

SECTION 2.08 A-6 GENERAL MULTIPLE FAMILY RESIDENTIAL DISTRICT

2.0801 Purpose

The A-6 District is intended to provide medium to high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This District is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the District, permitted activities are limited to residential uses, both private and public, and certain specified cultural, educational, religious and public uses. All strictly commercial uses are prohibited in the A-6 District.

2.0802 Permitted Uses

Only the following permitted uses shall be allowed in the A-6 General Multiple 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 Section 2.0803 or (c) accessory uses in compliance with the provisions of Section 5.

A. Residential Uses

1. Two, Three and Four Family Dwellings
2. Multiple Family Dwellings & Condominiums
3. Townhouses & Condominiums as otherwise provided herein
4. Nursing Homes
5. 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 and Compatible Uses

Other uses which are similar and compatible with the Permitted Uses of the A-6 District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.0803 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. Boarding & Lodging Houses
 2. Apartment Hotels
 3. Single Family Residence
 4. One Mobile Home or Modular Home per zoning lot (See Section 3.03 - Minimum Standards)
 5. Modification to Home Office and Home Occupation Limited Standards.
- B. Commercial Uses
1. Retail Uses occupying single structures of fifteen hundred (1500) square feet or less and intended to serve only a localized multifamily development.
 2. Laundromat
- C. Professional Uses - Limited to 3,000 square feet
1. Law Offices
 2. Architecture or Engineering Offices
 3. Accountant Offices
 4. Real Estate Offices
 5. Insurance Offices
 6. Doctor, Dentist or Chiropractor Offices
 7. Similar Professional Offices
- D. 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
- E. Educational Uses
1. Day-Care Centers
 2. Nursery Schools
- F. Health, Medical and Care Facilities
1. Convalescent Homes
 2. Day Care Homes
 3. Retirement Centers
 4. Hospices
- G. 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
- H. 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

I. Miscellaneous

1. Temporary Batch Plants and related construction facilities for a single development
2. On Site Real Estate Sales Office over 400 square feet

J. Accessory Uses

1. Parking Lots associated with an adjacent business. (Amended 10/17/02 ZC02-10-071 OCS#02-0558)

K. Similar and Compatible Uses

Other uses which are similar and compatible with the Conditional Uses of the A-6 General Multiple Family District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.0804 Administrative Permits

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

- A. On Site Real Estate Sales Offices under 400 square feet.
- B. Subdivision Entrance Signs may be reviewed for appropriate location, size and construction methods.
- C. 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.
- D. Pumping Stations
- E. Private Cultural and Recreational Uses in association with subdivision or apartment complexes:
 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
- F. Signs (Section 2.806-B applies)
- G. Home occupations may be allowed that are clearly incidental and secondary to the property or apartment as a residence, provided, however, that: these uses are conducted entirely on the property and by the lessee with permission of the property owner; no more than fifteen percent (15%) of the apartment can be used for the home occupation; no more than one (1) person who is not related to the resident family may be engaged in the operation of such a business; limited retail sales; no outdoor storage; no more than 15 vehicle trips per day; no more than seven (7) vehicles related to the home occupation on site at any one time. Vehicles may not utilize parking designed specifically for residences of the apartments.
- 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. Home Office and Home Occupation Limited.
- K. Other Uses which are similar and compatible with the A-6 General Multiple Family Residential District Administrative Uses as determined by the Director of Development acting in the capacity of Zoning Administrator.

Fees are as set forth in Section 9.01.

2.0805 Site and Structure Provisions

- A. Minimum Lot Area
1. Residential Uses - The Minimum lot area for each zoning lot shall conform to the following:
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|---------------------------|-----------------------------------|
| Two-Family Dwellings: | 3,600 Square Feet Per Family Unit |
| Three-Family Dwellings: | 2,500 Square Foot Per Family Unit |
| Four-Family Dwellings: | 2,000 Square Feet Per Family Unit |
| Five-Family Dwellings: | 1,750 Square Feet Per Family Unit |
| Six to Twelve Units: | 1,700 Square Feet Per Family Unit |
| Thirteen to Twenty Units: | 1,600 Square Feet Per Family Unit |
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Twenty of More Units: 1,500 Square Feet Per Family Unit

2. Non-Residential Uses - The lot area of each zoning lot shall not be less than six thousand (6,000) square feet, except that public utility facilities may be located on a lot of lesser area with approval.

B. Minimum Area Regulations

1. 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 (25) feet from the front of the property line.
2. Side Yard - There shall be two (2) side yards, one on each side of the building, having a minimum width of five (5) feet each, plus one (1) additional foot for each one (1) foot in building height over twenty-five (25) 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 ten (10) feet.
3. 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 twenty-five (25) 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.
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 set forth in Flood Hazard Ordinance 791.

E. Off Street Parking and Loading Requirements

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

2.0806 District Standards

All use of land and structures in the A-6 District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-6 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 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 - All structures must be served by central sewerage systems.
2. Water - All structures must be served by central water systems.
3. 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.