

Chapter 127- MULTIFAMILY DEVELOPMENT

Section 127-1 Definitions.

Condominium means a building or group of buildings in which units are owned individually and the structure, common areas, and facilities are owned by all owners on a proportional, undivided basis. It is a legal form of ownership of real estate and not a specific building type or style. A condominium is a form of multifamily development as set forth in this Section.

Multifamily development means any proposed development that has a proposed use of two (2) or more living units and shall include duplexes, apartment houses, townhouses and condominiums with a density of eight (8) units per acre.

O/D/S means owner/developer/subdivider.

Review engineer means a licensed civil engineering firm appointed to review technical documents and advise the Planning and Zoning Commission.

Submittal means the date the Planning and Zoning commission votes to approve or disapprove the project.

Townhouse means an attached, privately-owned single-family dwelling unit which is a part of, and, adjacent to other similarly owned single-family dwelling units that are connected to but separated from one another by a common party fire wall having no doors, windows, or other provisions for human passage or visibility. The rear yard of a townhome is enclosed by a privacy fence. A townhouse is a form of multifamily development as set forth in this Section.

Section 127-2. Generally.

- (a) Prior to the filing of an application for consideration by the Parish, a representative for the developer is required to have an informal discussion with the Planning Director, Parish review engineer and Parish staff and officials deemed appropriate, in an effort to resolve technical matters regarding the proposed development prior to setting the public hearing for the proposed development at the Planning and Zoning Commission. At the discretion of the Planning Director, Parish Council, or Parish President a pre-construction meeting may be required for multi-family developments.
- (b) All developers of multifamily developments are required to prepare a preliminary site plan (pavement section, grading, proposed drainage, method of sewerage disposal, etc.) of proposed improvements to the Planning and Zoning Commission for public hearing.
- (c) Upon receipt of the construction plans or site plan, drainage impact study and traffic impact study, with all review comments addressed, the development will be placed on the Planning and Zoning Commission agenda for approval. When the construction plans and/or a final site plan are approved, the site construction may begin. Certificate of occupancy may not be given unless an on-site inspection of the site has been made by representatives of the Parish and approved by the planning department. Approval to construct the project shall expire after twelve (12) months unless extended by the Parish Council. The drainage impact study shall expire twenty-four (24) months after the date it is approved.

Section 127-3. - Multifamily development submittals.

- (a) The following plans and impact studies must be received by the Parish planning department and the review engineer's office and all comments addressed by the eighteenth (18th) day of

the month for plans prior to the Planning and Zoning Commission meeting in order for the development to be placed on the Planning and Zoning Commission agenda for consideration.

- (1) Preliminary site plan. Any alterations made by the O/D/S after approval of the preliminary site plan shall be submitted to the Planning Director and reviewed by the Planning and Zoning Commission.
 - (2) Drainage Impact Study.
 - (3) Traffic Impact Study.
 - (4) School Impact Study.
 - (5) Fire Protection Review.
- (b) Proposed construction located in a Parish fire district must submit a copy of the preliminary site plan and construction plans showing detailed drawings for the proposed commercial development at the same time as other required submittals.

Section 127-4. - Multifamily development buffer zones.

- (a) A minimum of twenty-five (25') foot buffer zone shall be established and maintained between conflicting uses caused by the location of a new multifamily development adjacent to the property being used for residential purposes or as approved by the Parish Council. No building or permanent structure shall be located within this buffer zone. The buffer zone may be used for parking, underground utilities, drainage, green area (landscaping and planting) and access.
- (b) For multi-story units, the buffer zone shall be a minimum of fifty (50') feet for all sides.
- (c) The buffer zone shall be established and maintained by the owner of the property on which the new multifamily development is established.
- (d) The buffer zone shall also have an eight (8') foot-high solid wood, brick or masonry fence between the residential and multifamily development.
- (e) The eight (8') foot fence requirements may be waived if all adjacent landowners to the required buffer zone submit a notarized letter of no objection on a single-floor, multifamily development only. All multi-story family units shall adhere to the fifty (50') foot buffer zone and eight (8') foot fence requirements.

Section 127-5. - Multifamily development notifications.

The following signage will be required for multifamily development. The O/D/S shall erect two (2) signs that will be placed corner to corner in a V-shaped formation that shall each be measured four (4') foot by eight (8') foot black and white sign with a minimum of four (4") inch-high letters located with no obstructions within five (5') feet of the nearest public right-of-way leading to the original filing, any new additional filing, and any other entrance or road tied to the development for connectivity purposes. The bottom of the sign shall be at least four (4') feet from the ground. Twenty-five (25%) percent of the sign may be dedicated for advertising purposes and graphics, provided such area is contiguous. The sign shall be erected at least ten (10) days prior to the Planning and Zoning Commission meeting at which the development goes for public hearing. The sign must remain visible and upright throughout the construction phase. Failure to keep the sign visible and upright is cause for project work to be stopped by the Parish until the sign is corrected.

The developer is responsible for any and all associated costs including attorney fees. The sign shall be titled "A Subdivision Is Proposed For This Site" and shall contain the following information:

- a. Name, address and working telephone number of the O/D/S.
- b. Name of subdivision or development.
- c. Number of lots.
- d. Number of acres in the development.
- e. Email Address.

Section 127-6. - Multifamily development parking and drives.

The developer shall provide a minimum of two (2) parking spaces per living unit. For developments consisting of a combined total of twenty (20) units or more not yet approved, must include one (1) guest parking space for every three (3) multifamily units. All parking and drives shall be concrete.

Section 127-7 – Waivers

- 1) If a waiver is requested by the O/D/S, the Planning and Zoning Commission shall make a recommendation to the Parish Council.

Section 127-8 Width Requirements

- a. Developments with ninety-nine (99) or less units shall be developed on roads eighteen foot (18') in width or greater.
- b. Developments with one hundred (100) and over units shall be developed on roads with a width of twenty foot (20') or greater.
- c. Developments that do not meet the required road width shall make improvements from the entrance/exit of the development to the nearest state or parish road that meets the eighteen-foot (18') or twenty-foot (20') requirement. All roadway improvements should meet the parish standards outlined in section 125-77 and be approved by the Review Engineer and Planning Director.

Section 127-9 Clearing and grubbing

- a. **The Drainage Impact Study shall be approved before any clearing of property. Removal of bushes, shrubs and small trees under eight (8") inches shall be allowed.**
- b. **Approved erosion control measures must be installed prior to the commencement of the clearing and grubbing.**