

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Barry Soudelier.....	Secretary/Treasurer
Michael Billiot.....	Member
Terry Gold.....	Member
Clarence McGuire.....	Member
Angele Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member

DECEMBER 18, 2025, THURSDAY
6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of November 20, 2025
- E. COMMUNICATIONS**
- F. PUBLIC HEARING:**
 - 1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 1128 & 1130½ Daspit Street; Terrebonne Ministerial Alliances, Inc., applicant (*Council District 1 / City of Houma Fire*)
- G. NEW BUSINESS:**
 - 1. Planned Building Group:
Placement of three (3) boat & RV storage buildings; 135 & 149 Valhi Lagoon Crossing; Stingray Rentals, LLC, applicant (*Council District 6 / City of Houma Fire*)
- H. STAFF REPORT**
 - 1. *Public Hearing*
Discussion and possible action regarding the placement of modular structures in residential zoning districts
- I. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners’ Comments
 - 2. Chairman’s Comments
- J. PUBLIC COMMENTS**
- K. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIENCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 20, 2025
- E. APPROVE REMITTANCE OF PAYMENT FOR THE DECEMBER 18, 2025 INVOICES AND THE TREASURER’S REPORT OF NOVEMBER 2025**
 - 1. Accept and approve the proposed 2026 Budget

F. ANNUAL ORGANIZATIONAL MEETING:

1. Approval of proposal(s) for the 2025 Audit
2. Election of Officers for 2026

G. COMMUNICATIONS

H. OLD BUSINESS:

1. a) Subdivision: Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1118-1138 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1007-1019 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application

I. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tracts "E-1-A" thru "E-1-C," A Redivision of Tract "E-1" belonging to Dularge Investments, L.L.C.
Approval Requested: Process A, Raw Land Division
Location: Brady Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Dularge Investments, L.L.C., c/o Ronald J. Shaw
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

J. STAFF REPORT

1. Reminder to those who haven't completed the required annual ethics and sexual harassment training for 2025

K. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts 3-A and 3-B, A Redivision of Property belonging to Lee M. Luke, et ux; Section 32, T18S-R17E, Terrebonne Parish, LA (464A Bayou Dularge Road / Councilman Brien Pledger, District 1)
2. Tracts "A" & "B", A Redivision of Property belonging to Edward J. Richard, Jr., et ux; Sections 62 & 63, T17S-R16E, Terrebonne Parish, LA (3673 Bayou Black Drive / Councilman Danny Babin, District 7)
3. Revised Lots 7 & 8, A Redivision of Lots 7 & 8, Block 2 of Belmont Place Subdivision; Sections 30, 31, & 32, T17S-R17E, Terrebonne Parish, LA (260 Independence Drive / Councilman Clyde Hamner, District 6)
4. Revised Lot 43, A Redivision of Lots 43 & 44 of Norby Estates; Section 31, T18S-R18E, Terrebonne Parish, LA (5050 Hwy. 56 / Councilwoman Kim Chauvin, District 8)
5. Tract A-B-E-F-A, A Redivision of Property belonging to Broussard Dove Land, LLC; Section 6, T17S-R17E, Terrebonne Parish, LA (7605 West Park Ave. & 115 Central Ave. / Councilman Charles "Kevin" Champagne, District 5)
6. Revised Tract 1, A Redivision of Lots 3, 4, 5, 6, & Tract 1 of Block 106 of the Oscar Daspts Addition to Newtown; Section 38, T17S-R17E, Terrebonne Parish, LA (1211 Aycock Street / Councilman Brien Pledger, District 1)
7. Survey & Division of Lot 3 and Lot 4, Block 1 of Corporate Acres Subdivision and a ±0.81 Acre Tract all belonging to Corporate Drive Properties, LLC into Lot 3A and Lot 4A; Section 101, T17S-R17E, Terrebonne Parish, LA (281 & 283 Corporate Drive / Councilman Carl "Carlee" Harding, District 2)
8. Revised Lots 8 & 9, Block 2 of Highland Park Subdivision; Section 8, T16S-R17E, Terrebonne Parish, LA (212 & 214 Michael Street / Councilman John Amedée, District 4)
9. Revised Lots 10 & 11, Block 2 of Highland Park Subdivision; Section 8, T16S-R17E, Terrebonne Parish, LA (214 & 220 Michael Street / Councilman John Amedée, District 4)
10. Revised Parcel 3-A & Revised Lot 54, A Redivision of Revised Parcel 3-A and Lot 54 belonging to Four Geaux Louisiana, LLC, et al; Sections 22 & 27, T20S-R17E, Terrebonne Parish, LA (1049 Four Point Road / Councilman Danny Babin, District 7)

- L. COMMITTEE REPORT:**
 - 1. Subdivision Regulations Review Committee
- M. COMMISSION COMMENTS:**
 - 1. Planning Commissioners’ Comments
 - 2. Chairman’s Comments
- N. PUBLIC COMMENTS**
- O. ADJOURN**

Zuzus/Is
Dist. 1
CoH Fire

Bus (985) 873-6793 - Fax (985) 580-8141

If Yes, Date of Last Application: _____

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

 X **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. **PUBLIC NEED:** Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. **EFFECT OF AMENDMENT:** Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. **ERROR:** The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

Stephanie Ward

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

Stephanie Ward

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

Stephanie Ward

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.233 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

Stephanie Ward

Signature of Owner or Authorized Agent

REASONS FOR REZONING

Much of this property has been unused for years. We would like to rezone this property from R-1 to R-3 to provide more affordable housing and better use of the land.

