

SECTION 2.06 A-4 SINGLE-FAMILY RESIDENTIAL DISTRICT

2.0601 Purpose

The A-4 District is intended to provide single-family residential dwellings in a setting of moderate urban density as within a GMA. 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 certain specified cultural, educational, religious and public uses. All strictly commercial uses are prohibited in the A-4 District.

2.0602 Permitted Uses

Only the following permitted uses shall be allowed in the A-4 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 (a) uses lawfully established prior to the effective date of this ordinance; (b) conditional uses in compliance with the provisions of Sections 2.0603; 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

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-4 District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.0603 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. Single Family Cluster Housing (Zero Lot Line)
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 Facility
 - 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

- F. Public Utility Surface Structures
 - 1. Electrical Substations
 - 2. Telephone Relay Facilities
 - 3. Utility Substations
 - 4. Waste-Water Treatment Facilities
 - 5. Fire stations
 - 6. 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. Accessory Uses
 - 1. Parking Lots associated with an adjacent business. (Amended 10/17/02 ZC02-10-071 OCS#02-0558)

- I. Similar and Compatible Uses

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

2.0604 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. 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
- G. Signs (Section 2.606-B applies)
- H. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- 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. Similar and Compatible Uses
Other administrative uses which are similar and compatible with the A-4 Single Family Residential District as determined by the Director of Development acting in the capacity of Zoning Administrator.

Fees are as set forth in Section 9.01.

2.0605 Site and Structure Provisions

A. Minimum Lot Area

1. Residential Uses - The lot area of each zoning lot shall be not less than (12,500) square feet, except for single family cluster developments (Zero Lot Line) for which the lot area of each zoning lot shall not be less than (10,500) 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.
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 Lot width of each zoning lot shall not be less than ninety (90) feet, except for Single Family Cluster Developments (Zero Lot Line) for which the lot area of each zoning lot shall not be less than seventy-five (75) 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 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

No building or dwelling for residential or business purposes shall exceed thirty-five (35) feet in height above 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.

2.0606 District Standards

All uses of land and structures in the A-4 Single-Family Residential District area subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-4 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. 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. 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.
2. 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.

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.