

DEPARTMENT OF PLANNING AND ZONING



TECHNICAL ASSISTANCE

**PROFESSIONAL
EXPERTISE**

QUALITY SERVICE





**PLANNING AND ZONING
COMMISSION**

**ZONING BOARD
OF ADJUSTMENTS**

**COASTAL ZONE
ADVISORY COMMITTEE**

Planning and Zoning

- Contact Planning and Zoning
- Official Zoning Map
- Report a Planning and Zoning Issue: Code Complaints, etc.
- Permit Administration
- Permits and Applications
- Local Property Auctions
- Land Use Planning and Zoning
- Floodplain Management
- Flood Aware Committee
- Coastal Zone Management
- Planning Commission
- Zoning Board of Adjustment
- Planning and Zoning FAQs
- Planning and Zoning Staff Directory

Departments » Planning and Zoning

PLANNING AND ZONING FREQUENTLY ASKED QUESTIONS

- Where can I obtain an elevation certificate for my property?
- Can I place a storage unit in my backyard?
- What are the rules for keeping horses or other livestock (including chickens) on my property?
- How do I obtain a tobacco and/or alcohol license for my business in St. Charles Parish?
- How do I obtain a business license in St. Charles Parish?
- Can I view a map of my lot and/or zoning information on the parish website?
- Can I park a boat in my front yard?
- How do I obtain a contractor's license in St. Charles Parish?
- I am building a new home in St. Charles Parish. What do I need to know about elevation and elevation certificates?
- What are the requirements for installing a fence on my property?
- What do I need to do to start a home-based business?
- Do I need a permit to operate a garage sale?

Where can I obtain an elevation certificate for my property?

If a certificate is on file with the Planning and Zoning Office, you may obtain a copy from that office by contacting them.

Can I place a storage unit in my backyard?

Storage units are allowable in residential back yards, but they must be permitted as residential accessory structures. Please note these rules do not supersede any subdivision covenants and/or restrictions that may be in place in a particular area.

Ship-to-shore containers and other storage structures not intended for use as a residential accessory structure may only be placed if they are rented, and for only one year.

For more information please call the Planning and Zoning Department at (985) 783-5060.

What are the rules for keeping horses or other livestock (including chickens) on my property?

For the local ordinances on keeping animals NOT considered pets and the keeping of exotic animals, click here.

How do I obtain a tobacco and/or alcohol license for my business in St. Charles Parish?

Parish alcohol licenses are obtained from the St. Charles Parish Sheriff's Office at (985) 783-6237 (ask for the 'Tax Office'). Any businesses wishing to sell alcoholic beverages must meet zoning requirements and location restrictions for alcoholic beverages businesses. You can get more information on these requirements by calling Planning and Zoning at (985) 783-5060 and asking for a planner. A state license is also required for any business selling alcoholic beverages. More information is available at www.atc.rev.state.la.us.

How do I obtain a business license in St. Charles Parish?

A business or occupational license is obtained from the St. Charles Parish Sheriff's Office. They may be reached at (985) 783-6237. The occupational licensing process requires a Certificate of Zoning Compliance for the business location from the Planning and Zoning Department, which may be reached at (985) 783-5060, and registration with the St. Charles Parish School Board's Sales and Use Tax Office, which may be reached at (985) 785-3125.

Can I view a map of my lot and/or zoning information on the parish website?

Yes. Website users can look up parcel ownership and attribute information on the St. Charles Parish interactive map in a variety of ways.

The first is zooming into the desired parcel and clicking the information button (i) on the tool bar, then selecting the property search tool and clicking on the parcel. A window will then open with all the ownership information.

Planning and Zoning

BOARD OF ADJUSTMENT

The Zoning Board of Adjustment (ZBA) is a quasi-judicial board created pursuant to Title 33, Section 4727 of Louisiana. Its made up of seven regular members who meet on the third Thursday of each month at 7:00 AM in the Parish Council Chambers in the Courthouse, Hahnville. All matters are referred through the Department of Planning and Zoning to the ZBA.

include:

Appeals where it is alleged there is error in any order, requirement, decision or determination made by the ZBA official in the enforcement of R.S. 33:4721 through R.S. 33:4729 of any ordinance adopted pursuant to the Zoning Ordinance.