DEVELOPMENT SCHEDULE

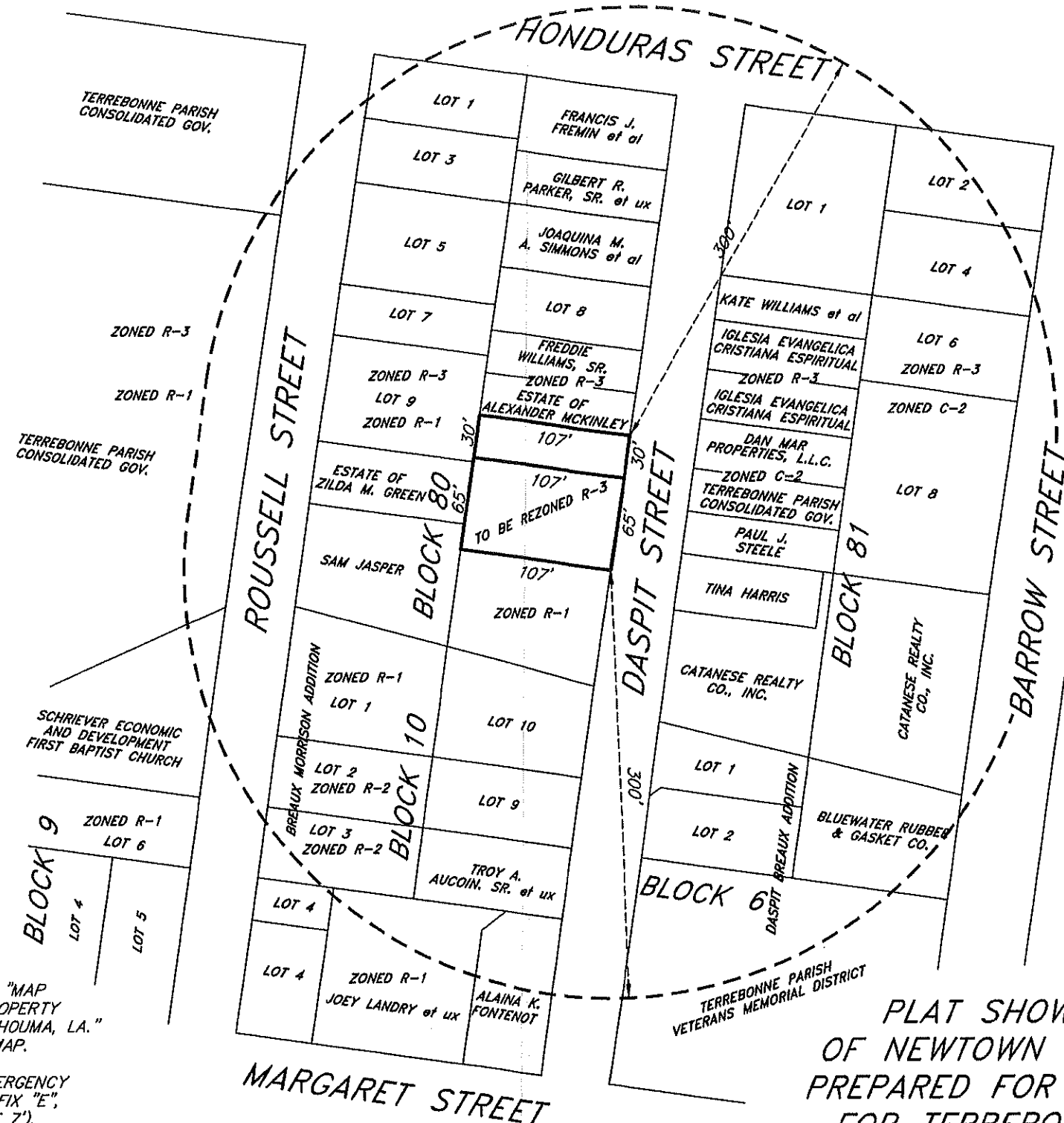
The development schedule will be put in place once rezoned.

NEED

This property has been sitting idle for a while and will be of better use as an affordable housing development.



VICINITY MAP



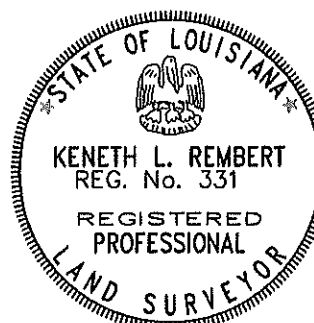
THIS PLAT BASED ON MAP PREPARED BY S. ALLEN MUNSON, C.E. ENTITLED "MAP SHOWING LOCATION OF BAYOU LACARPE IN RELATION TO THE ADJACENT PROPERTY LINES IN THE AREA BETWEEN LAFAYETTE AND BARROW STREETS, CITY OF HOUMA, LA." DATED MARCH 10, 1958. DISTANCES SHOWN HEREON ARE BASED ON SAID MAP.

THIS PROPERTY IS LOCATED IN ZONE "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0253, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "AE" HAS A BASE FLOOD ELEV. OF 7').

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE. NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, ON SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PLAT SHOWING A PORTION OF BLOCK 80 OF NEWTOWN ADDITION TO THE CITY OF HOUMA PREPARED FOR REZONING FROM "R-1" TO "R-3" FOR TERREBONNE MINISTERIAL ALLIANCES, INC. IN SECTION 38, T17S-R17E, TERREBONNE PARISH, LOUISIANA



OCTOBER 8, 2025

SCALE: 1" = 100'

Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

*Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission*

P.O. Box 1446
Houma, LA 70361
(985)873-6793

ZLU 25/16
Dist. 6/COH

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Stingray Rentals LLC
Applicant's Name

408 Tigerlily Dr Houma La 70360
Address City State Zip Code

11/6/25 , 985 856 5299
Date Telephone Number(s)

Owner
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Boat + RV Storage
2. Location: 135 + 149 Valhi Lagoon Crossing
3. Zoning District: C3
4. Total Land Area: 1.81 acres
5. Total Number of Units: 3 buildings
6. Gross Floor Area: 20,100 square feet
7. Total Parking Spaces Provided: 1
Total Parking Spaces Required: 1
8. Approximate Cost of Work Involved: \$ 400,000
9. Has any previous application been made: NO ☒ YES ☐

If Yes, please describe: _____

PLEASE ATTACH THE FOLLOWING INFORMATION:

A. Site Plan Depicting the Following:

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable);
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable);
- 10) Play areas (if applicable);
- 11) Water main locations

B. Legal Description of Subject Property

C. Drainage Plans and Elevations

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.

I (We) own 1.81 acres. A sum of \$ 25⁰⁰ dollars is enclosed and made a part of this application.

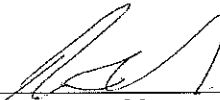


Signature of Applicant

11/6/25

Date

The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



Signature of Owner or Authorized Agent

11/6/25

Date

BUILDING CODE SUMMARY

OCCUPANCY CLASS:	STORAGE (S-1)
CONSTRUCTION CLASS:	TYPE II-B
GROSS BUILDING 1 AREA:	5,400 S.F.
GROSS BUILDING 2 AREA:	9,450 S.F.
GROSS BUILDING 3 AREA:	5,250 S.F.
FIRE SUPPRESSION SYSTEM:	PORTABLE FIRE EXTINGUISHERS

C3 ZONE
H&H MARINE, INC.

