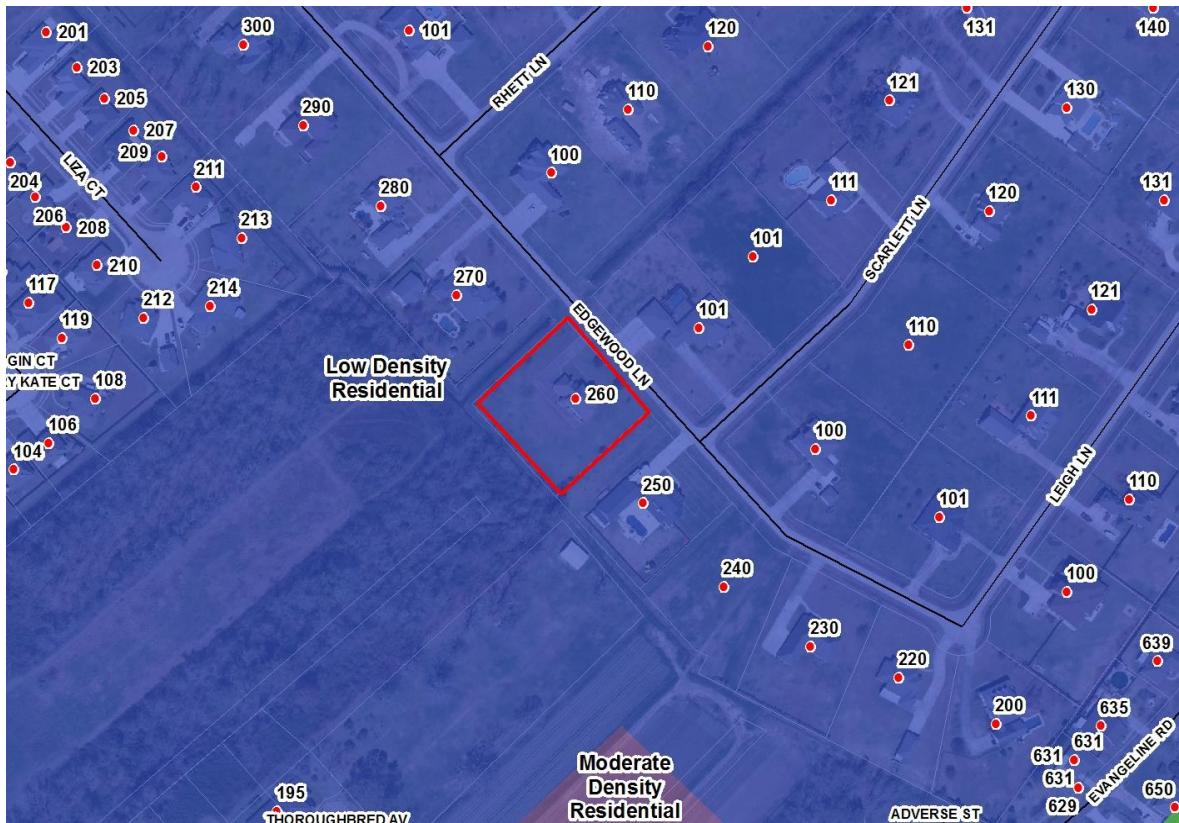


2030 Comprehensive Plan Recommendations:
Low Density Residential



APPLICABLE REGULATIONS

**Appendix A., Zoning Ordinance,
Section III.**

Accessory dwelling unit: A secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling unit or a detached dwelling unit on the same lot.

Section VI.

[I.] *R-1A. Single family residential detached conventional homes—Medium density.*

1. c. Special permit uses and structures included the following:

(8) Accessory Dwelling Units upon approval by the Planning Commission and supporting resolution of the Council.

Section IV.

A. *Evaluation Criteria* – those uses requiring approval for either a *Special Exception* or a *Special Permit Use* shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.

