



## Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2025-7-SPU

### APPLICATION INFORMATION

- **Submittal Date:** 7/28/25
- **Applicant / Property Owner**  
Tonya Bergeron  
17660 River Road  
Montz, LA 70068
- **Request**  
Accessory Dwelling Unit (ADU)

### SITE INFORMATION

- **Location:** 17660 River Road, Montz
- **Size of Site:** approximately 15.46 acres
- **Current Zoning and Land Use:** R-1A(M) and O-L; site-built single-family house
- **Surrounding Zoning and Land Use**  
R-1A(M), M-2, and B-2; the site is located along a sparsely developed stretch of River Road through Montz between the Little Gypsy power station and Evangeline City Subdivision. Outside the power plant, the primary development type in the area is residential.
- **Future Land Use Recommendation**  
*Industrial Buffer: Private or public land separating heavy industry from residential uses. This land should be used for parks, trails, and institutional and public uses. Neighborhood retail, services, and offices are also permitted in appropriate locations when compatible with adjacent uses.*
- **Flood Zone & Minimum Building Elevation**  
1992 Flood Insurance Rate Map: X Zone  
2013 Digital Flood Insurance Rate Map: X
- **Traffic Access**  
The site has approximately 260 ft. of frontage along River Road, where a 30 ft. wide paved driveway provides access. This driveway runs alongside the primary dwelling to the rear, doubling as access for the ADU.
- **Utilities**  
Per the Parish GIS map, Parish water and drainage facilities are available along River Road. The primary residence has a private septic system for sewage.

Representatives from the Departments of Public Works, Wastewater, and Waterworks did not offer any objections to this request.

### APPLICABLE REGULATIONS

#### Appendix A. Section VI. – Zoning District Criteria and Regulations

[II.] *R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.*

*Policy statement:* This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities, and which meet the architectural and aesthetic standards of a permanent residence. Additionally, mobile homes which meet the special provisions below are allowed.

1. Use Regulations:
  - a. A building or land shall be used only for the following purposes:

- (1) Site-built, single-family detached dwellings.
    - (2) Manufactured homes.
    - (3) Mobile homes.
    - (4) Accessory uses.
    - (5) Private recreational uses.
    - (6) Farming on lots of three (3) acres or more and at least one hundred fifty (150) feet frontage.
  - b. Special exception uses and structures include the following:
    - (1) Additional residences for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
    - (2) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
    - (3) Showing and operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
    - (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
  - c. Special permit uses and structures include the following:
    - (1) Child care centers.
    - (2) Public and private schools (except trade, business and industrial).
    - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
    - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all property lines a distance of at least one (1) foot for each foot of building height.
    - (5) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
    - (6) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.**
    - (7) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
2. Spatial Requirements.
- a. Minimum lot size: Five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
  - b. Minimum yard sizes:
    - (1) Front—Fifteen (15) feet.
    - (2) Side—Five (5) feet.
    - (3) Rear—Five (5) feet.
    - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
    - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
  - c. Accessory buildings:
    - (1) The accessory building shall not exceed two-story construction.
    - (2) Minimum setback of accessory buildings shall be three (3) feet.
    - (3) Nonresidential accessory buildings shall not be permitted.
  - d. Permitted encroachments:
    - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
    - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front yard.
3. Special Provisions:
- a. Additional dwellings on unsubdivided property:
    - (1) Additional dwellings on unsubdivided property referred to in 1.b(1) above will be permitted at the rate of one (1) dwelling unit for each seven thousand (7,000) square feet of lot area.
    - (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
    - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
    - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
  - b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication *Manufactured Home Installation in Flood Hazard Areas*.
  - c. *Reserved.*
  - d. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.