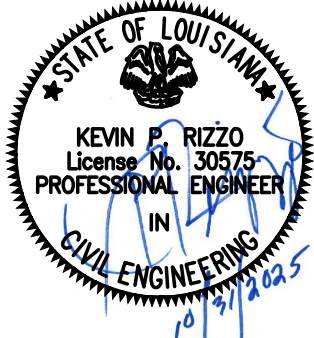
OL ZONE
TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

I1 ZONE
CSPM, LTD.

C3 ZONE

OL ZONE

SCALE: 1" = 20'



FILE: P:\2025\2025.085\DWG\PRODUCTION\PERMIT PLANS\00_SHT 02_SITE PLAN.DWG

NO.	REVISION	DATE
0	ISSUED FOR PERMITTING	10/31/25



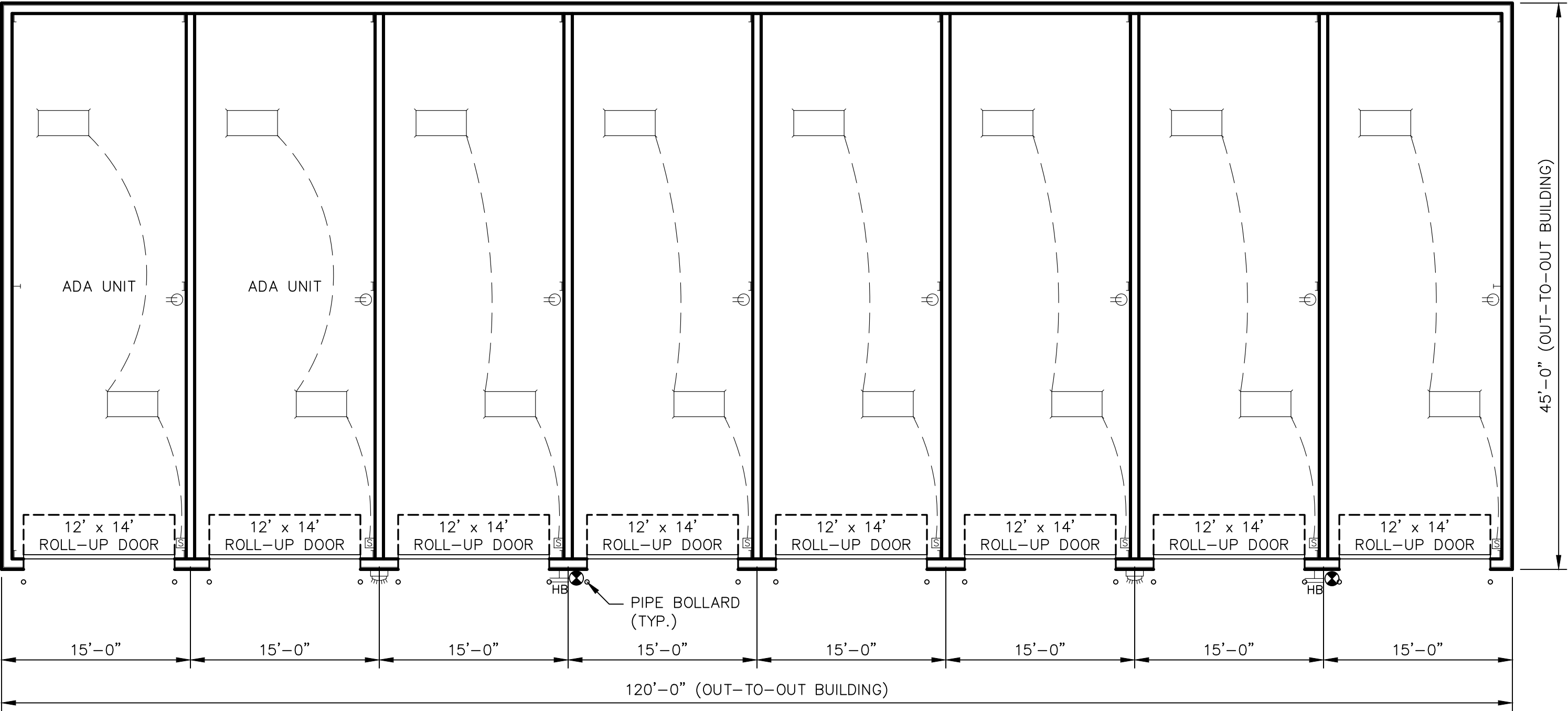
**DELTA COAST
CONSULTANTS, LLC**
631 S. HOLLYWOOD RD.
HOUMA, LA 70360
PHONE: 985-655-3100
www.deltacoastllc.com

DESIGNED BY KPR	DRAWN BY EMV	CHECKED BY KPR
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SCALE SHOWN
DATE 10/31/2025
PROJECT 2025.085
FIELD BOOK

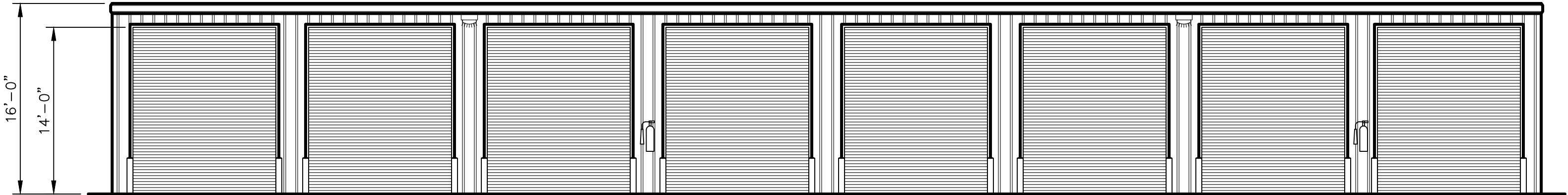
SITE PLAN	
SELF STORAGE BUILDING STINGRAY RENTALS, LLC 135 & 149 VALHI LAGOON CROSSING	
HOUMA, LOUISIANA	TERREBONNE PARISH

