

St. Charles Parish Department of Planning & Zoning

Land Use Report

PZO 2018-03, Introduced by Larry Cochran, Parish President

To revise the definition of lot width.

Background

Ordinance 15-7-5 simplified much of the language in the Zoning Ordinance, starting with definitions. The definition of lot width was simplified, but it does not account for irregularly-shaped lots. The current definition requires that the lot width be measured using a line that is parallel to a front property line. When that front property line is curved or angled, the result can be a number that is higher than the true, designable width of a lot as shown by the graphic below.

Current definition

Lot width: The distance parallel to the front lot line measured between side lot lines.

Proposed definition

Lot width: The shortest distance between side lot lines measured at the minimum front building setback line.

Planning and Zoning context

The revised definition is simple and clear, but more accurate and more helpful for people subdividing, resubdividing, or designing buildings for permitting.

Potential outcomes

Better resubdivision proposals and easier permitting.