

Chapter 11

DIMENSIONAL REGULATIONS

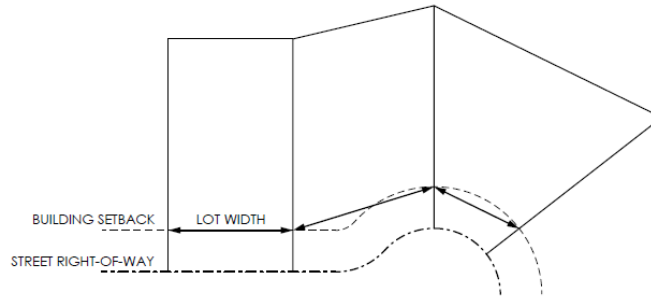
Section 11.1 Measurement and Computations

Section 11.1.1 Lot Standards

A. Lot Width

Lot width shall be measured as a straight line between the side lot lines at the point of the front setback of the principal building or structure.

Figure 11.1
Lot Width



B. Lot Area

Lots platted after September 18, 2001, with private streets, must meet the minimum lot area requirements without including the private street area.

C. Exceptions to Lot Standards

1. These requirements shall not apply to:

- (a) Land in subdivisions previously legally recorded, except in the case of re-subdivision;
- (b) Subdivisions in which a building exists on each proposed lot, provided that the property owner certifies on the plat that all such existing buildings were constructed prior to December 19, 1949, and provided that such plat is submitted to the Planning Director for signature prior to filing with the Clerk of Court;
- (c) Subdivisions of property documented through an act of sale prior to December 19, 1949;
- (d) The subdivision of land to be used for orchards, forestry, or the raising of crops, provided that the owner certifies on the plat that such land is to be used solely for orchards, forestry, or the raising of crops and shall not include any building sites; or

- (e) Small parcels of land sold to or exchanged between abutting property owners, where such sale or exchange does not create additional lots.
- 2. Rural Zoned Parcels
Rural zoned parcels created prior to 1941 on which more than one single family residential structure was permitted prior to 1992 and remains standing may be subdivided to have only one single family structure on each lot regardless of the lot width, provided that the minimum lot area is provided.
- 3. Lots without Access to the Wastewater Suburban Transportation Network or a Community Sanitary Sewer Treatment Facility
 - (a) Subdivisions proposing five lots or fewer shall provide lots with a minimum width of at least 100 feet and minimum area of 22,500 square feet with approved sewage disposal system drainage to suitable ditches as provided in Chapter 15, Floodways, Floodplains, Drainage and Water Quality.
 - (b) Subdivisions proposing between six and 50 lots shall provide lots with a minimum area of 75,000 square feet with effluent from an approved sewage disposal system draining to open ditches as provided in Chapter 15, Floodways, Floodplains, Drainage and Water Quality.

Section 11.1.2 Yards

A. General Standards

- 1. Required yards shall be measured from abutting property lines or street rights-of way.
- 2. Required yards shall be unobstructed by buildings, structures, or objects constructed or located in a fixed location on the ground except as allowed under Section 11.1.2.B, Encroachments into Yards.
- 3. Required yards for one lot or building shall not be considered as providing the yard for another building or lot.
- 4. The standard yard requirements described in Tables 11.A, Single Family Development Standards; 11.B, Two-Family Development Standards; 11.C, Multi-Family Development Standards; 11.D, Semi-Detached Development Standards; 11.E, Townhouse Development Standards; 11.F, Zero Lot Line Development Standards; or 11.G, Nonresidential Development Standards; shall apply to all newly created lots other than those exempted under the provisions of Section 11.1.2.C, Exceptions to Yard Requirements.
- 5. When a lot has zoning of multiple zoning districts, the deepest front yard requirement shall be applied to the entire lot.
- 6. Through lots, lots with frontage on two non-intersecting streets, shall provide a front yard on each street.