All matters referred to it or upon which it is required to pass under the ordinance.

Appeals, where there are practical difficulties or unnecessary hardships in the way of carrying out the ordinance, to vary or modify the application of any of the regulations or provisions of the ordinance for the construction or alteration of buildings or structures or the use of land so that the spirit of the ordinance be observed and public safety and welfare secured and substantial justice done.

If a member, call (985) 783-5060.

- You can also get information on retrofitting flood insurance, flood protection and floodplain management from the St. Charles Parish Public Library's main libraries in Destrehan and Luling.
- Before proceeding with retrofitting measures or any construction and development (i.e. filling, dredging and/or remodeling) check with the Department of Planning and Zoning at (985) 783-5060 for applicable building permit.

date. If
ed in PDF

Visitors | Interact | Contact the Parish

2, Hahnville, LA 70057 | (985) 783-5000

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PLANNING

PERMITTING

CODE

ENFORCEMENT

COASTAL ZONE

MANAGEMENT



COMPLIANCE



LAWS



RULES



REGULATIONS



**2019 PROPOSED
ORDINANCE AMENDMENTS**

11

PROPOSED

7

APPROVED

2019 Rezoning Cases, and 5-Year Comparison

Year	Applications Submitted	Commission Recommendations		Parish Council Decisions		
		Approval	Denial	Approved	Denied	Withdrawn or removed
2019	22	11	5	13	3	5
2018	9	6	2	5	2	2
2017	17	11	5	10	3	4
2016	17	13	2	10	2	5
2015	28	22	3	22	2	4

SUBDIVISION ACTIVITY IN 2019

78

RESUBDIVISION
APPLICATIONS

44

NEW VACANT LOTS
OR DEVELOPMENT SITES

2019 Minor Resubdivisions

Resubdivision	Applications	Lots Affected	New development sites
Administrative	51	74	10
Minor	21	60	27
Total	72	134	37

MAJOR SUBDIVISIONS



Major subdivisions result in a net increase of six or more lots and/or require streets or infrastructure.

The approval process consists of three phases.

- The first is approval of a Preliminary Plat or conceptual layout of the subdivision by the Planning Commission.
- The second is construction approval, which requires the approval of construction plans by Waterworks, Public Works and Wastewater, and the Contract Monitor and certification of the Planning Commission.
- The final phase is dedication of streets and infrastructure which requires the Parish Council accept the streets and infrastructure for the public by ordinance.

It generally takes more than one year for a major subdivision to complete the process.



PROCESSED SIX APPLICATIONS

FOR NEW SUBDIVISIONS IN 2019

13 NEW STREETS

335 NEW

VACANT LOTS



OF THE FOUR SUBDIVISIONS WHICH WERE UNDER CONSTRUCTION
PRIOR TO 2019,
TWO SUBDIVISIONS REPRESENTING 124 LOTS REMAIN UNDER CONSTRUCTION.



100%



2019 Permit Activity and Five Year Comparison

Permit Type	2019 Total	2018 Total	2017 Total	2016 Total	2015 Total
New Residential	128	168	127	114	121
Additions	33	40	30	26*	151
Mobile Homes	65	51	42	32	32
Commercial/Institutional/Industrial	19	20	27	20	27
Multi-Family	2	0	0	3	11
Swimming Pools	48	59	52	47	50
Change of Use	100	93	71	61	104
Totals	395	432	352	303	496

*In previous years, carport and patio covers were counted as additions.



