

2025-0148

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

ORDINANCE NO. 25-6-2

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, Appendix A, as amended, Section VI. Zoning district criteria and regulations., F. *Wetlands District*: [I.] *W-1. Wetlands District*: 2. Spatial Requirements: to add spatial requirements.

WHEREAS, W-1 or Wetland zoning covers over 50% of the Special Flood Hazard Area (SFHA) of St. Charles Parish; and,

WHEREAS, the Community Rating System credits communities for “large-lot zoning” within the SFHA; and,

WHEREAS, a 10-acre minimum lot size with 5% coverage limit would receive the most credit.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The St. Charles Parish Zoning Ordinance of 1981, Appendix A, Section VI. Zoning district criteria and regulations., F. *Wetlands District*: [I.] *W-1. Wetlands District*: 2. Spatial Requirements:, is amended as follows with new text in underline and deleted text in ~~strikethrough~~:

F. *Wetlands District*: The regulations in the Wetlands District are as follows:
[I.] W-1. Wetlands District:

1. Use Regulations:
 - a. Automatically permitted uses: None.
 - b. Special exception uses and structures:
 - (1) Low intensity uses permitted as a N.D.S.I. Permit (No Direct Significant Impact) by the Louisiana Department of Natural Resources.
 - (2) Low intensity uses permitted as a general permit by the U.S. Army Corps of Engineers.
 - c. Special permit uses and structures:
 - (1) Coastal dependent uses ineligible for listed Special Exception Uses and Structures, as per approval of the St. Charles Parish Coastal Zone Advisory Committee with supporting resolution of the Council.
 - (2) Other compatible uses, as per approval of the St. Charles Parish Coastal Zone Advisory Committee with supporting resolution of the Council.
2. Spatial Requirements: ~~None.~~
 - a. Minimum lot size: 10 acres
 - b. Maximum coverage: 5%
3. Transportation Requirements: None.
4. Special Provisions: None.

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

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

And the ordinance was declared adopted this 2nd day of June, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Holly Fonseca
SECRETARY: Michelle Opendahl
DLVD/PARISH PRESIDENT: June 3, 2025
APPROVED: ✓ DISAPPROVED: _____

PARISH PRESIDENT: Matthew Jewell
RET/SECRETARY: June 4, 2025
AT: 9:39am RECD BY: [Signature]