



**PUBLIC COMMITTEE MEETING AGENDA**  
**Tuesday, March 2, 2021 at 6:00PM**  
**Abita Springs Town Hall**  
**22161 Level St., Abita Springs, LA 70420**

**Posted:** March 1, 2021 5:00pm

**CALL TO ORDER AND OPENING OF AGENDA:** Mayor Pro Tem Murphy  
**PLEDGE OF ALLEGIANCE:** Alderwoman Contois

**MAYOR'S ANNOUNCEMENTS**

**FINANCE COMMITTEE:**

Committee Chair: Alderwoman Contois  
Committee Member: Mayor Pro Tem Murphy  
Acceptance of Minutes ( December )  
**1.)** January Financial Report

**GOVERNMENTAL COMMITTEE:**

Committee Chair: Alderman Saussy  
Committee Member: Mayor Pro Tem Murphy  
Acceptance of Minutes ( December )

**1.)** Discussion of the Planning and Zoning Commission recommendation to Amend Section 9 of the Town of Abita Springs Code of Ordinances to add a Low-Density Residential Zoning Classification and to Provide for Related Matters

**INFRASTRUCTURE COMMITTEE:**

Committee Chair: Alderman Patterson  
Committee Member: Alderman Saussy  
Acceptance of Minutes ( December )

**ECONOMIC DEVELOPMENT COMMITTEE:**

Committee Chair: Alderwoman Randolph  
Committee Member: Alderwoman Contois  
Acceptance of Minutes ( December )

**ADJOURNMENT:**

**If you have any questions pertaining to this agenda or in accordance with the Americans with Disabilities Act, and/or you need special assistance, please call (985) 892-0711.**

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## Proposed amendments to the Abita Springs Zoning Ordinance

Language to be added is shown **bold and underlined**.

### **Sec. 9-215-X. – Low Density Residential district.**

**(a) The Low Density Residential district is primarily used for low density residential uses. It is a rural residential area of the town that provides forestry resources, open space, and wildlife habitat. The typical land use pattern in the district is large lots located along rural roads typically classified as collector or local roads. Properties in the Low Density Residential District typically lack available community water and sewer services.**

**The purpose of the Low Density Residential District is to maintain Abita Springs rural character, conserve natural areas, and environmental quality. The district regulations are designed to protect the rural, residential character of the areas by limiting commercial activities. To preserve the rural openness of the areas, certain minimum yard and lot size standards must be met.**

**(b) In the Low Density Residential District, no building or premises shall be used, and no building shall be hereafter erected or structurally altered, unless otherwise provided in this chapter, except for one or more of the following uses:**

- (1) One-family dwelling;**
- (2) Churches (not larger than 2,500 square feet in size);**
- (3) Accessory buildings, subject to the requirements of Sec. 9-223(c)(1);**
- (4) Appurtenant structure used for residential purposes, subject to the requirements of Sec. 9-215(f);**
- (5) Beauty parlors, when located in private residences;**
- (6) Home occupations;**
- (7) Gardens and small-scale agriculture;**
- (8) Telephone and power distribution poles and lines and necessary appurtenant equipment and structures such as transformers, unit substations and equipment houses (not including telecommunications towers);**
- (9) Short-term rental subject to the requirements of Sec. 9-231;**
- (10) Bed and breakfasts, when the owner resides at the residence, and is on the premises during the rental. Additional requirements are as follows:**
  - a. One meal per day must be provided to guests**
  - b. There is a limited stay of two weeks. A longer stay may be approved by the planning director due to a hardship.**
  - c. The bed and breakfast must follow all code requirements.**
  - d. There shall be one off-street parking spot provided per rentable bedroom.**

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e. All signs in connection with the bed and breakfast must follow historic district guidelines and be approved by the historic commission.