SHEET NO.
2
OF
10



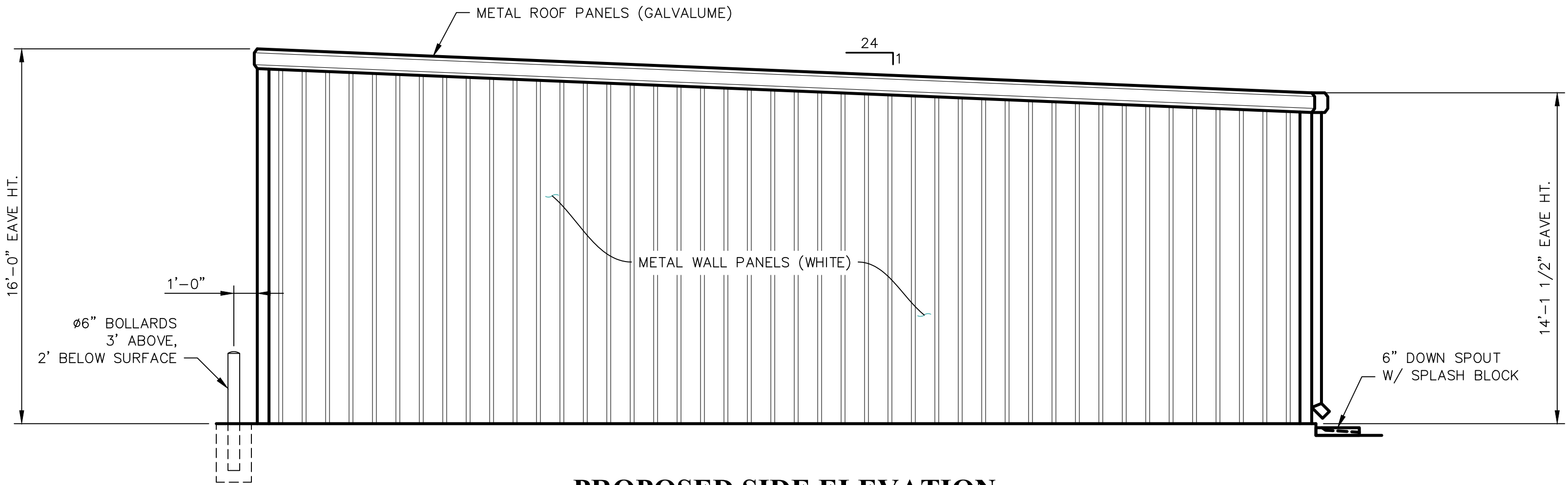
PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND	
	APPROVED HAND HELD FIRE EXTINGUISHER LOCATION
	FREEZE PROOF HOSE BIBS
	110V DUPLEX GROUNDED ELECTRIC OUTLET
	60 MINUTE TIMER SWITCH
	4' FLOURECENT LIGHT FIXTURE
	250W LIGHT FIXTURE (WALLPACK) LOCATION

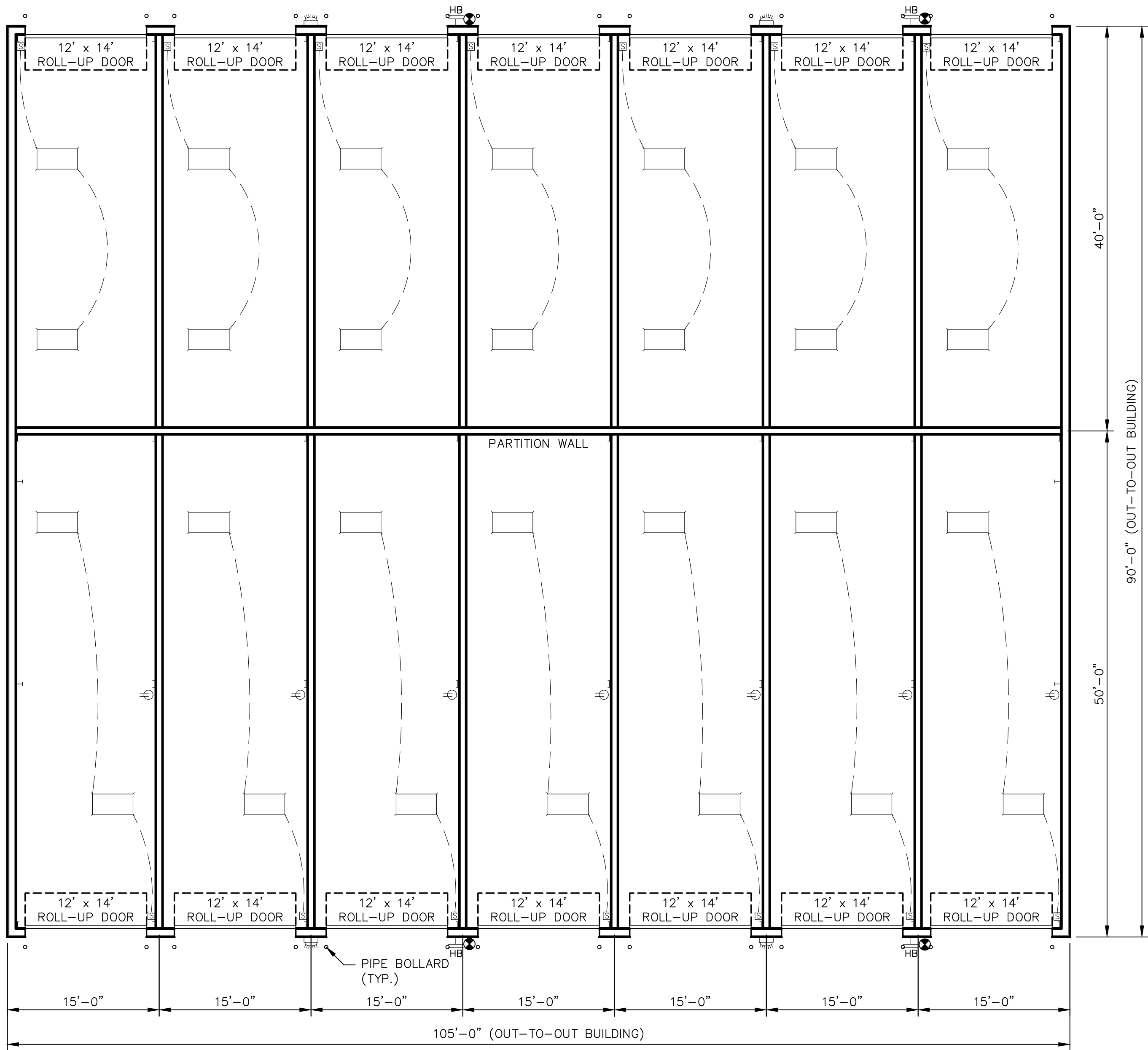
NO.	REVISION	DATE
0	ISSUED FOR PERMITTING	10/31/25