7. On corner lots, the front yard shall be the yard with the narrowest dimension fronting on a street.
8. Additional setbacks for front loaded garages or carports can be found in Section 17.5.2, Locational Standards for Parking Areas.

B. Encroachments into Yards

1. Belt courses, eaves, cornices, and ornamental features may encroach up to one-half the yard depth, but not more than four feet.
2. Open fire escapes, fire proof outside stairways, balconies, and chimneys and flues may encroach into side and rear yards for a distance of not more than five feet.
3. Open, unenclosed porches (not glassed in) may encroach up to ten feet into a front or side yard and up to 15 feet in a rear yard, provided that they are kept at least three feet from an abutting property line.
4. Terraces or patios that do not extend above the level of the ground floor, may encroach into a required rear or side yard, provided that they are kept at least two feet from the abutting property line.

C. Exceptions to Yard Requirements

1. Major Street Plan Setbacks

- a. No building or required off-street parking shall be erected, reconstructed, or structurally altered within the setbacks for major streets as designated on the Major Street Plan or the setback established by the Zoning District in which a property is located, whichever is greater.
- b. Excess off-street parking and structures such as fences, walls, and signs may be located within the setbacks designated on the Major Street Plan through the approval of a waiver granted by the Planning Director and the submittal of an executed hold-harmless agreement approved by the Parish Attorney.

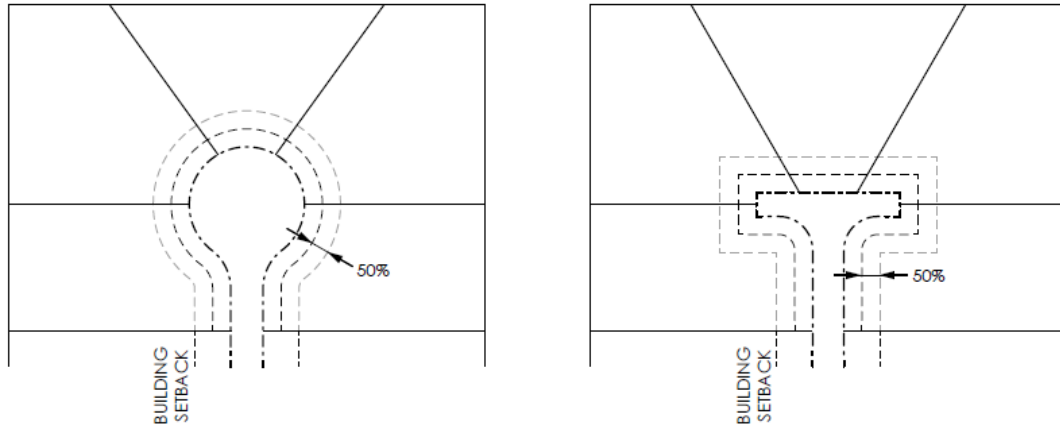
2. Within the Central Business District, no yards shall be required.

3. Front Yard Exceptions

- a. Front yard requirements of less than 20 feet shall not apply to any lots within an existing subdivision created prior to July 21, 1999. Such lots shall conform to the yard requirements established at the time the subdivision was created.

- b. Front yard requirements on turning circles and t-turnarounds, may be reduced by 50 percent as shown in Figure 11.2, Front Yard Requirements in Turning Circles and T-Turnarounds.

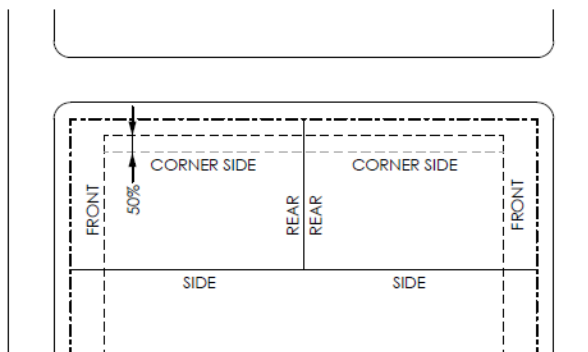
Figure 11.2
Front Yard Requirements on Turning Circles and T-Turnarounds



4. Corner Side Yard Exceptions

- a. Corner side yards on lots in subdivisions created prior to 1994 shall conform to the yard requirements established at the time the subdivision was created.
- b. Corner side yards may be reduced by 50 percent on blocks that are only two lots deep, as shown in Figure 11.3, Corner Side Yards.

