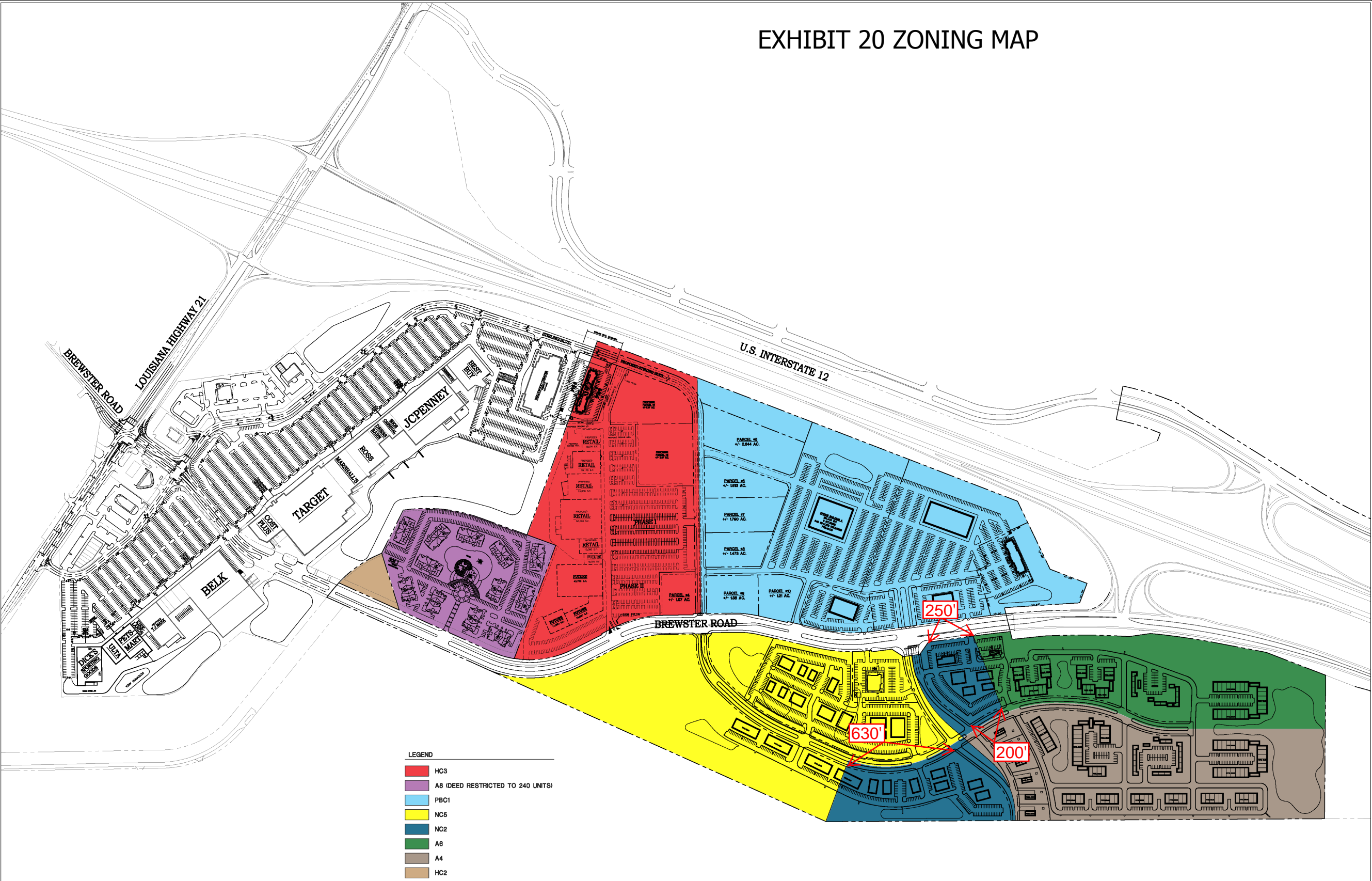


EXHIBIT 20 ZONING MAP



Not For Construction

EXHIBIT



REVISION	BY

**DDG DUPLANTIS**  
DESIGN GROUP, PC  
Respect - Integrity - Client Satisfaction - Excellence  
Thibodaux, LA // Covington, LA // Houston, TX  
34 Luta Prima Drive  
Covington, Louisiana 70433  
Phone: 985.636.9597  
Fax: 985.636.0069

STAMP

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROPOSED RETAIL DEVELOPMENT  
COVINGTON, LOUISIANA  
BY STIRLING PROPERTIES  
COVINGTON, LOUISIANA

DRAWN  
NDS

CHECKED  
THB

ISSUED DATE  
08-20-08

ISSUED FOR  
REVIEW

PROJECT NO.  
07-370

FILE  
07-370 EX-30

SHEET  
EX-30

# EXHIBIT 20 ZONING MAP DESCRIPTIONS (PAGES 2-31)

## Section 5.21 HC-2 Highway Commercial District

### 5.2101 Purpose

The purpose of this district is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