DELTA COAST CONSULTANTS, LLC
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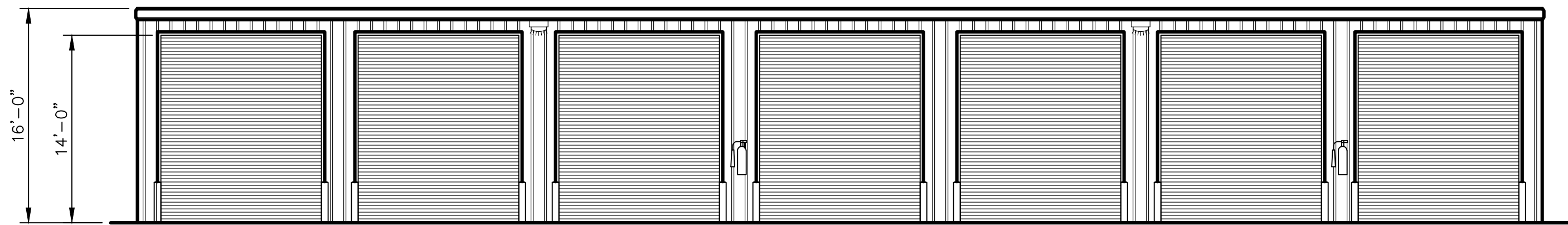
DESIGNED BY KPR	DRAWN BY EMV	CHECKED BY KPR
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SCALE SHOWN	FLOOR PLAN / ELEVATION - BUILDING #1	SHEET NO.
DATE 10/31/2025	SELF STORAGE BUILDING STINGRAY RENTALS, LLC 135 & 149 VALHI LAGOON CROSSING	3 OF 10
PROJECT 2025.085		
FIELD BOOK	HOUMA, LOUISIANA	TERREBONNE PARISH



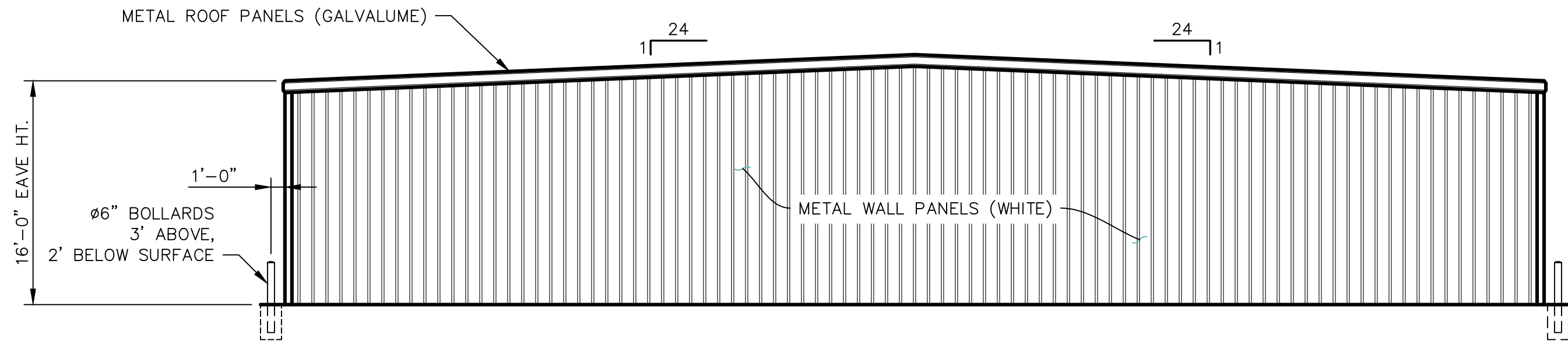
PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

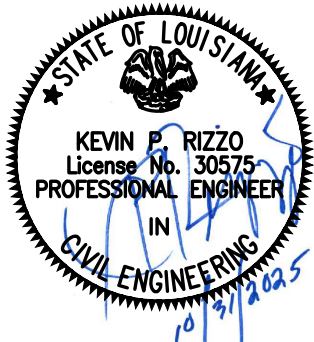
SCALE: 1/8" = 1'-0"



PROPOSED SIDE ELEVATION

SCALE: 1/8" = 1'-0"

- LEGEND**
- APPROVED HAND HELD FIRE EXTINGUISHER LOCATION
 - FREEZE PROOF HOSE BIBS
 - 110V DUPLEX GROUNDED ELECTRIC OUTLET
 - 60 MINUTE TIMER SWITCH
 - 4' FLOURECENT LIGHT FIXTURE
 - 250W LIGHT FIXTURE (WALLPACK) LOCATION