ADDITIONAL PERMITS

ISSUED IN 2019

- 64 home occupation permits
- 9 sign permits
- 113 residential renovation permits
- 42 demolition permits

2019 Variance Requests Presented to the ZBA

Regulations To:	Total	Approved	Denied
Base Flood Elevation	29	29	0
Setbacks-Rear Yard	8	8	0
Setbacks-Front Yard	5	5	0
Setbacks-Side Yard	6	6	0
Parking	1	1	0
Landscaping	1	1	0
Lot Width	2	2	0
Mechanical (Generator)	2	2	0

In the second half of 2019,
Code Enforcement implemented a
new software platform with new
field devices that allows inspections
to be logged from in the field.

This new platform is improving workflow.

2019 Code Enforcement Activity

Permits Closed	978
Permits Open (as of 12/31/19)	272
Total Complaints Received	582
Total Complaints Resolved	674
Derelict vehicles tagged or removed	233
Illegal signs removed	976
Cases In Legal (as of 12/31/18)	30
Grass violations resolved	135

IN 2019

COASTAL ZONE MANAGEMENT

ASSISTED, COORDINATED, MANAGED OR OVERSAW THE FOLLOWING PROJECTS AND PROGRAMS:



LOCAL COASTAL

PROGRAM

- processed eleven applications of Local Concern
- two were exempted for elevation
- three are pending further submissions
- three were exempt for not having a significant environmental impact
- one was located in a fastland
- two were either withdrawn or returned to the state as a state concern.

The Department of Natural Resources presented the parish with a 3-year contract with contract amounts remaining constant.

IN 2019

COASTAL ZONE MANAGEMENT

ASSISTED, COORDINATED, MANAGED OR OVERSAW THE FOLLOWING PROJECTS AND PROGRAMS:

CHRISTMAS TREE

COLLECTION PROJECT

Residents donated approximately 4,000 Christmas trees, which were transported to existing pens where they break up waves and build land.



IN 2019

COASTAL ZONE MANAGEMENT

ASSISTED, COORDINATED, MANAGED OR OVERSAW THE FOLLOWING PROJECTS AND PROGRAMS:

