular region or ecosystem;***

*Notice of public hearing.* A notice of public hearing related to planning and zoning matters will be by means of the following three procedures.

- (1) The date, the location, and the subject of the hearing will be posted in the "official journal" of the town once a week in three different weeks commencing at least 15 days prior to the hearing date.
- (2) An official sign including the date, the location, and the subject of the hearing will be posted on site, at the involved location.

96 (3) The date, the location, and the subject of the hearing will be posted on the town's website.

97 \* \* \*

98 *Public hearing* is an official meeting where members of the public hear the facts about a planned road,  
99 building, etc. and voice their opinions. A public hearing provides an applicant the opportunity to explain the need  
100 for a request and affords the public an opportunity to respond.

101 **Primary façade is the principal elevation of a structure facing a street or public right of way. On a corner**  
102 **lot, the primary façade is the one with the most prominent entrance;**

103 **Primary street is the street immediately abutting the primary building’s main entrance, or the front**  
104 **orientation;**

105 *Rooming or lodginghouse* is any dwelling in which not more than ten persons are housed or lodged for hire,  
106 with or without meals pursuant to previous arrangement and not to any one who may apply. A boardinghouse or  
107 furnished room house shall be deemed to a "rooming house;"

108 \* \* \*

109 **Sec. 9-218. Commercial district.**

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

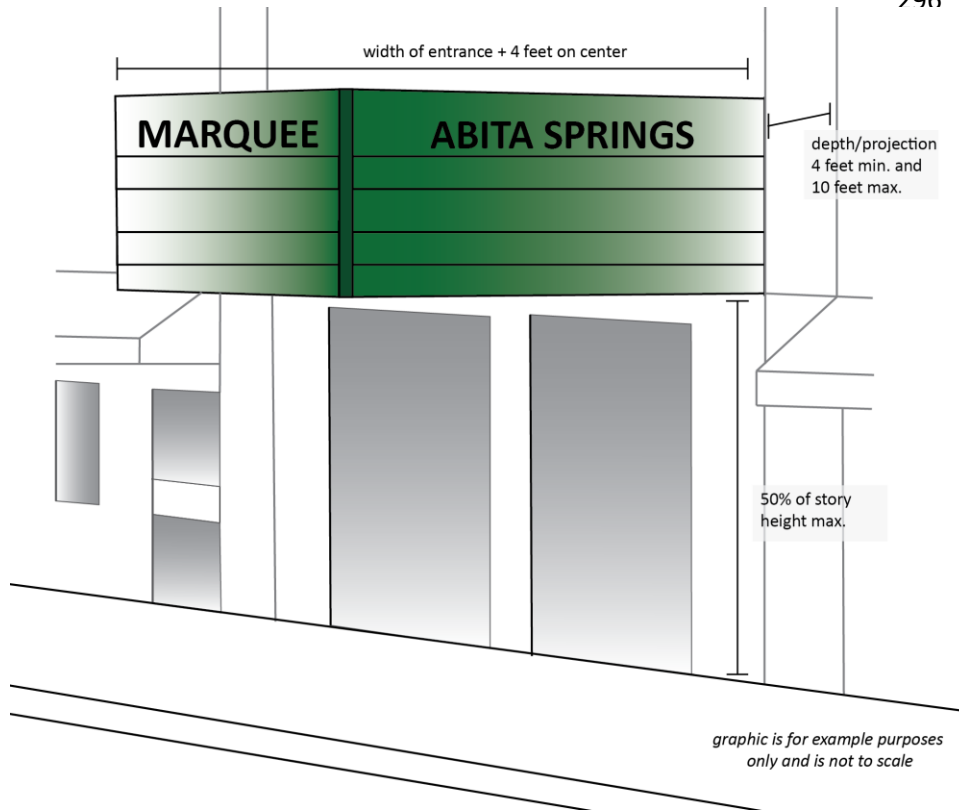
- 113 (1) **Appliance sales and repair – all inventory must be stored inside.**
- 114 (2) **Artisan studio – art, dance, music, theater, photography.**
- 115 (3) **Art gallery, museum, library.**
- 116 (4) **Animal hospital, veterinarian.**
- 117 (5) **Auditorium – movie, music, theater, other.**
- 118 (6) **Bakery, confectionary or candy store (products sold retail on premises).**
- 119 (7) **Bank/financial institution.**
- 120 (8) **Barbershop, salon, spa, nail parlor, beauty parlor, massage, and similar personal service requiring a**  
121 **license.**
- 122 (9) **Bicycle sales and repair shop.**
- 123 (10) **Boutiques – cultural and artistic products, florist, antiques, photography.**
- 124 (11) **Clothes cleaning establishment for drop off and pickup only or using nonflammable and**  
125 **nonexplosive cleaning fluids.**
- 126 (12) **Clothes making, millinery, tailor.**
- 127 (13) **Drugstore or pharmacy.**
- 128 (14) **Gym, rehabilitation, or physical therapy.**
- 129 (15) **Hardware store, locksmith, building supplies/paint store.**
- 130 (16) **Hobby shop.**
- 131 (17) **Hotel/motel with less than 10 rooms.**
- 132 (18) **Indoor entertainment – bowling, skating, axe throwing, virtual golf, and similar establishments.**
- 133 (19) **Medical or dental clinic.**
- 134 (20) **Neighborhood market – groceries, fruits and vegetables, seafood, meat.**
- 135 (21) **Offices – business and professional including lawyer, interior design, real estate.**
- 136 (22) **Public facilities including utilities and parks and open space areas.**
- 137 (23) **Refreshment stand – snowball, ice cream, coffee, etc. with no indoor seating.**
- 138 (24) **Restaurant, delicatessen, café, coffee shop.**
- 139 (26) **Specialty retail outlet selling clothes, shoes, accessories, books, stationery, newspapers, furniture,**  
140 **jewelry.**
- 141 (27) **Bed and breakfasts subject to the requirements of Sec. 9-232.**
- 142 (28) **Farm stand or farmers’ market.**
- 143 (29) **Gas station including automotive repair, having no more than two (2) pumps.**
- 144 (28) **Appurtenant structures and uses customarily incidental to above listed uses.**



