

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4638

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: MR. ARTIGUE

PROVIDED BY: COUNCIL ATTORNEY

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

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

ON THE 1 DAY OF SEPTEMBER, 2011

ORDINANCE TO AMEND THE PARISH UNIFIED DEVELOPMENT CODE, VOLUME I (ZONING), SECTIONS 5.10 AND 7.08, TO INCLUDE PROVISIONS FOR DEVELOPMENT OF LAND ON THE SOUTH SIDE OF LAKEVIEW DRIVE. (WARD 9, DISTRICT 13)

WHEREAS, on June 3, 2010, the St. Tammany Parish Council adopted Ordinance Calendar No. 4287 and Ordinance C.S. No. 10-2279, in order to provide for additional regulation for the development of property on Lakeview Drive abutting Lake Pontchartrain, Slidell, Louisiana; and

WHEREAS, the aforesaid ordinance amended Sections 5.10 and 7.08 of the Unified Development Code-Volume I (Zoning) to provide therein similar provisions contained within the former Land Use Regulation Zoning Ordinance No. 523; and

WHEREAS, in the interest of public safety and the general welfare of the citizens, it is necessary to provide for additional regulation for the development of property on Lakeview Drive that is situated within seven hundred (700) feet of the Eastern right-of-way of U. S. Highway 11.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that it amends the St. Tammany Parish Unified Development Code, Volume I (Zoning), Sections 5.10 and 7.08, to add new provisions as follows:

**UNIFIED DEVELOPMENT CODE VOLUME I (ZONING)**

**SECTION 5.10 A-4A(D) SINGLE FAMILY RESIDENTIAL DISTRICT - DENSITY SITE AND STRUCTURE PROVISIONS**

5.1004 Site and Structure Provisions

B. Minimum Area Regulations

1. Minimum Lot Width - The width of each zoning lot shall not be less than sixty (60) feet. There shall be no minimum lot width in the A-4A (D) District if the standards of the Planned Unit Development Overlay are met.

2. Front Yard - Front building lines shall conform to the average building lines established in a developed block. In all cases, this front building line shall be set back a minimum of thirty (30) feet from the front property line.

3. Side Yard - There shall be two (2) side yards, one on each side of the building, having a minimum width of ten (10) feet each, plus one (1) additional foot for each one (1) foot in building height over twenty (20) feet above Base Flood Elevation. For Single Family Cluster Developments (Zero Lot Line), there shall be at least one (1) side yard, having a minimum width of twenty-five (25) feet, plus one (1) additional foot for each one (1) foot in building height over twenty (20) feet above Base Flood Elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than twenty (20) feet.

4. Rear Yard

a. Standard Requirements. There shall be a rear yard having a depth of not less than twenty-five (25) feet, plus one (1) additional foot for every one (1) foot in building height over twenty (20) feet above Base Flood Elevation.

b. Special Requirements.

1. Lakeview Drive, Slidell - Except as provided in subparagraph (b)(2) immediately herein below, All properties fronting the south side of Lakeview Drive shall adhere to the standard rear yard requirements and, in addition, shall not extend the distance of the primary structure on the property more than one hundred thirty-five feet (135') lakeward of the front property line adjacent to the Lakeview Drive right-of-way.

2. All properties with road frontage along Lakeview Drive where any portion of said frontage is within seven hundred (700') feet of the Eastern right-of-way of U. S. Highway 11 may be located beyond the setback provided for immediately herein above, except that no main structure shall be located more than three hundred and fifty (350') feet from the front property line.

**SECTION 7.08 MODIFICATIONS AND EXCEPTIONS**

**7.0801 LOT OF RECORD**

A. 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 the adoption of the St. Tammany Parish Land Use Ordinance No. 523. Where applicable, the contiguous lot of record regulations shall 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 -
  - a. Standard Requirement. 20% of lot depth or twenty-five (25) feet, whichever is the lesser.
  - b. Special Requirement.

1. Lakeview Drive, Slidell - Except as provided in subparagraph (b)(2) immediately herein below, All properties fronting the south side of Lakeview Drive shall adhere to the standard rear yard requirements and, in addition, shall not extend the distance of the primary structure on the property more than one hundred thirty-five feet (135') lakeward of the front property line adjacent to the Lakeview Drive right-of-way.

2. All properties with road frontage along Lakeview Drive where any portion of said frontage is within seven hundred (700') feet of the Eastern right-of-way of U. S. Highway 11 may be located beyond the setback provided for immediately herein above, except that no main structure shall be located more than three hundred and fifty (350') feet from the front property line.

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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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 6 DAY OF OCTOBER, 2011; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: AUGUST 25, 2011

Published Adoption: \_\_\_\_\_, 2011

Delivered to Parish President: \_\_\_\_\_, 2011 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2011 at \_\_\_\_\_