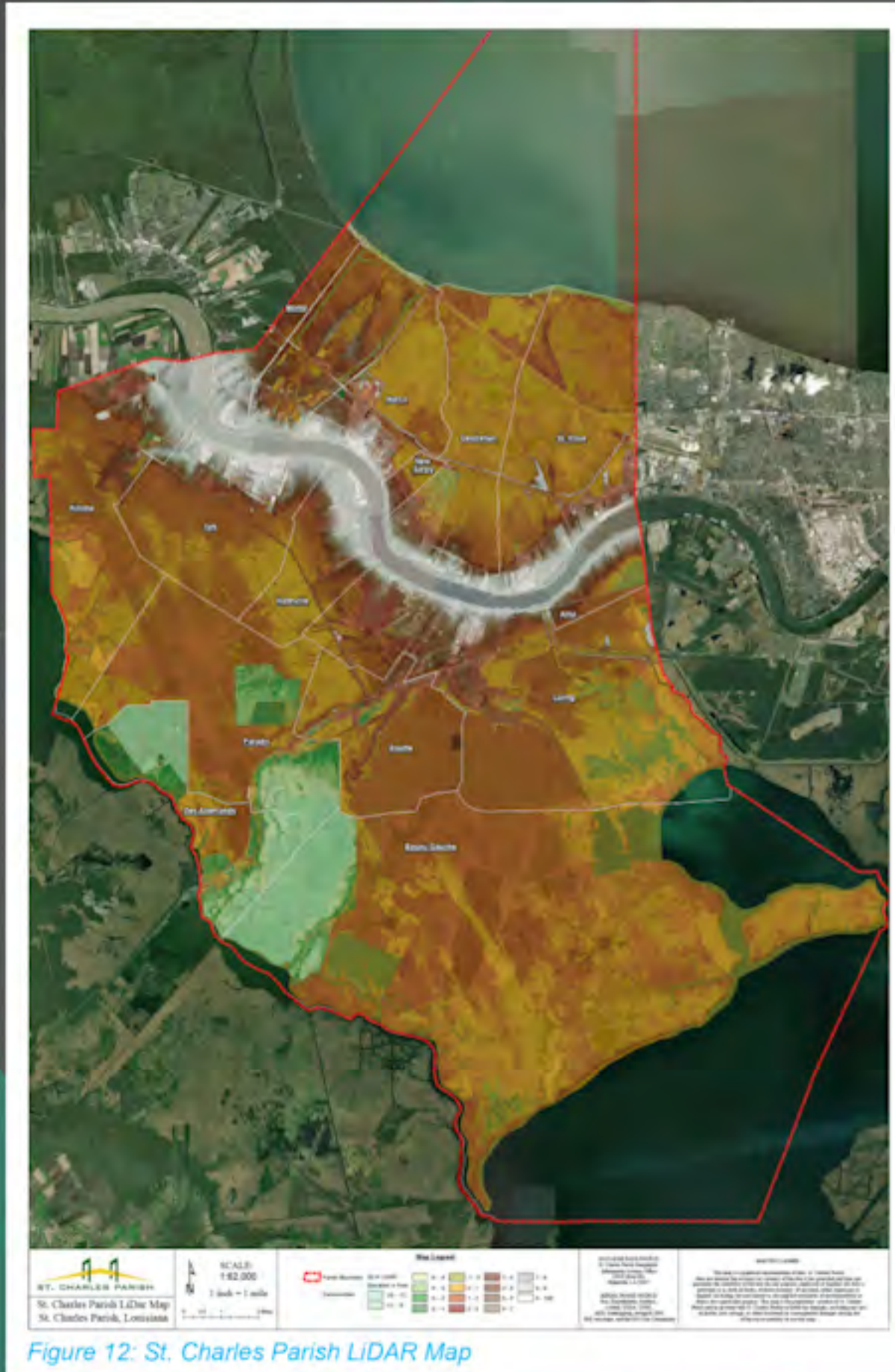


Figure 12: St. Charles Parish LiDAR Map

DIGITAL FLOOD INSURANCE

RATE MAPS

In early 2019, the Digital Flood Insurance Rate Maps were presented to the Special Projects Committee of the parish council.

However, because of budgetary restraints for the mapping section of FEMA, they were unable to accept the modelling.

They are expected to accept it sometime in 2020.

IN 2019

COASTAL ZONE MANAGEMENT

ASSISTED, COORDINATED, MANAGED OR OVERSAW THE FOLLOWING PROJECTS AND PROGRAMS:

PPI PLAN

ADOPTED

With the help of the Public Information office, a PPI plan for communicating flood-related issues to residents was assembled and completed in 2019 and was adopted by the parish council by resolution in early 2020.



