

# 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

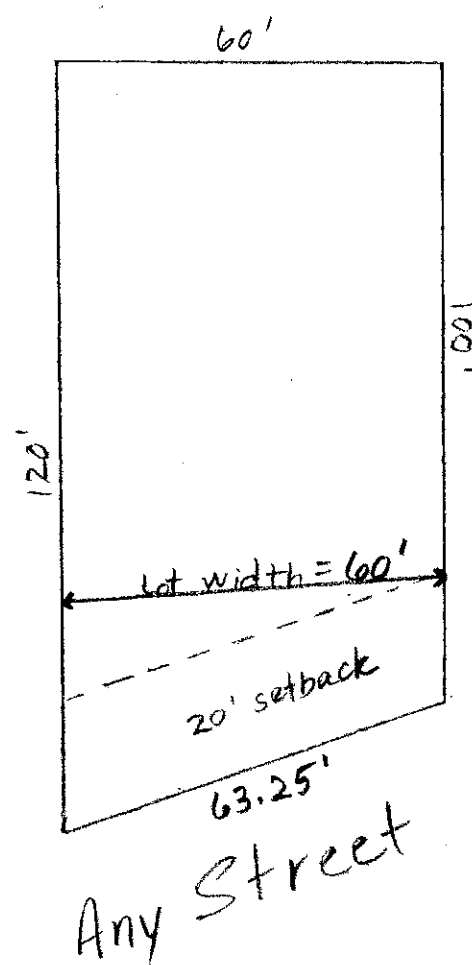
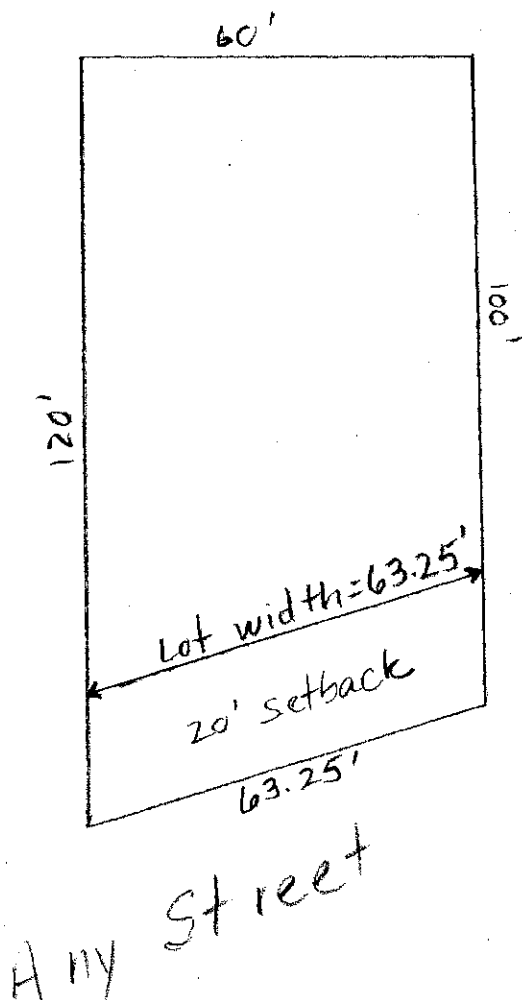
Ordinance 15-7-5 simplified much of the language in the Zoning Ordinance, starting with definitions. The definition of lot width was simplified, but it does not account for irregularly-shaped lots. The current definition requires that the lot width be measured using a line that is parallel to a front 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.