

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

FEBRUARY 26, 2026, 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

Revised 2/24/2026

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 January 15, 2026

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 6634 & 6642 West Main Street; Timothy A. Emerson, applicant (*Council District 3 / Bayou Cane Fire*)

G. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 143 Munson Drive; The Peninsula, LLC, applicant; and call a Public Hearing on said matter for Thursday, March 19, 2026 @ 6:00 p.m. (*Council District 3 / City of Houma Fire*)
 - b) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 108 Smith Lane; Diana M. Collins, applicant; and call a Public Hearing on said matter for Thursday, March 19, 2026 @ 6:00 p.m. (*Council District 2 / City of Houma Fire*)

H. STAFF REPORT:

1. *Public Hearing*
Continue discussion and possible action regarding the placement of modular structures in residential zoning districts
2. Discussion and possible action regarding the American Planning Association's National Conference to be held April 25-28, 2026 in Detroit, Michigan (Online, May 27-29, 2026)

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 ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 15, 2026

E. APPROVE REMITTANCE OF PAYMENT FOR THE FEBRUARY 26, 2026 INVOICES AND THE TREASURER'S REPORT OF JANUARY 2026

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Revised Parcel 3-B and Lot 71 of a Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1009 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: Variance requested from the minimum lot size requirement and for a dry hydrant in lieu of a fire hydrant as per fire district approval
d) Consider Approval of Said Application

H. STAFF REPORT:

1. Reminder to those who haven't completed the required Planning Commissioner Training (Act 859) and the annual ethics and sexual harassment training for 2026

I. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts A-2-A & 5, A Redivision of Revised Tracts A-2-A & 5 belonging to Bradley J. Robinson, et al; Sections 55 & 56, T16S-R17E, Terrebonne Parish, LA (2314 Coteau Road & 1592 Bayou Gardens Boulevard Extension / Councilman Charles "Kevin" Champagne, District 5)
2. Lot 1, Revised Tract "A" & "Lot 1, Revised Tract C", Redivision of Property belonging to Jerri G. Smitko; Section 104, T17S-R17E, Terrebonne Parish, LA (3307 & 3313 Bayou Black Drive / Councilman Danny Babin, District 7)
3. Lot Line Adjustment between Robert Bramlett, II and William & Becky Lirette involving Lot 7, Block 10, Add. 5, Allemand Subdivision and Tract B of the Redivision of Tract 4 of the Partition of Property belonging to Alcee A. Allemand; Section 7, T16S-R17E, Terrebonne Parish, LA (238 Royce Street / Councilman John Amedée, District 4)
4. Lot Line Shift of Property belonging to Houston J. Foret and Joshua James White, et ux being a Portion of Sarah Plantation Estates Subdivision; Section 19, T18S-R18E, Terrebonne Parish, LA (5044 Bayouside Drive / Councilwoman Kim Chauvin, District 8)

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF JANUARY 15, 2026

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of January 15, 2026 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Wayne Thibodeaux and the Pledge of Allegiance led by Mrs. Angele Poiencot. *The Chairman, Mr. Robbie Liner, was unable to attend the meeting.*
- B. Upon Roll Call, present were: Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; and Mr. Travion Smith. Also present was Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *No Commissioners had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of December 18, 2025.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Billiot, Mr. Gold, Mr. Liner, and Mr. Smith. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Preliminary Hearing:**
The Vice-Chairman called to order an application by Timothy A. Emerson to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 6634 & 6642 West Main Street.
- a) Mr. McGuire moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for an application by Timothy A. Emerson requesting to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 6634 & 6642 West Main Street for Thursday, February 26, 2026 at 6:30 p.m.”
- The Vice-Chairman called for a vote on the motion offered by Mr. McGuire. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Billiot, Mr. Gold, Mr. Liner, and Mr. Smith. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **STAFF REPORT:**
1. The Vice-Chairman called to order the Public Hearing for the discussion and possible action regarding the placement of modular structures in residential zoning districts.
- a) Mr. Pulaski discussed the definition of a modular home and the proposal to require a special exception from the Board of Adjustment to place the structures in R-1 and R-2 zoning districts and be listed as a permitted use in an R-3 zoning district. He spoke of the Board of Adjustment’s ability to place special conditions on the modular home to match the existing homes in the neighborhoods, such as porches, etc.
- b) The Vice-Chairman recognized Councilman Kevin Champagne, District 5, 8326 Main Street, who stated he had received numerous calls about the modulars placed at Park & Central Avenues and in the Lisa Park Subdivision. He stated he requested new regulations to accommodate these structures and that the one at the corner of Park and Central turned out to be aesthetically nice.
- c) The Vice-Chairman recognized Mrs. Karen Schilling, 511 Wilson Avenue, who spoke of her neighborhood being full of derelict and neglected structures and that she was the one that instigated the modular at Central & Park. She stated it did appear to be measuring up to the other existing law firms in the area.