Figure 11.3
Corner Side Yards



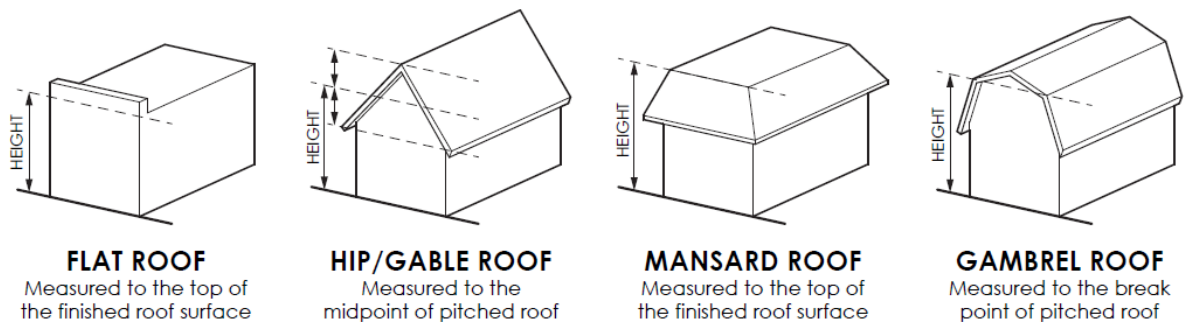
- c. Corner side yards may be reduced to as little as five feet if application of the requirements would reduce the buildable width of the lot to less than 28 feet. In such cases, the corner side yard shall be determined by subtracting the side yard requirement and 28 feet from the total lot width.

Section 11.1.3 Structure Height

A. General Provisions

1. Structures shall not exceed the heights Tables 11.A, Single Family Development Standards; 11.B, Two-Family Development Standards; 11.C, Multi-Family Development Standards; 11.D, Semi-Detached Development Standards; 11.E, Townhouse Development Standards; 11.F, Zero Lot Line Development Standards; or 11.G, Nonresidential Development Standards; shall apply to all newly created lots other than those except as provided in Section 11.1.3.B, Exceptions.
2. Height shall be calculated by the vertical distance from the average of the finished ground level to the finished roof surface of a flat roof or the point at the average height of a roof having a pitch; except for mansard roofs, which shall be measured to the highest finished surface. For buildings with more than one facade along the street, each building facade shall be measured independently. Height for any building with multiple roof levels shall be determined by the highest roof level.
3. The average finished ground level shall be calculated by averaging the spot elevations for all building corners on a single structure. Multiple, unattached structures on the same site shall have independently-calculated average grade for the purposes of measuring the height of each individual structure.

Figure 11.4
Building Height



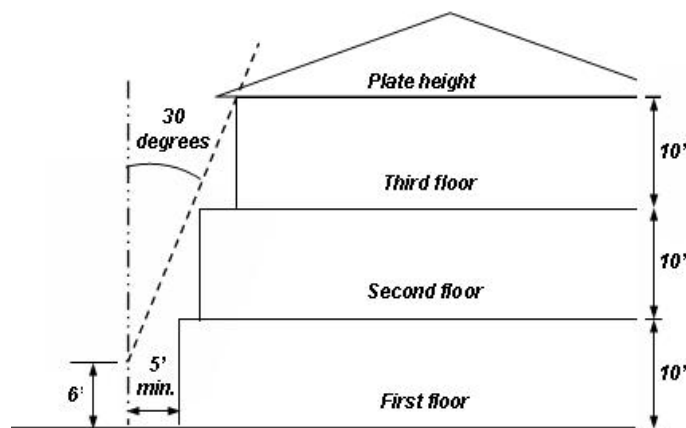
B. Exceptions

The height limits provided in Section 11.1.3.A, Structure Height, may be modified, as described below:

1. Structures Totally Exempt from Height Restrictions
Chimneys, church steeples, cooling towers, elevator bulkheads, fire towers, flagpoles, monuments, stacks, stage towers, scenery lofts, tanks, water towers, ornamental towers, spires, grain elevators, or necessary mechanical appurtenances are exempt from height regulations.

2. Additional Height Allowances
A building may be increased in height one foot for each one foot that it is set back from all yard requirements.
3. Within Regional Centers, and Employment Centers as shown on the Future Land Use Map of the Comprehensive Plan, buildings at least 150 feet from any property zoned RE/A, R, A1, A2, A2.1, A2.5, A2.6, or A2.7 shall be allowed to be 180 feet in height as indicated in Table 11.C, 11.E, and 11.G. Additional height can be obtained by stepping the building back at least five feet for every additional 10 feet of height proposed, as indicated in Figure 11.5, Building Stepbacks.

**Figure 11.5
Building Stepbacks**



4. Within the Central Business District (CBD), buildings shall be allowed to be 180 feet in height subject to review by Planning Commission staff. Buildings proposing heights no greater than this shall not require a public hearing before the Planning Commission, regardless of their square footage or number of residential dwelling units. Buildings greater than 180 feet in height may be permitted, subject to the approval of the Planning Commission following a public hearing. In determining whether to approve such additional height, consideration shall be given to the provision of the following:
 - a. Publicly accessible open space, such as plazas and parks, that includes seating;
 - b. Publicly accessible structured parking above that required for the building; and,
 - c. Architectural details that ensure light reaches the street and/or provide for greater articulation and fenestration to create public interest.

Section 11.2 Development Standards

Section 11.2.1 Single Family Development Standards

The provisions of Table 11.A, Single Family Development Standards, shall apply to all single family residential development.

Table 11.A
Single Family Development Standards

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area	Minimum Yards (in Ft.)				Max Height (in feet)	Notes
			Front	Side	Corner Side	Rear		
Single Family Residential Districts								
RE/A3	100	3 acres	100	25	15	25	35	
RE/A1	100	1 acre	100	25	15	25	35	
A1	75	10,500 sq. ft.	15	8	15	25	35	
R	50	1 acre	15	25	15	25	35	• With Ag/Rural Future Land Use
	50	6,000 sq. ft.	15	5	15	25	35	
A2	60	7,500 sq. ft.	15	5	15	25	35	
A2.7	50	6,000 sq. ft.	15	5	15	25	35	
A2.9	50	6,000 sq. ft.	15	10	15	25	35	
Multi-Family Residential Districts								
A3.1	60	3,800 sq. ft.	20	5	20	25	35	
A3.2	60	7,500 sq. ft.	20	10	20	25	35	
A3.3	60	6,000 sq. ft.	20	10	20	20	35	
A4	100	6,000 sq. ft.	20	5	20	25	45	
Neighborhood Districts								
NO	50	6,000 sq. ft.	20	5	20	25	35	
NC	50	6,000 sq. ft.	20	5	20	25	35	
Inactive Districts								
A5	100	12,000 sq. ft.	10	50	10	50	75	
B1	50	6,000 sq. ft.	20	5	20	25	45	

Section 11.2.2 Two-Family Development Standards

The provisions of Table 11.B, Two-Family Development Standards, shall apply to all two family residential development.

