

2025-8-ORD requested by Matthew Jewell, Parish President / Dept. of Planning & Zoning to amend Sections VI. and VII. of the St. Charles Parish Zoning Ordinance of 1981, as amended, to increase the minimum setback for accessory buildings from three (3) feet to five (5) feet where applicable.

Mr. Albert – Thank you Mr. Chairman. Recently we’ve had a few instances where residents have purchased an accessory building and gone to place it in a legal place on their property and then found out through building code that that was not permissible. Building code actually requires 10 ft. between buildings unless you have fire rated walls, and the structures don’t come with fire rated walls. So, what we’re trying to do is align the building code with the zoning code in this instance. So, effectively anyone placing a shed or accessory building on the back portion of the property would have to be 5 ft. away from the property line. Those two 5 ft. differences would add up to 10 ft. to meet building code going forward.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Keen – is there going to be a limitation, ie if it’s open land behind you and there’s nothing back there are you still going to be required to have the 10 ft, or 5 ft. spacing?

Mr. Albert – yes sir, that’s because the code specifically has that setback mentioned in those zoning districts, but we are amending also puts it in the supplementary regulations. So it will apply throughout all zoning districts when these buildings get sited.

Commissioner Price made a motion to approve, seconded by Commissioner Keen.

YEAS: FRANGELLA, FOLSE, PRICE, ROSS, PETIT, JAY
NAYS: NONE
ABSENT: KEEN
PASSED
