



- vi. The owner of the property on which the ADU is to be created shall occupy the primary dwelling unit.
- vii. Setbacks for ADUs developed as part of the principal structure are the same as the underlying zoning district.
- viii. Setbacks for ADUs developed as detached structures shall meet the setbacks for accessory structures for the underlying zoning district.
- ix. The floor area of the ADU is limited to fifty (50) percent of the floor area of the primary dwelling unit, not to exceed one thousand two hundred(1,200) square feet.
- x. ADUs require one (1) off-street parking space in addition to the parking requirements of the underlying zoning district.

**Appendix A. Section IV.**

A. *Evaluation Criteria* – those uses requiring approval for either a *Special Exception* or a *Special Permit Use* shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.

- 1. Compliance with the current St. Charles Parish Comprehensive Plan.
- 2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.
- 3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- 4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.
- 5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- 6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
  - a. Required yards and open space
  - b. Ingress and egress to property
  - c. Parking and loading areas
  - d. Location of garbage facilities
  - e. Landscaping, buffering, and screening
  - f. Signage
  - g. Height and bulk of structures
  - h. Location and direction of site lighting

**SPU & ADU CRITERIA COMPLIANCE**

The proposal meets the criteria as follows:

- 1. *Compliance with the current St. Charles Parish Comprehensive Plan*  
 The Comprehensive Plan recommends Low Density Residential, up to eight (8) single-family dwelling units per gross acre. The subject site consists of 43,645 square feet. Two dwelling units on the site would not exceed the density recommended in the Comprehensive Plan. **Complies**
  
- 2. *Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.*  
 The ADU is a residential use shown to meet the requirements for accessory structures in the R-1A zoning district. It will be similar in size to other detached accessory structures on abutting sites. The structure will be developed to match the style of the principal residence. The existing driveway will provide access to the ADU. **Complies**
  
- 3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.*  
 The site plan shows a driveway which can accommodate up to seven (7) passenger vehicles and providing access to a three (3) car garage plus a two (2) car garage that is part of the existing house. The parking exceeds the required two (2) parking spaces for a single-family residence plus one (1) for ADUs. Loading and lighting is not required. **Complies**
  
- 4. *Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.*  
 The R-1A zoning district permits site-built single-family houses and general accessory uses by right, with ADUs requiring special approval. The proposed ADU meets all the requirements for an accessory structure in the R-1A district and should not have any more of an impact than uses otherwise permitted in the district. **Complies**
  
- 5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.*  
 The building permit process ensures these criteria are met.

6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
- a. *Required yards and open space.* The structure measures at least eighteen (18) feet from the rear property line and ten (10) feet from the nearest side property line. **Complies**
  - b. *Ingress and egress to property.* The property has frontage on Westover Lane and the ADU will use the existing driveway. **Complies**
  - c. *Parking and loading areas.* The site has off-street area to park a total of twelve (12) passenger vehicles, which meets the requirement for both the house and the ADU. Loading area is not required. **Complies**
  - d. *Location of garbage facilities.* The site allows for convenient disposal of household waste. **Complies**
  - e. *Landscaping, buffering, and screening.* **N/A**
  - f. *Signage.* **N/A**
  - g. *Height and bulk of structures* Accessory structures in the R-1A zoning district must not exceed two (2) stories and consist of a maximum of 25% of the required rear yard. The ADU will be a one story building with an attic. The required rear yard consists of 14,007 square feet. The portion of the ADU located in the required rear yard is 65 square foot, occupying less than 1% of the rear yard. **Complies**
  - h. *Location and direction of site lighting.* **N/A**

*Design and development standards for all accessory dwelling units (ADU)*

- i. *There shall be no more than one (1) ADU permitted per lot.* **Complies**
- ii. *No ADU will be permitted without a primary building.*  
The ADU is being developed as a detached accessory building to a primary residence. **Complies**
- iii. *An ADU may consist of part or all of a detached accessory structure or it may consist of a portion of the primary structure.* **Complies**
- iv. *There shall not be more than one (1) bedroom in an ADU.*  
The floor plan shows a 14' x 11' "master bedroom" and a 14' x 9'7" room labelled "office." Because this room connects to the laundry room and does not have a closet, it is not likely to be easily converted to a bedroom. Generally, staff require a revised floor plan when a proposed ADU shows one bedroom and another room with both a window and a closet. The state building code requires bedrooms to have windows; staff consider a a room with both a closet and a window as a potential bedroom. **Complies**
- v. *An ADU shall use the electrical service of the primary structure.* The applicant confirmed that the two structures on site would operate from one meter. **Complies**
- vi. *The owner of the property on which the ADU is to be created shall occupy the primary dwelling unit.* The applicant is homesteaded at the primary residence. **Complies**
- vii. *Setbacks for ADUs developed as part of the principal structure are the same as the underlying zoning district.* **N/A**
- viii. *Setbacks for ADUs developed as detached structures shall meet the setbacks for accessory structures for the underlying zoning district.* Accessory structures in the R-1A zoning district must be set-back three (3) feet from side and rear property lines. The site plan shows ten (10) feet will be provided in the side yard; eighteen (18) feet in the rear yard. **Complies**
- ix. *The floor area of the ADU is limited to fifty (50) percent of the floor area of the primary dwelling unit, not to exceed one thousand two hundred (1,200) square feet.* The applicant lists the ADU at 1,098 square feet, 40% of the floor area of the primary residence and below the 1,200 square foot maximum. **Complies**
- x. *ADUs require one (1) off-street parking space in addition to the parking requirements of the underlying zoning district.* A total of twelve (12) parking spaces are provided for off-street parking. **Complies**

ANALYSIS

The applicant requests a Special Permit Use for an Accessory Dwelling Unit (ADU) within a 3063 square foot detached accessory building in the rear yard at 151 Westover Lane, Montz. The floor plan shows the accessory building also contains a 18' x 32' workshop, a 21' x 42' garage, and an 11' x 21' garage for the ADU.

The 1,098 square foot ADU consists of one (1) bedroom, office, kitchen, full bath, living, and laundry room. The ADU and overall site plan meet the requirements for accessory structures in the R-1A zoning district, ADUs, and special permits. An ADU would be

compatible with the surrounding neighborhood and uses, would not have an external effect beyond that of a single-family residence, and would not increase the density of the area beyond that recommended by the Comprehensive Plan.

<b>DEPARTMENT RECOMMENDATION</b>
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**Approval**