

INTRODUCED BY: TFERRY AUTHEMENT, COUNCILMAN DISTRICT IV
ORDINANCE NO. 99-9-21

An ordinance amending the Code of Ordinances, Appendix A, Sections XI.C.3.c. of the St. Charles Parish Zoning Ordinance of 1981, requiring a survey for construction projects five hundred (500) square feet and over.

WHEREAS, the St. Charles Parish Code of Ordinance Appendix A Sections XI.C.3.c sets forth the requirements to obtain a Preliminary Certificate of Zoning Compliance with respect all new constructions, and,

WHEREAS, the St. Charles Parish Code of Ordinance requires specific setbacks in specific zoning districts for the placement and construction of all buildings; and,

WHEREAS, to promote health, safety, and welfare of the residents of St. Charles Parish with respect to allowing construction within the buildable areas of land situated in St. Charles Parish; and,

WHEREAS, the St. Charles Parish Council desires enforce the setback requirements of the specific zoning districts within the Parish.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the St. Charles Parish Code of Ordinances, Appendix A,

Section XI.C.3.c, is hereby amended to state as follows:

Underlined language to be added.

~~Strikethrough language to be deleted.~~

3. Requirements for Obtaining a Preliminary Certificate of Zoning Compliance

c. For All Construction

- 1) Copy of deed to property.
- 2) Copy of ~~Class-C~~ survey from a registered land surveyor, showing site plan for construction projects five hundred (500) square feet and over.
- 3) Copy of sewerage permit or health certificate.
- 4) Copy of driveway permit, if required.
- 5) Copy of floor plans.
- 6) Copy of the contract with a portable sanitary facility vendor for the provision and maintenance of such facilities on the site in question. This requirement may be waived by the Director of the Planning & Zoning Department upon the provision of a signed affidavit from an adjacent property owner who shall provide the mandatory sanitary facilities. The alternate sanitary facilities must lie within three hundred (300) feet of the property line surrounding the affected construction site (Ord. No. 92-12-2, ss I, 12-7-92)
- 7) Water service permit.
 - a. Cases where water service is not available within 300 feet of site it may be waived.
 - 1. Permitted party will be responsible for site use. (Ord. No. 97-7-15, ss III, 7-21-97)

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: RAMCHANDRAN, MINNICH, CHAMPAGNE, ABADIE, AUTHEMENT, JOHNSON, DUHE, SIMON

NAYS: ALEXANDER

ABSENT: NONE

And the ordinance was declared adopted this 7th day of September, 1999, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]
 SECRETARY: [Signature]
 DLVD/PARISH PRESIDENT: 9-9-99
 APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: [Signature]
 RETD/SECRETARY: 9-9-99
 AT: 10:30AM RECD BY: [Signature]