Appendix A. Section VII. – Supplemental Use and Performance Regulations

1. The following uses are subject to the regulations set forth herein:
- Accessory buildings.*
- a. Residential accessory buildings are allowed only in the side and rear yards.
  - b. An accessory building may be connected to the principal building via an unenclosed breezeway not exceeding eight (8) feet in width.
  - c. Accessory buildings must be three (3) feet from the principal building, measured from any existing overhangs (not including breezeways).
  - d. 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).*
    - i. There shall be no more than one (1) ADU permitted per lot.
    - ii. No ADU will be permitted without a primary building.
    - iii. An ADU may consist of part or all of a detached accessory structure or it may consist of a portion of the primary structure.
    - iv. There shall not be more than one (1) bedroom in an ADU.
    - v. An ADU shall use the electrical service of the primary structure.
    - vi. The owner of the property on which the ADU is to be created shall occupy the primary dwelling unit.
    - vii. Setbacks for ADUs developed as part of the principal structure are the same as the underlying zoning district.
    - viii. Setbacks for ADUs developed as detached structures shall meet the setbacks for accessory structures for the underlying zoning district.
    - ix. The floor area of the ADU is limited to fifty (50) percent of the floor area of the primary dwelling unit, not to exceed one thousand two hundred (1,200) square feet.
    - x. ADUs require one (1) off-street parking space in addition to the parking requirements of the underlying zoning district.

Appendix A. 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

SPU CRITERIA COMPLIANCE

The proposal meets the criteria as follows:

1. *Compliance with the current St. Charles Parish Comprehensive Plan.*
- The site is under the *Industrial Buffer* Future Land Use designation, which is intended to provide separation between large industrial sites and residential uses. Recommended development is limited to passive uses such as parks and trails, and small-scale commercial when appropriate. A residential use like an ADU does not fit within the guidelines established with this designation.
- Does Not Comply**
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.*
- The ADU is shown behind the primary structure, in a location typical for accessory residential buildings. The existing driveway will be used to provide access from the ADU to River Road. The residential character and compatibility with abutting sites will be maintained. **Complies**

3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.*

Dedicated loading facilities are not required for this use. The site is developed with a driveway which can accommodate the two (2) parking spaces required for the primary home in addition to the one (1) required for the ADU. **Complies**

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.*

The R-1A(M) district primarily permits single-family residences, both site-built and manufactured. While ADUs allow for an additional dwelling on a single lot, the restrictions placed on ADUs limit their impact on abutting sites. Additionally, the improvements proposed as part of this request are typical for residential areas, further minimizing the impact this ADU could have. **Complies**

5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.*

An ADU is not expected to generate any real hazards or impacts to adjacent sites, and the permit process ensures all applicable codes, including those addressing drainage, fire, etc. are met, mitigating potential hazards or impacts. Excessive noise, glare, etc. is not expected from this type of development. **Complies**

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.* The site plan shows applicable setbacks are met. **Complies**
- b. *Ingress and egress to property.* Access from River Road is available via an existing paved driveway. **Complies**
- c. *Parking and loading areas.* A loading area is not required for this type of use. The home is developed with a driveway providing the minimum two (2) parking spaces for the primary residence plus the one (1) space required for an ADU. **Complies**
- d. *Location of garbage facilities.* The ADU will utilize standard municipal garbage collection which does not require a dedicated facility. **N/A**
- e. *Landscaping, buffering, and screening.* Landscaping or buffering is not required. **N/A**
- f. *Signage.* **N/A**
- g. *Height and bulk of structures.* ADUs are limited to 50% of the square footage of the primary dwelling or 1,200 sq. ft. max., and one (1) bedroom. The square footage of the primary home is approximately 4,425 sq. ft., allowing the maximum 1,200 sq. ft. ADU. The site plan shows the required single bedroom, and the ADU is shown measuring 1,200 sq. ft., the maximum allowed. **Complies**
- h. *Location and direction of site lighting.* Site lighting should be typical for residential structures and not have an adverse effect on adjacent properties. **N/A**

**ANALYSIS**

An Accessory Dwelling Unit (ADU) at this site meets nearly all applicable review criteria for a Special Permit Use and meets all the regulations specific to ADUs.

It does not meet the Industrial Buffer FLUM designation, but the site and surrounding area are already zoned for and developed with residential uses. All other criteria related to compatibility are met.

**DEPARTMENT RECOMMENDATION**

**Approval**

**If the Planning Commission approves this request, it will be forwarded to the Parish Council for a supporting resolution.**