



Department of Planning & Zoning Staff Report – Text Amendment Case No. 2025-7-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 off-street parking for manufactured and mobile homes in R-1A(M) zoning districts from permanent dust-free paving.

BACKGROUND

The St. Charles Parish Zoning Ordinance requires permanent dust-free surfaces for all off-street parking. The only exception 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 O-L, most notably a wider range of housing options through the permitting of manufactured and mobile homes, which serve as a more affordable and less permanent housing option compared to site-built structures.

Exempting manufactured and mobile homes in R-1A(M) zoning from permanent dust-free parking surfaces and allowing 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 the existing presence of aggregate driveways.

POTENTIAL OUTCOMES

A wider range of parking surface types may be allowed for manufactured and mobile homes 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.