



# ST. CHARLES PARISH


## *OFFICE OF THE COUNCIL SECRETARY*

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### COUNCIL OFFICE MEMORANDUM

DATE: JUNE 5, 2025

TO: MR. MICHAEL ALBERT  
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO  
COUNCIL SECRETARY 

RE: AMEND CODE, ST. CHARLES PARISH ZONING ORDINANCE, APPENDIX A  
SECTION VI.; F. WETLAND DISTRICT. [I.] W-1 WETLANDS DISTRICT 2.  
SPATIAL REQUIREMENTS

On June 2, 2025, the St. Charles Parish Council adopted Ordinance No. 25-6-2 amending 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.

A copy of the ordinance is enclosed for your records.

MI/ag

Enclosure

cc: Parish Council  
Ms. Samantha de Castro w/enclosure  
Mr. Corey Oubre w/enclosure  
Planning & Zoning Commission w/enclosure

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 2<sup>nd</sup> day of June, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Norey Fonseca

SECRETARY: Michelle Dupont

DLVD/PARISH PRESIDENT: June 3, 2025

APPROVED: ✓ DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: Matthew Jewell

RETD/SECRETARY: June 4, 2025

AT: 9:39am RECD BY: [Signature]