

SECTION 2.01 R - RURAL DISTRICT

2.0101 Purpose

The R-Rural District is established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Conditional uses, however, may be granted by the Zoning Commission. Permitted uses would include single-family residences and certain accessory structures and uses for the conduct of agriculture related business. However, any use not directly connected to these primary uses must be placed in a separate zoning district more representative of its purpose unless it is allowed as a Conditional Use.

2.0102 Permitted Uses

Only the following permitted uses shall be allowed in the R-Rural District and no structure or land shall be devoted to any use other than a use permitted hereunder with the exception of (a) uses lawfully established prior to the effective date of this ordinance; (b) Conditional Uses in compliance with the provisions of Section 2.0103; or (c) accessory uses in compliance with the provisions of Section 5.

A. Agriculture Uses

1. Farming, and any other agricultural use as defined in Section 10 of this ordinance.
2. Agricultural buildings.
3. Wholesale/Retail Greenhouses and Nurseries.
4. Roadside Farm Stands.
5. Dirt Hauling Equipment storage, including operable, licensed bobtail dump trucks, tractor trailers, and excavation equipment when stored on a operable, licensed transport vehicle, where the area utilized for storage is not more than 10% of the property. (Amended ZC#02-04-022 OCS# 02-0485 6/06/2002)

B. Residential Uses

1. One single-family dwelling unit(s) or one two- family attached (duplex) unit.
2. Private Garages and Accessory Structures.
3. One Garage Apartment or Guest House under 1,000 square feet of habitable floor space.
4. Accessory single or multi-family farm tenant dwellings on un-subdivided farm land when residents are employed on the property and when gross density does not exceed one family per acre.
5. One Mobile Home or Modular Home.
6. Private landing strips or heliports.

C. Public Educational Facilities (Amended 1/10/2002 OCS# 02-0426)

1. Expansion of existing Public Elementary Schools within school boundaries

2. Expansion of existing Public Secondary Schools within school boundaries
Similar and Compatible Uses

D. Miscellaneous Uses (Amended 1/29/04 ZC03-11-074 OCS#04-0809)

1. Garage Sales (See Section 3.03 Minimum Standards)

E. Other uses which are similar and compatible with the allowed uses of the Rural District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.0103 Conditional Uses (Amended 8/28/03 ZC03-06-038 OCS#03-0728)

Conditional Uses are prohibited unless application for the use has been processed by the Department of Development and such use has been favorably approved by the Zoning Commission. See Section 3.02 - Conditional Uses for the procedures and requirements that apply to Conditional Uses and Section 3.03 - Minimum Standards for minimum standards that apply to certain uses.

A. Permitted and Conditional Commercial Uses and service establishments normally allowed under LC Light Commercial and C-1 Neighborhood Commercial Districts, provided that the site is no larger than three (3) acres.

B. Permitted M-1 Light Industrial Uses less than three (3) acres.

C. Religious uses including churches, temples, synagogues, camps, convents and monasteries.

D. Land Reclamation in which either more than 1000 cubic yards of material consisting of dirt, soil, clay, sand and gravel including materials exempt from DEQ regulations, such as concrete, stumps, etc. or which in hauling trucks are in operation before the hours of 7:00 A.M. or after 5:00 P.M. (minimum standards apply).

E. Temporary Batch Plants and Construction Related Facilities for a single development.

F. On Site Real Estate Offices over 400 square feet.

G. Drilling rigs, temporary docking bays and crew boats for subsurface mineral deposits.

H. Non-profit/Family Cemeteries.

I. Tours of nature and recreational areas operated by private individuals.

J. Recreational facilities in association with recreational areas operated by private

individuals.

- K. Fire Stations
- L. Police Substations
- M. Public Educational Facilities (Amended 1/10/2002 OCS# 02-0426)
 - 1. New Public Elementary Schools
 - 2. New Public Secondary Schools
- N. Educational Facilities (Amended 1/10/2002 OCS# 02-0426)
 - 1. Private or Charter Elementary Schools
 - 2. Private or Charter Secondary Schools
- O. Home Occupation, Home Occupation Limited or Home Office over 400 sq. ft. but not to exceed 1,000 sq. ft.
- P. Bed & Breakfast (Amended 7/11/02 ZC02-05-028 OCS#02-0503)
- Q. Modification to Home Occupation, Home Occupation Limited or Home Office Minimum Standards.
- R. Composting Facility (Amended 7/19/01 ZC01-05-041 OCS#010341)
- S. Similar and Compatible Uses
Other uses which are similar and compatible with the conditional uses of the R-Rural District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.0104 Administrative Permits

The purpose of an Administrative Permit is to provide for a Staff review and approval of certain uses as set forth below:

- A. Outside the Growth Management Area Overlay, more than one single family residence per Zoning Parcel may be reviewed, provided however that the density requirements of one single family dwelling unit per 22,500 square feet are maintained.
- B. One Garage Apartment or Guest house under 1000 square feet of habitable floor space on lots of less than 40,000 square feet.
- C. On site Real Estate Sales Offices under 400 square feet.
- D. Seasonal Seafood Peddlers using temporary structures. State of Louisiana inland waters shrimping season(s) shall be considered as the seasons during which the regulations shall apply and inspectors may periodically check for conformance;

including temperature of seafood storage and waste disposal.

