

2025-6-ORD requested by Matthew Jewell, Parish President / Dept. of Planning & Zoning to amend Section VIII.F.2. of the St. Charles Parish Zoning Ordinance of 1981, as amended, to exempt dust-free paving requirements under R-1A(M) zoning.

Mr. Badgerow— So currently, the zoning ordinance only allows for single-family residences in the Open Land zoning district to not have to be required to have dust-free surfaces so they can have limestone, aggregate, whatever they would like for their driveways and parking areas. We are requesting that the R-1A(M) zoning also gets the same waiver basically from that requirement. The Open Land zoning district and the R-1A(M) zoning districts share a lot of the same qualities on the types of uses that are allowed there. This would also allow for a more affordable and less permanent housing option compared to site built structures. Exempting the single family homes in R-1A(M) zoning from permanent dust-free parking surfaces allows for a wider range of surfacing options that are more affordable and less permanent and in line with the overall intent of the zoning district. Typically, right now there are loads of areas in the Parish that have this type of aggregate parking areas and most of those are in older neighborhoods which are also predominantly zoned R-1A(M) and the department recommends approval.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Price made a motion to approve, seconded by Commissioner Ross.

YEAS: KEEN, FRANGELLA, FOLSE, PRICE, ROSS

NAYS: NONE

ABSENT: PETIT, JAY

PASSED
