

**SECTION 2.04      A-2 SUBURBAN DISTRICT**

2.0401      Purpose

The A-2 Suburban District is intended to provide a single family residential environment on large lots often served by public utility systems and other urban services. The A-2 District is located primarily in areas of substantial growth and population levels (GMA), but not adjacent to commercial or industrial uses. 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-2 Suburban District.

2.0402      Permitted Uses

Only the following permitted uses shall be allowed in the A-2 Suburban 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 the ordinance; (b) conditional uses in compliance with the provisions of Section 2.0403; 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

B.      Miscellaneous Uses (Amended 6/19/03 ZC03-04-021 OCS#03-0686)

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)

C.      Similar & Compatible Uses

Other uses which are similar and compatible with the allowed uses of the A-2 Suburban District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.0403      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.      Residential Uses

1.      Garage Apartment or Guest House under 1,000 square feet of habitable floor space
2.      One Mobile Home or Modular Home per Zoning lot (See Section 3.03 - Minimum Standards)

- 3. Modification to Home Office and Home Occupation Limited Standards.
- B. 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
- C. Educational Uses
  - 1. Day-Care Centers
  - 2. Nursery Schools
- D. Health, Medical and Care Facilities
  - 1. Convalescent Homes
  - 2. Day Care Homes
  - 3. Nursing Homes
- E. 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.
  - 6. Household Agriculture (Amended 6/19/03 ZC03-04-021 OCS#03-0686)
- F. 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
- G. Miscellaneous
  - 1. Temporary Batch Plants and related construction facilities for a single development.
  - 2. On-Site Real Estate Sales Office over 400 square feet.
- H. Similar and Compatible Uses  
 Other uses which are similar and compatible with the A-2 Suburban District's Conditional Uses as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.0404 Administrative Permits

The purpose of an Administrative Permit is to provide for a Staff review of certain uses

as set forth below:

- A. Home Office and Home Occupation Limited.
- B. On Site Real Estate Sales Offices under 400 square feet.
- C. Subdivision Entrance Signs may be reviewed for appropriate location, size and construction methods.
- D. 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.
- E. Pumping Stations
- F. Day Care Homes
- 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. Signs (Section 2.0406 B applies).
- I. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- 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. Other administrative uses which are similar and compatible with the A-2 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.

2.0405 Site and Structure Provisions

- A. Minimum Lot Area

1. Residential Uses - The lot area of each zoning lot shall be not less than 40,000 square feet.
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 lot width of each zoning lot shall not be less than one hundred fifty (150) 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 of the property line.
3. Side Yard - There shall be two side yards, one on each side of the building, having a minimum width of fifteen (15) feet each, plus one (1) additional foot for every 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 (1) 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

No building or dwelling for residential or business purposes shall exceed thirty-five (35) feet in height above the base flood elevation as established in Flood Ordinance 791

E. Off- Street Parking and Loading Requirements

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

2.0406 District Standards

All uses of land and structures in the A-2 Suburban District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-2 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 Conditional 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
  - a. 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.
  - b. 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 uses must meet standards set forth in the Subdivision Requirements.

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