

St. Charles Parish

Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: 2022-5-SPU

GENERAL APPLICATION INFORMATION

- ◆ Name/Address of Applicant

Darryl & Kelly Daigrepoint
35 W. Woodlawn Drive
Destrehan, LA 70047
(504)-512-6419
- ◆ Location of Site

35 W. Woodlawn Drive, Destrehan; Lot 733, Sq. 18, Ormond Country Club Estates
- ◆ Requested Use

Accessory Dwelling Unit (ADU)
- Application Date: 2/2/2022

SITE-SPECIFIC INFORMATION

- ◆ Size of Parcel(s)

Approximately 18,800 sq. ft., 100 ft. wide at the right-of-way
- ◆ Current Zoning and Use

R-1B; site-built single family house
- ◆ Surrounding Zoning and Land Uses

R-1B zoning is adjacent on each side.

The site is within a developed single family neighborhood, with site-built single family homes adjacent to each side and the front. The Ormond Country Club golf course is adjacent to the rear.

- ◆ Flood Zone and Elevation

The site is in a current flood zone A99 / DFIRM AE 2.5'. Elevation requirement is 2.5 ft.NAVD '88 above mean sea level.
- ◆ Future Land Use 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

The site has 100 ft. of frontage on W. Woodlawn Drive, which is accessed via a 20 ft. wide by 60 ft. long driveway accommodating up to six (6) passenger vehicles.

The existing driveway will also provide access and parking for the proposed ADU.
- ◆ Utilities

As per information available from the St. Charles Parish GIS map, parish water, sewer, and drainage facilities are located along W. Woodlawn Drive.

APPLICABLE REGULATIONS

Appendix A. Section VII. – Supplemental Use and Performance Regulations

Accessory buildings.

- a. Residential accessory buildings are allowed only in the side and rear yards.
- b. An accessory building may be connected to the principal building via an unenclosed breezeway not exceeding eight (8) feet in width.

- c. *Accessory buildings must be three (3) feet from the principal building, measured from any existing overhangs (not including breezeways).*
- d. *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).*
 - i. There shall be no more than one (1) ADU permitted per lot.
 - ii. No ADU will be permitted without a primary building.
 - 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.
 - iv. There shall not be more than one (1) bedroom in an ADU.
 - v. An ADU shall use the electrical service of the primary structure.
 - 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 VI. – Zoning District Criteria and Regulations

[III.] *R-1B. Single family residential detached conventional homes—Light to medium density.*

- 1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Single family detached dwellings.
 - (2) Accessory uses.
 - (3) Gardening.
 - (4) Private recreational uses.
 - b. Special exception uses and structures include the following:
 - (1) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (2) Showing and operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (3) Accessory uses to golf courses and country clubs limited to the following:
 - Art studios
 - Churches and Religious Institutions
 - Commercial recreation facilities
 - Commercial schools
 - Personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - Professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - Restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers (minimum lot size—twenty thousand (20,000) square feet).
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Religious institutions.
 - (4) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (5) Educational, religious and philanthropic institutions, provided, however, that such uses shall be located on sites of ten (10) acres or more, that buildings shall not occupy more than ten (10) percent of the site area, and that buildings be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (6) Reserved.
 - (7) Reserved.
 - (8) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (9) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.**
 - (10) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
- 2. Spatial Requirements:
 - a. Minimum lot size: Ten thousand (10,000) square feet per family; minimum width—eighty (80) feet.
 - b. Minimum yard sizes:
 - (1) Front—Twenty-five (25) feet.
 - (2) Side—Eight (8) feet.
 - (3) Rear—Twenty-five (25) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, not withstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings:
 - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.

- (3) Minimum rear and side setbacks of a detached accessory building shall be five (5) feet. (Ord. No. 86-11-7, 11-17-86)
- (4) Accessory buildings shall be located on the same parcel of land as the main structure.
- (5) Nonresidential accessory buildings shall not be permitted.
- d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.
- 3. Transportation System: Local and collector streets only.

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 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 at up to eight (8) single-family dwelling units per acre. The subject site is approximately 18,800 sq. ft. or .431 of an acre and is located around a golf course. Lots in the surrounding neighborhood are comparable. Staff estimate that the density of the golf course lots is approximately 1.25 dwelling units per acre. The area will remain below the recommended density even with the addition of a ADUs on these sites. **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 site plan shows the proposed ADU located near the end of the existing driveway, in the right rear side yard of the primary structure and oriented to the existing swimming pool. The arrangement of the buildings and accessory structures is like other properties in the area. The existing driveway will provide access and parking to the new building. The proposed ADU would be compatible with the surrounding neighborhood in terms of building design, hours of operation, or vehicle circulation. **Complies**
- 3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* Dedicated loading facilities are not required for this use. The ADU will utilize the primary residence's existing driveway for parking and access. The driveway can accommodate the two (2) spaces required for a single family dwelling plus the one (1) space required for an ADU. **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 zoning district is limited to site-built single family houses. The site plan shows the ADU located in a typical area for accessory residential structures, and it will utilize the existing driveway for parking and ingress/egress. It would be approximately 25 ft. from the abutting residence and has no windows which face the adjacent property. The ADU should not exceed the impacts of a site build house. **Complies**
- 5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* The ADU will be located in a detached accessory structure. Building code approval requires fire protection. Noise impacts are not expected from this type of development but the noise ordinance applies. In order to

permit the building, plans must show it will be built to the required base flood elevation and that stormwater will drain to existing drainage features rather than to adjacent properties. **Complies**

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 ADU meets the standard setbacks for accessory structures in the R-1B district, which is 5 ft. from a side or rear property line. It also does not take up more than 25% of the required rear yard. **Complies**
 - b. *Ingress and egress to property.* The existing driveway will provide access to the ADU from W. Woodlawn Drive. **Complies**
 - c. *Parking and loading areas.* A loading area is not required for this type of use. The existing driveway will be utilized for parking, which can accommodate the required two (2) spaces for the existing dwelling plus the one (1) required parking space for the ADU. **Complies**
 - d. *Location of garbage facilities.* The ADU would utilize standard municipal garbage collection, which does not require a dedicated facility. **N/A**
 - e. *Landscaping, buffering, and screening.* There will be no visual observance of the adjacent residence from within the ADU due to its positioning on the site and the exclusion of rear-facing windows. **Complies**
 - f. *Signage.* No signage is proposed as part of this request. **N/A**
 - g. *Height and bulk of structures.* ADUs are limited to 50% of the square footage of the primary dwelling or 1,200 sq. ft. max. The floor plan shows the ADU totaling 875 sq. ft., with a single bedroom. **Complies**
 - h. *Location and direction of site lighting.* Site lighting is not proposed in a way that would have an adverse effect on adjacent properties. **N/A**

ANALYSIS

The applicant is requesting a special permit for a detached Accessory Dwelling Unit (ADU) at 35 W. Woodlawn Drive, Destrehan.

The proposal meets all applicable special permit review criteria and requirements for ADUs.

DEPARTMENT RECOMMENDATION

Approval.