



## Department of Planning & Zoning Staff Report – Text Amendment Case No. 2025-8-ORD

**Introduced by Matthew Jewell  
Parish President**

An ordinance to amend the St. Charles Parish Code of Ordinances, Appendix A – St. Charles Parish Zoning Ordinance of 1981, Section VI. – Zoning district criteria and regulations, B. Residential districts, [I.] R-1A, 2. Spatial Requirements, items c.(3) and d.(1), and [II.] R-1A(M), 2. Spatial Requirements, items c.(2) and d.(1), and Section VII. – Supplemental use and performance regulations, Accessory buildings, to increase the minimum setback for accessory buildings from 3 feet to 5 feet.

### BACKGROUND

The Zoning Ordinance contains setback requirements specific to accessory buildings. Notably, in the R-1A and R-1A(M) zoning districts the side and rear setback applied to accessory buildings is 3 feet.

The Department finds it appropriate to increase the minimum accessory building setback requirement from 3 feet to 5 feet based on the following:

- Building code bases fire rating off the distance between structures and property lines, and fire rating must be achieved when this measurement is less than 5 feet. This triggers informing the Building Official how the fire rating will be accomplished and a follow-up inspection for compliance.
- With the exception of Accessory Dwelling Units, the Zoning Ordinance does not have specific restrictions limiting the size of “accessory” buildings, which can at times rival the size of primary structures and include second floors. A decreased setback is not appropriate for these buildings.

The change will occur within the minimum accessory setback language under the R-1A and R-1A(M) zoning districts, and under the accessory building requirements of Section VII. Supplemental use and performance regulations.

The inclusion under Section VII. establishes a minimum 5-foot setback for accessory structures across all zoning districts unless otherwise stated (e.g. O-L, Open Land zoning requires 10-foot accessory setbacks).

### POTENTIAL OUTCOMES

Accessory structures such as small sheds are low impact and may be installed with relatively short turnaround times, often without expecting the level of building code review (e.g. fire rating) reserved for more substantial structures.

By requiring accessory structures to meet a 5-foot setback instead of 3 feet, local requirements will be more in line with building code and minimize the level of review and avoid delays in the permitting of minor accessory buildings.

This change will also minimize the impact larger accessory buildings may have on abutting properties.

### DEPARTMENT RECOMMENDATION

**Approval**