### 5.2102 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

All uses permitted in the HC-1 District and,

1. Banks and Financial Institutions (greater than 3000 sq. feet)
2. Convenience Stores (w/gas)
3. Drive-in Restaurants
4. Liquor Stores
5. Any private office use that is a permitted use in the NC District over 20,000 sq. ft.
6. Clubs, Lodges, Fraternal & Religious Institutions, Meeting Halls (over 20,000 sq. ft.)
7. Veterinary Clinics (with outdoor kennels)
8. Parcel Post Delivery stations
9. Mini-Warehouses
10. Commercial Kennels
11. Lodging -100 rooms or less. (Including Apartments, hotels, motels)

### 5.2103 Temporary Uses - None

### 5.2104 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the HC-2 District shall be forty thousand (40,000) square feet.
- B. Minimum Lot Area  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
  1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
  2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  4. Transitional Yard - Where a HC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
    - a. Where lots in a HC District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback

regulations for the residential district shall apply to the said lots in the commercial district.

- b. In a HC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- c. In a HC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- d. In a HC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
- e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

No building or dwelling for residential or business purposes shall exceed sixty (60) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which ever is higher.

F. Design criteria

- 1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
- 2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
- 3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
- 4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

## Section 5.22 HC-3 Highway Commercial District

### 5.2201 PURPOSE

The purpose of this district is to provide for the location of larger scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways.

### 5.2202 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

All uses permitted in the HC-2 District and,

1. Automotive Service, Stations, Centers, and Sales
2. Indoor Recreations Establishments, such as bowling alleys, skating rinks and movie theaters.
3. Drive-in Movie Theaters
4. Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (Minimum standards apply)
5. Commercial Recreation -excluding riverboat gaming and associated facilities - outdoor (no lights)
6. Lodging -Greater than 100 rooms. (Including Apartments, hotels, motels)
7. Nightclubs, bars and lounges
8. Entertainment which typically consists of live or programmed performances
9. Bus, Truck or other transportation terminals

### 5.2203 Temporary Uses - None

### 5.2204 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the HC-3 District shall be two hundred thousand (200,000) square feet.
- B. Minimum Lot Area  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
  1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
  2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  4. Transitional Yard - Where a HC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:

## Section 5.22 HC-3 Highway Commercial District

### 5.2201 PURPOSE

The purpose of this district is to provide for the location of larger scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways.

### 5.2202 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

All uses permitted in the HC-2 District and,

1. Automotive Service, Stations, Centers, and Sales
2. Indoor Recreations Establishments, such as bowling alleys, skating rinks and movie theaters.
3. Drive-in Movie Theaters
4. Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (Minimum standards apply)
5. Commercial Recreation -excluding riverboat gaming and associated facilities - outdoor (no lights)
6. Lodging -Greater than 100 rooms. (Including Apartments, hotels, motels)
7. Nightclubs, bars and lounges
8. Entertainment which typically consists of live or programmed performances
9. Bus, Truck or other transportation terminals

### 5.2203 Temporary Uses - None

### 5.2204 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the HC-3 District shall be two hundred thousand (200,000) square feet.
- B. Minimum Lot Area  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
  1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
  2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  4. Transitional Yard - Where a HC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:

- a. Where lots in a HC District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
- b. In a HC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- c. In a HC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- d. In a HC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
- e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

No building or dwelling for residential or business purposes shall exceed sixty (60) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

F. Design criteria

1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

## Section 5.23 HC-4 Highway Commercial District

### 5.2301 PURPOSE

The purpose of this district is to provide for the location of smaller scale specialized uses in addition to limited retail, office and service uses.

### 5.2302 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

All uses permitted in the HC-3 District and,

1. Truck Stops with Video Poker
2. Horse and dog race tracks
3. Automobile Racing

### 5.2303 Temporary Uses - None

### 5.2304 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the HC-4 District shall be twenty thousand (20,000) square feet.
- B. Minimum Lot Area  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
  1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
  2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  4. Transitional Yard - Where a HC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
    - a. Where lots in a HC District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
    - b. In a HC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.

## Section 5.19A PBC-1 Planned Business Campus

### 5.1901A PURPOSE

The purpose of the PBC District is to provide for Class A office space with supporting uses in a campus type setting. This District is located particularly near the intersection of major arterials or a major and a minor arterial. . The PBC District is intended to provide flexibility in meeting the needs of both the public and private sectors for large scale office development.

The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types is a characteristic of this District. In no case shall the PBC District be less than 10 acres in area.

### 5.1902A PERMITTED USES - Use by Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Mid-rise office and residential buildings.
2. Hotels, Motels and Convention Centers.
3. College, Universities, and Research Centers.
4. Public Utility Facilities.
5. Parking lots and decks.
6. Freestanding Restaurants (no drive through service permitted)
7. Mixed use centers, including residential, restaurants and retail uses provided they do not exceed 20 percent of the developed floor area of any structures located in the District.