- 145 (29) Mixed use—Multi-family/commercial, must be a two-story structure with residential on the second  
146 floor and commercial on the first floor, residential area not to exceed one-half of the total square  
147 footage of structure, each apartment must be 600 square feet or larger, and adequate parking as  
148 per the parking ordinance.
- 149 (30) One single-family residence per lot subject to the development standards of the Residential  
150 District.
- 151 (31) Multi-family residential subject to the development standards of the Multi-family District.
- 152 (32) Townhouse/condominium residential subject to the development standards of the  
153 Townhouse/Condominium District.
- 154 ~~(1) Any use permitted in residential district and multifamily district;-~~
- 155 ~~(2) Bakeries (products sold retail on premises);-~~
- 156 ~~(3) Banks;-~~
- 157 ~~(4) Barbershops, beauty parlors, chiroprapist and similar personal service shops;-~~
- 158 ~~(5) Bicycle sales and repair shops;-~~
- 159 ~~(6) Camera shops;-~~
- 160 ~~(7) Clothes pressing and repair;-~~
- 161 ~~(8) Clothing stores;-~~
- 162 ~~(9) Delicatessens;-~~
- 163 ~~(10) Drugstores and pharmacies;-~~
- 164 ~~(11) Dry cleaning pickup station;-~~
- 165 ~~(12) Filling stations;-~~
- 166 ~~(13) Florists;-~~
- 167 ~~(14) Garages, parking;-~~
- 168 ~~(15) Garages, storage;-~~
- 169 ~~(16) Grocery stores, including meats, fruits and vegetables;-~~
- 170 ~~(17) Hardware stores;-~~
- 171 ~~(18) Laundromats;-~~
- 172 ~~(19) Laundry pickup stations;-~~
- 173 ~~(20) Liquor stores;-~~
- 174 ~~(21) Locksmith shops;-~~
- 175 ~~(22) Medical and dental clinics for human patients only;-~~
- 176 ~~(23) Messenger and telegraph offices;-~~
- 177 ~~(24) Offices;-~~
- 178 ~~(25) Parking lots;-~~
- 179 ~~(26) Photographers' studios;-~~
- 180 ~~(27) Restaurants and cafes;-~~
- 181 ~~(28) Shoe repairing shops;-~~
- 182 ~~(29) Shops for the repair of radios, televisions, and similar commodities;-~~
- 183 ~~(30) Shoe stores;-~~
- 184 ~~(31) Signs and billboards;-~~
- 185 ~~(32) Stationery and book stores;-~~
- 186 ~~(33) Tailoring, millinery and custom dress making shops;-~~
- 187 ~~(34) Theaters (not drive in);-~~
- 188 ~~(35) Variety stores;-~~
- 189 ~~(36) Bowling alleys;-~~
- 190 ~~(37) Bus depots;-~~
- 191 ~~(38) Dancing studios;-~~
- 192 ~~(39) Funeral homes;-~~
- 193 ~~(40) Garages, public;-~~