1. Compliance with the current St. Charles Parish Comprehensive Plan.
2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.
3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.
5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
 - a. Required yards and open space
 - b. Ingress and egress to property
 - c. Parking and loading areas
 - d. Location of garbage facilities
 - e. Landscaping, buffering, and screening
 - f. Signage
 - g. Height and bulk of structures
 - h. Location and direction of site lighting

Section VII. Supplemental Use and Performance Regulations.

1. The following uses are subject to the regulations set forth herein:

Accessory Buildings

Residential accessory buildings are allowed only in the side and rear yards.

- a. An accessory building may be connected to the principal building via an unenclosed breezeway not exceeding eight (8) feet in width.
- b. Accessory buildings must be three (3) feet from the principal building, measured from any existing overhangs (not including breezeways).
- c. The following shall not be permitted as accessory buildings in residential zones: storage containers, cargo containers, ship to shore containers or any form of a modified delivery type container which is normally mounted or transferred on a vehicle or is designed for or capable of being mounted on a chassis for movement.

Accessory Dwelling Units

a. *Purpose* – to offer a wider range of housing options within residential zoning districts.

b. *Design and Development Standards for all Accessory Dwelling Units (ADU).*

- There shall be no more than one ADU permitted per lot.
- No ADU will be permitted without a primary building.
- An ADU may consist of part or all of a detached accessory structure or it may consist of a portion of the primary structure.
- There shall not be more than one bedroom in an ADU.
- An ADU shall use the electrical service of the primary structure.
- The owner of the property on which the ADU is to be created shall occupy the primary dwelling unit.
- Setbacks for ADUs developed as part of the principal structure are the same as the underlying zoning district.
- Setbacks for ADUs developed as detached structures shall meet the setbacks for accessory structures for the underlying zoning district.
- The floor area of the ADU is limited to fifty percent of the floor area of the primary dwelling unit, not to exceed 1,200 square feet.
- ADUs require one off-street parking space in addition to the parking requirements of the underlying zoning district.

ANALYSIS

This applicant is requesting a special permit to build an accessory dwelling unit (ADU) to the rear of the existing home. The area for the ADU will be less than the maximum 1,200 square feet stipulated in the Zoning Ordinance. The site plan indicates total living area to be 845 square, less than the maximum allowable 1,000 square feet and will consist of a kitchen, bathroom, utility room, and pool room. It is also designed as per the regulations detailed in Supplemental Use and Performance Standards. The Planning Department generally recommends approval of a Special Permit when it meets a majority of the six evaluation criteria. ***This application meets at least five.***

The **first** consideration is met as the resulting residential land use will be consistent with the St. Charles Parish Comprehensive Plan for *low density residential*. The site is located in an existing residential neighborhood and the ADU is being designed to appear much like the primary structure. Its intended use is to be residential in nature, which consistent with abutting uses. This meets the **second** consideration.

In addition to the minimum 2 parking spots for residences, 1 parking spot is required for ADU's. With each parking spot required to measure at least 9 x 19 ft, a total of 9 x 57 ft. would be required in order to meet all required parking. The existing driveway measures approximately 18 x 100 ft. This meets the **third** consideration.

Through the Departments site plan review, the **fourth** consideration will be met because the Department does not approve site plans if adequate protections of persons and property from the stated impacts are not adequately addressed. The site plan that has been submitted as a required part of the application process confirms that the site meets all design criteria for required yards and open space, access to and from the property and the aforementioned parking area. This meets the **sixth** consideration.

A waiver is also being requested to the requirement that the ADU shall use the electrical service to the primary structure. The applicants state that this is because extending electrical from the existing meter for the home requires tearing up concrete from the driveway and a longer distance to connect the ADU meter.

DEPARTMENTAL RECOMMENDATIONS

Approval of the Special Permit Use with the condition that water and sewer installations are extended from the primary structure.

Approval of the Waiver Request due to design difficulties as mentioned by the applicant.