### 5.1903A Temporary Uses - None

### 5.1904A SITE AND STRUCTURE PROVISIONS

- A. Maximum Floor Area Ratio – The maximum floor area ratio (F.A.R.) in the PBC District shall be three (3).
- B. Minimum Lot Area  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
  1. Minimum Lot Width – There shall be no minimum lot width in this district.
  2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  4. Transitional Yard - Where a PBC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
    - a. Where lots in a PBC District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback

regulations for the residential district shall apply to the said lots in the commercial district.

- b. In a PBC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- c. In a PBC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- d. In a PBC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
- e. Where a building is taller than 65 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

No building or dwelling for residential or business purposes shall exceed two one hundred (100) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

F. Design criteria

- 1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
- 2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
- 3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
- 4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

## Section 5.19B PBC-2 Planned Business Campus

### 5.1901B PURPOSE

The purpose of the PBC District is to provide for Class A office space with supporting uses in a campus type setting. This District is located particularly near the intersection of major arterials or a major and a minor arterial. . The PBC District is intended to provide flexibility in meeting the needs of both the public and private sectors for large scale office development.

The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types is a characteristic of this District. In no case shall the PBC District be less than 20 acres in area.

### 5.1902B PERMITTED USES - Use by Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. High-rise office and residential buildings.
2. Hotels, Motels and Convention Centers.
3. College, Universities, and Research Centers.
4. Public Utility Facilities.
5. Parking lots and decks.
6. Freestanding Restaurants (no drive through service permitted)
7. Mixed use centers, including residential, restaurants and retail uses provided they do not exceed 20 percent of the developed floor area of any structures located in the District.

### 5.1903B Temporary Uses - None

### 5.1904B SITE AND STRUCTURE PROVISIONS

- A. Maximum Floor Area Ratio – The maximum floor area ratio (F.A.R.) in the PBC District shall be six (6).
- B. Minimum Lot Area  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
  1. Minimum Lot Width – There shall be no minimum lot width in this district.
  2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  4. Transitional Yard - Where a PBC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
    - a. Where lots in a PBC District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback

regulations for the residential district shall apply to the said lots in the commercial district.

- b. In a PBC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- c. In a PBC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- d. In a PBC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
- e. Where a building is taller than 65 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

No building or dwelling for residential or business purposes shall exceed two hundred (200) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which ever is higher.

F. Design criteria

- 1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
- 2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
- 3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
- 4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

## Section 5.09 A-4(D) Single-Family Residential District - Density

### 5.0901 Purpose

The A-4(D) District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this District. To protect the intention of the District, permitted activities are limited to single-family dwellings and utility uses. All strictly commercial uses are prohibited in the A-4(D) District. Planned Unit Development Overlays may be used in the A-4(D) Suburban District.

### 5.0902 Permitted Uses

Only the following permitted uses shall be allowed in the A-4(D) Single-Family Residential District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of this ordinance or accessory uses in compliance with the provisions of this section.

- A. Residential Uses
  - 1. One Single Family Dwelling
- B. Accessory Uses
  - 1. Private Garages and Accessory Structures
  - 2. Garage Apartment or Guest House under 1000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area.
- C. Miscellaneous Uses
  - 1. Community Central Water Treatment, Well, and Storage Facilities
  - 2. Household Agriculture
- D. Similar & Compatible Uses

Other uses which are similar and compatible with the allowed uses of the A 4 Single-Family Residential District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

### 5.0903 ADMINISTRATIVE PERMITS

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Home Office provided the area for the use does not exceed 600 sq. ft. and the proposal is in accordance with Section 8.01 Minimum Standards.
- B. Roadside Stands under 200 square feet adjacent to an existing agricultural use.

- C. On Site Real Estate Sales Offices under 600 square feet.
- D. Subdivision Entrance Signs may be reviewed for appropriate location, size and construction methods.
- E. Fairs, festivals and assemblies associated with churches, schools public lands or non-profit organizations.
  - 1. Fairs, festivals and assemblies are limited to a maximum three days period annually
  - 2. Total building area is limited to 5,000 square feet.
  - 3. No more than 200 vehicle trips per day are permitted.
- F. Signs (Section 7.02 applies)
- G. Private Cultural and Recreational Uses Associated with Subdivisions:
  - 1. Parks
  - 2. Botanical Gardens
  - 3. Playgrounds
  - 4. Nature Preserves and Sanctuaries
  - 5. Stables
  - 6. Tennis Courts
  - 7. Swimming Pools
  - 8. Golf Courses and Related Uses
- H. Agricultural and decorative ponds utilized exclusively by the resident and in which neither the excavated material is removed from the site nor commercial excavation occurs.
- I. Agricultural Uses
  - 1. Agricultural Buildings and Structures
  - 2. Cultivation of Garden Crops
  - 3. Farms
  - 4. Wholesale Greenhouses and Nurseries
  - 5. Roadside Farm Stands over 200 square feet adjacent to an existing agricultural use
- J. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- K. Public Utility Surface Structures
  - 1. Electrical Substations
  - 2. Telephone Relay Facilities
  - 3. Utility Substations
  - 4. Waste-Water Treatment Facilities
  - 5. Utility Distribution Systems
  - 6. Storm water Pumping Stations
  - 7. Potable Water Pumping Stations
- L. Temporary Plants and related Construction Facilities for a single development