- 194 ~~(41) Gift shops;~~
- 195 ~~(42) Hotels;~~
- 196 ~~(43) Nightclubs;~~
- 197 ~~(44) Antique shops;~~
- 198 ~~(45) Art shops;~~
- 199 ~~(46) Beer gardens;~~
- 200 ~~(47) Book shops;~~
- 201 ~~(48) Broadcasting and recording stations;~~
- 202 ~~(49) Candy stores;~~
- 203 ~~(50) Caterers;~~
- 204 ~~(51) Cigar stores;~~
- 205 ~~(52) Dry good stores;~~
- 206 ~~(53) Department stores;~~
- 207 ~~(54) Express offices;~~
- 208 ~~(55) Fish markets;~~
- 209 ~~(56) Gyms;~~
- 210 ~~(57) Hat stores;~~
- 211 ~~(58) Furniture stores;~~
- 212 ~~(59) Jewelry stores;~~
- 213 ~~(60) Leather goods shops;~~
- 214 ~~(61) Musical instrument shops;~~
- 215 ~~(62) Newsstands;~~
- 216 ~~(63) Newspaper and printing offices;~~
- 217 ~~(64) Pawnbrokers;~~
- 218 ~~(65) Pool halls;~~
- 219 ~~(66) Paint stores;~~
- 220 ~~(67) Shoe shining parlors;~~
- 221 ~~(68) Appurtenant structures and uses customarily incidental to above listed uses; or~~
- 222 ~~(69) Mixed use—Multi-family/commercial, must be a two-story structure with residential on the second-~~
- 223 ~~floor and commercial on the first floor, residential area not to exceed one-half of the total square-~~
- 224 ~~footage of structure, each apartment must be 600 square feet or larger, and adequate parking as per~~
- 225 ~~the parking ordinance.~~
- 226 (b) Commercial growth shall be restricted to new construction on vacant land within the commercial district or
- 227 to commercial uses in effect at the time of the adoption of this chapter or approved adaptive reuse of
- 228 existing structures within the commercial district.
- 229 (c) No building shall be constructed in a commercial area of a height in excess of 35 feet.
- 230 (d) There shall be provided within the commercial district one parking space for each 300 square feet of
- 231 commercial building.
- 232 (e) Commercial or industrial enterprises not specifically listed or enumerated in the zoning regulations and
- 233 chapter must apply for a public hearing before the zoning commission to be held not earlier than the next
- 234 scheduled zoning commission meeting. The nonlisted enterprises must submit information required by the
- 235 zoning commission and answer questions for the public and the zoning commission relating to the proposed
- 236 enterprise. The zoning commission shall make a determination of classification within 90 days of the public
- 237 hearing.
- 238 (f) No mobile home, modular home, nor automobile sales business or trailer shall be located within the
- 239 commercial district.
- 240 ~~(g) Modular homes are prohibited in the commercial district.~~
- 241 **(g) If located within a Historic District Overlay, development must comply with Sec. 9-222 of this Part.**
- 242 **(h) Building orientation and primary entrances.**
- 243 **(1) Primary façades of every primary building shall be oriented to a front lot line or public space.**

- 244 (2) The primary entrance of every principal building must directly face a street or a public space.  
245 Public space may include a central garden or courtyard when that public space opens directly onto  
246 the primary street.
- 247 (3) Public entry and exit doors that swing outward shall be recessed into the façade at a minimum of  
248 three feet where the sidewalk abuts the building.
- 249 (i) *Façade material and design.*
- 250 (1) For buildings of two stories or more, the ground floor should be architecturally differentiated from  
251 those floors above in order to reinforce the pedestrian space. This may consist of the use of  
252 different façade materials, aesthetic treatments, pedestrian overhangs, larger storefront windows,  
253 planters, or similar treatments.
- 254 (2) Columns and posts shall not be spaced further apart than the height of any individual column or  
255 post.
- 256 (3) Appurtenances and encroachments. At least one of the following architectural treatments must be  
257 applied to the building.
- 258 a. *Balconies.* To be considered an architectural treatment that meets this requirement, all of  
259 the following conditions must be met:
- 260 i. Balconies must be provided along all street-facing facades on each story provided.  
261 ii. Minimum underside clearance is 10 feet.  
262 iii. Balconies may extend past the build-to line, may encroach within the right-of-way  
263 with special easement permission, and must be located at least two feet from the  
264 curb line.  
265 iv. Balconies shall be permitted to have roofs, but are required to be open,  
266 unconditioned parts of buildings.  
267 v. Balconies must be visually supported from below by brackets or another structurally  
268 implicit mechanism, from above by suspension cables or chains, or adjacent side  
269 walls (if the balcony is set completely within the main body of the building).  
270 vi. On corners, balconies shall be permitted to wrap around the side of the building  
271 facing the adjacent street.
- 272 b. *Awnings or canopies.* To be considered an architectural treatment that meets this  
273 requirement, all of the following conditions must be met:
- 274 i. Awnings or canopies must be provided for at least 25% of the street-facing façade on  
275 each story provided.  
276 ii. The minimum awning depth for a first-floor awning is 5 feet measured perpendicular  
277 to the wall face.  
278 iii. The minimum underside clearance of a first-floor awning is 8 feet above grade or the  
279 walkway surface below.  
280 iv. Awnings may extend past the build-to line, may encroach within the right-of-way  
281 with special easement permission, and must be located at least two feet from the  
282 curb line.  
283 v. Awnings must be made of durable fabric and may be either fixed or retractable. High-  
284 gloss or plasticized fabrics are prohibited. Backlit awnings are also prohibited.
- 285 c. *Marquees.*
- 286 i. For uses such as theaters or hotels where people regularly congregate on the  
287 sidewalk, marquees may be applied as an architectural treatment in fulfillment of  
288 this requirement.  
289 ii. Marquees may extend past the build-to line, may encroach within the right-of-way  
290 with special easement permission, and must be located at least two feet from the  
291 curb line.  
292 iii. Marquees must meet the following requirements: 1 per business, width is that of  
293 the entrance plus 4 feet on center, height is 50% of the story height maximum,  
294 depth/projection is 4 feet minimum and 10 feet maximum.  
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**(j) Brick and masonry detailing.**