- d) Mr. Thibodeaux moved, seconded by Mr. McGuire: “THAT the Public Hearing be continued until the next regular meeting of February 26, 2026.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Billiot, Mr. Gold, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners’ Comments: None.
2. Vice-Chairman’s Comments: None.

I. PUBLIC COMMENTS: None.

- J. Mrs. Poiencot moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:23 p.m.”

The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Billiot, Mr. Gold, Mr. Liner, and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.



Jan Rogers, Vice-Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF JANUARY 18, 2026.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

AMENDMENT POLICY

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:

X **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. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

EXHIBITS REQUIRED

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** On the required plat, please include:

- a. Land area to be affected;
- 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. 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. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. **Legal Description:** The legal description of only the property to be rezoned.

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 district existing totally surrounded by residential districts;
- c. Finally, 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. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

SIGNATURES REQUIRED

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

X Timothy Allen Emerson

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

X Timothy Allen Emerson

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

X Timothy Allen Emerson

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

X Timothy Allen Emerson

APPLICATION FEE SCHEDULE

The City of Houma 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 21 acres. A sum of 2500 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.

X Timothy Allen Emerson
Signature of Owner or Authorized Agent

**6634 & 6642 West Main Street
Lots 1-A & 1-B, Block 3, Pine Ridge Subdivision
Timothy A. Emerson**

Request to Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial)

2. Reasons For This Amendment

Change in Conditions

Over the years, these properties were used for both residential and commercial. When zoning was incorporated into the Bayou Cane area in 2007, these properties were zoned residential and we, as the current owner, would like to see them zoned as commercial just as the adjacent properties along West Main Street to the north and south of our property.

Limitations On Proposed Amendments

The adjacent property at 6610 West Main Street is currently zoned C-3 (Neighborhood Commercial) and the property immediately adjacent at 6650 West Main is currently zoned C-2 (General Commercial) so the proposed rezone is exempt from the minimum size requirements.

3. Development Schedule

Commercial/Residential is already existing at 6634 West Main Street and the requested rezone would provide opportunities in the future for 6642 West Main Street.

