

St. Charles Parish Department of Planning & Zoning

Land Use Report

Case Number: 2022-1-ORD

Introduced by Matthew Jewell, Parish President

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981 (as amended) Section VI.- Zoning district criteria and regulations, H. Historic preservation districts to remove item [2.].

Background

Generally, the St. Charles Parish Zoning Ordinance of 1981 regulates the development and use of land according to the zoning district that all or most of the property falls within. A person who owns property expects to be able to develop and use the property subject to the “use regulations” listed with the zoning district that the property falls within and site design and building code requirements.

The Parish has four areas with H-Historic Preservation zoning (the sites of St. Charles Borromeo Church and School, Destrehan Plantation, Home Place Plantation, and LaBranche Dependency). The H Zoning District describes a “Zone of Protection” which restricts the use of nearby properties to C-2 or less-intensive use. Any C-3 or more intense use within the 1000 ft. requires approval of a Special Permit. The restriction applies no matter what the nearby property is zoned or who owns it.

This type of regulation is confusing. A person who does not own property in the H Zoning District is not likely to read the Special Provisions of the H zoning district or expect that their property may be affected by the zoning of adjacent or nearby property.

Potential outcomes

The zoning regulations will be more predictable.

The use regulations of the Historic Zoning District will be more in-line with the use regulations of other zoning districts.

Properties zoned C-3 or M-1 that are within 1000 ft. of any of the Parish’s four H zoning districts may be developed with C-3 or M-1 uses by right and without obtaining a Special Use Permit.

Recommendation

Approval