

SECTION 2.02 SA SUBURBAN AGRICULTURAL DISTRICT

2.0201 Purpose

This district is intended to create an environment that allows a mixture of agricultural uses and low density single-family residential development. The permitted uses, lot areas, setbacks, and other site and structure requirements are designed to encourage quality residential areas in a low density setting. To protect the character of this District, permitted uses are limited to single-family dwellings and certain agricultural, cultural, educational, religious, and public uses. (Amended 6/19/03 ZC03-04-024 OCS#03-0681)

2.0202 Permitted Uses

Only the following permitted uses shall be allowed in the SA Suburban Agriculture District and no structure or land shall be devoted to any other 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 2.0203; or (c) accessory uses in compliance with the provisions of Section 5.

A. Residential Uses (Amended 8/24/2000 OCS# 00-0181)

1. One Single-Family Dwelling
2. ~~One Two-Family Attached Dwelling (Duplex)~~ (Amended 6/19/03 ZC03-04-024 OCS#03-0681)
2. Private Garages and Storage Buildings
3. One Garage Apartment or Guest House under 1,000 square feet of habitable floor
4. One Mobile Home or Modular Home per Zoning Lot on property located outside the Parish Growth Management Area Overlay identified in Section 2.23. (Amended 10/17/02 ZC02-08-051 OCS#02-0544)

B. Agricultural Uses

1. The following agricultural uses are permitted on lots with a minimum area of 5 acres of land:
 - a. Agricultural uses including buildings and structures as defined in Section 10, Agriculture and Agricultural Building or Structure.
 - b. Wholesale/Retail Greenhouses and Nurseries
 - c. Commercial Kennels
 - d. Commercial Horse Riding and Training Facilities
2. Household Agriculture

C. Cultural and Compatible Uses

1. Forests
2. Public and Private Parks
3. Botanical Gardens

D. Miscellaneous Uses

1. Community Central Water Treatment, Well, and Storage Facilities
2. Garage Sales (See Section 3.03 Minimum Standards) (Amended 1/29/04 ZC03-11-074 OCS#04-0809)

E. Similar and Compatible Uses

Other uses which are similar and compatible with the allowed uses of the SA District as determined by the Director of Planning acting in the capacity of Zoning Administrator. (Amended 6/19/03 ZC03-04-024 OCS#03-0681)

2.0203 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 parish requirements that apply to certain uses.

A. Residential Uses

1. Home Occupation, Home Occupation Limited or Home Office over 400 sq. ft. but not to exceed 1,000 sq. ft.
2. Modification to Home Occupation, Home Occupation Limited or Home Office Minimum Standards.
3. Bed & Breakfast (Amended 7/11/02 ZC02-05-028 OCS#02-0503)
4. One Mobile Home or Modular Home per Zoning lot on property located inside the Parish Growth Management Area Overlay identified in Section 2.23 (See Section 3.03.R - Minimum Standards) (Amended 01/17/02 ZC02-08-051 OCS#02-0544)

B. Agricultural Uses

1. Permitted Agricultural uses on lots with less than a minimum area of 5 acres of land.
2. Roadside Stands over 200 square feet adjacent to an existing agricultural use
3. Veterinarian Clinics and Hospitals

C. Religious Uses

1. Churches, Temples, and Synagogues
2. Any Secondary Building or Structures Necessary for a Religious Use, excluding Schools Grades 1 through 12
3. Monasteries
4. Convents

