



## **Department of Planning & Zoning Staff Report – Text Amendment Case No. 2025-6-ORD**

**Introduced by Matthew Jewell  
Parish President**

An ordinance to amend the St. Charles Parish Code of Ordinances, Appendix A. – St. Charles Parish Zoning Ordinance of 1981, Section VIII. – Site plan review and design requirements, F. Off-street parking in general, item 2., to exempt single family residences in the R-1A(M) zoning district from the permanent dust-free paving requirement.

### **BACKGROUND**

The St. Charles Parish Zoning Ordinance requires permanent dust-free surfaces for all off-street parking. The only exemption is for single-family residences in O-L zoning districts, which may utilize appropriate materials such as aggregate stone.

The R-1A(M) zoning district shares development traits with the O-L zoning district, most notably a wider range of housing options through the permitting of manufactured homes, which serve as a more affordable and less permanent housing option compared to site-built structures.

Exempting single-family homes in R-1A(M) zoning from permanent dust-free parking surfaces and allowing for a wider range of surfacing options that are more affordable and less permanent is in line with the overall intent of the zoning district.

Additionally, R-1A(M) zoning is typically located in specific areas around the Parish, in neighborhoods developed prior to the adoption of current standards and a strong presence of aggregate driveways.

### **POTENTIAL OUTCOMES**

A wider range of parking surface types may be allowed in R-1A(M) zoning, further aligning development with the intent of the district.

The permitting process will be more predictable and as a result, smoother, since development standards will match what is typically found within existing R-1A(M) zoned areas.

### **DEPARTMENT RECOMMENDATION**

**Approval.**