



**Daniel J. Curtis**  
**Mayor**

## **PLANNING & ZONING COMMISSION AGENDA**

**December 16, 2020 6:00pm**

**Abita Springs Town Hall**

TOWN OF ABITA SPRINGS YOU TUBE CHANNEL

[https://www.youtube.com/channel/UCLYP\\_ekGhQ0tQXThk0gP7-A](https://www.youtube.com/channel/UCLYP_ekGhQ0tQXThk0gP7-A)

- **Welcome / Introduction**
- **Pledge of Allegiance**
- **Roll Call**
- **Acceptance of Minutes from November 19, 2020 Meeting**

### **PLANNING:**

### **ZONING:**

### **DISCUSSION:**

- **Accept meeting dates for 2021**
- **Low Density Residential District**

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## Planning & Zoning Commission 2021 Meeting Schedule

All Meetings will take place in the Abita Springs Town Hall

MONTH	PLANNING & ZONING COMMISSION <i>Last Thursday* unless moved for Holiday</i>
	6:00 PM
JANUARY	1/28
FEBRUARY	2/25
MARCH	3/25
APRIL	4/29
MAY	5/27
JUNE	6/24
JULY	7/29
AUGUST	8/26
SEPTEMBER	9/30
OCTOBER	10/28
NOVEMBER	11/18*
DECEMBER	12/30

## DRAFT

### Abita Springs

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

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- (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;

### **Two options for density requirements – need direction from the Planning & Zoning Commission:**

(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 Section 3-504, community sewerage system required.

### **OR**

(d) Density requirements. The minimum buildable lot size in this zoning district shall be **three 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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**Note #1:** Yard areas (setbacks) for all zones are found in Sec. 9-223. The proposed yard areas for the Low-Density Residential District would be the same as for the current Residential District:

Front yard – 30 feet

Side yard – Interior yards - 20 feet

Side yard adjacent to a street – 30 feet

Rear yard – 25 feet or 20 percent of the lot depth, whichever is greater.

**Note #2: 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.

**Note #3:** Section 3-504 is referenced in the minimum lot size standards. Section 3-504 reads as follows:

Sec. 3-504. - Community sewerage system required.

- A. Municipal sewerage shall be provided in subdivisions comprised of 15 lots or more. This requirement shall apply to all new subdivision developments.

The use of individual sewerage systems in lieu of a municipal sewerage service may be authorized and will be considered under the following circumstances:

In subdivisions comprised of less than 15 lots with a minimum lot size of two acres or greater and a minimum frontage of 125 feet, when the developer submits a comprehensive drainage plan, as well as a proposal for restrictive covenants which detail requirements for perpetual maintenance of drainage. Whenever the average lot size of a proposed subdivision is greater than five acres, the Town of Abita Springs may waive the requirement for a community sewerage system upon demonstration by the developer that the implementation of such provisions would prove to be a manifestly unreasonable financial hardship.