

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3337 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: MR. GOULD PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY MR. BAGERT SECONDED BY MR. BURKHALTER

ON THE 3RD DAY OF AUGUST 2006

ORDINANCE TO AMEND THE PARISH CODE OF ORDINANCES,
APPENDIX C, LAND USE REGULATIONS ORDINANCE (ORDINANCE
NO. 523), SECTION 5.13, ACCESSORY BUILDINGS & STRUCTURES.

WHEREAS, the St. Tammany Parish Council has determined that it is necessary to amend parish land use regulations to provide for clarifications in the accessory structure provisions.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the St. Tammany Parish Land Use Regulatory Ordinance No. 523, Section 5.13 Accessory Buildings & Structures, be hereby amended to henceforth read as follows:

1. Any accessory building may be built in a required rear yard. However, an accessory building must be located at least forty (40') feet from the front lot line, ten (10') feet from an interior rear lot line, ten (10') feet from the nearest interior side lot line and fifteen (15') feet from the nearest side street lot line. On through lots, an accessory building must be located at least forty (40') feet from the designated rear lot line.

Accessory buildings placed on buildable lots of record, or any accessory building under 100 square feet in area, must be located at least twenty-five (25') feet from the front lot line, five (5') feet from an interior rear lot line, five (5') feet from the nearest interior side lot line and ten (10') feet from the nearest side street lot line. On through lots, an accessory building must be located at least twenty-five (25') feet from the designated rear lot line.

2. The size of any accessory buildings shall not exceed seven and one half (7 ½ %) percent of the area of the lot on which the main building is situated.

3. Accessory buildings or structures permitted in a required rear yard by this ordinance shall not be higher than the peak of the roof of the principal building in residentially zoned districts. However, in any case, an accessory building or structure in a residentially zoned district cannot exceed twenty (20') feet in height.

4. The previous provisions notwithstanding, accessory buildings with a size less than 5% of the area of the lot on which the main building is situated may be located five (5') feet from the nearest interior side lot line provided the building length does not exceed thirty (30') feet, the building height does not exceed nineteen (19') feet and they meet the remaining requirements of subsection 1.

5. 4. No accessory building may be located in a required front yard. Fences, signs, lighting, paved driveways and other accessory structures may be located in required front yards, subject to meeting Parish site triangle requirements, when applicable.

6. 5. In all single-family residential districts, no accessory buildings or structures, greater than one hundred (100) square feet in combined gross area, shall be constructed prior to construction of the primary structure.

7. 6. The combined length of an accessory structure shall not exceed fifty (50) feet in all residential districts.

8. 7. Agricultural buildings are permitted in R (Rural), SA (Suburban Agricultural) on lots of a minimum of 1 acre & A-1 (Suburban) Districts on lots with a minimum area of 5 acres of land. There are no size limitations for an agricultural building, with the exception of the standard seven and one half (7 ½ %) percent maximum building coverage for non-residential structures.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____, 2006; AND BECOMES ORDINANCE COUNCIL SERIES NO. _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: _____, 2006

Published Adoption: _____, 2006

Delivered to Parish President: _____, 2006 @ _____

Returned to Council Clerk: _____, 2006 @ _____