

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4014

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR MR. GOULD

PROVIDED BY COUNCIL OFFICE

INTRODUCED BY \_\_\_\_\_

SECONDED BY \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2009.

ORDINANCE AMENDING ORDINANCE C.S. NO. 09-1985, ADOPTED JANUARY 8, 2009 MAKING CHANGES TO LAND USE REGULATIONS ORDINANCE NO. 523 AS AMENDED. SECTION 6.01, AND UNIFIED DEVELOPMENT CODE SECTION 7.0801, MODIFICATIONS AND EXCEPTIONS, LOTS OF RECORD, AMENDING SIDE YARD SETBACK AND DRIVEWAY REQUIREMENTS.

WHEREAS, Ordinance C.S. No. 09-1985 was adopted by the Parish Council on January 8, 2009 and established special side setback requirements for the development of lots of record; and

WHEREAS, the Zoning Commission recommended against adoption of the proposed setback requirements and it is the desire of the Parish Council to amend Ordinance C.S. No. 08-1861 establishing side setback requirements for the development of lots of record to address Zoning Commission concerns.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS through its Parish Council as governing authority that it amends Ordinance C.S. No. 09-1985 and Appendix C of the Parish Code of Ordinances, Land Use Regulations, Section 6.01, Modifications and Exceptions, Lots of Record, to amend side yard setback and driveway requirements as follows, to wit:

**St. Tammany Parish Land Use Ordinance No. 523**

**Section 6 - Modifications and Exceptions**

**Section 6.01 Lot of Record**

The minimum lot size requirement of Section 2 of the Land Use Schedule notwithstanding, a single-family dwelling and its accessory buildings may be erected on any lot of record or parcel of land in a residential district, or a commercial/industrial structure may be erected on any lot of record in a commercial/industrial district, which shall be documented as legally established and defined by deed or act of sale prior to the adoption of this ordinance. Where applicable, the contiguous lot of record regulations apply. (See Subdivision Regulations) The following minimum area setback requirements shall be maintained for residential uses:

1. Front Yard Setback - twenty-five (25) feet.
2. Rear Yard Setback - 20% of lot depth or twenty five (25) feet, whichever is the lesser.
3. Side Yard Setbacks - five (5') feet on each side of lots with widths of ~~fifty (50') feet or less~~; less than fifty (50') feet. Seven and one-half (7 ½') feet on each side of lots with widths greater than fifty (50') feet or more. However, for corner lots, there shall be a side yard setback from the side street of not less than ten (10) feet.
4. No driveway accessing a dwelling or accessory building may be located within any side yard setback.

Commercial and industrial setbacks shall be as provided in this ordinance.

BE IT FURTHER ORDAINED that the Parish Council amends of St. Tammany Parish Unified Development Code, Section 7.0801, Supplemental District Regulations, Lot of Record, to make changes to side yard setback and driveway requirements as follows, to wit:

**St. Tammany Parish Unified Development Code**

**Article 7 - Supplemental District Regulations**

**Section 7.0801 Lot of Record**

The minimum lot size requirement as outlined in the applicable zoning classification notwithstanding, a single-family dwelling and its accessory buildings may be erected on any lot of record or parcel of land in a residential district, or a commercial/industrial structure may be erected on any lot of record in a commercial/industrial district, which shall be documented as legally established and defined by deed or act of sale prior to adoption of the St. Tammany Parish Land Use Ordinance No. 523. Where applicable, the contiguous lot of record regulations apply. (See Subdivision Regulations) The following minimum area setback requirements shall be maintained for residential uses:

1. Front Yard Setback - twenty-five (25) feet.
2. Rear Yard Setback - 20% of lot depth or twenty five (25) feet, whichever is the lesser.
3. Side Yard Setbacks - five (5') feet on each side of lots with widths of ~~fifty (50') feet or less~~; less than fifty (50') feet. Seven and one-half (7 ½') feet on each side of lots with widths greater than fifty (50') feet or more. However, for corner lots, there shall be a side yard setback from the side street of not less than ten (10) feet.
4. No driveway accessing a dwelling or accessory building may be located within any side yard setback.

Commercial and industrial setbacks shall be as provided in this ordinance.

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 immediately upon final adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

