

ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND ARTICLE 2 - DISTRICT INTENSITY AND DEVELOPMENT STANDARDS OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF ZACHARY RELATED TO RESIDENTIAL LOT, YARD, AND HEIGHT STANDARDS BY AMENDING TABLES 2.201, 2.301A AND 2.301B AND FOR ALL RELATED MATTERS IN FURTHERANCE

WHEREAS, the City of Zachary (the “City”) has previously adopted its Unified Development Code (“UDC”) to promote the uniform growth for the health, safety and welfare of its citizens, and

WHEREAS, it has been recommended that certain changes and amendments be made to the UDC to amend § Table 2.201, Residential Parcel Standards; § Table 2.301A Single-Family Detached Lot and Building Standards (for RS); and § Table 2.301B 301A Single-Family Detached Lot and Building Standards; Large Subdivisions (for RS) are in the best interest of the City,

BE IT ORDAINED by the City Council of the City of Zachary that amendments to § Table 2.201, Residential Parcel Standards; § Table 2.301A Single-Family Detached Lot and Building Standards (for RS); and § Table 2.301B 301A Single-Family Detached Lot and Building Standards; Large Subdivisions (for RS) are in the best interest of the City are hereby amended as follows:

BE IT FURTHER ORDAINED by the City Council that to § Table 2.201, Residential Parcel Standards of the Unified Development Code for the City is hereby prospectively changed to amend the reference to average lot areas to 9,500 s.f. (square feet) for each of the Single Family Detached Cluster Zoning Sub-District in RS Zoning Districts;

BE IT FURTHER ORDAINED by the City Council that to § Table 2.301A Single-Family Detached Lot and Building Standards (for RS) of the Unified Development Code for the City is hereby prospectively changed for the Single Family Detached Cluster Zoning Sub-District in RS Zoning Districts in Category Column designations to amend the reference to Lot Area areas to 9,500 s.f. (square feet) and Lot Width to 85 ft. (feet) for the Single Family Detached Cluster Zoning Sub-District in RS Zoning Districts;

BE IT FURTHER ORDAINED by the City Council that to § Table 2.301B Single-Family Detached Lot and Building Standards Large Subdivisions (for RS) of the Unified Development Code for the City is hereby prospectively changed for the Single Family Detached Cluster Zoning Sub-District in RS Zoning Districts in Category Column designations:

- to amend the reference to Lot Area to 8,500 s.f. (square feet) and Lot Width to 75 ft. (feet) for the Single Family Detached Cluster Zoning Sub-District in RS Zoning Districts for Small Lots;

- to amend the reference to Lot Area to 9,500 s.f. (square feet) and Lot Width to 85 ft. (feet) for the Single Family Detached Cluster Zoning Sub-District in RS Zoning Districts for Average Lots: and
- to amend the reference to Lot Area to 10,500 s.f. (square feet) and Lot Width to 95 ft. (feet) for the Single Family Detached Cluster Zoning Sub-District in RS Zoning Districts for Large Lots

BE IT FURTHER ORDAINED by the City Council that it is the intent to retain all references to Single Family Detached Cluster, Conservation Subdivision and Preservation Subdivision Developments Type sub-districts in Tables §2.201, §2.301(A) and §2.301(B) of the Unified Development Code for RE, AF and RU Zoning Districts, and to continue to only allow such Development Types in those RE, AF and RU Zoning Districts, if presently allowed.

Notwithstanding the foregoing, all other Articles, Sections and Subsections of the UDC shall remain unchanged.

This Ordinance shall become effective at the expiration of ten (10) calendar days after publication by the City Council for the City of Zachary unless the referenced ordinance shall specify another effective date, all pursuant to § 2-10 (C) of the Home Rule Charter adopted by the electors for the City of Zachary.

INTRODUCED FOR ADOPTION by the City Council of the City of Zachary as a regular meeting of the said Council held on the 14th day of April, 2019.

ATTEST:

David Amrhein, Mayor

Dana LeJeune - Clerk of the City Council

Brandon Noel - Mayor Pro Tempore

SUBMITTED FOR FINAL APPROVAL AND ADOPTED by the City Council of the City of Zachary as a regular meeting of the said Council after being duly noticed and publicized public hearing held on the 28th day of April, 2019 and upon which the foregoing ordinance was read in full, the roll was called on the adoption thereof, and the Ordinance was adopted.

David Amrhein, Mayor

ATTEST:

Dana LeJeune - Clerk of the City Council

Brandon Noel - Mayor Pro Tempore