- (1) **Headers.** All openings in masonry construction shall be spanned by a header.
- (2) **Sills.** All window and door openings in masonry construction shall have a sill at their base.
- (3) **Caps.** A cap shall protect the tops of all masonry structures exposed to the weather, including garden walls, stair treads, planter edges, parapets, and freestanding piers.
  - a. Caps shall be comprised of stone, cast stone, brick, concrete, or slate.
  - b. The edges of caps may be rectangular or may be more ornate.
  - c. Caps shall project past the edge of the masonry structure below by a minimum of one-half inch.

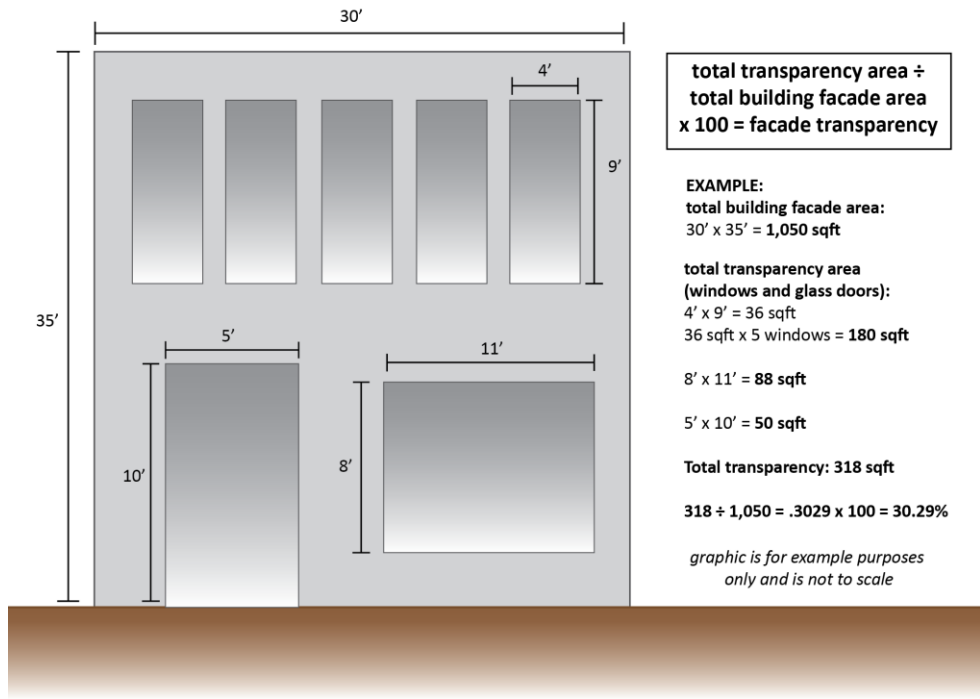
**(k) Wide Buildings.** The Primary Façade of buildings wider than 150 feet shall be varied with a change of architectural expression. These changes in expression may be a vertical element running from the ground plane to the roof, a change in fenestration, color, or texture, or a break in building façade plane or roof line.

**(l) Façade Transparency.** All building façades that face onto a street (including secondary or side streets) or public space must have a minimum of 30% of the façade area of each façade facing the street composed of transparent doors or windows. Windows may be tinted.

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### Calculating Facade Transparency



(m) **Landscaping.**

- (1) Reference Part 9 Planning, Zoning, and Development; Chapter 2 Zoning Regulations; Sec. 9-Chapter 7. – Tree Removal and Timber Harvesting for references to specifically protected tree species, protection, removal, and permitting.
- (2) Tree plantings required in buffers or green belt areas.
  - a. All areas between the street / property line and parking lot, and sideline setbacks, otherwise known as “buffers or green belt areas” must be planted with a minimum of one class "A" tree and one class “B” tree every 25 feet as well as groundcover such as turf or other vegetative cover.
  - b. Type "A" trees include all hard woods indigenous to the area such as oak, maple, cedar, cypress, birch, pine, pecan, etc.
  - c. Type "B" trees include ornamental species such as crepe myrtle, dogwood, redbud, laurel, magnolia, sweet olive, gardenia, lasianthus, native fringe, etc.
- (3) Provisions for planting in parking areas.
  - a. Interior plantings in parking areas containing more than eight spaces are required to be planted with a minimum of the following per 2,000 square feet of parking or paved area (approximately five spaces):
    - i. One tree
    - ii. 40 shrubs (three-gallon sized minimum)
    - iii. Vegetative ground cover
  - b. For ten or more spaces in a row, an island at least 5 feet in width is required.
  - c. All parking lots of ten or more spaces require a landscape and layout plan, approved by the Director of Planning and Zoning, as a condition of obtaining a building permit.
  - d. For existing parking lots that do not comply with the required parking lot landscape standards, such landscaping shall be provided when any of the following occur:
    - i. A new principal building is constructed.
    - ii. An addition is constructed that expands the building footprint by 30% or more.
    - iii. Over 50% of the total area of an existing parking lot is reconstructed.
- (2) Tree plantings required in buffers or green belt areas.
  - a. All areas between the street / property line and parking lot, and sideline setbacks, otherwise known as “buffers or green belt areas” must be planted with a minimum of one class "A" tree and one class “B” tree every 25 feet as well as groundcover such as turf or other vegetative cover.
  - b. Type "A" trees include all hard woods indigenous to the area such as oak, maple, cedar, cypress, birch, pine, pecan, etc.