- M. Other administrative uses which are similar and compatible with the permitted uses of District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

#### 5.0904 Site and Structure Provisions

A. Maximum Density/Minimum Lot Area

1. Residential Uses – The maximum net density permitted on shall be 4 units per acre.
2. Non-Residential Uses - The lot area of each zoning lot shall not be less than forty thousand (40,000) square feet, except that public utility facilities may be located on lots of lesser area with administrative approval.
3. Open Space - A minimum of twenty-five (25) percent of the gross area of each tract of land in a Single Family Cluster Development (Zero Lot Line) must be reserved and dedicated for public or common use. Improved drainage facilities, lakes, streets and other impermeable surfaced areas and any other unusable land may not be included in determining the required open space for the Development.

B. Minimum Area Regulations

1. Minimum Lot Width – The width of each zoning lot shall not be less than ninety (90) feet. There shall be no minimum lot width in the A-4(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 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 - 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.

C. Maximum Lot Coverage

1. Residential Uses - The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. For Single Family Cluster Developments, (Zero Lot Line), the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed seventy (70) percent of the total area of the lot.
2. Non-Residential Uses - The Lot coverage of all principal and accessory buildings on a zoning lot shall not exceed forty (40) percent of the total area of the lot.

- D. Height Regulations
  - 1. No building or dwelling for residential or business purposes shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which ever is higher.
- E. Off-Street Parking and Loading Requirements
  - Off-street parking and loading shall be provided as put forth in Section 7.07

#### 5.0905 District Standards

All uses of land and structures in the A-4(D) Single-Family Residential District area subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-4(D) District shall be subject to the following standards:

- A. Environmental Quality
  - 1. Flood Zones - Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
  - 2. Tree Preservation, Landscaping and Screening shall be subject to the provisions of Section 7.01.
- B. Signs, Lighting and Landscaping
  - 1. Landscaping shall be subject to the provisions of Section 7.01
  - 2. Signs shall be subject to the provisions of Section 7.02.
  - 3. Lighting shall be subject to the provisions of Section 7.03.
- C. Utilities
  - 1. Water and Sewer - Residential and Non-Residential Uses - Central water and sewerage facilities shall be provided where applicable as per St. Tammany Subdivision Regulations Ordinance No. 499.

#### 5.0906 Fee Schedules

Fees for site plan review shall be as required by the St. Tammany Parish Code of Ordinances Section 2-009.00, Parish Fees and Service Charges

## Section 5.10 A-4A(D) Single-Family Residential District - Density

### 5.1001 PURPOSE

The A-4A(D) District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this District. To protect the intention of the District, permitted activities are limited to single-family dwellings and certain and utility uses. All strictly commercial uses are prohibited in the A-4A(D) District. Planned Unit Development Overlays may be used in the A-4A(D) Suburban District.

### 5.1002 PERMITTED USE

Only the following permitted uses shall be allowed in the A-4A(D) Single-Family Residential District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of this ordinance or accessory uses in compliance with the provisions of this section.

- A. Residential Uses
  - 1. One Single-Family Dwelling
- B. Accessory Uses
  - 1. Private Garages and Accessory Structures
  - 2. Garage Apartment or Guest House under 1000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area.
- C. Miscellaneous Uses
  - 1. Community Central Water Treatment, Well, and Storage Facilities
  - 2. Household Agriculture
- D. Similar & Compatible Uses

Other uses which are similar and compatible with the allowed uses of the A-4A(D) Single-Family Residential District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

### 5.1103 ADMINISTRATIVE PERMITS

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Home Office provided the area for the use does not exceed 600 sq. ft. and the proposal is in accordance with Section 8.01 Minimum Standards.
- B. Roadside Stands under 200 square feet adjacent to an existing agricultural use.
- C. On Site Real Estate Sales Offices under 600 square feet.

- D. Subdivision Entrance Signs may be reviewed for appropriate location, size and construction methods.
- E. Fairs, festivals and assemblies associated with churches, schools public lands or non-profit organizations.
  - 1. Fairs, festivals and assemblies are limited to a maximum three days period annually
  - 2. Total building area is limited to 5,000 square feet.
  - 3. No more than 200 vehicle trips per day are permitted.
- F. Signs (Section 7.02 applies)
- G. Private Cultural and Recreational Uses Associated with Subdivisions:
  - 1. Parks
  - 2. Botanical Gardens
  - 3. Playgrounds
  - 4. Nature Preserves and Sanctuaries
  - 5. Stables
  - 6. Tennis Courts
  - 7. Swimming Pools
  - 8. Golf Courses and Related Uses
- H. Agricultural and decorative ponds utilized exclusively by the resident and in which neither the excavated material is removed from the site nor commercial excavation occurs.
- I. Agricultural Uses
  - 1. Agricultural Buildings and Structures
  - 2. Cultivation of Garden Crops
  - 3. Farms
  - 4. Wholesale Greenhouses and Nurseries
  - 5. Roadside Farm Stands over 200 square feet adjacent to an existing agricultural use
- J. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- K. Public Utility Surface Structures
  - 1. Electrical Substations
  - 2. Telephone Relay Facilities
  - 3. Utility Substations
  - 4. Waste-Water Treatment Facilities
  - 5. Utility Distribution Systems
  - 6. Storm water Pumping Stations
  - 7. Potable Water Pumping Stations
- L. Temporary Plants and related Construction Facilities for a single development

