

Ord

2016-0091

**INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PLANNING AND ZONING)**

ORDINANCE NO. 16-6-2

An ordinance to amend the Code of Ordinances Appendix A.VI.B.[I].1.c.(3), Appendix A VI.B.[II].1.c(3), and Appendix A VI.B.[III].1.c.(4) Special permit uses and to insert sections Appendix A VI.B.[I].1.b., Appendix A VI.B.[II].1.b., and Appendix A VI.B.[III].1.b in order to diversify opportunities for commercial activities on country club and golf course properties.

WHEREAS, The St. Charles Parish Council recognizes that golf courses and country clubs generally are nonprofit organizations that rely on membership revenues; and,

WHEREAS, golf courses and country clubs were developed in the late 50s and 60s in many St. Charles Parish communities to provide recreation, community gathering opportunities, and limited services for members; and,

WHEREAS, this business model has suffered due to declining membership; and,

WHEREAS, most golf courses and country clubs are located in residential zoning districts which prohibit commercial uses; and,

WHEREAS, golf courses and country clubs may be better able to keep their facilities viable by leasing space to low-intensity businesses such as art studios, religious groups, commercial recreation facilities, commercial schools, personal service shops, professional offices, and restaurants; and,

WHEREAS, The St. Charles Parish Council wishes to allow these low-intensity uses in country club and swim club properties as Special Exception Uses and require more intense commercial uses to obtain a Special Permit from the Planning and Zoning Commission,

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Code of Ordinances, Appendix A.VI.B.[I].1.c.(3).Special permit uses in the R1(A) zoning district is hereby amended as follows—with ~~strikethrough~~ to be deleted and **bold** to be added: "Golf courses (but not miniature courses or driving ranges), country clubs, and ~~customary~~ accessory **commercial uses on such properties.**"

SECTION II. That the Code of Ordinances, Appendix A.VI.B.[I].1.b. Special exception uses and structures in the R-1(A) zoning district is hereby amended as follows—with ~~strikethrough~~ to be deleted and **bold** to be added:

(3) Accessory uses to golf courses and country clubs limited to the following:

- **art studios**
- **churches and religious institutions**
- **commercial recreation facilities**
- **commercial schools**
- **personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services**
- **professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance**
- **restaurants and cafeterias**

SECTION III. That the Code of Ordinances, Appendix A VI.B.[II].1.c(3). Special permit uses in the R-1A(M) zoning district is hereby amended as follows—with ~~strikethrough~~ to be deleted and **bold** to be added: "Golf courses (but not miniature courses or driving ranges), country clubs, and ~~customary~~ accessory **commercial uses on such properties.**"

SECTION IV. That the Code of Ordinances, Appendix A VI.B.[II].1.b. Special exception uses and structures in the R-1A(M) zoning district is hereby amended as follows—with ~~strikethrough~~ to be deleted and **bold** to be added:

(4) Accessory uses to golf courses and country clubs limited to the following:

- **Art studios**
- **Churches and Religious Institutions**
- **Commercial recreation facilities**
- **Commercial schools**

- **Personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services**
- **Professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance**
- **Restaurants and cafeterias**

SECTION V. That the Code of Ordinances, Appendix A VI.B.[III].1.c.(4) Special permit uses in the R-1B zoning district is hereby amended as follows—with ~~strikethrough~~ to be deleted and **bold** to be added: “Golf courses (but not miniature courses or driving ranges), country clubs, and ~~customary~~ accessory **commercial uses on such properties.**”

SECTION VI. That the Code of Ordinances, Appendix A VI.B.[III].1.b. Special exception uses and structures in the R-1B zoning district is hereby amended as follows—with ~~strikethrough~~ to be deleted and **bold** to be added:


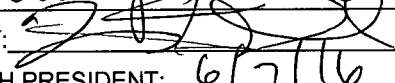
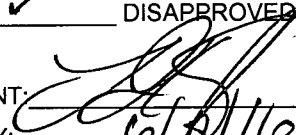
(3) Accessory uses to Golf courses and country clubs limited to the following:

- **Art studios**
- **Churches and Religious Institutions**
- **Commercial recreation facilities**
- **Commercial schools**
- **Personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services**
- **Professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance**
- **Restaurants and cafeterias**

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

YEAS: BENEDETTO, HOGAN, WILSON, CLULEE, GIBBS, WOODRUFF,
 BELLOCK, FLETCHER, FISHER-PERRIER
NAYS: NONE
ABSENT: NONE

And the ordinance was declared adopted this 6th day of June, 2016, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: 
 SECRETARY: 
 DLVD/PARISH PRESIDENT: 6/7/16
 APPROVED: DISAPPROVED:
 PARISH PRESIDENT: 
 RETD/SECRETARY: 6/8/16
 AT: 1:30 pm RECD BY: 