- 382 c. Type "B" trees include ornamental species such as crepe myrtle, dogwood, redbud, laurel,  
383 magnolia, sweet olive, gardenia, lasianthus, native fringe, etc.
- 384 (3) *Interior planting.* Interior planting parking areas containing more than eight spaces are required  
385 to be planted with a minimum of one tree and 40 shrubs (three-gallon sized minimum) per  
386 2,000 square feet of parking area or paved area in the parking lot (approx. five spaces) along  
387 with vegetative ground cover.
- 388 (n) *Streetscapes.*
- 389 (1) Each property with a street frontage shall install at least one bench, bicycle rack, planter, or  
390 piece of public art per 500 feet of street frontage or part thereof.
- 391 (o) *Parking requirements.*
- 392 (1) Reference Part 9 Planning, Zoning, and Development; Chapter 2 Zoning Regulations; Sec. 9-211.  
393 - Parking requirements.
- 394 (2) Buildings should have their surface parking lots placed and the side or rear of buildings.
- 395 (3) Buildings should have no more than 20% of their lots devoted to surface parking lots, with no  
396 individual lot larger than 2 acres.
- 397 (4) *Bicycle parking.* Two bicycle parking locations (bicycle racks accommodating two bicycles) can  
398 replace one required parking space in commercial and industrial uses, up to five parking spaces.
- 399 (p) *Lighting.*
- 400 (1) Lighting must be energy efficient (LED) and have a color temperature of 2,700 Kelvins  
401 maximum.
- 402 (2) Private parking lots must have cutoff, downward lighting.
- 403 (3) Light fixtures located within the interior area of a parking lot shall not exceed 30 feet in height.
- 404 (4) Light fixtures located along the perimeter edge of a parking area within 50 feet of a property  
405 line shall not exceed 16 feet in height.
- 406 (5) *Pedestrian-scale lighting.* Light fixtures located along pedestrian walkways shall not exceed 16  
407 feet in height.
- 408 (q) *Service areas and loading docks.* Trash and recycling dumpsters or similar collection areas shall be located  
409 in the rear or to the side of buildings and screened from view from adjacent public rights-of-way,  
410 properties, and pedestrian walkways (not including alleys) using a fence or vegetative screening material.
- 411 (r) *Drive-in or drive-through facility.*
- 412 (1) A ground-floor shopfront shall face the primary street.
- 413 (2) All parking shall be located at the rear of the site.
- 414 (3) Drive-through windows shall be located on the side or rear of the building.
- 415 (s) *Utilities.*
- 416 (1) Utilities are to be placed underground and at the rear of buildings, when practicable.  
417

418 **Sec. 9-218.2. C-2 highway commercial district.**

- 419 \* \* \*
- 420 (h) No building shall be constructed in a commercial area of a height in excess of 35 feet.
- 421 (i) **Large footprint buildings (over 10,000 square feet of building area):**
- 422 (1) To encourage use by pedestrians and decrease the need for solely auto-oriented patronage, large  
423 footprint buildings must reinforce the urban character of the neighborhood by providing a  
424 connected system of walkable blocks/street frontages (including sidewalks and street trees) through  
425 the site as part of the design of parking and drive aisles. Any block façade that exceeds 600' in length  
426 shall have a mid-block pedestrian access of at least 8 feet in width.
- 427 (2) Loading docks, service areas, and trash disposal facilities shall not face the primary street façade of  
428 the site.
- 429 (i)(j) Parking lot areas and landscape requirements.



Instrument 2025-002

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO MAKE AMENDMENTS TO THE OFFICIAL ZONING MAP TO SEPARATE THE COMMERCIAL-HISTORIC AND RESIDENTIAL-HISTORIC ZONING DESIGNATIONS INTO THE BASE DISTRICTS AND THE HISTORIC OVERLAY DISTRICT AND TO MAKE AMENDMENTS TO THE TEXT OF THE CODE OF ORDINANCES PART 9 – PLANNING, ZONING AND DEVELOPMENT, CHAPTER 2. – ZONING REGULATIONS SEC. 9-222 – HISTORIC DISTRICT TO CLARIFY THE DISTRICT AS AN OVERLAY AND REMOVE REGULATIONS THAT ARE DEFINED IN BASE ZONING DISTRICTS.**