4. Market Information

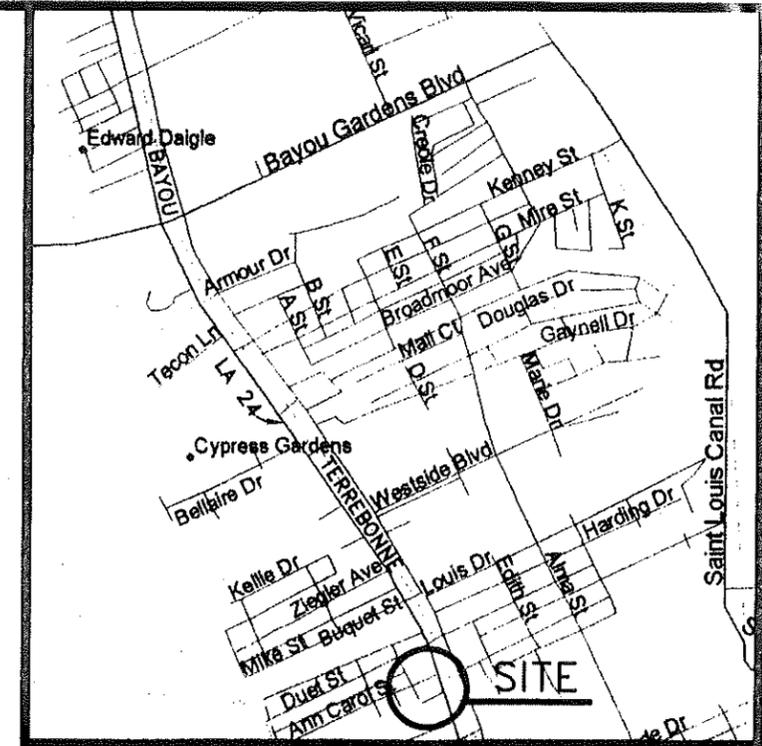
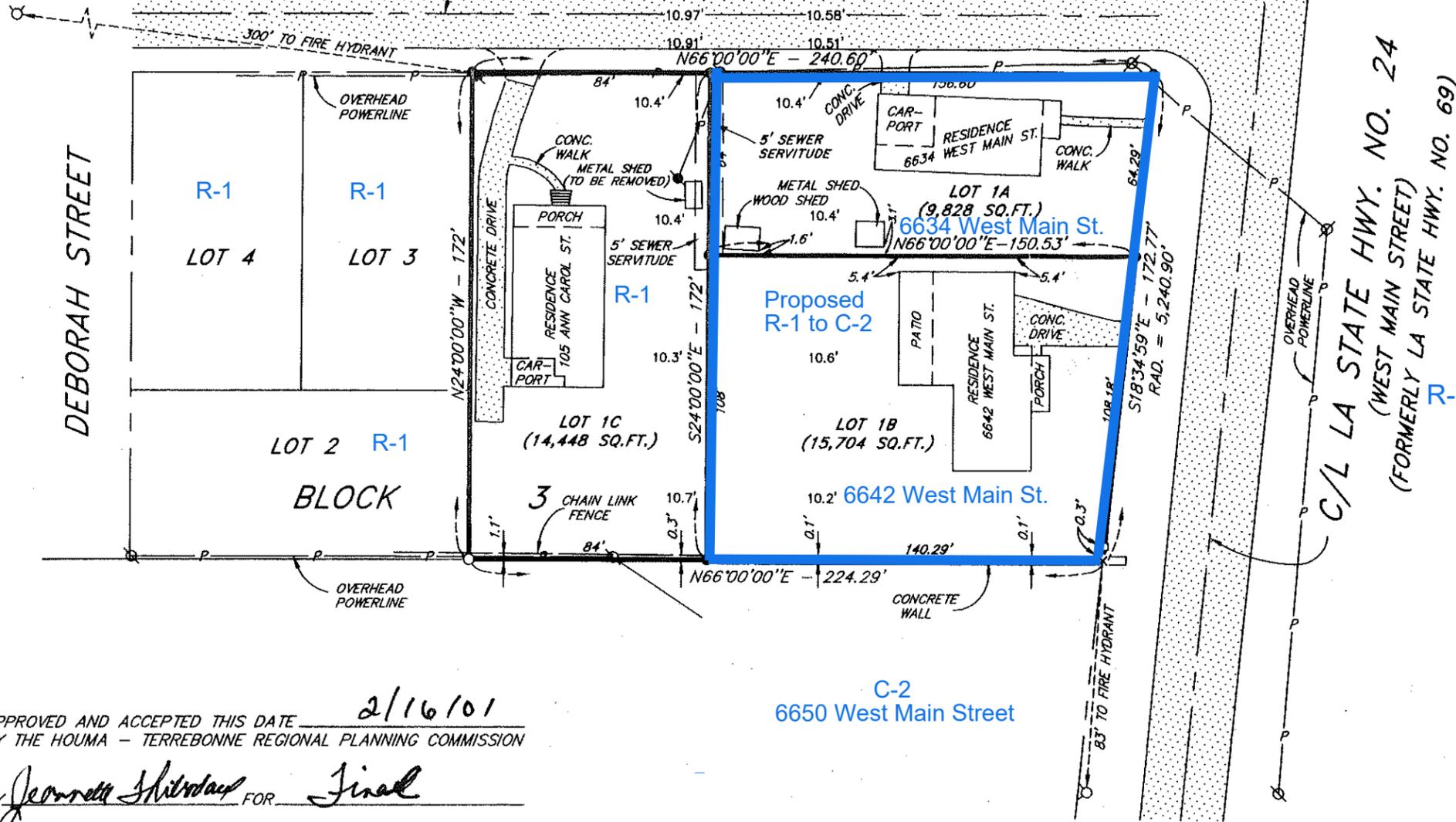
N/A

