

**St. Charles Parish  
Department of Planning & Zoning**

**LAND USE REPORT**  
**CASE NUMBER: PZSPU 2017-03**

## GENERAL APPLICATION INFORMATION

- |  |   |
|--|---|
| <p>◆ <b>Name/Address of Applicant</b><br/>         John C Hamilton<br/>         578 Pine Street<br/>         Norco, LA 70379<br/>         985.722.5265</p> | <p><b>Application Date: 6/29/17</b></p> |
| <p>◆ <b>Location of Site</b><br/>         578 Pine Street, Norco</p>   |   |
| <p>◆ <b>Requested Action</b><br/>         Special Permit Use for Accessory Dwelling Unit in R-1A.</p>  |   |

## SITE – SPECIFIC INFORMATION

- ◆ **Size of Parcel**  
Approximately 6,598 square feet.
- ◆ **Current Zoning and Land Use**  
The lot is zoned R-1A zoning and developed with a house and detached garage.
- ◆ **Surrounding Zoning and Land Uses**  
The property is surrounded R-1 zoning developed with single-family houses at medium density.
- ◆ **Plan 2030 Recommendation**  
**Low Density Residential: (from 4 up to 8 dwellings per gross acre).** This category includes the Parish's predominantly single family detached subdivisions, including those developed consistent with the R-1A (6,000 sq. ft. minimum lot size) and R-1B (10,000 sq. ft. minimum lot size) zoning districts. It also allows accessory units and individual mobile homes on small platted lots zoned R-1AM. Neighborhood-serving uses such as neighborhood parks, churches and servitudes may also be included in this land use category.
- ◆ **Traffic Access & Parking**  
The property is a corner lot with 67.33 feet of on Pine Street and 98 feet of on Sixth Street. The property is developed with two driveways, one to each street. Up to four cars could be parked on the property.

## APPLICABLE REGULATIONS

**Appendix A., Zoning Ordinance,**  
**Section III. Definitions.**

**Accessory dwelling unit:** A secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling unit or a detached dwelling unit on the same lot.

**Section VI. Zoning District Criteria.**

[I.] *R-1A. Single family residential detached conventional homes—Medium density.*

1. c. Special permit uses and structures included the following:

(8) Accessory Dwelling Units upon approval by the Planning Commission and supporting resolution of the Council.

## 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

**Section VII. Supplemental Use and Performance Regulations.**

1. The following uses are subject to the regulations set forth herein:  
*Accessory Buildings*  
 Residential accessory buildings are allowed only in the side and rear yards.
  - a. An accessory building may be connected to the principal building via an unenclosed breezeway not exceeding eight (8) feet in width.
  - b. Accessory buildings must be three (3) feet from the principal building, measured from any existing overhangs (not including breezeways).
  - c. 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.

- Accessory Dwelling Units*
- a. *Purpose* – to offer a wider range of housing options within residential zoning districts.
  - b. *Design and Development Standards for all Accessory Dwelling Units (ADU).*
    - There shall be no more than one ADU permitted per lot.
    - No ADU will be permitted without a primary building.
    - An ADU may consist of part or all of a detached accessory structure or it may consist of a portion of the primary structure.
    - There shall not be more than one bedroom in an ADU.
    - An ADU shall use the electrical service of the primary structure.
    - The owner of the property on which the ADU is to be created shall occupy the primary dwelling unit.
    - Setbacks for ADUs developed as part of the principal structure are the same as the underlying zoning district.
    - Setbacks for ADUs developed as detached structures shall meet the setbacks for accessory structures for the underlying zoning district.
    - The floor area of the ADU is limited to fifty percent of the floor area of the primary dwelling unit, not to exceed 1,200 square feet.
    - ADUs require one off-street parking space in addition to the parking requirements of the underlying zoning district.

**ANALYSIS**

This applicant is requesting a special permit to convert an existing garage into an accessory dwelling unit (ADU). The site plan indicates living area of the ADU will be 468 square feet and will consist of a bedroom, living room, kitchen, bathroom, and an 81 square foot storage room with a door to an expanded carport. The site plan shows that the proposed addition would meet the Supplemental Use and Performance Standards.

The Planning Department generally recommends approval of a Special Permit when it meets a majority of the six evaluation criteria. ***This application meets a majority of the criteria.***

1. *Compliance with the current St. Charles Parish Comprehensive Plan.* The request meets the current Plan 2030 designation of “*Low-Density Residential.*” An accessory dwelling unit is an allowable land use in the Comp Plan under this category, so approval of the Special Permit would comply.
2. *Compatibility with existing uses on abutting sites in terms of site development, hours, and transportation features related to safety and convenience of vehicular and pedestrian circulation.* Approving the request would allow two dwelling units on one lot in a

neighborhood where the predominant use is single-family—or one dwelling unit per lot. The supplemental use regulations are designed to ensure that an ADU is subordinate to the primary structure. While the proposal capitalizes on the existing conditions to meet the supplemental regulation, the result is that the primary structure and ADU will be served by individual driveways. This will likely reduce the potential for parking congestion.

3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* In addition to the minimum 2 parking spots for residences, 1 parking spot is required for ADU's. With each parking spot required to measure at least 9 x 19 ft., a total of 9 x 57 ft. (513 sq. ft.) would be required in order to meet the 2 required parking spaces for the main house and the 1 additional for the ADU. The site has a carport accessed from Sixth Street that totals 364 square feet. This is wide enough for at least 2 vehicles. There is also a 10 x 24 foot driveway from Pine Street to the residential structure. At 240 square feet, it is long enough for at least 1 vehicle. So there is enough square feet on the site for at least 3 vehicles.

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.* This will be met through the Department's site plan review as the Department does not approve site plans if adequate protections of persons and property from the stated impacts are not adequately addressed.

5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* The site can be designed to meet the requirements for an ADU, and an ADU on this site is not likely to negatively impact the neighborhood. However, converting an existing accessory structure to livable area requires a building permit and must meet building codes, including base flood elevation.

6. *A site development plan shall be required as part of the application process.*

- a. *Required yards and open space.* The site plan shows that the ADU will meet the rear setback/yard requirements of 5 feet for side and rear for a detached structure.
- b. *Ingress and egress to property; and,*
- c. *Parking and loading areas.* The aforementioned expanded carport and two driveways will accommodate the required 3 parking spaces.
- d. *Location of garbage facilities.* Not applicable.
- e. *Landscaping, buffering, and screening.* Not applicable.
- f. *Signage.* Not applicable.
- g. *Height and bulk of structures.* The proposed site plan shows the ADU will be less than the maximum 1,200 square feet in area.
- h. *Location and direction of site lighting.* Site lighting will be required to be directed into the site and avoid any impact on neighboring properties.

During review, the applicant was notified that future conversion of the carport as an expanded living area (if being considered) will be an issue because there is no proof that the carport was built to residential building code standards. The Department advised the applicant that for this reason, approval of the carport expanded into additional living area will not be approved.

<b>DEPARTMENTAL RECOMMENDATION</b>
------------------------------------

**Approval of the Special Permit Use contingent upon the following condition being met and complied with in perpetuity on the site: the expanded carport cannot be converted into livable space without meeting residential building codes.**