

SECTION 6 - MODIFICATIONS AND EXCEPTIONS

SECTION 6.01 LOT OF RECORD

The minimum lot size requirement, Section 2, Land Use Schedule, notwithstanding, a single-family dwelling and its accessory buildings may be erected on any lot of record or parcel of land in a residential district or a commercial/industrial structure may be erected on any lot of record in a commercial/industrial district which shall be documented as legally established and defined by deed or act of sale prior to the adoption of this ordinance. Where applicable the contiguous lot of record regulations apply. (See Subdivision Regulations) The following minimum area setback requirements shall be maintained for residential uses:

1. Front Yard Setback - twenty-five (25) feet
2. Rear Yard Setback - 20% of lot depth or twenty five (25) feet, whichever is the lesser
3. Side Yard Setbacks - five (5) feet on each side of the lot. However, for corner lots, there shall be a side yard setback from the side street of not less than ten (10) feet.

Commercial and industrial setbacks shall be as provided in this ordinance.

SECTION 6.02 EXCEPTIONS TO HEIGHT REQUIREMENTS (Amended 3/7/2002 OCS# 02-0448)

- A. The following structures shall be limited to fifty (50) feet in height, unless granted written permission from the Director of Planning to exceed that height.
1. Churches
 2. Schools
 3. Hospitals
 4. Public Service buildings
 5. Institutions
 6. Barns, silos and other farm structures when located on farms.
 7. Belfries, cupolas, domes, flagpoles, and monuments.
 8. Water towers, transmission towers, windmills.
 9. Chimneys and smoke stacks
 10. Fire towers
 11. Oil derricks
 12. Bulkheads; elevator penthouses; water tanks; cooling towers; scenery; lofts and similar structures provided that such structures shall cover not more than twenty-five (25) percent of the total roof area of the building of which such structure is located.

SECTION 6.03 EXISTING RAILROADS AND MINERAL DEPOSITS

Existing railroads may continue to operate and be maintained in dwelling and commercial districts. Mineral deposits may be mined but residential areas shall be protected as set forth under Section 2.01.

SECTION 6.04 ZONING AMENDMENTS - SPECIAL DISTRICTS

Special zoning districts established by the Police Jury prior to the effective date of this ordinance shall remain in effect unless changed by adoption during comprehensive rezoning.

ORDINANCE NO. 231

AN ORDINANCE creating Zoned Districts No. 1-2-3-4- and 5, setting forth the boundaries thereof and enumerating the types of occupancy prohibited in the several Districts herein created, and providing penalties for the violation hereof.

BE IT ORDAINED BY the Police Jury of the Parish of St. Tammany, Louisiana, convened as the Governing Body of the said Parish, acting under and by virtue of the powers conferred upon it by Act No. 518, of the 1954 session of the Louisiana Legislature, and upon the recommendation of the St. Tammany Parish Zoning Commission after duly advertised public hearings in each instance, and for the purpose of promoting the health, safety, moral and general welfare of the Community, there is hereby created the Zoned Districts Nos. 1,2,3,4 and 5, more particularly described as follows:

ZONED DISTRICT NO. 2 (Wards 3 and 10) Ord. Police Jury Series # 84-139

Beginning at the intersection of the boundary line between lots 8 and 9 of the Subdivision of Lyons Property, Section 42, Township 6 South, Range 11 East, as per survey of C. R. Schultz, dated July 24, 1940, with the west line of the right of way for Military Road (S.R. 21); thence in a westerly direction along the line between said lots 8 and 9 to the low water mark on the east bank of the Bogue Falaya River; thence upstream along said low water mark to its intersection with the low water mark of the east bank of the Little Bogue Falaya River at the confluence of the two rivers; thence upstream along the low water mark of the Little Bogue Falaya River to its intersection with the south right of way line of Old Military Road. (S.R. 1082); thence easterly along the south right of way line of Old Military Road to its intersection with the west right of way line of Military Road; thence due east to the east right of way line of Military Road; thence southeasterly on a line running perpendicular to the east right of way line of Military Road at that point a distance of five hundred feet; thence southerly along a line running parallel to the east right of way line of Military Road at a distance of five hundred feet therefrom to the intersection of such line with the northeast right of way line of the Abita Highway (S.R. 35); thence southwesterly along the northeast right of way line of Abita Highway to its intersection with the east right of way line of Military Road; thence westerly to the point of beginning. (All references to right of way lines are as they exist on April 15, 1984).

This District is composed mainly of areas containing one-family dwellings on large building sites and open areas where similar residential development seems likely to occur. The District regulations are designed to protect the residential character of

the area by prohibiting all commercial activities and to preserve the openness of the area by requiring certain minimum area standards.

PERMITTED USES:

- A. Single-Family Dwellings.
- B. Agriculture for the use of the residents of the property whereon it is grown.
- C. Farming, including the usual farm buildings and structures.
- D. Horse riding and training stables and kennels.
- E. Flower gardening, greenhouses and similar uses. Guest house, not for rental purposes.

CONDITIONAL USES:

- A. Fire Stations

PROHIBITED USES:

- A. All commercial uses.
- B. Multiple family dwellings, consisting of two-family or more units including apartments, townhouses, condominiums, etc.
- C. Trailers, mobile homes.
- D. Advertising signs, billboards.
- E. All other uses not permitted herein.