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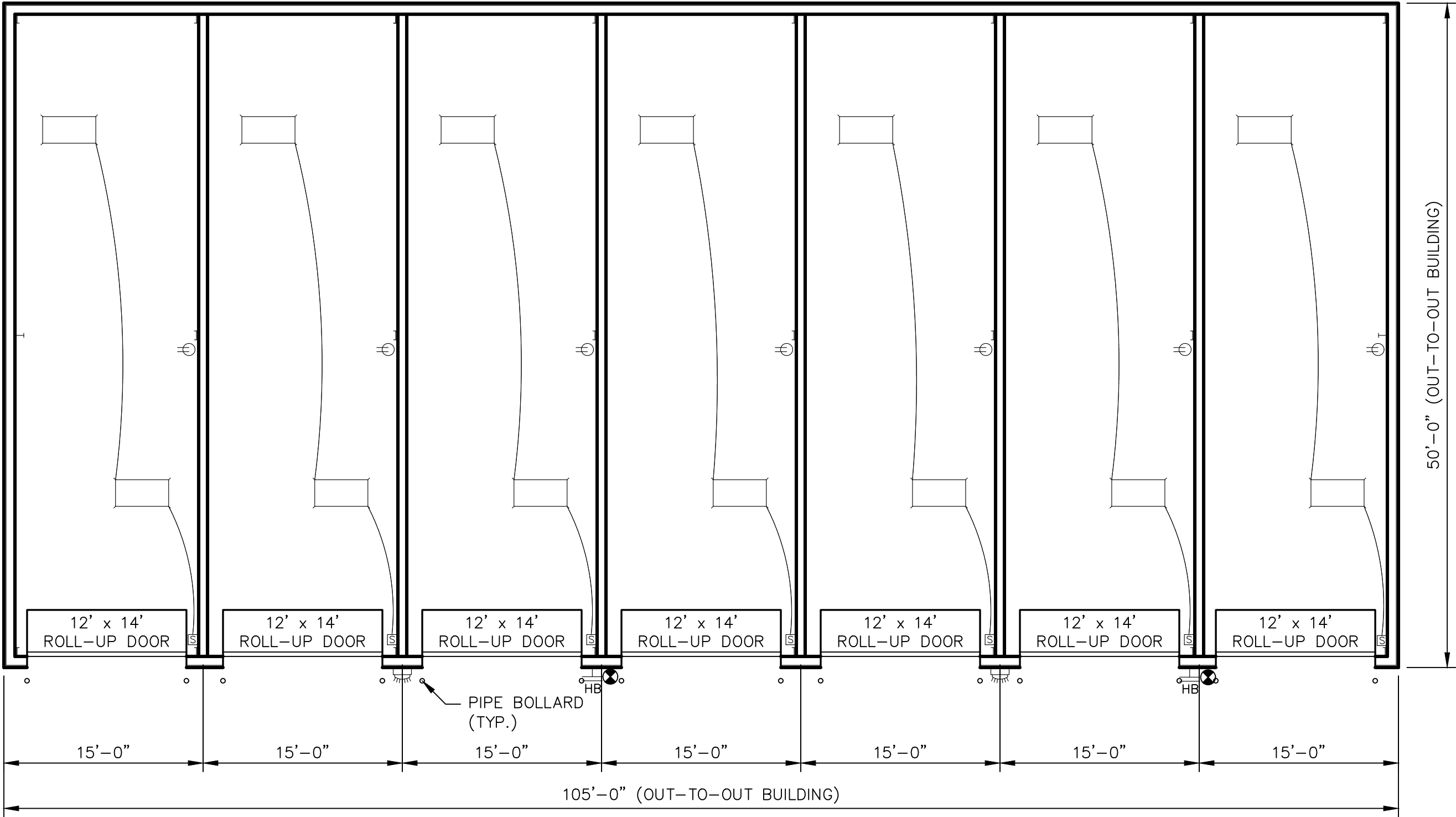
NO.	REVISION	DATE
0	ISSUED FOR PERMITTING	10/31/25



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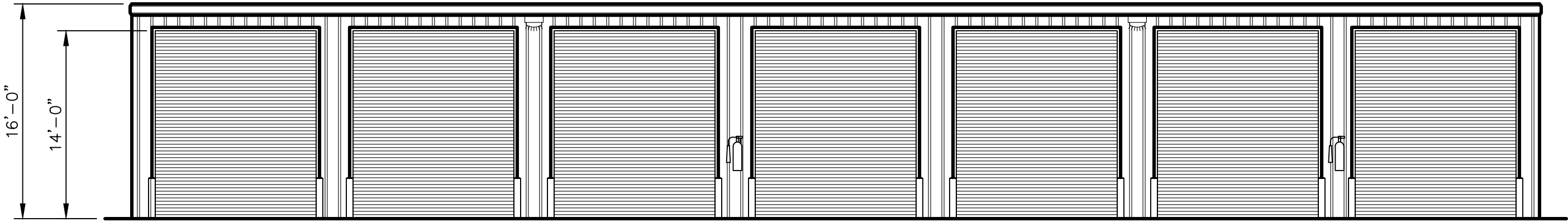
DESIGNED BY KPR	DRAWN BY EMV	CHECKED BY KPR
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SCALE SHOWN	FLOOR PLAN / ELEVATION - BUILDING #2	SHEET NO.
DATE 10/31/2025	SELF STORAGE BUILDING STINGRAY RENTALS, LLC 135 & 149 VALHI LAGOON CROSSING	4 OF 10
PROJECT 2025.085		
FIELD BOOK	HOUMA, LOUISIANA	TERREBONNE PARISH



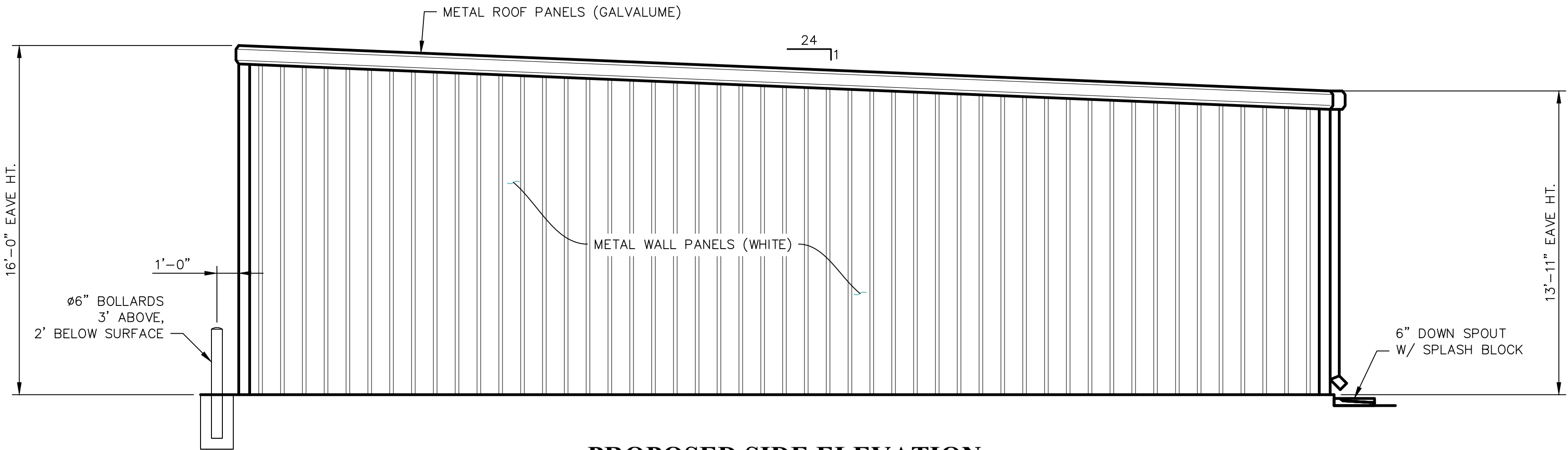
PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND	
	APPROVED HAND HELD FIRE EXTINGUISHER LOCATION
	FREEZE PROOF HOSE BIBS
	110V DUPLEX GROUNDED ELECTRIC OUTLET
	60 MINUTE TIMER SWITCH
	4' FLOURECENT LIGHT FIXTURE
	250W LIGHT FIXTURE (WALLPACK) LOCATION