5. Effect of Amendment

Most properties along Main Street & Park Avenue are already zoned commercial and these changes would not alter the aesthetics in the immediate areas.

C-3
6610 West Main Street

C/L ANN CAROL STREET
(FORMERLY PINE AVENUE)



VICINITY MAP

Proposed Rezone
R-1 (Single-Family Residential) to C-2 (General Commercial)
6634 & 6642 West Main Street
Lots 1-A & 1-B, Block 3, Pine Ridge Subdivision

Applicant: Timothy A. Emerson

DEVELOPER: TIM & NICOLE EMERSON
LAND USE: RESIDENTIAL

APPROVED AND ACCEPTED THIS DATE 2/16/01
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY Jeanette Shivers FOR Final

THIS SURVEY BASED ON MAP RECORDED UNDER C.O.B. 163 FOLIO 348 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. THE BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING SERVITUDES, EASEMENTS RIGHTS-OF-WAY, PIPELINES OR PHYSICAL OBJECTS WHICH MAY AFFECT THIS PROPERTY.

THIS TRACT IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING).

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

C-2
6650 West Main Street

- LEGEND:
- X CHISELED "X" IN CONCRETE SET
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 2" IRON PIPE FOUND
 - INDICATES 1"x 1 1/2" IRON BAR FOUND
 - EXISTING POWER POLE
 - ⊗ EXISTING POWER POLE WITH LIGHT
 - ⊕ EXISTING FIRE HYDRANT
 - 3.3' INDICATES SPOT ELEVATION



SURVEY OF LOTS 1A, 1B, & 1C
A REDIVISION OF LOT 1 BLOCK 3 TO
PINE RIDGE SUBDIVISION
LOCATED IN SECTION 4, T17S-R17E
TERREBONNE PARISH, LOUISIANA

JANUARY 31, 2001
REVISED: FEBRUARY 5, 2001

SCALE: 1" = 50'

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

ZLU26/3
Dist. 2
COH Fire

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

P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: Feb 3, 2026

Diana M. Collins
Applicant's Name

1123 Dewey St. Houma La 70360
Address City State Zip

985 381-3379
Telephone Number (Home) (Work)

Diana M Collins
Interest in Ownership (Owner, etc.)

108 Smith Lane A & B ; 54 x 96 on
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

West side of Smith Lane being a part of lot 2 Smithville

Zoning Classification Request:

From: R-1 To: C-2

Previous Zoning History: _____ No X Yes

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.

_____ **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):

Diana M Collins

- 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:

Diana M Collins

- 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):
-

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 1 acres. A sum of 25⁰⁰ 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.

Diana M Collins
Signature of Owner or Authorized Agent

Diana Collins
1123 Dewey St.
Houma, La 70360
985-3813379
Dianam360@bellsouth.net

Reason for Amendment:

The purpose of this rezoning request is to permit the operation of a Youth Community After-School Program at this location. The program will offer academic assistance, enrichment activities, and a safe, structured environment for youth during after-school hours. The proposed use supports community development, meets local needs, and is consistent with the surrounding area's character.

Diana Collins

Diana Collins
1123 Dewey St.
Houma, La 70360
9853813379
Dianam360@bellsouth.net

Development Schedule:

Following approval of the rezoning, the applicant will complete the required permits and minor site preparations. The Youth Community After-School Program is expected to open within **3 to 6 months**, serving local youth during after-school hours.

