

SECTION 5.04 E-4 Estate District

5.0401 PURPOSE

The E-4 Estate District is intended to provide a single-family residential environment on large, multi-acre lots. The E-4 District is located primarily in less populated areas 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, certain specified agricultural, and utility uses. All strictly commercial uses are prohibited in the E-4 Estate District. Planned Unit Development Overlays shall not be used in the E-4 Estate District.

5.0402 PERMITTED USES

Only the following permitted uses shall be allowed in the E-4 Estate District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of this ordinance or accessory uses in compliance with the provisions of this section.

- A. Residential Uses
 - 1. One Single-Family Dwelling
 - 2. Private Garages and Accessory Structures
 - 3. Garage Apartment or Guest House under 1000 square feet of habitable floor space
- B. Miscellaneous Uses
 - 1. Community Central Water Treatment, Wall, and Storage Facilities
 - 2. Household Agriculture
- C. Similar & Compatible Uses
Other uses which are similar and compatible with the allowed uses of the E-4 Estate District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

5.0403 ADMINISTRATIVE PERMITS

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Home Office provided the area for the use does not exceed 600 sq. ft. and the proposal is in accordance with Section 8.01 Minimum Standards.
- B. Roadside Stands under 200 square feet adjacent to an existing agricultural use.
- C. On Site Real Estate Sales Offices under 600 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. Signs (Section 7.02 applies)
- 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. Agricultural and decorative ponds utilized exclusively by the resident and in which neither the excavated material is removed from the site nor commercial excavation occurs.
- I. 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
- J. Community Homes for handicapped persons as defined in L.R.S. 28:477.
- K. Public Utility Surface Structures
 - 1. Electrical Substations
 - 2. Telephone Relay Facilities
 - 3. Utility Substations
 - 4. Waste-Water Treatment Facilities
 - 5. Utility Distribution Systems
 - 6. Storm water Pumping Stations
 - 7. Potable Water Pumping Stations
- L. Temporary Plants and related Construction Facilities for a single development
- M. Day Care Homes (amended 12/03/09 OCS#09-2169)
- N. Temporary residence subject to the minimum standards as established under Section 8.01 AW. (amended 03/04/10 ZC10-01-015 OCS#10-2219)

- O. Other administrative uses which are similar and compatible with the E-4 Estate District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

5.0404 SITE AND STRUCTURE PROVISIONS

- A. Minimum Lot Area
 - 1. Residential Uses - The lot area of each zoning lot shall not be less than seven (7) acres.
 - 2. Non-Residential Uses - The lot area of each zoning lot shall not be less than seven (7) acres, except that public utility facilities may be located on lots of lesser area with administrative 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 natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.
 - 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 7.07.

5.0405 DISTRICT STANDARDS

All uses of land and structures in the E-4 Estate District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the E-4 Estate 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 shall be subject to the provisions of Section 7.01.

- B. Signs, Lighting and Landscaping
 - 1. Landscaping shall be subject to the provisions of Section 7.01
 - 2. Signs shall be subject to the provisions of Section 7.02.
 - 3. Lighting shall be subject to the provisions of Section 7.03.

- 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.

5.0406 Fee Schedules

Fees for site plan review shall be as required by the St. Tammany Parish Code of Ordinances Section 2-009.00, Parish Fees and Service Charges