NO.	REVISION	DATE
0	ISSUED FOR PERMITTING	10/31/25



DELTA COAST
CONSULTANTS, LLC
631 S. HOLLYWOOD RD.
HOUMA, LA 70360
PHONE: 985-655-3100
www.deltacoastllc.com

DESIGNED BY KPR	DRAWN BY EMV	CHECKED BY KPR
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SCALE SHOWN	FLOOR PLAN / ELEVATION - BUILDING #3	SHEET NO.
DATE 10/31/2025	SELF STORAGE BUILDING STINGRAY RENTALS, LLC 135 & 149 VALHI LAGOON CROSSING	5 OF 10
PROJECT 2025.085		
FIELD BOOK	HOUMA, LOUISIANA	TERREBONNE PARISH

ARTICLE I. – IN GENERAL

Sec. 28-1. – Definitions

Modular Home: A pre-fabricated structure built to International Building Code (IBC) standards, assembled on-site from factory-built modules.

ARTICLE III. – DISTRICTS

Sec. 28-47. – Residential districts

(a) *R-1 Districts: Single-Family Residential Districts.* These districts are composed mainly of areas containing one-family dwellings and open areas where similar residential development seems likely to occur; few two-family and multiple-family dwellings are found in these areas. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

(1) *Permitted uses.* In R-1 Districts only the following uses are permitted:

- a. *Uses by right*—The uses listed below are permitted subject to the conditions specified: Accessory use.

Residential/single-family residential.

Accessory dwelling unit.

Agriculture.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

- b. *Uses requiring planning approval*—The uses listed below are permitted, upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Home occupation.

Library (public).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

- c. *Special exception uses* – The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, the uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment, in accordance with the provisions of Article IX governing special exceptions:

Armories – military (reserves or national guard)

Nursing homes.

Electric substation (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substation of other masonry material or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gas regulator (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry material or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Nursery, day care center or kindergarten.

Library, public

School, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state.

Water or sewage pump station.

c. *Special exception uses* - The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, the uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Modular home.

(2) *Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling: Six thousand (6,000) square feet.

For electric substation, gas regulator station, water or sewage pump station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

(3) *Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4) *Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

Feet

Front yard20

Side yard5

Rear yard25

(b) *R-2 Districts: Two-Family, Residential District, Low-Density.* These districts are composed of areas containing one-family and two-family dwellings; in many instances there is evident a trend toward increased density through conversion of single units to duplexes or apartments. The town house, the single-family home and the double home would characterize the low-density development of this district. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches, and to prevent crowding of the land by requiring certain minimum yard and area standards to be met.

(1) *Permitted uses.* In R-2 Districts only the following uses are permitted:

a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Agriculture.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

b. *Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public

facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Home occupation.

Library (public).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

- c. *Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, the uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Armories—military (reserve or national guard).

Nursing homes.

Electric substation (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gas regulator station (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry material or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Residential/mobile home.

Nursery, day care center or kindergarten.

Library, public.

School, elementary and/or secondary, meeting all requirements of the compulsory education law of the state.

Water or sewage pump station.

Modular home.

- (2) *Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling: Six thousand (6,000) square feet.

For a two-family dwelling: Seven thousand two hundred (7,200) square feet.

For electric substation, gas regulator station, water or sewage pump station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

- (3) *Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

- (4) *Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

Feet

Front yard20

Side yard5

Rear yard25

- (c) *R-2M Districts: Two-Family, Residential Districts, High-Density.* These districts are composed of areas containing one-family and two-family dwellings; in many instances there is evident a trend toward increased density through conversion of single units to duplexes and the construction of new common-wall doubles in older neighborhoods. The town house, the single-family home, and the common-wall double would characterize the density development of this district. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches, [and] to prevent crowding of the land by requiring certain minimum yard and area standards to be met.

(1) *Permitted uses.* In R-2M Districts only the following uses are permitted:

- a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Residential/two-family residential.

Agriculture.

Recreation—community.

- b. *Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as not causing undue traffic congestion or creating a traffic hazard; and as being in harmony with the orderly and appropriate development of the district in which the use is located: Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Home occupation.

Library (public).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

- c. *Special exception uses*—The uses below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Armories—military (reserve or national guard).

Nursing homes.

Electric substation, need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements.

Gas regulator station, need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements.

Residential/mobile home.

Nursery, day care center or kindergarten.

Library, public.

School, elementary and/or secondary, meeting all requirements of the compulsory education law of the state.

Water or sewerage pump station.

Modular home.

- (2) *Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling, five thousand (5,000) square feet.

For a two-family dwelling, five thousand five hundred (5,500) square feet.

For electric substation, gas regulator station, water or sewerage pumping station, no minimum requirement.

For any other permitted use, ten thousand (10,000) square feet.

- (3) *Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed twenty-five (25) feet.

- (4) *Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

Front yard, twenty-five (25) feet.

Side yard, five (5) feet.

Rear yard, twenty (20) feet.

- (d) *R-3 Districts: Multiple-Family Residential Districts, High-Density.* These districts are composed mainly of areas containing a mixture of one-family, two-family and multiple-family dwellings; in many of them there is evident a trend toward increased population density through conversion of large houses into duplexes or apartments and through use of remaining vacant land for apartment buildings. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches, to prevent overcrowding of the land by requiring certain

minimum yard and other spaces for all buildings and to avoid excessive population density by requiring certain minimum building site areas for dwelling units.

(1) *Permitted uses.* In R-3 Districts only the following uses are permitted:

- a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Residential/two-family residential.