**Table 11.B
Two-Family Development Standards**

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area (in Sq.Ft.)	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Two-Family Residential Districts								
A2.9	60	7,500	20	10	20	25	35	
Multi-Family Residential Districts								
A3.1	60	7,200	20	5	20	25	35	
A3.2	60	7,200	20	10	20	50	35	
A3.3	60	7,200	20	10	20	20	35	
A4	60	7,200	20	5	20	25	45	
Design Districts								
HDD	50	1,000	20	5	20	N/A	20	
Inactive Districts								
A5	60	7,200	20	5	20	25	35	
B1	60	7,200	20	5	20	25	45	
HDD	40	4,000	20	25	20	20	25	

Section 11.2.3 Manufactured Home Development Standards

- A. In the Rural Zoning District
Manufactured homes may be located on parcels meeting the in the Rural zoning district, subject to the following conditions:
1. Only one manufactured home may be located on a lot.
 2. Lot Width – 100 feet, if the lot has frontage on a Parish-maintained road. Smaller lot widths may be allowed if access to the property is by a servitude of passage provided that manufactured homes utilizing such a servitude shall be no more than 200 feet from a Parish-maintained road.
 3. Lot Area
 - (a) Within the Rural Character Area – one acre
 - (b) In any other Character Area – 10,500 square feet
 4. Yards
 - (a) Front – 100 feet, unless access is from a servitude of passage, in which case the setback may be reduced to 25 feet
 - (b) Corner side – 100 feet

(c) All other – 25 feet, unless the abutting property owner consents to a smaller setback, in which case the manufactured home may be located as close as five feet from the property line.

B. In a Manufactured Home Park
 Manufactured homes may be located in an approved manufactured home park in the Heavy Commercial (HC1, HC2, and C2) districts.

Section 11.2.4 Multi-Family Development Standards

- A. The provisions of Table 11.C, Multi-Family Development Standards, shall apply to all multi-family development.
- B. Side yards for multi-family uses in any zoning district abutting an A1, A2.1, A2.5, A2.6, or A2.7 zoning districts shall be a minimum of 20 feet.
- C. Rear yards for multi-family uses in any zoning district abutting an A1, A2.1, A2.5, A2.6, or A2.7 zoning districts shall be a minimum of 20 feet.

**Table 11.C
 Multi-Family Development Standards**

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area (in Sq. Ft.)	Max Density (DU/Ac)	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
				Front	Side	Corner Side	Rear		
Multi-Family Residential Districts									
A3.1	60	3,800	11.5	20	5	20	25	35	
A3.2	60	6,000	17.4	20	10	20	25	35	
A3.3	60	6,000	29.0	20	10	20	20	35	
A4	60	6,000	43.6	10	5	10	20	45	
Office Districts									
GOL	60	7,500	29.0	10	5	10	20	50	<ul style="list-style-type: none"> • Limited to 50 percent of total floor area • Upper floors only
GOH	60	7,500	29.0	10	5	10	20	75	<ul style="list-style-type: none"> • Limited to 50 percent of total floor area • Upper floors only • See Section 11.1.3.B.3 for building height in Regional and Employment Centers

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area (in Sq. Ft.)	Max Density (DU/Ac)	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
				Front	Side	Corner Side	Rear		
Commercial Districts									
LC1	50	6,000	18.0	10	5	10	20	45	
LC2	60	7,500	29.0	10	5	10	20	45	
LC3	60	7,500	29.0	10	5	10	20	45	
HC1	60	7,500	29.3	10	5	10	20	75	<ul style="list-style-type: none"> See Section 11.1.3.B.3 for building height in Regional and Employment Centers
HC2	60	7,500	29.3	10	5	10	20	75	<ul style="list-style-type: none"> See Section 11.1.3.B.3 for building height in Regional and Employment Centers
C5	N/A	6,000	N/A	N/A	N/A	N/A	N/A	180	<ul style="list-style-type: none"> See Sections 11.1.3.B.3 and 4 for building height in the CBD, and Regional and Employment Centers
Special Purpose Districts									
C-AB-1	60	7,500	29.0	10	5	10	20	45	
C-AB-2	60	7,500	29.0	10	5	10	20	45	
CG	60	7,500	29.0	10	N/A	10	N/A	N/A	
Inactive Districts									
A5	100	12,000	87.1	10	50	10	20	165	
B1	50	6,000	46.3	20	5	20	20	45	
C1	60	7,500	29.3	10	N/A	10	20	45	<ul style="list-style-type: none"> See Sections 11.1.3.B.3 and 4 for building height in the CBD, and Regional and Employment Centers
C2	60	7,500	29.3	10	N/A	10	20	45	<ul style="list-style-type: none"> See Sections 11.1.3.B.3 and 4 for building height in the CBD, and Regional and Employment Centers

