

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: 2022-9-SPU

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant** **Application Date: 5/3/2022**
Mary & Corey Breaux
15999 River Road
Hahnville, LA 70057
(504)-452-8214; mbreaux@forekidsfoundation.com
- ◆ **Location of Site**
15999 River Road, Hahnville
- ◆ **Requested Use**
Accessory Dwelling Unit (ADU)

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel(s)**
Approximately 352,139 sq. ft. (8 acres), 126.46 ft. wide at the right-of-way, tapering to a point in the rear.
- ◆ **Current Zoning and Use**
R-1A in the first approximately 970 ft., O-L in the remainder to the rear; site-built single family house
- ◆ **Surrounding Zoning and Land Uses**
B1 zoning is located to front; O-L zoning is adjacent to the rear; the zoning adjacent to the downriver side follows the R-1A/O-L pattern of the subject property; the zoning along the entirety of the upriver side is R-1A.

The site is located in an area consisting primarily of single family development of varying densities. This includes the newly developed River Road Estates Subdivision immediately adjacent to the upriver side, and a single family home on a long arpent tract on the downriver side.

- ◆ **Flood Zone and Elevation**
The majority of the site is in a current flood zone X / DFIRM X. The flood zone transitions to a current of AE 5' / DFIRM AE4 in the rear.
- ◆ **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.

Rural Residential: (less than 4 dwelling units per gross acre) this category includes low-density residential development that is consistent with the O-L, Open Land zoning district, and conservation subdivisions which retain large amounts of open space. The Rural Residential land use category is intended to help preserve the Parish's rural character, which residents, in the Vision Statement, expressed a desire to see retained. For this reason, this designation also allows for the continuation of agricultural activities and related uses, since agriculture is an important part of the community's rural heritage and identity.

◆ **Traffic Access**

The site has 126.46 ft. of frontage on River Road, which is accessed via an approximately 12 ft. wide, 380 ft. long driveway.

The driveway terminates at a parking area which can accommodate the required two (2) spaces for the primary dwelling plus one (1) for the ADU.

◆ **Utilities**

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

According to the Parish Engineer, the requirements detailed in Ordinance No. 21-8-17 (Adjacent Lot Runoff Protection) do not apply due to the ADUs proposed location on the property.

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

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

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

1. Use Regulations:

- c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (5) Modular, panelized and precut homes, provided that they are placed on a permanent foundation.
 - (6) Reserved.
 - (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (8) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.**
 - (9) 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: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet.
- b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet.
 - (2) Side—Five (5) feet.

- (3) Rear—Twenty (20) feet.
- (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
- (5) 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, notwithstanding 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 setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
- d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (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.

Appendix A. Section VII. - Supplemental use and performance regulations.

1. The following uses are subject to the regulations set forth herein:

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 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 352,139 sq. ft. (8 acres). Residential development in this area can be found on lots as small as 8,000 sq. ft. to large tracts similar to the subject property. The area will remain below the recommended density even with the addition of a ADUs on these site. **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, 69 ft. behind the primary residence. The arrangement of the primary and accessory structures is similar to 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 immediately abutting 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. The ADU should not exceed the impacts of another site built 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-1A district, which is 3 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 River Road. **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.* No landscaping, buffering, or screening is required or proposed. The ADU will not be immediately adjacent to any other houses on abutting sites. **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 primary residence consists of approximately 2,400 sq. ft. The ADU is shown totaling 713 sq. ft., with a single bedroom. **Complies**
 - h. *Location and direction of site lighting.* The ADU is shown with four (4) wall mounted light fixtures on the front and rear facades. This lighting is typical for residential structures and should not have an adverse effect on adjacent uses. **N/A**

Accessory dwelling units.

- There shall be no more than one (1) ADU permitted per lot. **Complies**
- No ADU will be permitted without a primary building. **Complies**
- There shall not be more than one (1) bedroom in an ADU. **Complies**
- The owner of the property on which the ADU is to be created shall occupy the primary dwelling unit. The owners/applicant are homesteaded at the subject property. **Complies**
- Setbacks for ADUs developed as part of the principal structure are the same as the underlying zoning district. **N/A**
- Setbacks for ADUs developed as detached structures shall meet the setbacks for accessory structures for the underlying zoning district. **Complies**
- 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. **Complies**
- ADUs require one (1) off-street parking space in addition to the parking requirements of the underlying zoning district. **Complies**

ANALYSIS

The applicant is requesting a special permit for a detached Accessory Dwelling Unit (ADU) at 15999 River Road, Hahnville.

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

DEPARTMENT RECOMMENDATION

Approval.