1 WHEREAS, on March 28, 2024, the Town of Abita Springs Planning Commission adopted the  
2 Abita Springs Master Plan to guide future growth and development; and  
3

4 WHEREAS, the Master Plan underscores the importance of the Town’s historic character via  
5 Land Use Chapter Goal #2: “Revise Development Regulations and Zoning;” and through  
6 subgoal “B: Protect and Enhance Abita Springs’ historic character by utilizing the Unified  
7 Development Ordinance”; and  
8

9 WHEREAS, clarifying current Commercial-Historic and Residential-Historic zoning  
10 designations will improve Code administration; and  
11

12 WHEREAS, such clarification includes separating the historic overlay from the base zoning  
13 district in both the Commercial-Historic District and Residential-Historic District on the official  
14 Zoning Map of the Town of Abita Springs; and  
15

16 WHEREAS, such clarification also includes minor text edits to Code of Ordinances Sec. 9-222  
17 Historic district to support the administration as an overlay district and remove density and other  
18 regulations, wherein allowable uses are defined by the base zoning; and  
19

20 WHEREAS, text edits will subsequently prohibit commercial uses in areas currently mapped as  
21 Residential-Historic.  
22

23 **THEREFORE, LET IT BE ORDAINED** by the Board of Alderman of the Town of Abita  
24 Springs, at its regular session convened, to amend the official Zoning Map of the Town of Abita  
25 Springs to separate the Commercial-Historic and Residential-Historic zoning designations into  
26 the Commercial and Residential base districts and the Historic Overlay District in accordance  
27 with **Attachment A** and amend the Code of Ordinances Sec. 9-222 to clarify the Historic  
28 District as an overlay and remove regulations that are outlined in base zoning districts as  
29 described in **Attachment B**.  
30

31 **THEREFORE, LET IT BE FURTHER ORDAINED** by the Board of Alderman of the Town  
32 of Abita Springs, at its regular session convened, that any ordinance previously adopted in  
33 conflict with these provisions is hereby repealed and replaced with these amendments.  
34

35 Introduced on a motion of \_\_\_\_\_ and seconded by \_\_\_\_\_, on  
36 the \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
37

38 Adoption on a motion of \_\_\_\_\_ and seconded by \_\_\_\_\_,  
39 adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
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41 The vote was as follows:

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YAYS:  
NAYS:  
ABSTAIN:  
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ATTEST:

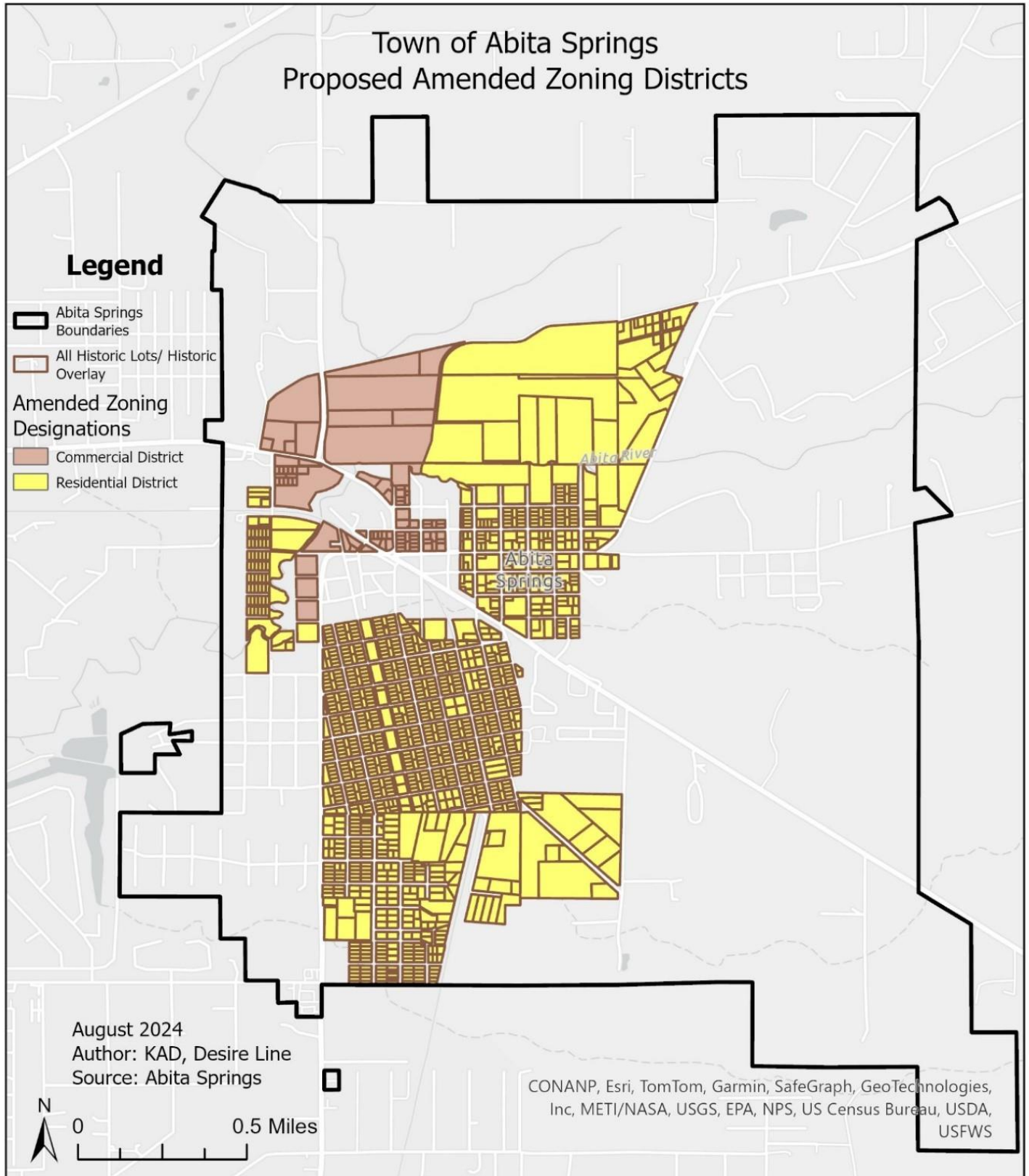
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Janet Dufrene  
Town Clerk

