



## Department of Planning & Zoning Staff Report – Text Amendment Case No. 2025-5-ORD

**Introduced by Matthew Jewell  
Parish President**

An ordinance to amend the St. Charles Parish Code of Ordinances, Appendix A. Section VI. Zoning district criteria and regulations F. *Wetland District*. [I.] *W-1 Wetlands District* 2. Spatial Requirements to add spatial requirements.

### BACKGROUND

W-1 zoning covers more of the Parish than any other zoning district and contains fewer buildings than any other zoning district. All of the W-1 zone is within the Special Flood Hazard Area, the bulk in “V” zones, subject to tidal flooding and wave action.

There are approximately 30 buildings within the W-1 zone that would have required review for lot size and spatial requirements if they were being built or substantially improved today. The majority of these were built before the parish enforced building codes. They are legally non-conforming today and will continue to be legally non-conforming if the zoning ordinance is amended to include spatial requirements for the W-1 zoning district.

There are over 6500 parcels in W-1 zoning. While 5000 of those are under 10 acres, these are in “paper subdivisions” drawn in the 1950s and 1960s but never developed with streets or other infrastructure. The *average* size of parcels in the W-1 zoning district is 20 acres, and the bulk of the W-1 zoning district is covered by parcels that are over 10 acres with less than 5% of the lot covered with structures.

### POTENTIAL OUTCOMES

The change will have little if any effect on property owners but will earn the Parish credit for large-lot zoning of the Special Flood Hazard Area.

### DEPARTMENT RECOMMENDATION

**Approval**