- M. Other administrative uses which are similar and compatible with the uses permitted in this District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

#### 5.1004 Site and Structure Provisions

A. Maximum Density/Minimum Lot Area

1. Residential Uses – The maximum net density permitted on shall be 6 units per acre.
2. Non-Residential Uses - The lot area of each zoning lot shall not be less than forty thousand (40,000) square feet, except that public utility facilities may be located on lots of lesser area with administrative approval.
3. Open Space - A minimum of twenty-five (25) percent of the gross area of each tract of land in a Single Family Cluster Development (Zero Lot Line) must be reserved and dedicated for public or common use. Improved drainage facilities, lakes, streets and other impermeable surfaced areas and any other unusable land may not be included in determining the required open space for the Development.

B. Minimum Area Regulations

1. Minimum Lot Width - The width of each zoning lot shall not be less than sixty (60) fifty (50) 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 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 - 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.

C. Maximum Lot Coverage

1. Residential Uses - The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. For Single Family Cluster Developments, (Zero Lot Line), the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed seventy (70) percent of the total area of the lot.
2. Non-Residential Uses - The Lot coverage of all principal and accessory buildings on a zoning lot shall not exceed forty (40) percent of the total area of the lot.

- D. Height Regulations
  - 1. No building or dwelling for residential or business purposes shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.
- E. Off-Street Parking and Loading Requirements
  - Off-street parking and loading shall be provided as put forth in Section 7.07

#### 5.1005 District Standards

All uses of land and structures in the A-4A(D) Single-Family Residential District area subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-4A(D) District shall be subject to the following standards:

- A. Environmental Quality
  - 1. Flood Zones - Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
  - 2. Tree Preservation, Landscaping and Screening shall be subject to the provisions of Section 7.01.
- B. Signs, Lighting and Landscaping
  - 1. Landscaping shall be subject to the provisions of Section 7.01
  - 2. Signs shall be subject to the provisions of Section 7.02.
  - 3. Lighting shall be subject to the provisions of Section 7.03.
- C. Utilities
  - 1. Water and Sewer - Residential and Non-Residential Uses - Central water and sewerage facilities shall be provided where applicable as per St. Tammany Subdivision Regulations Ordinance No. 499.

#### 5.1006 Fee Schedules

Fees for site plan review shall be as required by the St. Tammany Parish Code of Ordinances Section 2-009.00, Parish Fees and Service Charges

## Section 5.12 A-6 Multiple Family Residential District - Density

### 5.1201 PURPOSE

The A-6(D) Multiple Family Residential District is intended to provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This District is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the District, permitted activities are limited to residential uses, both private and public, and utility uses. All strictly commercial uses are prohibited in the A-6(D) District. Planned Unit Development Overlays may be used in the A-6(D) Multiple Family Residential District

### 5.1202 PERMITTED USES

Only the following permitted uses shall be allowed in the A-6(D) Multiple Family Residential District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of this ordinance or accessory uses in compliance with the provisions of this section.

- A. Residential Uses
  - 1. Multiple Family Dwellings
  - 2. Town House and Condominiums
  - 3. Nursing Homes
- B. Accessory Uses
  - 1. Private Garages and Accessory Structures
  - 2. Garage Apartment or Guest House under 1000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area.
- C. Miscellaneous Uses
  - 1. Community Central Water Treatment, Wall, and Storage Facilities
  - 2. Household Agriculture
- D. Similar & Compatible Uses

Other uses which are similar and compatible with the allowed uses of the A-6(D) Multiple Family Residential District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

### 5.1203 ADMINISTRATIVE PERMITS

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Home Office provided the area for the use does not exceed 600 sq. ft. and the proposal is in accordance with Section 8.01 Minimum Standards.