- E. Seasonal Produce stands other than seafood peddlers and Christmas tree sales, provided that the use is temporary and valid for a period not greater than 6 months. Concurrent permits for a single site may not extend this six month limit. For occupancy of a site on a permanent basis a conditional use permit is required. Signs are allowed provided they are professionally rendered and approved by the Department of Development.
- F. Fireworks sales using temporary structures during periods established by ordinance of the Police Jury except where prohibited by ordinance. Signs are allowed provided all are professionally rendered and approved by the Department of Development.
- G. Snowball Stands between April 1 and September 30.
- H. 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 day period annually.
 - 2. Total building area is limited to 5,000 square feet.
 - 3. No more than 200 vehicle trips per day are permitted.
- I. Agricultural and decorative ponds utilized exclusively by the resident and in which the excavated material is being removed or not being removed from the site not exceeding 1,000 cubic yards and in accordance with minimum standards as per Section 3.03 AT. (Amended 8/28/03 ZC03-06-038 OCS#03-0728)
- J. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- K. Home Occupation, Home Occupation Limited or Home Office provided the area for the use does not exceed 400 sq. ft.
- L. Similar and Compatible Uses
Other administrative uses which are similar and compatible with the administrative uses of the Rural District as determined by the Director of Development acting in the capacity of Zoning Administrator.

Fees are as set forth in Section 9.01.

2.0105 Prohibited Uses

- A. Junk or Salvage Yards.
- B. Landfills.
- C. Mobile Home Parks and Recreational Vehicle Parks.
- D. C-3 Planned Commercial Districts.
- E. Intermediate and Heavy Industrial Uses.
- F. Outdoor Advertising (Billboards)

- G. Any uses not outright or conditionally permitted herein.

2.0106 Site and Structure Provisions

A. Minimum Lot Area (Amended 8/24/2000 OCS# 00-0181)

1. Agriculture Uses - There shall be no minimum lot size for agricultural uses.
2. Other Uses - The minimum lot area for any use other than agricultural uses shall be twenty-two thousand five hundred (22,500) square feet.

B. Minimum Area Regulations (Amended 8/24/2000 OCS# 00-0181)

1. Minimum Lot Size - The density shall be established as 1 dwelling unit per 22,500 square feet unless it is within an established subdivision of record, commonly referred to as older paper subdivision, established prior to the enactment of Subdivision Ordinance No. 499 dated May 21, 1970.
2. Minimum Lot Width - The width of each zoning lot shall not be less than one hundred (100) feet.
3. Front Yard - Residential structures shall be set back a minimum of forty (40) feet from the right-of-way of adjoining major or minor arterial and thirty (30) feet from the right-of-way of any public road. Agricultural uses require no front yard.
4. Side Yard - Side yards shall be not less than thirty (30) feet from the right-of-way of any public road and fifteen (15) feet in all other instances. This setback shall apply to structures only.
5. Rear Yard - All structures shall have a rear yard of not less than thirty (30) feet; however, agricultural uses require no rear yard.
6. Conditional Use Setbacks are variable and shall be established by Development staff and the Zoning Commission at the Conditional Use hearing.

C. Maximum Lot Coverage

1. Residential Uses - The lot coverage of all principle and accessory buildings on a zoning lot shall not exceed twenty-five (25) percent of the total area of the lot.
2. Conditional 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 base flood elevation as set forth in Flood Hazard Ordinance 791.
2. Uses incidental to farming, such as silos, windmills, etc., and any other non-habitable structure (e.g. radio, TV tower) may exceed this height limitation, provided, however, that there be one (1) foot setback for every one foot over forty-five (45) feet from existing dwellings and/or residences or property lines.

E. Off Street Parking and Loading Requirements

Off-street parking and loading shall be provided as put forth in Section 4.

2.0107 District Standards

All uses of land and structures in the R-Rural District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the R-Rural 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 - All Conditional Uses shall apply to the requirements as set forth in Section 5.16.

B. Utilities

1. Water - On lots without central water facilities, any well must be fifty (50) feet from any sewer disposal unit.
2. Street Improvements - Any roads or street constructed to serve four (4) or more residential units or any nonresidential use must meet standards set forth in the Subdivision Requirements.

C. Signs, Lighting and Landscaping (Amended 2/13/03 ZC02-06-040 OCS#03-0607)

1. Signs shall be subject to the provisions of Section 5.03.
2. Lighting shall be subject to the provisions of Section 5.05.
3. Landscaping shall be subject to the provisions of Section 5.16.

D. Impact on Natural and Scenic Rivers (Amended 4/16/04 ZC03-0-062 OCS#04-0848)

Whenever application is made for rezoning of property, to be granted a conditional use of property, or for a building permit for property that is situated along a waterway included in the Natural and Scenic Rivers System, or for the rezoning of property, conditional use of property or for a building permit application for property which has been determined to have the potential for an adverse impact on such waterways, or on any property situated thereon, in addition to complying with all other applicable provisions of the St. Tammany Parish Land Use Ordinance, the following provisions and requirements shall apply:

- 1) The applicant for rezoning shall comply with all rules and regulations governing the applicable zoning district.
2. The applicant for a conditional use permit shall comply with the minimum standards for conditional uses in Section 3.02.
- 3) The applicant for a building permit shall comply with all rules and

regulations governing the permitted use.

- 4) All applicants shall file a copy of all permits required by the state, a state agency and the federal government for development of properties affecting natural and scenic rivers.
- 5) Prior to any final decision on any application for a rezoning or for a permit for those activities that may have the potential for significant impact on such waterways or property, an evaluation shall be made of the impact that the activities may have on the unique character and value of such waterways and properties.
- 6) The evaluation and final determination on any such application by the reviewing authority should insure compatible uses and development of such property, so as to maintain the natural and physical features of the waterways that are included in the Natural and Scenic Rivers system and the aesthetic values of the property situated along and accessible to the natural and scenic rivers in St. Tammany Parish.