

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
 - f. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
 - g. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.
 - h. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure as established in this UDC.
 - i. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600** of this UDC.
5. *Additional general standards and provisions of this UDC.* All uses of land and structures in the L-2 Large Lot Residential District area subject to the general standards and regulations of this UDC. In addition, all uses located in the L-2 Large Lot Residential District shall be subject to the following standards:
- a. *Flood zones.* Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
 - b. Tree preservation, landscaping, and screening shall be provided in accordance with minimum standards established in this UDC.
 - c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.
 - d. *Sewer.*
 - i. *Residential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.
 - ii. *Nonresidential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.
 - e. *Water.* On lots without central water facilities, any well must be 50 feet from any sewer disposal unit in accordance with minimum standards established in this UDC.

F. S-1 Suburban Residential District.

- 1. *Purpose.* The S-1 Suburban Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are

limited to single-family dwellings and certain utility uses. All commercial uses are prohibited in the S-1 District.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the S-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:
 - a. Agriculture, household
 - b. Community central water treatment facilities
 - c. Community home*
 - d. Dwelling, single-family
 - e. Electrical energy substation*
 - f. Small wireless facility*
 - g. Stormwater retention or detention facility*
3. *Permitted temporary uses.* The following temporary uses are permitted within the S-1 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:
 - a. On-location television or film productions (no sets)
 - b. Temporary real estate office
4. *Site and structure provisions.*
 - a. *Lot area.*
 - i. *Residential uses.* Minimum lot area is 11,000 square feet, except for when the Natural Area Incentive is applied in accordance with **Sec. 600-3.2(D)** of this UDC.
 - ii. *Nonresidential uses.* Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review.
 - b. *Minimum lot width.* Minimum lot width is 90 feet, except for when the Natural Area Incentive is applied in accordance with **Sec. 600-3.2(D)** of this UDC.
 - c. *Front yard.* Buildings shall be set back a minimum of 30 feet from the front property line.
 - d. *Side yard.* There shall be 2 side yards, one on each side of the building, having a minimum width of 10 feet each. On corner lots there shall be a side yard setback from the side street of not less than 20 feet.
 - e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
 - f. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply

- and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
- g. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.
 - h. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure as established in this UDC.
 - i. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600** of this UDC.
5. *Additional general standards and provisions of this UDC.* All uses of land and structures in the S-1 Suburban Residential District area are subject to the general standards and regulations of this UDC. In addition, all uses located in the S-1-District shall be subject to the following standards:
- a. *Flood zones.* Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
 - b. Tree preservation, landscaping, and screening shall be provided in accordance with minimum standards established in this UDC.
 - c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.
 - d. *Utilities.*
 - i. *Sewer.* All uses, residential and nonresidential, must be provided with central sewerage systems in accordance with minimum standards established in this UDC.
 - ii. *Water.* All uses, residential and nonresidential, must be provided with central water systems in accordance with minimum standards established in this UDC.

G. S-2 Suburban Residential District.

1. *Purpose.* The S-2 Suburban Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses. All commercial uses are prohibited in the S-2 District.
2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the S-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5:**
 - a. Agriculture, household