- B. Roadside Stands under 200 square feet adjacent to an existing agricultural use.
- C. On Site Real Estate Sales Offices under 600 square feet.
- D. Subdivision Entrance Signs may be reviewed for appropriate location, size and construction methods.
- E. Fairs, festivals and assemblies associated with churches, schools public lands or non-profit organizations.
  - 1. Fairs, festivals and assemblies are limited to a maximum three days period annually
  - 2. Total building area is limited to 5,000 square feet.
  - 3. No more than 200 vehicle trips per day are permitted
- F. Signs (Section 7.02 applies)
- G. Private Cultural and Recreational Uses Associated with Subdivisions:
  - 1. Parks
  - 2. Botanical Gardens
  - 3. Playgrounds
  - 4. Nature Preserves and Sanctuaries
  - 5. Stables
  - 6. Tennis Courts
  - 7. Swimming Pools
  - 8. Golf Courses and Related Uses
- H. Agricultural and decorative ponds utilized exclusively by the resident and in which neither the excavated material is removed from the site nor commercial excavation occurs.
- I. Agricultural Uses
  - 1. Agricultural Buildings and Structures
  - 2. Cultivation of Garden Crops
  - 3. Farms
  - 4. Wholesale Greenhouses and Nurseries
  - 5. Roadside Farm Stands over 200 square feet adjacent to an existing agricultural use
- J. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- K. Public Utility Surface Structures
  - 1. Electrical Substations
  - 2. Telephone Relay Facilities
  - 3. Utility Substations
  - 4. Waste-Water Treatment Facilities
  - 5. Utility Distribution Systems
  - 6. Storm water Pumping Stations
  - 7. Potable Water Pumping Stations

- L. Temporary Plants and related Construction Facilities for a single development
- M. Other administrative uses which are similar and compatible with the permitted uses in this District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

#### 5.1204 SITE AND STRUCTURE PROVISIONS

- A. Minimum Lot Area
  - 1. Residential Uses - The lot area of each zoning lot shall not be less than twenty thousand (20,000) square feet.
  - 2. Non-Residential Uses - The lot area of each zoning lot shall not be less than six thousand (6,000) square feet, except that public utility facilities may be located on a lot of lesser area with administrative approval.
- B. Maximum Density Regulations - The maximum net density permitted shall not exceed one unit per three thousand (3,000) four thousand (4000) square feet of property.
- C. Minimum Area Regulations
  - 1. 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 twenty-five (25) feet from the front of the property line.
  - 2. Side Yard - There shall be two (2) side yards, one on each side of the building, having a minimum width of five (5) feet each, plus one (1) additional foot for each one (1) foot in building height over twenty-five (25) 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 ten (10) feet.
  - 3. Rear Yard - There shall be a rear yard having a depth of not less than twenty-five (25) feet, plus one additional foot for every twenty-five (25) feet above base flood elevation.
- D. Maximum Lot Coverage
  - 1. Residential Uses - The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot.
  - 2. Non-Residential Uses - The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed forty (40) percent of the total area of the lot.
- E. Height Regulations

No building or dwelling for residential or business purposes shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.
- F. Off Street Parking and Loading Requirements

Off-street parking and loading areas shall be provided as put forth in Section 7.07.

## 5.1205 DISTRICT STANDARDS

All use of land and structures in the A-6(D) Multiple Family Residential District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-6(D) District shall be subject to the following standards:

- A. Environmental Quality
  - 1. Flood Zones - Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
  - 2. Tree Preservation, Landscaping and Screening shall be subject to the provisions of Section 7.01.
- B. Signs, Lighting and Landscaping
  - 1. Landscaping shall be subject to the provisions of Section 7.01
  - 2. Signs shall be subject to the provisions of Section 7.02.
  - 3. Lighting shall be subject to the provisions of Section 7.03.
- C. Utilities
  - 1. Sewer - All structures must be served by central sewerage systems.
  - 2. Water - All structures must be served by central water systems.
  - 3. Street Improvements - Any road or street constructed to serve four (4) or more residential units or any non-residential use must meet standards set forth in the Subdivision Regulations.

## 5.1206 Fee Schedules

Fees for site plan review shall be as required by the St. Tammany Parish Code of Ordinances Section 2-009.00, Parish Fees and Service Charges

## Section 5.13 A-7(D) Multiple Family Residential District - Density

### 5.1301 PURPOSE

The A-7(D) Multiple Family Residential District is intended to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This District is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the District, permitted activities are limited to residential uses, both private and public, and certain utility uses. All strictly commercial uses are prohibited in the A-7(D) District. Planned Unit Development Overlays may be used in the A-7(D) Multiple Family Residential District

### 5.1302 PERMITTED USES

Only the following permitted uses shall be allowed in the A-7(D) Multiple Family Residential District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of this ordinance or accessory uses in compliance with the provisions of this section.

- A. Residential Uses
  - 1. Multiple Family Dwellings
  - 2. Town House and Condominiums
  - 3. Nursing Homes
- B. Accessory Uses
  - 1. Private Garages and Accessory Structures
  - 2. Garage Apartment or Guest House under 1000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area.
- C. Miscellaneous Uses
  - 1. Community Central Water Treatment, Wall, and Storage Facilities
  - 2. Household Agriculture
- D. Similar & Compatible Uses

Other uses which are similar and compatible with the allowed uses of the A-7(D) Multiple Family Residential District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

### 5.1303 ADMINISTRATIVE PERMITS

The purpose of an Administrative Permit is to provide for a Staff review of certain uses The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Home Office provided the area for the use does not exceed 600 sq. ft. and the proposal is in accordance with Section 8.01 Minimum Standards.

