

DIVISION 8. - A-2(D) SUBURBAN DISTRICT

Sec. 130-446. - Purpose.

The A-2(D) Suburban District is intended to provide a single-family residential environment on large, multi-acre lots. The A-2(D) 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 A-2(D) Suburban District. Planned unit development overlays may be used in the A-2(D) Suburban District.

(Code 1998, app. C, § 5.0701; Ord. No. 07-1548, § 5.0701, 5-3-2007)

Sec. 130-447. - Permitted uses.

Only the following permitted uses shall be allowed in the A-2(D) Suburban 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 the ordinance from which this chapter is derived or accessory uses in compliance with the provisions of this division:

(1) *Residential uses.*

- a. One single-family dwelling.

(2) *Accessory uses.*

- a. Private garages and accessory structures.
- b. Garage apartment or guest house under 1,000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area.

(3) *Miscellaneous uses.*

- a. Community central water treatment, well, and storage facilities.
- b. Household agriculture.

(4) *Similar and compatible uses.* Other uses which are similar and compatible with the allowed uses of the A-2(D) Suburban District as determined by the director of planning and development acting in the capacity of zoning administrator.

(Code 1998, app. C, § 5.0702; Ord. No. 07-1548, § 5.0702, 5-3-2007)

Sec. 130-448. - 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 development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) Home office provided the area for the use does not exceed 600 square feet and the proposal is in accordance with section 130-2213.
- (2) Roadside stands under 200 square feet adjacent to an existing agricultural use.
- (3) On-site real estate sales offices under 600 square feet.
- (4) Subdivision entrance signs may be reviewed for appropriate location, size and construction methods.
- (5) Fairs, festivals and assemblies associated with churches, schools public lands or non-profit organizations.
 - a. Fairs, festivals and assemblies are limited to a maximum three days period annually.
 - b. Total building area is limited to 5,000 square feet.
 - c. No more than 200 vehicle trips per day are permitted.
- (6) Signs (article VI, division 3, of this chapter applies).
- (7) Private cultural and recreational uses associated with subdivisions:
 - a. Parks.
 - b. Botanical gardens.
 - c. Playgrounds.
 - d. Nature preserves and sanctuaries.
 - e. Stables.
 - f. Tennis courts.
 - g. Swimming pools.
 - h. Golf courses and related uses.
- (8) 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.
- (9) Agricultural uses when subject property is located entirely within a rural overlay district or located north of the urban growth boundary:
 - a. Agricultural buildings and structures.
 - b. Cultivation of garden crops.
 - c. Farms.
 - d. Wholesale greenhouses and nurseries.

- e. Roadside farm stands over 200 square feet adjacent to an existing agricultural use.
- (10) Community homes for handicapped persons as defined in R.S. 28:477.
- (11) Public utility surface structures:
 - a. Electrical substations.
 - b. Telephone relay facilities.
 - c. Utility substations.
 - d. Wastewater treatment facilities.
 - e. Utility distribution systems.
 - f. Stormwater pumping stations.
 - g. Potable water pumping stations.
- (12) Temporary plants and related construction facilities for a single development.
- (13) Day care homes.
- (14) Temporary residence subject to the minimum standards as established under section 130-2213(50).
- (15) 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.
- (16) Other administrative uses which are similar and compatible with the permitted uses of this district as determined by the director of planning and development acting in the capacity of zoning administrator.

(Code 1998, app. C, § 5.0703; Ord. No. 07-1548, § 5.0703, 5-3-2007; Ord. No. 09-2169, 12-3-2009; Ord. No. 10-2219, 3-4-2010; Ord. No. 13-2910, exh. A(5.0703), 3-7-2013; Ord. No. 15-3393, exh. A(5.0703), 9-3-2015)

Sec. 130-449. - Site and structure provisions.

(a) *Maximum density/minimum lot area.*

- (1) *Residential uses.* The maximum net density permitted on shall be one unit per acre.
- (2) *Nonresidential uses.* The lot area of each zoning lot shall not be less than 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 150 feet. There shall be no minimum lot width in the A-2(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 set back a minimum of 50 feet from the front property line.
- (3) *Side yard.* There shall be two side yards, one on each side of the building, having a minimum width of 15 feet each, plus one additional foot for each foot in building height over 20 feet above base flood elevation.
- (4) *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet, plus one additional foot, for every foot in building height over 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 15 percent of the total area of the lot.
- (2) *Nonresidential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 40 percent of the total area of the lot.

(d) *Height regulations.*

- (1) No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever 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 foot of setback for every one foot over 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 article VI, division 8, of this chapter.

(Code 1998, app. C, § 5.0704; Ord. No. 07-1548, § 5.0704, 5-3-2007)

Sec. 130-450. - District standards.

All uses of land and structures in the A-2(D) Suburban District are subject to the general standards and regulations of this chapter. In addition, all uses located in the A-2(D) Suburban District shall be subject to the following standards:

(1) *Environmental quality.*

- a. 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.
- b. Tree preservation, landscaping and screening shall be subject to the provisions of article VI, division 2, of this chapter.

(2) *Signs, lighting and landscaping.*

- a. Landscaping shall be subject to the provisions of article VI, division 2, of this chapter.
- b. Signs shall be subject to the provisions of article VI, division 3, of this chapter.
- c. Lighting shall be subject to the provisions of article VI, division 4, of this chapter.

(3) *Utilities.*

a. *Sewer.*

- 1. *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. *Nonresidential.* 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. *Water.* On lots without central water facilities, any well must be 50 feet from any sewer disposal unit.

(Code 1998, app. C, § 5.0705; Ord. No. 07-1548, § 5.0705, 5-3-2007)

Sec. 130-451. - Fee schedules.

Fees for site plan review shall be as required by chapter 2, article XVII.

(Code 1998, app. C, § 5.0706; Ord. No. 07-1548, § 5.0706, 5-3-2007)

Secs. 130-452—130-470. - Reserved.