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2001-0161

INTRODUCED BY: **ALBERT D. LAQUE, PARISH PRESIDENT**  
(Department of Planning & Zoning)

ORDINANCE NO. 01-5-20

An ordinance to amend the St. Charles Parish Code of Ordinances of 1981, Appendix A, to modify the landscape and greenspace regulations for commercial development.

**WHEREAS,** the Zoning Ordinance stipulates that a minimum of 10% of commercial development sites unoccupied by structures will be designated for landscaping and open space; and,

**WHEREAS,** the Zoning Ordinance does not stipulate where on new commercial development sites the landscaping and open space shall be designated; and,

**WHEREAS,** a 10% minimum without a stipulated ratio or mandated location for landscaping provides little incentive for creating an aesthetically pleasing front view of new commercial development sites, and,

**WHEREAS,** increasing the minimum required landscaping and open space to 15%, and requiring a majority of the landscaping to be in front of commercial development sites will create a more enforceable landscape and open space requirement; and,

**WHEREAS,** the commercial corridors of St. Charles Parish will become more aesthetically pleasing as new commercial development increases.

**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**

**SECTION I.** That the St. Charles Parish Code of Ordinances, Appendix A, Section VIII Appendix B-3 is hereby amended by removing the section entitled "**Landscape Requirements**".

**SECTION II.** That the St. Charles Parish Code of Ordinances, Appendix A, Section VIII. Is hereby amended by changing the Section title from "Parking and loading requirements" to "**Parking, loading and landscape requirements.**"

**SECTION III.** That the St. Charles Parish Code of Ordinances, Appendix A, Section VIII is hereby amended by adding the following subsection:

**D. Landscape and Open Space Requirements.**

(1) General Requirements for Commercial Development:

- a. A minimum of 15% of the site, unoccupied by a structure, shall be designated for landscaping and open space.
- b. A minimum of 66% of this required open space shall be landscaped, maintained and located in the front yard and required parking areas around the structure(s).
- c. Before any Commercial Building Permit can be issued, these areas shall be designed and submitted to the Department of Planning and Zoning for review and approval.
- d. Before any Final Certificate of Zoning Compliance can be issued on a commercial structure, the required and approved landscaping shall be installed and inspected for compliance with this ordinance.
- e. Additional landscaping and/or buffering requirements specified in other sections of this ordinance shall not serve to satisfy the landscape requirements of this section except in cases where the location of the required landscaping and/or buffering satisfies both requirements.
- f. The landscape requirements of this section shall not serve to satisfy additional landscaping and/or buffering requirements specified in other sections of this ordinance except in cases where the location of the required landscaping and/or buffering satisfies both requirements.

The foregoing Ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: FAUCHEUX, HILAIRE, FABRE, ABADIE, AUTHEMENT, BLACK, MARINO, MINNICH

NAYS: NONE

ABASENT: RAMCHANDRAN

And the Ordinance was declared adopted this 21st day of May, 2001, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN Barry Minich

SECRETARY Barbara J. Joubert

DLVD/PARISH PRESIDENT May 22, 2001

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

PARISH PRESIDENT Albert D. Laque

RETD/SECRETARY May 22, 2001

AT 3:15 RECD BY. bjj