(11) Day care centers;

(12) Timber harvesting on parcels 6 acres or larger in size subject to the requirements of Sec. 9-709;

(13) The following uses are permitted subject to determination by the Planning Commission that water, sewer, roads, and public safety can be adequately accommodated:

a. Public or private schools, (elementary or high and kindergartens, nursery schools and day care centers);

b. Museums, libraries, parks, playgrounds, community centers owned and operated by a public agency;

c. Golf courses, tennis courts;

d. Churches (larger than 2,500 square feet in size).

(d) Density requirements. The minimum buildable lot size in this zoning district shall be two acres with a minimum lot frontage of 125 feet, subject to the requirements of Sec. 3-504, community sewerage system required.

(e) Yard requirements. Yard setbacks shall be in accordance with the provisions of Sec. 9-223, yards and accessory buildings in residential districts.

(f) District standards.

All uses of land and structures in the Low Density Residential District shall be subject to the following standards:

(1) Flood zones. Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall comply with the requirements of Chapter 4 – Floodplain Management, specifically the requirements of Sec. 9-464. Provisions for Flood Hazard Reduction prior to issuance of a building permit.

(2) Land clearing and tree preservation shall be subject to the provisions of Chapter 7 – Tree Removal and Timber Harvesting.

(3) Utilities.

a. Sewer. On lots without central sewerage facilities, an individual sewer system must meet department of health and human resources standards and be approved by the St. Tammany Parish health department.

b. Water. On lots without central water facilities, any well must be 50 feet from any sewer disposal unit.

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The following definition of “small-scale agriculture” would be added to Sec. 9-205 – Definitions

**Small-scale agriculture is agricultural activity of a scale too small to employ workers or provide a significant volume of products for markets or processors, but which provides an opportunity for direct marketing or part-time/second income agriculture.**

**Sec. 9-223 - Yards and accessory buildings in residential districts. would be amended as follows:**

Sec. 9-223. - Yards and accessory buildings in residential districts.

- (a) In the **low density residential**, residential, commercial, multifamily, mobile home, historic, historic residential districts and townhouse district where single family residential use is sought the minimum dimensions of yards shall be as follows:
- (1) *Front yard.* There shall be a front yard of not less than 30 feet between the front property line at the street and the wall of the building adjacent to the front property line.
  - (2) *Rear yard.* There shall be a rear yard having a depth of not less than 20 percent of the lot depth or 25 feet, whichever is greater.
  - (3) *Side yard.* There shall be two side yards, one on each side of the main building.
    - a. Interior side yard setbacks. The side yard setback on the side of a lot adjacent to an interior lot line shall be a minimum of 20 feet in width, except on buildable lots measuring 75 feet or less in width, in which case the side yard on the interior lot line side of the building shall measure a minimum of 15 feet in width.
    - b. Corner lot side yard setbacks. The side yard setback on the street side of a corner lot shall be a minimum of 30 feet, except on buildable lots measuring 75 feet or less in width or those abutting that dedicated part of Warren St., not opened as of the effective date of this ordinance, in which case the side yard on the street side of the corner lot shall measure a minimum of 20 feet in width.
  - (4) Driveways. All private driveways shall be at least five feet from the property line.
- (b) No variance shall be granted to these requirements for any irregular shaped lot located in the townhouse district which does not meet minimum residential lot size, and dimension requirements. Such lots may not be combined to create a regular shaped lot.
- (c) In areas zoned residential, accessory buildings may be constructed provided that use and construction be limited to the following:
- (1) An accessory building is a building constructed and used for purpose other than residence.
  - (2) Limitations:
    - a. An accessory building shall be not less than five feet from the main building. An addition to the main building on a lot shall be considered to be part of that building and not an accessory building.
    - b. All accessory buildings shall be limited to a height not to exceed 15 feet.
    - c. An accessory building shall not occupy the yard between the front entrance side of the main building and the property line parallel to the front entrance side of the main building.

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- d. An accessory building shall not be greater in size than 25 percent of the main building occupying the same lot.
- e. Any addition to an accessory building shall be considered to be part of that building.
- f. No accessory building shall be closer than five feet to the nearest property line on the lot it occupies.