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Dan J. Curtis  
Mayor





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115 ATTACHMENT B:

116 CODE OF ORDINANCES OF THE TOWN OF ABITA SPRINGS

117 \* \* \*

118 PART 9 – PLANNING, ZONING AND DEVELOPMENT

119 \* \* \*

120 CHAPTER 2. - ZONING REGULATIONS

121 \* \* \*

122 9-222. Historic district overlay.

123 (a) In the historic district, no building or premises shall be used and no building shall be hereinafter erected or  
124 structurally altered unless otherwise except as provided for in this chapter and in accordance with the  
125 underlying base zoning district, except for one or more of the following uses, and then only in strict  
126 accordance with the rules and regulations hereinafter established and as may be hereafter established by the  
127 historic district commission:

128 (1) Any use permitted in residential, commercial, multifamily, parks and school districts.

129 (b) No private building, structure, or edifice, including fences, boundary walls, signs, light fixtures, steps and  
130 paving or other appurtenant fixtures, shall be erected, altered, restored, moved or demolished, nor shall  
131 earthworks of historical or archeological importance be excavated or any earth, rock or subsoil removed  
132 therefrom if located within the historic district until after an application for a certificate of appropriateness  
133 has been submitted to and approved by the historic district commission established in section 9-120 et seq.  
134 of this Code, except as otherwise provided in this chapter or as provided by rules, regulations, policies,  
135 procedures and standards adopted by the historic district commission.

136 (c) In considering a certificate of appropriateness, the historic district commission shall not consider interior  
137 arrangement or use, but shall consider the relationship of the exterior of the buildings concerned with all  
138 others in the historic district so as to avoid incongruity and promote harmony therewith. Use of a building in  
139 a historic district shall be governed by the provisions of this chapter taken as a whole and administered by  
140 the zoning commission of the town.

141 (d) The historic district commission shall adhere to and seek compatibility of structures in the historic district in  
142 terms of size, texture, scale and sight plans in accordance with guidelines established herein, and rules and  
143 regulations promulgated from time to time by the historic district commission.

144 (e) As used in this section, the term "exterior architectural features" shall include but need not be limited to the  
145 color, architectural style, general design and general arrangement of the exterior of a structure, including  
146 the kind and texture of the building material, the type and style of all roofs, windows, doors, light fixtures,  
147 signs and other appurtenant fixtures.

148 (f) The style, scale, material, size and location of outdoor advertising signs and bill posters within the historic  
149 district shall be subject to the control and supervision of the historic district commission.

150 (g) Nothing contained herein shall be construed to prevent ordinary maintenance or repairs which do not  
151 involve a change of design, material, or of outward appearance, thereof; nor to prevent the construction,  
152 reconstruction, alteration or demolishing of any such feature which is required by the public safety because  
153 of an unsafe or dangerous condition.

154 (h) Density requirements. The minimum buildable lot size in this zoning district shall be 90 feet of width by  
155 120 feet in depth with alleyways, 90 feet in width by 150 feet in depth without alleyways. Except on  
156 squares previously platted lots of records which are smaller than 90 feet by 120 feet in which case the  
157 following shall apply:

158 (1) On squares with lots of record originally platted with a width of 50 feet or less, the minimum  
159 buildable lot size shall be 75 feet in width and 120 feet in depth and the yard setbacks shall be in  
160 accordance with the provisions of section 9-223 yards and appurtenant structures in residential  
161 districts.

162 (2) On squares with lots of record originally platted with a width of 60 feet, the minimum buildable lot  
163 size shall be 90 feet in width and 120 feet in depth and the yard setbacks shall be in accordance  
164 with the provisions of section 9-223 yards and appurtenant structures in residential districts.

165 (i) Related matters.