- B. Roadside Stands under 200 square feet adjacent to an existing agricultural use.
- C. On Site Real Estate Sales Offices under 600 square feet.
- D. Subdivision Entrance Signs may be reviewed for appropriate location, size and construction methods.
- E. Fairs, festivals and assemblies associated with churches, schools public lands or non-profit organizations.
  - 1. Fairs, festivals and assemblies are limited to a maximum three days period annually
  - 2. Total building area is limited to 5,000 square feet.
  - 3. No more than 200 vehicle trips per day are permitted.
- F. Signs (Section 7.02 applies)
- G. Private Cultural and Recreational Uses Associated with Subdivisions:
  - 1. Parks
  - 2. Botanical Gardens
  - 3. Playgrounds
  - 4. Nature Preserves and Sanctuaries
  - 5. Stables
  - 6. Tennis Courts
  - 7. Swimming Pools
  - 8. Golf Courses and Related Uses
- H. Agricultural and decorative ponds utilized exclusively by the resident and in which neither the excavated material is removed from the site nor commercial excavation occurs.
- I. Agricultural Uses
  - 1. Agricultural Buildings and Structures
  - 2. Cultivation of Garden Crops
  - 3. Farms
  - 4. Wholesale Greenhouses and Nurseries
  - 5. Roadside Farm Stands over 200 square feet adjacent to an existing agricultural use
- J. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- K. Public Utility Surface Structures
  - 1. Electrical Substations
  - 2. Telephone Relay Facilities
  - 3. Utility Substations
  - 4. Waste-Water Treatment Facilities
  - 5. Utility Distribution Systems
  - 6. Storm water Pumping Stations
  - 7. Potable Water Pumping Stations

- L. Temporary Plants and related Construction Facilities for a single development
- M. Other administrative uses which are similar and compatible with permitted uses of this District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

Fees are as set forth in Section 9.0106.

#### 5.1304 SITE AND STRUCTURE PROVISIONS

- A. Minimum Lot Area
  - 1. Residential Uses - The lot area of each zoning lot shall not be less than twenty thousand (20,000) square feet.
  - 2. Non-Residential Uses - The lot area of each zoning lot shall not be less than six thousand (6,000) square feet, except that public utility facilities may be located on a lot of lesser area with administrative approval.
- B. Maximum Density Regulations - The maximum net density permitted shall not exceed one unit per twenty-five hundred (2,500) square feet of property.
- C. Minimum Area Regulations
  - 1. 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 twenty-five (25) feet from the front of the property line.
  - 2. Side Yard - There shall be two (2) side yards, one on each side of the building, having a minimum width of five (5) feet each, plus one (1) additional foot for each one (1) foot in building height over twenty-five (25) 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 ten (10) feet.
  - 3. Rear Yard - There shall be a rear yard having a depth of not less than twenty-five (25) feet, plus one additional foot for every twenty-five (25) feet above base flood elevation.
- D. Maximum Lot Coverage
  - 1. Residential Uses - The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot.
  - 2. Non-Residential Uses - The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed forty (40) percent of the total area of the lot.
- E. Height Regulations

No building or dwelling for residential or business purposes shall exceed thirty-five (35) sixty (60) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.

F. Off Street Parking and Loading Requirements

Off-street parking and loading areas shall be provided as put forth in Section 7.07

5.1305 DISTRICT STANDARDS

All use of land and structures in the A-7(D) Multiple Family Residential District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-7(D) Multiple Family Residential District shall be subject to the following standards:

A. Environmental Quality

1. Flood Zones - Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
2. Tree Preservation, Landscaping and Screening shall be subject to the provisions of Section 7.01.

B. Signs, Lighting and Landscaping

1. Landscaping shall be subject to the provisions of Section 7.01
2. Signs shall be subject to the provisions of Section 7.02.
3. Lighting shall be subject to the provisions of Section 7.03.

C. Utilities

1. Sewer - All structures must be served by central sewerage systems.
2. Water - All structures must be served by central water systems.
3. Street Improvements - Any road or street constructed to serve four (4) or more residential units or any non-residential use must meet standards set forth in the Subdivision Regulations.

5.1306 Fee Schedules

Fees for site plan review shall be as required by the St. Tammany Parish Code of Ordinances Section 2-009.00, Parish Fees and Service Charges

## Section 5.13A A-8(D) Multiple Family Residential District - Density

### 5.1301A PURPOSE

The A-8(D) Multiple Family Residential District is intended to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This District is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the District, permitted activities are limited to residential uses, both private and public, and certain utility uses. All strictly commercial uses are prohibited in the A-8(D) District. Planned Unit Development Overlays may be used in the A-8(D) Multiple Family Residential District

### 5.1302A PERMITTED USES

Only the following permitted uses shall be allowed in the A-8(D) Multiple Family Residential District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of this ordinance or accessory uses in compliance with the provisions of this section.