Diana Collins

Diana Collins
1123 Dewey St.
Houma, La 70360
985-3813379
Dianam360@bellsouth.net

Market Information

The proposed Youth Community After-School Program will serve approximately **65–70 school-aged children** from the **Houma and Terrebonne Parish area**. The program is designed to meet the ongoing need for safe, structured, and affordable after-school services for working families. The location allows convenient access for neighborhood residents and nearby schools while supporting positive youth development, academic success, and community stability.

Diana Collins

Diana Collins
1123 Dewey St
Houma, La 70360
Dianam360@bellsouth.net

Public Need

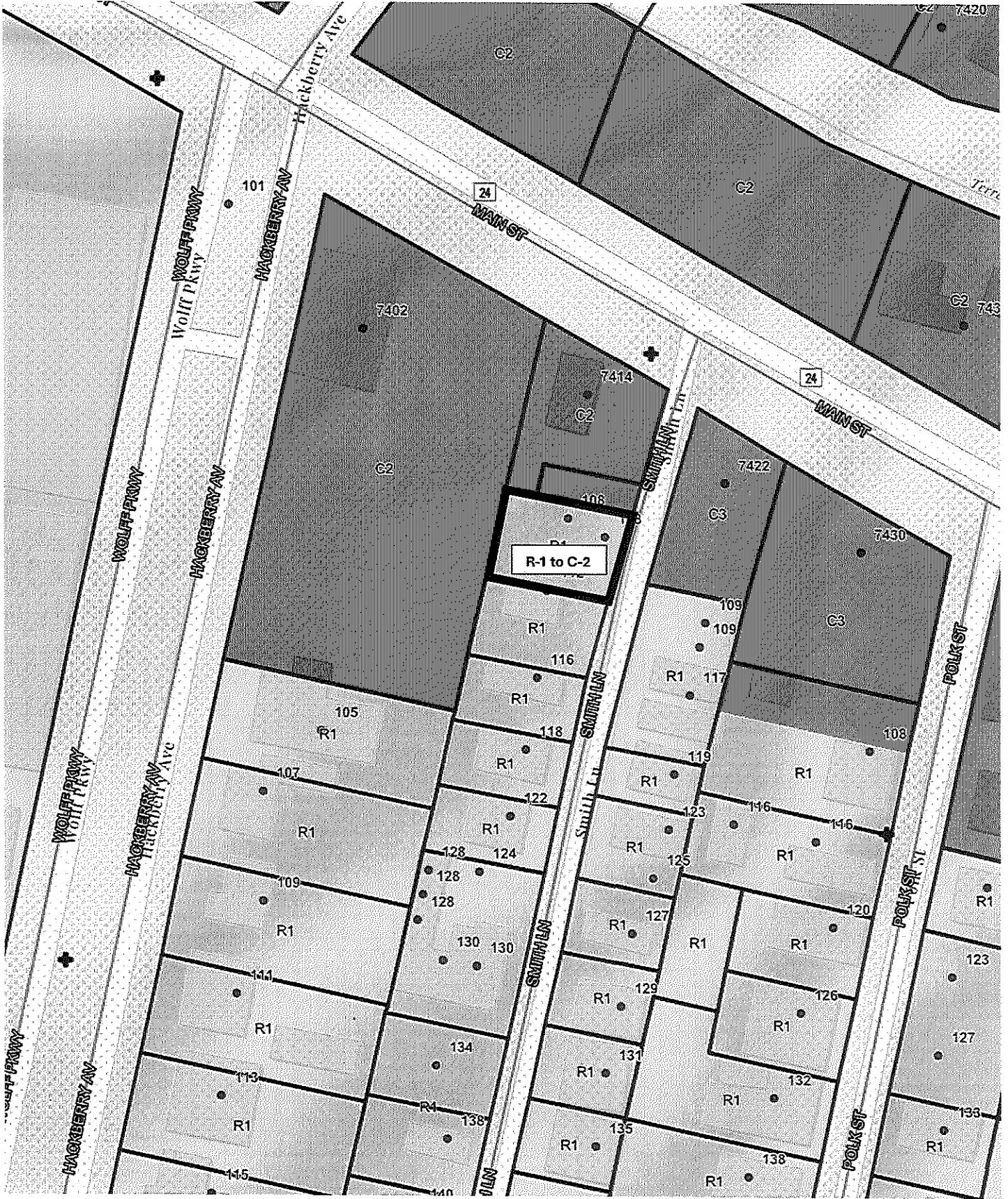
Changing conditions in the area show an increased need for community-based after-school services. The proposed amendment would allow for the development of a supervised after-school program that supports working families, promotes youth safety, and provides educational enrichment. This use advances the public health, safety, and general welfare while responding to current community needs in a compatible manner.