AREA REGULATIONS

Every lot shall contain an area of not less than two (2) acres per family unit.

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ZONED DISTRICT NO. 8: (Ward 1)

Commencing on the center line of State Highway No. 188, locally known as Turnpike Road, at a point opposite the south boundary line of property of Joseph F. LeBlanc and extending in width 600 feet each side of the said State Highway No. 188, and extending the length to the intersection of said highway with the north right of way line of the Lallance Road, all located in Sections 14 and 44, T-7-S, R-10-E, 1st. Ward, St. Tammany Parish, LA.

BE IT FURTHER ORDAINED, etc., that the said Zoned District No. 8, hereinabove described be and hereby is zoned against businesses of operating dance halls, gambling establishments, saloons, barrooms, funeral parlors, the sale of beer and/or intoxicating liquors and junk yards.

ZONED DISTRICT NO. 14 (Ward 8)

ORDINANCE CALENDAR NO. 481
ORDINANCE COUNCIL SERIES NO. 84-424 *As Amended*

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF ST. TAMMANY PARISH, LOUISIANA "APPENDIX C-ZONING" THEREOF CREATING LAND USE DISTRICT NO. 14, SETTING FORTH THE BOUNDARIES THEREOF: A PART OF CENTRAL PARK SUBDIVISION AND ENUMERATING THE TYPES OF OCCUPANCY ALLOWED (OR CONVERSELY PROHIBITED) THEREIN, AND PROVIDING PENALTIES FOR THE VIOLATION HEREOF.

BE IT ORDAINED BY THE ST. TAMMANY PARISH COUNCIL, pursuant to the recommendations of the St. Tammany Parish Zoning Commission, after a duly advertised public hearing and further pursuant to the power granted to the Council under the Parish Home Rule Charter and the laws of Louisiana, that the Code of Ordinances of St. Tammany Louisiana, "Append C - Zoning" creating Special Land Use District No. 14, as follows:

PART 1.

Land Use District No. 14 is comprised of the area encompassed within the following boundaries: Part of Central Park Subdivision West of I-10, as per plat of Central Park Section "A" of New Slidell which include the following: Square 2, 43-55, Square 3, Lots 1-56, Square 6, Lots 1-56, Square 7, Lots 1-32, Square 10, Lots 1-56, Square 11, Lots 1-49, Square 14, Lots 1-20.

PART 2. PURPOSE:

This district is composed of certain lands and structures having an agricultural and low density residential character and additional open areas where it is likely and desirable that such similar development will occur. Though this district is intended primarily for residential and agricultural purposes, including farming, it is recognized that certain home business and home occupations are frequently desired by property owners in this district and therefore provision is made for limited forms of such activity.

PART 3. PERMITTED USES

- A. Uses for residential purposes, including:
 - 1) Single-Family dwellings
 - 2) Mobile Homes
 - 3) Two Family dwellings.
- B. Day care centers, nursery schools. These are not to be considered home business.
- C. Home businesses may be allowed that are clearly incidental and secondary to the primary use of the property as a residence, provided however, that these uses are conducted entirely on the property and by the property owner which the

residence is located, the building or buildings uses in connection with a commercial use do not exceed 600 square feet, no more than two people be engaged in the operation of such a business that nor more than one sixteen (16) square foot non-illuminated sign be erected on the property, also provided that no outside storage of equipment or material be permitted. However this provision is not intended to restrict the storage of equipment uses in agricultural or farm related activities.

- D. Public and private forest, parks, parkways, playgrounds, wildlife reservations or similar conservation projects.

PART 4. PROHIBITED USES

- A. Multiple family dwellings, consisting of three-family or more units, apartments, townhouses, condominiums, etc.
- B. All commercial uses unless otherwise permitted herein.
- C. Any and all industrial uses.
- D. Garbage disposal dumps/landfills shall be prohibited.
- E. Any other uses not provided for in this ordinance.

PART 5. HEIGHT REGULATIONS

- A. No building or dwelling for residential or business purposes shall exceed thirty-five (35) feet in height.
- B. Uses incidental to farming, etc., such as silos, windmills, etc., and any other structure (e.g. radio, T.V. 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.

PART 6. AREA REGULATIONS

- A. 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 property line.
- B. Side yard: There shall be two (2) side yards, one (1) each side of the buildings, having a minimum width of five (5) feet each.
- C. Rear yard: There shall be a rear yard having a depth of not less than ten (10) feet.

PART 7. OFF STREET PARKING REQUIREMENTS

Off street parking shall be provided as set forth in Section 4 of Ordinance No. 523.

PART 8.

It shall be a misdemeanor, punishable as is defined and contained in Sec. 1-8 of the Code of Ordinances for any violation hereof; each day of such violation shall constitute a separate offense, the total aggregate of fines however not to exceed Three Thousand Dollars (\$3,000.00).

PART 9.

All ordinances or parts of ordinances in conflict herewith are repealed.

PART 10.

This ordinance is entitled to the severability provisions of Sec. 1-5 of this Code of Ordinance.

PART 11.

This Ordinance shall be deemed enacted and shall become operable upon publication; exempted from the provisions hereof or any existing structures which would violate the prohibited uses above recited same being recognized as non-conforming uses. However, abandonment of such use for six or more consecutive calendar months shall cause such privilege to be lost.

