

Chapter 26 - Zoning and Development

ARTICLE I. GENERAL

Sec. 26-4. Definitions.

Reception facility: a facility that provides hosting and rental services of a banquet hall or similar indoor facilities or outdoor gathering space for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that may be prepared on- or off-site served to guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

ARTICLE II. SUBDIVISIONS

Sec. 26-16. Administration and violation.

(a) *Administration.*

- (1) These regulations shall be administered by the board whose decisions in all matters arising under this article shall be made by majority vote. ~~Appeals from any board decision may be made to the police jury within thirty (30) days after the developer receives notice of the decision by the board. Such appeals shall be decided by majority vote of the police jury.~~

ARTICLE III. ZONING

DIVISION 1. ZONING DISTRICTS

Sec. 26-35. Minimum requirements.

CHART A SCHEDULE OF ZONING DISTRICT REGULATIONS

ZONING DISTRICT: A-1 (AGRICULTURAL)

Permitted uses – Animal hospitals; boat houses and docks; cemeteries; churches; clubs; coastal zone sites; community homes; duplexes; farms and farm-related buildings; gardens; helistops; home occupations; kennels; low-intensive recreational facilities; modular homes; nurseries (horticultural); oil and gas exploration; oil and gas pump transfer stations; ponds; private airstrips; private schools (excluding trade and business); public uses; the sale of products grown on premises; secondary dwelling unit; single-family detached dwellings; single-unit manufactured homes; stables; temporary building used in connection with construction for a period of six (6) months; and wildlife reservations.

Permitted as exceptions by planning and zoning board – Airports; bed and breakfast establishments; borrow-pits; communication towers; fourplexes; institutions; off-premises signs; outdoor shooting ranges; public and private schools; railroads; reception facility; solid waste sites, excluding sanitary landfills; tri-plexes; and uses permitted in a C-1 (light commercial) zoning district.

Permitted signs – On-premises signs shall conform to article III, division 10.

Maximum floor area – None.

Maximum height of main building – 35 feet.

Minimum lot area –

Within the urban service area:

- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be one-half ($\frac{1}{2}$) acre with a minimum of one hundred (100) feet of frontage.
- (2) Developments of ten (10) lots or less, with individual sewerage disposal systems, the minimum size of lots shall be:
 - a. One-half ($\frac{1}{2}$) acre with minimum of one hundred (100) feet of frontage with public or community water.
 - b. One-half ($\frac{1}{2}$) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.
- (3) Developments of more than ten (10) lots, with individual sewerage disposal systems, the minimum size of lots shall be:
 - a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
 - b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

Outside the urban service area:

- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be one hundred (100) feet wide and one-half ($\frac{1}{2}$) acre.
- (2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:
 - a. One (1) acre with minimum of one hundred (100) feet of frontage with public or community water.
 - b. One (1) acre with minimum of one hundred twenty-five (125) feet of frontage without public or community water.

Note -- Additional frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

Yard requirements –

Front Yard – 30 feet.

Side Yard – 10 feet on each side.