Diana Collins
1123 Dewey St
Houma, La 70360
Dianam360@bellsouth.net

Effect of Amendment

The proposed zoning map amendment would allow for the establishment of an after-school program at 108 Smith Lane location. Surrounding land uses consist primarily of residential development with nearby institutional and neighborhood-serving uses. The proposed amendment will not adversely affect the character of the surrounding area and is compatible with existing land uses. It is expected to have a positive impact by providing a community-based service that supports families and enhances neighborhood stability.

Diana Collins



Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial)
108 Smith Lane
54 x 96 on West Side Smith Lane being part of Lot 2, Smithville

Approved by the Terrebonne Parish
Council to be rezoned from _____ to
_____ by Ordinance No. _____
on _____

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.

_____ **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.

X _____ **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.

REASON FOR AMENDMENT:

Client would like to construct a “wedding venue” for use. This would require rezoning from current “R-1” to proposed “C-2”. One of the larger established wedding venues in Terrebonne Parish is no longer in business. This development strives to satisfy the demand for these needs and to attract/maintain business for Terrebonne Parish.

DEVELOPMENT SCHEDULE:

Client would like to develop this property within 12 months of rezoning approval.

Parcel#	Name	PhysAddress	Mailing	Book	Page	Subdivision
16678	OIL STATES SKAGIT SMATCO, L.L.C.	1180 MULBERRY RD	1180 MULBERRY RDHOUMA LA 70363	1763	70	CRESCENT PLANTATION SUBD.(SOUTH)
16679	OIL STATES SKAGIT SMATCO, L.L.C.	1180 MULBERRY RD	1180 MULBERRY RDHOUMA LA 70363	1763	70	CRESCENT PLANTATION SUBD.(SOUTH)
19278	A. H. I. PROPERTIES, L.L.C.	2067 HAVERS ST	P.O. BOX 5014HOUMA LA 70361-5014	2124	319	CRESCENT PARK ADDITION
19499	CHRISTOPHER, BEVERLY LEVRON	2055 HAVERS ST	2055 HAVERS STREETHOUMA LA 70360	1995	667	CRESCENT PARK ADDITION
19613	THOMASSIE, ROBERT J., JR.	837 CRESCENT BLVD	837 CRESCENT BOULEVARDHOUMA LA 70360	2621	617	CRESCENT PARK ADDITION
20675	SIX G PROPERTY, L L C	1001 CRESCENT BLVD	PO BOX 4276HOUMA LA 70361	2238	300	CRESCENT PARK ADDITION
21437	TROTH, JUDITH ELIZABETH 1/5	MULBERRY RD	2080 PORT HUPSON PRIDE RDZACHARY LA 70791	2767	575	CRESCENT PLANTATION SUBD.(NORTH)
21720	HOUMA BOAT & CONTRACTING CO., INC.	102 CAJUN RD	% STEPHEN ELLENDER, JR323 HAWTHORNE DRHOUMA LA 70360			CRESCENT PLANTATION SUBD.(SOUTH)
23274	MIDNIGHT STORAGE FACILITY, L.L.C.	117 BERNARD ST	118 PARLANGE DRHOUMA LA 70360	2460	383	CRESCENT PLANTATION SUBD.(SOUTH)
23310	CHAUVIN, ROSS A. & ANNA	926 CRESCENT BLVD	926 CRESCENT BLVDHOUMA LA 70360	2663	395	CRESCENT PARK ADDITION
24199	BLAKE INTERNATIONAL REAL ESTATE, LLC	410 SOUTH VAN AV	PO BOX 3834HOUMA LA 70361	2097	823	HONDURAS PLANTATION
24320	RETIF OIL & FUEL, INC.	1000 MAGNOLIA ST	1840 JUTLAND DRHARVEY LA 70058-2361	1254	510	CRESCENT PARK ADDITION
24459	G K I N, L.L.C.	125 MUNSON DR	1429 JOSEPH STNEW ORLEANS LA 70115	2394	653	CRESCENT PLANTATION SUBD.(SOUTH)
25154	CHAMPAGNE, ROBERT M., III & ELIZABETH	143 MUNSON DR	232 PRINCETON WOODS LOOPLA FAYETTE LA 70508	2625	629	CRESCENT PLANTATION SUBD.(NORTH)
