

2025-0291

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. 25-10-7

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.

WHEREAS, the St. Charles Parish Zoning Ordinance of 1981 establishes minimum setbacks for accessory buildings; and,

WHEREAS, the minimum setback for accessory buildings is currently three (3) feet from side and rear property lines in the R-1A and R-1A(M) zoning districts; and,

WHEREAS, fire rating must be achieved when a structure is less than five (5) feet from a property line; and,

WHEREAS, increasing Parish setback requirements for accessory buildings from three (3) feet to five (5) feet aligns with fire rating requirements based on distance from property lines as enforced by building code; and,

WHEREAS, more stringent review standards and delays during permitting, particularly of minor accessory structures, can be minimized.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. 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. Single family residential detached conventional homes—Medium density, 2. Spatial Requirements is amended as follows with deleted text in ~~strikethrough~~ and additional text in underline:

2. Spatial Requirements:

c. Accessory buildings:

- (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
- (2) The accessory building shall not exceed two-story construction.
- (3) Minimum setback of accessory buildings, including overhangs, shall be ~~three (3)~~ five (5) feet.
- (4) Nonresidential accessory buildings shall not be permitted.

d. Permitted encroachments:

- (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than ~~three (3)~~ five (5) feet to any property line.
- (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

SECTION II. 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, [II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density., 2. Spatial Requirements is amended as follows with deleted text in ~~strikethrough~~ and additional text in underline:

2. Spatial Requirements.

c. Accessory buildings:

- (1) The accessory building shall not exceed two-story construction.
- (2) Minimum setback of accessory buildings, including overhangs, shall be ~~three (3)~~ five (5) feet.
- (3) Nonresidential accessory buildings shall not be permitted.

d. Permitted encroachments:

- (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than five (5) feet to any property line.
- (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front yard.

SECTION III. The St. Charles Parish Code of Ordinances, Appendix A – St. Charles Parish Zoning Ordinance of 1981, Section VII. Supplemental use and performance regulations., Accessory buildings is amended as follows with deleted text in ~~striketrough~~ and additional text in underline:

1. The following uses are subject to the regulations set forth herein:

Accessory buildings.

- a. Residential accessory buildings are allowed only in the side and rear yards.
- b. An accessory building may be connected to the principal building via an unenclosed breezeway not exceeding eight (8) feet in width.
- c. Accessory buildings must be three (3) feet from the principal building, measured from any existing overhangs (not including breezeways).
- d. Minimum setback of accessory buildings, including overhangs, shall be five (5) feet unless otherwise specified in this ordinance.
- d.e. The following shall not be permitted as accessory buildings in residential zones: storage containers, cargo containers, ship to shore containers or any form of a modified delivery type container which is normally mounted or transferred on a vehicle or is designed for or capable of being mounted on a chassis for movement.

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

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, O'DANIELS,
FISHER, DEBRULER
NAYS: NONE
ABSENT: COMARDELLE

And the ordinance was declared adopted this 6th day of October, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Alley Fonseca*
SECRETARY: *Mitchell Supcat*
DLVD/PARISH PRESIDENT: October 7, 2025
APPROVED : ✓ DISAPPROVED: _____

PARISH PRESIDENT: *Math Janel*
RETD/SECRETARY: October 7, 2025
AT: 3:19pm RECD BY: *[Signature]*