166 (1) Definition of temporary. Temporary signs, banners, flags and streamers should be displayed no  
167 longer than six months. After six months, signs, banners, flags, and streamers must be removed  
168 from the property, or be resubmitted for approval as a permanent sign under the Commercial  
169 Architectural Guidelines for the Abita Springs Historic District.

- 170 (2) *Materials.* The signs must be well made of materials that reflect their temporary nature.
- 171 (3) *Placement.* The signs must be placed on private property only.
- 172 (4) *Size.* Size requirements shall follow the commercial architectural guidelines for the Abita Springs
- 173 Historic District.



# **TOWN OF ABITA SPRINGS RATE STUDY**

# **RATE STUDY**

The Rate Study, funded by the State of Louisiana Water Sector Program, was required for the Abita Springs WWTP project.

Completed by Waggoner Engineering, the study aimed to assess whether current rates provide sufficient revenue for ongoing operations, maintenance, and debt service.

# **BASIS OF RATE STUDY**

Financial Planning includes historical revenue and expense data from FY 2023 and 2024, with a current Debt Service Ratio of 1.25, meeting regulatory requirements.

Projections for the next 10 years account for a 3% annual increase in expenditures due to the Consumer Price Index.

Key considerations include adding 390 new water & sewer connections (Abita Meadows) over 4 years, a 1% growth factor for the Town, and the elimination of a \$382,000 General Fund transfer in 2024, which is not allowed under the Water Sector Program guidelines.

# RECOMMENDATIONS OF RATE STUDY

- **March 2025** – 15% increase in water & sewer rates
- **March 2025** – Establish a “Contingency Fund” to fund critical infrastructure repairs with a transfer of \$28,000 annually
- **March 2025** – Introduce an instrument to increase rates annually based on the percentage change in the Consumer Price Index. This would be important to ensure future viability & help eliminate large % increases.
- **Annually** – Perform an annual review of rates (this can be done internally or by an approved qualified entity)
- **January 2029** – Perform a rate study by an approved qualified entity in 2028 to ensure that the Town continues to meet the financial sustainability requirements of the Community Water System Accountability Rule (LDH - LAC 51:XII, Chapter 4).

# COMPARISON OF EXISTING VS PROPOSED RATES

<b>RESIDENTIAL RATES:</b>	<b>Current</b>	<b>Proposed</b>	<b>Increase</b>
<b>WATER:</b>		<b>15% Increase</b>	
Base Rate (Up to 2,000 gallons)	\$12.00	<b>\$13.80</b>	\$1.80
Over 2,000 gallons / per 1,000 gallons	\$ 3.00	<b>\$ 3.45</b>	\$0.45
<b>SEWER:</b>			
Base Rate: 0 – 2,000 gallons	\$28.00	<b>\$32.20</b>	\$4.20
Over 2,000 gallons / per 1,000 gallons	\$4.00	<b>\$4.60</b>	\$0.60
<b>COMMERCIAL RATES:</b>	<b>Current</b>	<b>Proposed</b>	<b>Increase</b>
<b>WATER:</b>			
Base Rate – per 2,000 gallons up to 6,000 gallons	\$20.00	<b>\$23.00</b>	\$3.00
Over 6,000 gallons / per 1,000 gallons	\$3.00	<b>\$3.45</b>	\$0.45
<b>SEWER:</b>			
Base Rate – per 2,000 gallons up to 6,000 gallons	\$20.00	<b>\$23.00</b>	\$3.00
Over 6,000 gallons / per 1,000 gallons	\$4.00	<b>\$4.60</b>	\$0.60



# CALCULATION OF AVERAGE BILLS

Residential (average 4,290 gallons)	Current	Proposed	Increase
Water	\$18.87	\$21.70	\$2.83
Sewer	<u>\$37.16</u>	<u>\$42.73</u>	<u>\$5.57</u>
<b>MONTHLY TOTAL</b>	<b><u>\$56.03</u></b>	<b><u>\$64.43</u></b>	<b><u>\$8.40</u></b>
<b>ANNUAL TOTAL</b>	\$672.36	\$773.16	\$100.80
Commercial (average 10,750 gallons)	Current	Proposed	Increase
Water	\$74.25	\$85.39	\$11.14
Sewer	<u>\$79.00</u>	<u>\$90.85</u>	<u>\$11.85</u>
<b>MONTHLY TOTAL</b>	<b><u>\$153.25</u></b>	<b><u>\$176.24</u></b>	<b><u>\$22.99</u></b>
<b>ANNUAL TOTAL</b>	\$1,839.00	\$2,114.88	\$275.88

**PRIOR RATE INCREASE**

**MAY 2017**

**RESIDENTIAL  
57% INCREASE**

Average of  
**\$22.20/month**

**COMMERCIAL  
95% INCREASE**

Average of  
**\$62.08/month**

**PROPOSED RATE INCREASE**

**MARCH 2025**

**RESIDENTIAL  
15% INCREASE**

Average of  
**\$8.40 /month**

**COMMERCIAL  
15% INCREASE**

Average of  
**\$22.99/ month**