



Department of Planning & Zoning Staff Report – Text Amendment Case No. 2026-2-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 III. – Definitions, Section VI. – Zoning district criteria and regulations, and Section VII. – Supplemental use and performance regulations, updating definitions, use regulations, and supplemental regulations for uses under the C-2 and C-3 zoning districts.

BACKGROUND

In 2025 the St. Charles Parish Planning and Zoning Commission requested the Planning and Zoning Department review permitted uses in Commercial zoning districts, specifically opportunities to consider lower impact C-3 uses as Special Permit Uses (SPU) under C-2 zoning.

The Department took the opportunity to address the initial request while expanding the scope, further amending the C-2 and C-3 use regulations by re-organizing and streamlining the uses permitted in each district.

Additional changes include transferring regulatory language contained within use listings to the more appropriate Supplemental use and performance regulations, and ensuring each use listed in the C-2 and C-3 districts has an associated definition.

The proposed changes are the result of a collaborative effort between the Planning Commission, Planning and Zoning Department, and Parish Council. Findings and draft revisions were discussed with and received feedback from the Planning Commission over the course of multiple meetings. Additional revisions resulted from rounds of comments received from the St. Charles Parish Legislative Committee.

POTENTIAL OUTCOMES

The Zoning Ordinance would be updated with the following:

- Use regulations in the C-2 and C-3 zoning districts will be revised, resulting in the elimination or modernization of outdated use terms and placing uses in the most appropriate category (by right, Special Exception Use, Special Permit Use).
- Regulatory language contained within use lists will be relocated to the Supplemental use and performance regulations section of the Zoning Ordinance, making the uses lists more concise and readable.
- Each use listed under the C-2 and C-3 district will have an associated definition, improving the Department's ability to make determinations on permitted uses.
- Additional language for Contractor shops and Machine shops, including associated definitions and supplemental regulations, will create the flexibility to consider a wider range of use types as Special Permit Uses, provided certain requirements are met.

DEPARTMENT RECOMMENDATION

Approval