Residential/multiple-family residential.

Residential/mobile home park.

Residential/mobile home.

Residential/modular home.

Agriculture.

Home occupation.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

- b. *Uses requiring planning approval*—The uses listed below are permitted upon approval of location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating [a] traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Armory—military (reserve or national guard).

Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Library (public).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

- c. *Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, the uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Art gallery or cultural services.

Nursing homes.

Electric substation (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gas regulator station (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Nursery, day care center or kindergarten.

Library, public.

School, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state.

Telephone exchange.

Water or sewage pump station.

- (2) *Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling: Six thousand (6,000) square feet.

For a two-family dwelling: Seven thousand two hundred (7,200) square feet.

For a multiple-family dwelling:

First two (2) dwelling units—Seven thousand two hundred (7,200) square feet.

Each additional dwelling unit—Two thousand (2,000) square feet.

For electric substation, gas regulator station, water or sewage pump station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

- (3) *Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed forty-five (45) feet.

- (4) *Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

Feet

Front yard25

Side yard 5

Rear yard30

- (e) *R-3M: Multifamily Town House Condominium Districts.* These districts are composed mainly of areas containing a mixture of one-family, two-family, and multiple-family

dwellings; in many of them there is evident a trend toward increased population density. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches, to prevent over-crowding of the land by requiring certain minimum yard and other spaces for all buildings and to avoid excessive population density by requiring certain minimum building site areas for dwelling units.

(1) *Permitted uses.* In R-3M Districts only the following uses are permitted:

- a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Residential/two-family residential.

Residential/townhouse residential.

Residential/condominium residential.

Agriculture.

Home occupation.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

- b. *Uses requiring planning approval*—The uses listed below are permitted upon approval of location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities; as not causing undue traffic congestion or creating traffic hazard; and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Armory—military (reserve or national guard).

Cemetery.

Church, religious assembly, including parish house, community house and educational building.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Library (public).

Pipeline of electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

- c. *Special exception uses*— The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered as an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Art gallery or cultural services.

Nursing homes.

Electric substation, need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials; provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning and land use commission as being equally satisfactory for meeting enclosure requirements.

Gas regulator station, need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials; provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements.

Nursery, day care center or kindergarten.

School, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state.

Telephone exchange.

Water or sewerage pumping station.

Residential/modular home.

- (2) *Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (Forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling, six thousand (6,000) square feet.

For a two-family dwelling, seventy-two hundred (7,200) square feet.

For a multiple-family dwelling:

First two (2) dwelling units, seventy-two hundred (7,200) square feet.

Each additional dwelling unit, two thousand (2,000) square feet.

For electric substation, gas regulator station, water or sewage pumping station, no minimum requirement.

For other permitted use, ten thousand (10,000) square feet.

- (3) *Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.
- (4) *Building units.* Maximum number of housing units per building unit, four (4).
- (5) *Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

Feet

Front yard25

Side yard 5

Rear yard30

ARTICLE IV. – SUPPLEMENTARY REGULATIONS

Sec. 28-74. – Supplementary yard regulations.

The following regulations shall apply in all districts as established in Article III of this chapter:

(a) *Front yard depth.* In any residential district, any building site lying between two (2) building sites adjacent thereto and having dwellings erected upon them on the effective date of the ordinance from which this section derives shall have a front yard equal in depth at least to the average depth of the front yards of the building sites adjacent thereto; provided however, that no front yard shall be less than twenty (20) feet in depth, and no front yard shall be required to be more than thirty (30) percent of the depth of the building site.

(b) *Side yard at abutting districts.* Where the side line (and rear line, in the case of a corner lot) of a building site in a business or an industrial district, except a C-4 District, abuts upon the side line of a building site in any residential district, there shall be provided on the building site lying in the business or industrial district and adjacent to the residential district a side yard (and rear yard, in the case of a corner lot) not less than twenty-five (25) feet in width. No part of the side yard required herein shall be used for a building or for any purpose other than landscaping; provided, however, that if screen planting at least eight (8) feet in height is provided and maintained, then as much as twenty (20) feet of the required side yard may be used for parking or other open air purposes not detrimental to the purpose of protection of the adjacent residential district.

(c) *Corner building site.* In any district a corner building site having to its rear a building site facing toward the intersecting or side street shall have provided on the intersecting or side street of the corner building site a side yard having width equal at least to the depth of the front yard required for a structure on the building site to the rear of the corner building site; provided, however, that this regulation shall not be applied to reduce the buildable width of the corner building site to less than thirty (30) feet nor require a side yard of more than fifteen (15) feet except in the case of an R-1 District where the required side yard shall be twenty (20) feet for lots in subdivisions approved after November 19, 2014.

(d) *Projecting architectural features.* Every part of a required yard shall be open and unobstructed from the ground to the sky except for permitted accessory structures and for the ordinary projections of sills, belt courses, cornices, buttresses, eaves and similar architectural features, provided that such projections shall not extend more than two (2) feet into any required yard. Open fire escapes may extend into any required yard not more than three and one-half (3½) feet.

(e) *Accessory structures.* In any business or industrial district no accessory structure shall occupy any part of the required rear yard, except that in the C-4 Districts an accessory

structure for parking facilities, where the main building is a dwelling, may occupy not more than thirty (30) percent of the required rear yard; in any residential district, no accessory structure shall occupy more than thirty (30) percent of a required rear yard; and in no district shall an accessory structure occupy any part of a required front or side yard.

(1) *Side yard and rear yard requirements.* No accessory structure shall be erected or altered so that it is closer to any side or rear line than five (5) feet.

(2) *Corner building site.* No accessory structure on a corner building site having to its rear a building site facing toward the intersecting or side street shall be erected or altered nearer to the intersecting or side street line than the front building line to be observed by any structure on the building site to the rear of the corner building site.

(3) *Residential accessory structures.* **Structures such as but not limited to** portable storage units, **shipping containers, and office trailers** shall not be permitted as permanent accessory structures in residential districts or on a property used for residential purposes. Portable storage units may be permitted at the time of building permit application for construction or renovation of residential property. Such units shall be removed in a timely manner, not to exceed thirty (30) days, after the termination of the construction or renovation. Portable storage units not affiliated with construction, renovation or relocation that remain on residential property for more than thirty (30) days shall apply for and obtain a permit from the planning department prior to placement.