St. Charles Parish

2020 Floodplain and Stormwater Management
Program for Public Information (PPI)

Prepared by members of St. Charles Parish Public Information Office



PLANNING AND ZONING
LANDSCAPE DEMONSTRATION AREA
COMPLETED



ST. CHARLES PARISH

TAXICAB FLEET

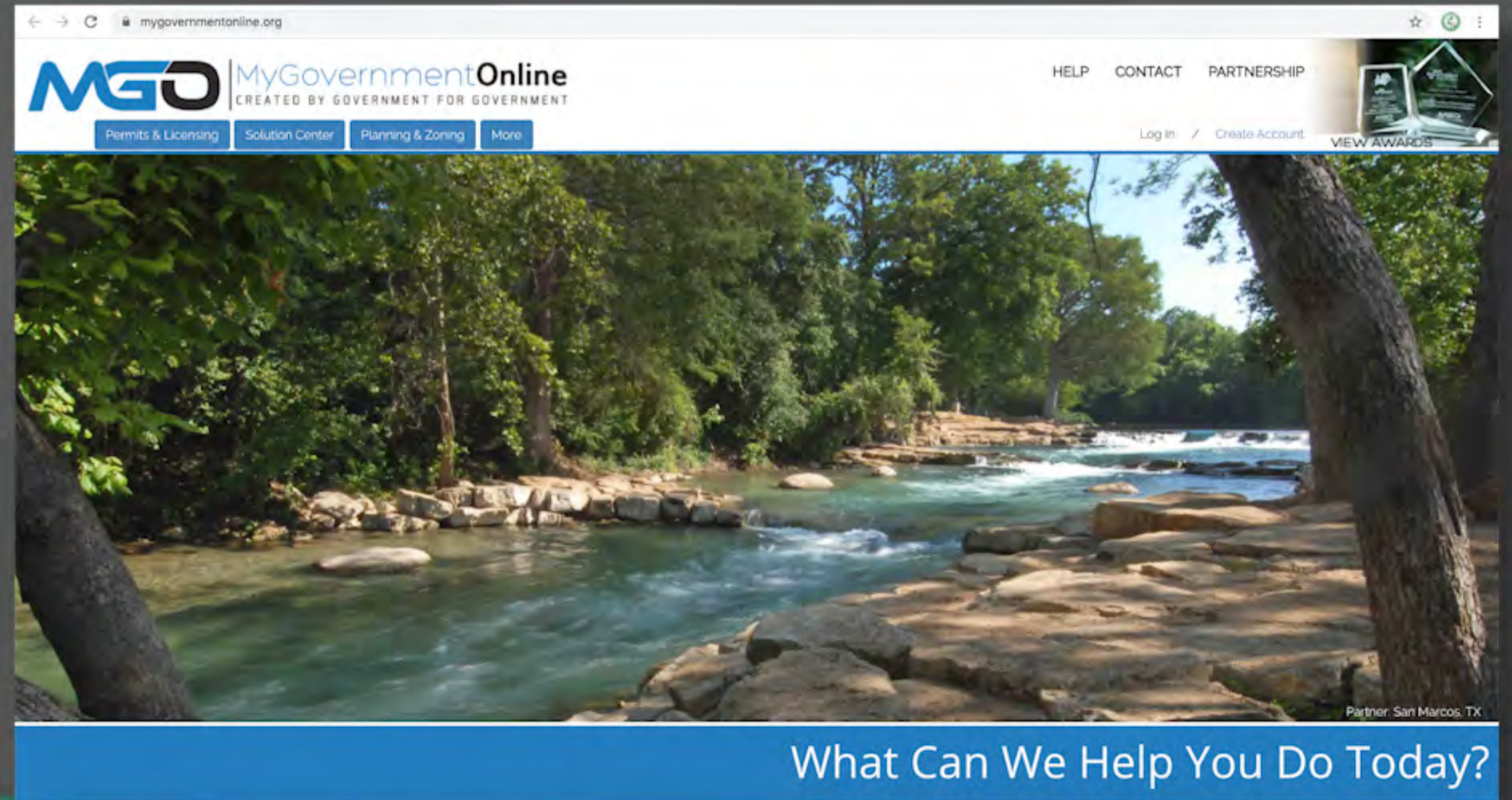
- fleet of eight taxicabs
- all have decals to operate at the New Orleans International Airport

PLANNING AND ZONING

ONLINE SERVICES

Year to date, the department has accepted more than 600 permit applications.

Application volume during the parish's initial COVID-19 response period remained comparable to other six-week periods during the year demonstrating the newly implemented software's strength and ease of access for residents staying at home.



The screenshot shows the MyGovernmentOnline website interface. At the top, the URL is mygovernmentonline.org. The logo features 'MGO' in blue and 'MyGovernmentOnline' in black, with the tagline 'CREATED BY GOVERNMENT FOR GOVERNMENT'. A navigation menu includes 'Permits & Licensing', 'Solution Center', 'Planning & Zoning', and 'More'. On the right, there are links for 'HELP', 'CONTACT', 'PARTNERSHIP', 'Log in / Create Account', and 'VIEW AWARDS'. Below the navigation is a large scenic image of a river flowing through a forested area with large rocks. A blue banner at the bottom of the image contains the text 'What Can We Help You Do Today?'. A small caption 'Partner: San Marcos, TX' is visible in the bottom right corner of the image area.



United States[®]
Census
2020

DEPARTMENT OF PLANNING AND ZONING