Section 11.2.5 Semi-Detached Development Standards

- A. The provisions of Table 11.D, Semi-Detached Development Standards, shall apply to all semi-detached residential development.
- B. Side yard requirements shall apply on one side only.

**Table 11.D
Semi-Detached Development Standards**

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Two-Family Residential Districts								
A2.9	30	3,000 sq. ft.	10	5	5	20	35	
Multi-Family Residential Districts								
A3.1	60	3,800 sq. ft.	20	5	20	25	35	
A3.2	60	7,500 sq. ft.	20	10	20	50	35	
A3.3	60	6,000 sq. ft.	20	10	20	20	35	
A4	100	6,000 sq. ft.	20	5	20	25	45	

Section 11.2.6 Townhouse Development Standards

- A. The provisions of Table 11.E, Townhouse Development Standards, shall apply to all townhouse development.
- B. Side yard requirements shall only apply at the end of a row of townhouses.

**Table 11.E
Townhouse Development Standards**

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area (in Sq. Ft.)	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Single Family Residential Districts								
A2.5	20	2,000	10	5	10	20	35	
Commercial Districts								
C5	N/A	1,200	N/A	N/A	N/A	N/A	180	<ul style="list-style-type: none"> • See Sections 11.1.3.B.3 and 4 for building height in the CBD, and Regional and Employment Centers
Inactive Districts								
A5	18	1,440	20	5	20	25	45	
B1	18	1,440	20	5	20	25	45	

Section 11.2.7 Zero Lot Line Development Standards

- A. The provisions of Table 11.F, Zero Lot Line Development Standards, shall apply to all zero lot line residential development.
- B. Side yard requirements shall apply on one side only.
- C. Yards for Zero Lot Line homes shall not be eligible for variance by the Board of Adjustment.

**Table 11.F
Zero Lot Line Development Standards**

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area (in Sq.Ft.)	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Single Family Residential Districts								
A2.1	40	5,500	15	5	15	25	35	
A2.6	30	3,800	15	5	15	20	35	

Section 11.2.8 Nonresidential Development Standards

- A. The provisions of Table 11.G, Nonresidential Development Standards, shall apply to all nonresidential development.
- B. Alcoholic Beverage (NC-AB, C-AB-1, C-AB-2) Districts: the footprint of the serving area on lots meeting the dimensional requirements of an underlying commercial zoning district.

**Table 11.G
Nonresidential Development Standards**

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Single Family Residential Districts								
RE/A3	100	3 acres	100	5	15	25	35	
RE/A1	100	1 acre	100	5	15	25	35	
R	50	1 acre	15	5	15	25	35	• Within Rural Character Area
	50	10,500 sq. ft.	15	5	15	25	35	• Outside Rural Character Area
A1	75	10,500 sq. ft.	15	25	15	25	35	
A2	60	7,500 sq. ft.	15	25	15	25	35	
A2.7	35	6,000 sq. ft.	15	5	15	25	35	
A2.9	50	6,000 sq. ft.	20	10	20	25	35	
A2.1	40	5,500 sq. ft.	15	5	15	25	35	
A2.6	30	3,800 sq. ft.	20	5	20	20	35	
A2.5	20	2,000 sq. ft.	10	N/A	5	20	35	
Multi-Family Residential Districts								
A3.1	60	3,800 sq. ft.	20	5	20	25	35	

