



St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043
(504) 278-4228 Fax (504) 278-4209
www.sbpsg.net

#14

Kerri Callais
Councilmember
at Large

Richard "Richie" Lewis
Councilmember
at Large

Gillis McCloskey
Councilmember
District A

Joshua "Josh" Moran
Councilmember
District B

Howard Luna
Councilmember
District C

Wanda Alcon
Councilmember
District D

Fred Everhardt, Jr.
Councilmember
District E

Roxanne Adams
Clerk of Council

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, DECEMBER 6, 2022 AT SEVEN O'CLOCK P.M.

On motion of Mr. Everhardt, seconded by Mr. McCloskey, it was moved to adopt the following ordinance:

ORDINANCE SBPC #2470-12-22

Summary No. 4051

Introduced by: Councilmember Everhardt on 10/18/22

Planning Commission recommended APPROVAL on 11/22/22

Public Hearing held on 12/6/22

AN ORDINANCE TO AMEND CHAPTER 22, ZONING; SECTION 22-5, RESIDENTIAL ZONING DISTRICTS; SUB-SECTION 22-5-2 GENERAL PROVISIONS, SUB-SUBSECTION 22-5-2.3. BULK AND AREA REQUIREMENTS OF THE ST. BERNARD PARISH CODE OF ORDINANCES.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. The St. Bernard Parish Council, the Governing Authority, does hereby amend Chapter 22, Zoning; Section 22-5, Residential Zoning Districts; Sub-Section 22-5-2 General Provisions, Sub-Subsection 22-5-2.3. Bulk and Area Requirements of the St. Bernard Parish Code of Ordinances of the St. Bernard Parish Code of Ordinances as per attached Exhibit "A".

SECTION 2. Effective Date. This Ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto, this Ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

SECTION 3. Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this Ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion of this Ordinance with the invalid portions omitted.



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Extract #14 continued
December 6, 2022

Richard "Richie" Lewis
Councilmember
at Large

Gillis McCloskey
Councilmember
District A

Joshua "Josh" Moran
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District B

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The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

YEAS: McCloskey, Moran, Luna, Alcon, Everhardt, Lewis

NAYS: None

ABSENT: None

The Council Chair, Ms. Callais, cast her vote as **YEA**.

And the motion was declared **adopted** on the 6th day of December, 2022.

Roxanne Adams
ROXANNE ADAMS
CLERK OF COUNCIL

Kerri Callais
KERRI CALLAIS
COUNCIL CHAIR

Delivered to the Parish President

12/9/22 2:15pm
Date and Time

Received by

Maegen Kelley

Approved

✓

Vetoed

Guy McInnis

Parish President

Returned to Clerk of the Council

12/13/22 9:20am
Date and Time

Received by

Sanya Salay

Exhibit "A"
Summary No. 4051
Ordinance SBPC #2470-12-22

Chapter 22 – Zoning
Section 22-5 – Residential Zoning Districts
Subsection 22-5-2 – General Provisions
Sub-subsection 22-5-2.3 - Bulk and Area Requirements

22-5-2. General provisions.

22-5-2.1. *Schedule of zoning district regulations.* The schedule of regulations and the notes appended thereto, applying to the uses of land and buildings, the height, the coverage of lots, the yards and other open spaces to be provided contiguous to or in connection with buildings, the area of lots, off-street parking space, and all other matters contained therein, as indicated for the various districts established by this chapter, are hereby adopted and declared to be a part of this chapter and may be amended in the same manner as any other part of this chapter. The regulations listed for each district as designated reading from left to right across the schedule, and in all notes appended thereto, are hereby adopted and prescribed for such district, subject to the provisions of sections 22-5-2 and 22-6-2 of this chapter and, unless otherwise indicated, shall be deemed to be the minimum requirements in every instance of their application.

22-5-3. *Bulk and area requirements.* In residential zones no building hereafter erected, reconstructed, remodeled or altered shall exceed the height, be located on a lot of less width and area, or have smaller yards or ground floor area than the minimum requirements listed below.

ZONE	R-1 Single-Family(5)	R-2 Two-Family	R-3 (MD) Multiple-Family Medium Density	R-3 Multi-family	R-1(MS) Mobile Home	R-1(M) Mobile Home Single-family	R-4 Mobile Home Trailer Parks
Minimum Lot Requirements							
Frontage	60'	60'	60'		60'	60' (7)	30'
Lot area - sq. ft.	6,500	3,000(2) 6,500(3)	6500		6,500	6,500 (7)	3,500
Minimum Yard Requirements							
Front yard depth	20'(1)	20'(1)	18'(6)	18'(1)	(1)	10'(1)	(1)
Side yard (total)	10'	10'	10'	10'	16'	10'	12'
Side yard (per side)	10'/3(4)	3'	5'	5'	8'	3'	6'
Rear yard setback	20% lot depth. Max 25'	20% lot depth. Max 25'	10% lot depth. Max 15'	10% lot depth. Max 15'	10'	20% lot depth. Max 25'. 10' mobile homes	20% lot depth. Max 25'
Maximum Height Requirements							
Feet	35'		35'	35'	35'	35'	35'

Exhibit "A"
Summary No. 4051
Ordinance SBPC #2470-12-22

Notes to residential bulk and area requirements:

- (1) See exceptions and modifications section 22-4-3.2.
- (2) Three thousand (3,000) square feet minimum per side per family for two-family dwellings.
- (3) Six thousand five hundred (6,500) square feet per family for single-family dwellings with a minimum lot frontage of sixty (60) feet.
- (4) A total of ten (10) feet and three (3) feet minimum per side.
- (5) All R-1 and R-2 zoned or single- or two-family use, regardless of zoning district, primary structures on regulation sized lots shall have a minimum living area of thirty-five (35) percent of the allowable building area (total lot square footage minus required yard setbacks) with a maximum required square footage of one thousand six hundred (1,600) square feet. All R-1 and R-2 zoned or single- or two-family use, regardless of zoning district, primary structures on nonconforming lots shall have a minimum living area of forty-five (45) percent of the allowable building area with a maximum required square footage of one thousand six hundred (1,600) square feet. Living area, for this definition, shall be defined as under roof and climate controlled occupied areas.
- (6) The front setback may be reduced to match the block face, which will be determined during the design review.
- (7) Where a lot is located in an R-1M zoning district and had an approved subdivision into one lot, the lot may be subdivided back into the original lot subject to the following:
 - (1) The lot shall have a minimum frontage width of thirty (30) feet and a minimum area of three thousand (3,000) square feet.