



ST. CHARLES PARISH


OFFICE OF THE COUNCIL SECRETARY

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COUNCIL OFFICE MEMORANDUM

DATE: APRIL 28, 2025

TO: MR. MICHAEL ALBERT
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO 
COUNCIL SECRETARY

RE: AMENDING SECTION XX.E.1 TO ADD GENERAL STANDARDS FOR NEW
AND REPLACEMENT WATER SUPPLY SYSTEMS

On April 21, 2025, the St. Charles Parish Council adopted Ordinance No. 25-4-6 to amend St. Charles Parish Zoning Ordinance of 1981, as amended, Appendix A, Section XX. Flood damage prevention. E. Provisions for Flood Hazard Reduction: 1., to add general standards for new and replacement water supply systems.

A copy of the ordinance is enclosed for your records. Please notify the appropriate parties of the Council's action in this regard.

MI/ag

Enclosure

cc: Parish Council
Ms. Samantha de Castro w/enclosure
Mr. Corey Oubre w/enclosure
Planning & Zoning Commission w/enclosure

2025-0097

INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)

ORDINANCE NO. 25-4-6

An ordinance to amend St. Charles Parish Zoning Ordinance of 1981, as amended, Appendix A, Section XX. Flood damage prevention. E. *Provisions for Flood Hazard Reduction*: 1., to add general standards for new and replacement water supply systems.

WHEREAS, the Louisiana Department of Transportation & Development/Office of Public Works and Water Resources, Floodplain Management Section reviews the St. Charles Parish Flood Damage Prevention Program every five (5) years; and,

WHEREAS, their review letter dated January 24, 2025, advises the Parish to adopt amendments to the St. Charles Parish Zoning Ordinance of 1981; and,

WHEREAS, one of the amendments is to add a general standard for new and replacement water supply systems to Section E. *Provisions for Flood Hazard Reduction*.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The St. Charles Parish Zoning Ordinance of 1981, Appendix A, Section XX. Flood damage prevention. E. *Provisions for Flood Hazard Reduction*: 1. General Standards is hereby amended to add text shown in underline and delete numbering shown in ~~strikethrough~~ as shown below:

1. General Standards: In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements.

- a. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Manufactured homes shall also meet these standards by following the guidelines set forth in the Federal (FEMA) publication, *Manufactured Home Installation in Flood Hazard Areas*;
- b. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
- c. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
- d. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- e. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- e.f. All new and replacement sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and
- f.g. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

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

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, O'DANIELS,
FISHER, DEBRULER
NAYS: NONE
ABSENT: COMARDELLE

And the ordinance was declared adopted this 21st day of April, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Shelly Fonseca
SECRETARY: Michelle Spataro
DLVD/PARISH PRESIDENT: April 22, 2025
APPROVED: ✓ DISAPPROVED: _____

PARISH PRESIDENT: Matthew Jewell
RETD/SECRETARY: April 24, 2025
AT: 9:50am RECD BY: AK