

## **SECTION 2.03      A-1 SUBURBAN DISTRICT**

### **2.0301      Purpose**

The A-1 Suburban District is intended to provide a single-family residential environment on large, multi-acre lots. The A-1 District is located primarily in less populated areas where central sewer and water systems do not exist and where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain specified agricultural, cultural, educational, religious and public uses. All strictly commercial uses are prohibited in the A-1 Suburban District.

### **2.0302      Permitted Uses**

Only the following permitted uses shall be allowed in the A-1 Suburban 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 2.0303 or (c) accessory uses in compliance with the provisions of Section 5.

#### **A.      Residential Uses**

1.      One Single-Family Dwelling
2.      Private Garages and Accessory Structures
3.      Garage Apartment or Guest House under 1,000 square feet of habitable floor space

#### **B.      Miscellaneous Uses**

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

#### **C.      Similar & Compatible Uses**

Other uses which are similar and compatible with the allowed uses of the A-1 Suburban District as determined by the Director of Development acting in the capacity of Zoning Administrator.

### **2.0303      Conditional Uses**

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.      Residential Uses**

1.      One Mobile Home or Modular Home per Zoning lot (See Section 3.03 I -

Minimum Standards)

2. Home Occupation Limited and Home Office over 400 sq. ft. but not to exceed 1,000 sq. ft.
3. Home Occupation up 1,000 sq. ft.
4. Modification to Home Occupation, Home Occupation Limited or Home Office Minimum Standards.

B. 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

C. Religious Uses

1. Churches, Temples and Synagogues
2. Convents and Monasteries
3. Any secondary building or structure necessary for a Religious Use, excluding Schools Grades 1 through 12.

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. Horse Riding and Training Stables
2. Kennels
3. Golf Courses and Practice Ranges
4. Tours of nature and recreational areas operated by private individuals.
5. 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 (Amended 8/28/03 ZC03-06-038 OCS#03-0728)
  - 1. Temporary Batch Plants and related Construction Facilities for a single development.
  - 2. On Site Real Estate Sales Office over 400 square feet

- I. Similar and Compatible Uses  
Other uses which are similar and compatible with the A-1 Suburban District's Conditional Uses as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.0304 Administrative Permits

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

- A. Home Occupation, Home Occupation Limited or Home Office provided the area for the used does not exceed 400 sq. ft.
- B. Roadside Stands under 200 square feet adjacent to an existing agricultural use.
- C. On Site Real Estate Sales Offices under 400 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. Pumping stations
- G. Day Care Homes
- H. Signs (Section 2.0306 -B applies)
- I. 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

- J. 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)
- K. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- L. Other administrative uses which are similar and compatible with the A-1 Suburban District as determined by the Director of Development acting in the capacity of Zoning Administrator.

Fees are as set forth in Section 9.01.

2.0305 Site and Structure Provisions

A. Minimum Lot Area

- 1. Residential Uses - The lot area of each zoning lot shall not be less than five (5) acres.
- 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 approval.

B. Minimum Area Regulations

- 1. Minimum Lot Width - The width of each zoning lot shall not be less than three hundred (300) 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 fifty (50) 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 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 principle and accessory buildings on a zoning lot shall not exceed fifteen (15) 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 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 one (1) foot over forty-five (45) feet from 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.

2.0306 District Standards

All uses of land and structures in the A-1 Suburban District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-1 Suburban 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 except for Agricultural Uses.

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 (4) or more residential units or any non-residential uses 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.