26237	WU, PHILIP Y. & DOROTHY	900 CRESCENT BLVD	222 ASHBURN DRSCHRIEVER LA 70395	1337	731	CRESCENT PARK ADDITION
41988	TERREBONNE PARISH CONSOLIDATED	129 MUNSON DR	GOVERNMENT P.O. BOX 2768HOUMA LA 70361			CRESCENT PLANTATION SUBD.(NORTH)
41992	TERREBONNE PARISH CONSOLIDATED	126 MUNSON DR	GOVERNMENT P.O. BOX 2768HOUMA LA 70361			CRESCENT PLANTATION SUBD.(NORTH)
42223	WATERWORKS DISTRICT #1	131 MUNSON DR	P.O. BOX 630HOUMA LA 70363	1460	194	CRESCENT PLANTATION SUBD.(SOUTH)
42224	WATERWORKS DISTRICT #1	137 MUNSON DR	HOUMA LA 70363	100	453	CRESCENT PLANTATION SUBD.(SOUTH)
47261	TERREBONNE PARISH CONSOLIDATED	1551 BARRROW ST	GOVERNMENT P.O. BOX 2768HOUMA LA 70361			CRESCENT PLANTATION SUBD.(SOUTH)
52412	TERREBONNE PARISH CONSOLIDATED	879 BAYOU BLACK DR	GOVERNMENT P.O. BOX 2768HOUMA LA 70361			CRESCENT PLANTATION SUBD.(NORTH)
55560	A. H. I. PROPERTIES, L.L.C.	2059 HAVERS ST	P.O. BOX 5014HOUMA LA 70361	2130	14	CRESCENT PARK ADDITION
57706	BOONE, CHRISTOPHER ALEXANDER & PATSY	930 CRESCENT BLVD	930 CRESCENT BLVDHOUMA LA 70360	2130	10	CRESCENT PARK ADDITION
63229	G K I N, L.L.C.	115 MUNSON DR	1429 JOSEPH STNEW ORLEANS LA 70115	2394	653	
69949	A H I PROPERTIES, L.L.C.	934 CRESCENT BLVD	PO BOX 5014HOUMA LA 70361	2572	371	CRESCENT PARK ADDITION

ARTICLE I. – IN GENERAL

Sec. 28-1. – Definitions

Modular Home: A sectional, prefabricated building or dwelling consisting of one or more factory-built modules or sections that are manufactured in off-site-facility, inspected for compliance with the applicable building codes during the course of manufacture, and transported to the installation site for final assembly. A modular home shall be constructed in accordance with the International Residential Code (IRC) or International Building Code (IBC), shall not be built with axles or running gear, and shall be delivered to the site for permanent placement on a foundation.

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 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).

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.

Modular Homes, except where certain types are prohibited, but not limited to the following: shipping containers, portable buildings, office trailers, etc.

(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 Homes, except where certain types are prohibited, but not limited to the following: shipping containers, portable buildings office trailers, etc.

(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 Homes, except where certain types are prohibited, but not limited to the following: shipping containers, portable buildings office trailers, etc.

(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.

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. **Prohibited uses:**

Residential – shipping containers, portable buildings, office trailers, and other similar uses.

- d. *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. **Prohibited uses:**

Residential – shipping containers, portable buildings, office trailers, and other similar uses.

- d. *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.

(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

DRAFT