

Section 5.11 A-5 Two Family Residential District - Density

5.1101 PURPOSE

The A-5(D) District is intended to provide a greater density of residential use by permitting the placement of two-family dwelling units without the more intense uses of general multi-family districts. This District is to primarily be located in a GMA and be characterized by central utility systems, convenience to commercial and employment centers, and efficient access to major transportation routes. To protect the intention of the District, permitted activities are limited to residential dwellings of one or two units and utility uses. All strictly commercial uses are prohibited in the A-5(D) District. Planned Unit Development Overlays may be used in the A-5(D) Suburban District.

5.1102 PERMITTED USES

Only the following permitted uses shall be allowed in the A-5(D) Two-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 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. Two Family Dwellings

- B. Accessory Uses
 - 1. Private Garages and Accessory Structures
 - 2. Garage Apartment or Guest House under 1000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area.

- C. Miscellaneous Uses
 - 1. Community Central Water Treatment, Wall, and Storage Facilities
 - 2. Household Agriculture

- D. Similar & Compatible Uses
Other uses which are similar and compatible with the allowed uses of the A-5(D) Two Family Residential District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

5.1103 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 when subject property is located within a Rural Overlay District or located north of the Urban Growth Boundary. (amended 03/07/13 ZC13-01-002 OCS#13-2910)
 - 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
- O. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns.” (amended 09/03/15 ZC15-07-055 OCS#15-3393)
- N. Other administrative uses which are similar and compatible with the permitted uses of this District as determined by the Director of Planning acting in the capacity of Zoning Administrator.

5.1104 SITE AND STRUCTURE PROVISIONS

- A. Maximum/Minimum Lot Area
 - 1. Residential Uses - The maximum net density permitted on shall be 8 dwelling units per acre.
 - 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 administrative approval.
- B. Minimum Area Regulations
 - 1. Minimum Lot Width – The width of each zoning lot shall not be less than seventy-five (75) feet. There shall be no minimum lot width in the A-5(D) District if the standards of the Planned Unit Development Overlay are met
 - 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 setback a minimum of forty (40) feet from the 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 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 ten (10) 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 principle 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 principle 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, whichever is higher.

E. Off-Street Parking and Loading Requirements

Off-street parking and loading shall be provided as put forth in Section 7.07.5.1105 DISTRICT STANDARDS

All uses of land and structures in the A-5(D) Two Family Residential District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-5(D) 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 - All uses, residential and nonresidential must be provided with central sewerage systems.
2. Water - All uses, residential and non-residential must be provided with central water systems.

5.1106 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