- A. Residential Uses
  - 1. Multiple Family Dwellings
  - 2. Town House and Condominiums
  - 3. Nursing Homes
- B. Accessory Uses
  - 1. Private Garages and Accessory Structures
  - 2. Garage Apartment or Guest House under 1000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area.
- C. Miscellaneous Uses
  - 1. Community Central Water Treatment, Wall, and Storage Facilities
  - 2. Household Agriculture
- D. Similar & Compatible Uses

Other uses which are similar and compatible with the allowed uses of the A-8(D) Multiple Family Residential District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

### 5.1303A ADMINISTRATIVE PERMITS

The purpose of an Administrative Permit is to provide for a Staff review of certain uses The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Home Office provided the area for the use does not exceed 600 sq. ft. and the proposal is in accordance with Section 8.01 Minimum Standards.

- B. Roadside Stands under 200 square feet adjacent to an existing agricultural use.
- C. On Site Real Estate Sales Offices under 600 square feet.
- D. Subdivision Entrance Signs may be reviewed for appropriate location, size and construction methods.
- E. Fairs, festivals and assemblies associated with churches, schools public lands or non-profit organizations.
  - 1. Fairs, festivals and assemblies are limited to a maximum three days period annually
  - 2. Total building area is limited to 5,000 square feet.
  - 3. No more than 200 vehicle trips per day are permitted.
- F. Signs (Section 7.02 applies)
- G. Private Cultural and Recreational Uses Associated with Subdivisions:
  - 1. Parks
  - 2. Botanical Gardens
  - 3. Playgrounds
  - 4. Nature Preserves and Sanctuaries
  - 5. Stables
  - 6. Tennis Courts
  - 7. Swimming Pools
  - 8. Golf Courses and Related Uses
- H. Agricultural and decorative ponds utilized exclusively by the resident and in which neither the excavated material is removed from the site nor commercial excavation occurs.
- I. Agricultural Uses
  - 1. Agricultural Buildings and Structures
  - 2. Cultivation of Garden Crops
  - 3. Farms
  - 4. Wholesale Greenhouses and Nurseries
  - 5. Roadside Farm Stands over 200 square feet adjacent to an existing agricultural use
- J. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- K. Public Utility Surface Structures
  - 1. Electrical Substations
  - 2. Telephone Relay Facilities
  - 3. Utility Substations
  - 4. Waste-Water Treatment Facilities
  - 5. Utility Distribution Systems
  - 6. Storm water Pumping Stations
  - 7. Potable Water Pumping Stations

- L. Temporary Plants and related Construction Facilities for a single development
- M. Other administrative uses which are similar and compatible with permitted uses of this District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

Fees are as set forth in Section 9.0106.

#### 5.1304A SITE AND STRUCTURE PROVISIONS

- A. Minimum Lot Area
  - 1. Residential Uses - The lot area of each zoning lot shall not be less than twenty thousand (20,000) square feet.
  - 2. Non-Residential Uses - The lot area of each zoning lot shall not be less than six thousand (6,000) square feet, except that public utility facilities may be located on a lot of lesser area with administrative approval.
- B. Maximum Density Regulations The maximum net density permitted shall not exceed one unit per fifteen hundred (1,500) square feet of property.
- C. Minimum Area Regulations
  - 1. 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 twenty-five (25) feet from the front of the property line.
  - 2. Side Yard - There shall be two (2) side yards, one on each side of the building, having a minimum width of five (5) feet each, plus one (1) additional foot for each one (1) foot in building height over twenty-five (25) 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 ten (10) feet.
  - 3. Rear Yard - There shall be a rear yard having a depth of not less than twenty-five (25) feet, plus one additional foot for every twenty-five (25) feet above base flood elevation.
- D. Maximum Lot Coverage
  - 1. Residential Uses - The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot.
  - 2. Non-Residential Uses - The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed forty (40) percent of the total area of the lot.
- E. Height Regulations  
No building or dwelling for residential or business purposes shall exceed one hundred (100) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which ever is higher.
- F. Off Street Parking and Loading Requirements

Off-street parking and loading areas shall be provided as put forth in Section 7.07

#### 5.1305A DISTRICT STANDARDS

All use of land and structures in the A-8(D) Multiple Family Residential District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-8(D) Multiple Family Residential District shall be subject to the following standards:

- A. Environmental Quality
  - 1. Flood Zones - Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
  - 2. Tree Preservation, Landscaping and Screening shall be subject to the provisions of Section 7.01.
- B. Signs, Lighting and Landscaping
  - 1. Landscaping shall be subject to the provisions of Section 7.01
  - 2. Signs shall be subject to the provisions of Section 7.02.
  - 3. Lighting shall be subject to the provisions of Section 7.03.
- C. Utilities
  - 1. Sewer - All structures must be served by central sewerage systems.
  - 2. Water - All structures must be served by central water systems.
  - 3. Street Improvements - Any road or street constructed to serve four (4) or more residential units or any non-residential use must meet standards set forth in the Subdivision Regulations.

#### 5.1306A Fee Schedules

Fees for site plan review shall be as required by the St. Tammany Parish Code of Ordinances Section 2-009.00, Parish Fees and Service Charges