D. Educational Uses

1. Day-Care Centers
2. Nursery Schools

E. Health, Medical and Care Facilities

1. Convalescent Homes
 2. Day Care Homes
 3. Nursing Homes
- F. Public Cultural and Recreational Uses
1. Golf Courses and Practice Ranges
 2. Playgrounds
 3. Nature Preserves and Sanctuaries
 4. Swimming Pools
 5. Tours of nature and recreational areas operated by private individuals.
 6. Recreational facilities in association with recreational areas operated by private individuals.
- G. Public Utility Surface Structures
1. Electrical Substations
 2. Telephone Relay Facilities
 3. Utility Substations
 4. Waste-water Treatment Facilities
 5. Utility Distribution Systems
 6. Fire Stations
 7. Police Substations
- H. Miscellaneous
1. Temporary Batch Plants and Construction Related Facilities for a Single Development
 2. On Site Real Estate Sales Offices over 400 square feet
 3. Non-Profit Cemeteries and Mausoleums
 4. Excavation ponds in which either, more than 1000 cubic yards of material are removed or sold for profit or commercial hauling trucks are in operation before the hours of 7:00 A.M. or after 5:00 P.M.
 5. Land Reclamation in which either more than 1000 cubic yards of material consisting of dirt, soil, clay, sand and gravel not 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).
 6. Drilling rigs, temporary docking bays and crew boats for subsurface mineral deposits.
 7. Occasional Amusement Facilities
 1. Carnivals
 2. Circuses
 3. Outdoor Concerts
 8. Transmitter Towers
 9. Private landing strips and heliports.
 10. Fire Stations
- I. Similar and Compatible Uses
Other uses which are similar and compatible with the Conditional Uses of the SA

Suburban Agriculture District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.0204 Administrative Permits

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

- A. More than one single family dwelling unit per Zoning Parcel may be reviewed, provided however that the density and area requirements of one single family dwelling unit per Zoning Lot are shown on the site plan.
- 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. Home Occupation, Home Occupation Limited or Home Office provided the area for the use does not exceed 400 sq. ft.
- D. Roadside Stands under 200 square feet adjacent to an existing agricultural use.
- E. On Site Real Estate Sales Offices under 400 square feet.
- F. Subdivision Entrance Signs may be reviewed for appropriate location, size and construction methods.
- G. Seasonal Produce stands other than seafood peddlers and Christmas tree sales, provided that the use is temporary and valid for a permit 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 permit is required. Signs are allowed provided all are professionally rendered and approved by the Department of Planning. (Amended 12/21/2000 OCS# 00-0231)
- H. Snowball stands between April 1 and September 30.
- I. 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.
- J. Pumping Stations
- K. Off-premise directional signs
- L. Private playgrounds

- M. Private Athletic Fields
- N. Private Swimming Pools associated with a subdivision
- O. Signs (Section 2.0206 applies)
- P. 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)
- Q. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- R. Similar and Compatible Uses
Other uses administrative uses that are similar and compatible with the administrative uses of the SA District as determined by the Director of Development acting in the capacity of Zoning Administrator.

Fees are as set forth in Section 9.01.

2.0205 Site and Structure Provisions

- A. Minimum Lot Area (Amended 8/24/2000 OCS# 00-0181)
 - 1. The lot area of each zoning lot occupied by a single dwelling unit shall not be less than twenty two thousand five hundred (22,500) square feet, except that public utility facilities may be located on a smaller lot with approval.
 - 2. The lot area of each zoning lot occupied by multiple dwelling units, including garage apartments or guest houses as permitted above, shall have a minimum lot size on no less than twenty two thousand five hundred (22,500) square feet per dwelling unit.
- B. Minimum Area Regulations
 - 1. Minimum Lot Width - The lot width of each zoning lot shall not be less than one hundred (100) feet.
 - 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 twenty five feet from the front property line, unless abutting a major or minor arterial or collector, in which case the front yard shall be no less than forty (40) feet.
 - 3. Side Yard - There shall be two (2) side yards, one on each side of the building, having a minimum width of fifteen (15) feet each, plus one (1) additional foot for each foot in building height over twenty (20) feet above Base Flood Elevation.
 - 4. 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 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 twenty-five (25) 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 Base Flood Elevation as set forth in Flood 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 foot over forty-five (45) feet from any existing dwellings or residences and/or property lines.

- E. Off Street Parking and Loading Requirements
Off-street parking and loading shall be provided as put forth in Section 4.

2.0206 District Standards

All uses of land and structures in the SA District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the SA Suburban Agriculture District shall be subject to the following standards:

- A. Environmental Quality
 - 1. Flood Zones - Construction of any structures of 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. 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.

- C. Utilities
 - 1. Sewer
 - 1. Residential - On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department.

2. Non-Residential - On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department.
2. Water - On lots without central water facilities, any well must be fifty (50) feet from any sewer disposal unit.
3. Street Improvements - Any road or street constructed to serve four or more (4) residential units or any non-residential use must meet standards set forth in the Subdivision Regulations.

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.