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Multi-Family Residential Districts (continued)								
A3.2	60	7,500 sq. ft.	20	10	20	25	35	
A3.3	60	6,000 sq. ft.	20	10	20	20	35	
A4	100	6,000 sq. ft.	20	5	20	20	45	
Neighborhood Districts								
NO	50	6,000 sq. ft.	20	5	20	25	35	
NC	50	6,000 sq. ft.	20	5	20	25	35	
NC-AB	N/A	N/A	20	5	20	25	35	See Section 11.2.8 B
Office Districts								
GOL	60	7,500 sq. ft.	10	N/A	10	N/A	50	
GOH	60	7,500 sq. ft.	10	N/A	10	N/A	75	• See Section 11.1.3.B.3 for building height in Regional and Employment Centers
Commercial Districts								
LC1	50	6,000 sq. ft.	10	N/A	10	N/A	45	
LC2	60	7,500 sq. ft.	10	N/A	10	N/A	45	• See Section 11.1.3.B.3 for building height in Regional and Employment Centers
LC3	60	7,500 sq. ft.	10	N/A	10	N/A	45	• See Section 11.1.3.B.3 for building height in Regional and Employment Centers
HC1	60	7,500 sq. ft.	10	N/A	10	N/A	75	• See Section 11.1.3.B.3 for building height in Regional and Employment Centers
HC2	60	7,500 sq. ft.	10	N/A	10	N/A	75	• See Section 11.1.3.B.3 for building height in Regional and Employment Centers
C5	N/A	6,000 sq. ft.	N/A	N/A	N/A	N/A	180	• See Section 11.1.3.B.3 and 4 for building height in the CBD, Regional Centers, and Employment Centers
Warehouse Districts								
CW1	75	10,500 sq. ft.	25	N/A	10	N/A	45	
CW3	75	10,500 sq. ft.	25	N/A	10	N/A	45	

Zoning District	Min. Lot Width (in Ft.)	Min. Lot Area	Minimum Yards (in Ft.)				Max Height (in Ft.)	Notes
			Front	Side	Corner Side	Rear		
Industrial Districts								
M1	100	15,000 sq. ft.	25	N/A	10	N/A	N/A	
M2	200	5 acres	25	100	10	100	N/A	<ul style="list-style-type: none"> • Side and rear yards only apply when those yards abut a residential zoning district • When abutting a residential zoning district, building height shall be determined by the distance the building is located from the property line, with 7 feet of building height permitted for every one foot above the required setback
Special Purpose Districts								
C-AB-1	N/A	N/A	10	N/A	10	N/A	N/A	See Section 11.2.8 B
C-AB-2	N/A	N/A	10	N/A	10	N/A	N/A	See Section 11.2.8 B
CG	60	7,500 sq. ft.	10	N/A	10	N/A	N/A	
GA	40	4,000 sq. ft.	10	N/A	10	N/A	95	
X	60	7,500 sq. ft.	10	N/A	10	N/A	N/A	
Design Districts								
BDD	See Chapter 8, Zoning Districts, Section 8.4.11							
HDD	50	7,500 sq. ft.	20	5	20	N/A	25	
Inactive Districts								
A5	100	12,000 sq. ft.	10	50	10	25	75	
B	50	6,000 sq. ft.	20	5	20	25	45	
B1	50	6,000 sq. ft.	20	5	20	25	45	
GU	60	6,000 sq. ft.	N/A	N/A	N/A	N/A	N/A	
C1	60	7,500 sq. ft.	10	N/A	10	N/A	45	
C2	60	7,500 sq. ft.	10	N/A	10	N/A	45	
CW	75	10,500 sq. ft.	25	N/A	10	N/A	45	