



# *St. Bernard Parish Council*

8201 West Judge Perez Drive    Chalmette, Louisiana, 70043  
(504) 278-4228    Fax (504) 278-4209  
[www.sbp.net](http://www.sbp.net)

**#14**

**Kerri Callais**  
*Councilmember  
at Large*

**Richard "Richie" Lewis**  
*Councilmember  
at Large*

**Gillis McCloskey**  
*Councilmember  
District A*

**Joshua "Josh" Moran**  
*Councilmember  
District B*

**Howard Luna**  
*Councilmember  
District C*

**Wanda Alcon**  
*Councilmember  
District D*

**Fred Everhardt, Jr.**  
*Councilmember  
District E*

**Roxanne Adams**  
*Clerk of Council*

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, DECEMBER 6, 2022 AT SEVEN O'CLOCK P.M.

On motion of Mr. Everhardt, seconded by Mr. McCloskey, it was moved to **adopt** the following ordinance:

## **ORDINANCE SBPC #2470-12-22**

### **Summary No. 4051**

Introduced by: Councilmember Everhardt on 10/18/22

Planning Commission recommended **APPROVAL** on 11/22/22

Public Hearing held on 12/6/22

AN ORDINANCE TO **AMEND** CHAPTER 22, ZONING; SECTION 22-5, RESIDENTIAL ZONING DISTRICTS; SUB-SECTION 22-5-2 GENERAL PROVISIONS, SUB-SUBSECTION 22-5-2.3. BULK AND AREA REQUIREMENTS OF THE ST. BERNARD PARISH CODE OF ORDINANCES.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

**SECTION 1.** The St. Bernard Parish Council, the Governing Authority, does hereby amend Chapter 22, Zoning; Section 22-5, Residential Zoning Districts; Sub-Section 22-5-2 General Provisions, Sub-Subsection 22-5-2.3. Bulk and Area Requirements of the St. Bernard Parish Code of Ordinances of the St. Bernard Parish Code of Ordinances as per attached Exhibit "A".

**SECTION 2.** Effective Date. This Ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto, this Ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

**SECTION 3.** Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this Ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion this Ordinance with the invalid portions omitted.



# St. Bernard Parish Council

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Page -2-  
Extract #14 continued  
December 6, 2022

**Kerri Callais**  
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at Large

**Richard "Richie" Lewis**  
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**Gillis McCloskey**  
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Clerk of Council

The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:


**YEAS:** McCloskey, Moran, Luna, Alcon, Everhardt, Lewis

**NAYS:** None

**ABSENT:** None

The Council Chair, Ms. Callais, cast her vote as **YEA**.

And the motion was declared **adopted** on the 6<sup>th</sup> day of December, 2022.

  
ROXANNE ADAMS  
CLERK OF COUNCIL

  
KERRI CALLAIS  
COUNCIL CHAIR


Delivered to the Parish President 12/9/22 2:15pm  
Date and Time

Received by Maegen Kelley

Approved ✓

Vetoed \_\_\_\_\_

Parish President

  
Guy McInnis

Returned to Clerk of the Council 12/13/22 9:20am  
Date and Time

Received by Louisa Salas

**Exhibit "A"**  
**Summary No. 4051**  
**Ordinance SBPC #2470-12-22**

**Chapter 22 – Zoning**  
**Section 22-5 – Residential Zoning Districts**  
**Subsection 22-5-2 – General Provisions**  
**Sub-subsection 22-5-2.3 - Bulk and Area Requirements**

*22-5-2. General provisions.*

*22-5-2.1. Schedule of zoning district regulations.* The schedule of regulations and the notes appended thereto, applying to the uses of land and buildings, the height, the coverage of lots, the yards and other open spaces to be provided contiguous to or in connection with buildings, the area of lots, off-street parking space, and all other matters contained therein, as indicated for the various districts established by this chapter, are hereby adopted and declared to be a part of this chapter and may be amended in the same manner as any other part of this chapter. The regulations listed for each district as designated reading from left to right across the schedule, and in all notes appended thereto, are hereby adopted and prescribed for such district, subject to the provisions of sections 22-5-2 and 22-6-2 of this chapter and, unless otherwise indicated, shall be deemed to be the minimum requirements in every instance of their application.

*22-5-3. Bulk and area requirements.* In residential zones no building hereafter erected, reconstructed, remodeled or altered shall exceed the height, be located on a lot of less width and area, or have smaller yards or ground floor area than the minimum requirements listed below.

ZONE	R-1 Single- Family(5)	R-2 Two- Family	R-3 (MD) Multiple- Family Medium Density	R-3 Multi- family	R-1(MS) Mobile Home	R-1(M) Mobile Home Single- family	R-4 Mobile Home Trailer Parks
<b>Minimum Lot Requirements</b>							
Frontage	60'	60'	60'		60'	60' (7)	30'
Lot area - sq. ft.	6,500	3,000(2) 6,500(3)	6500		6,500	6,500 (7)	3,500
<b>Minimum Yard Requirements</b>							
Front yard depth	20'(1)	20'(1)	18'(6)	18'(1)	(1)	10'(1)	(1)
Side yard (total)	10'	10'	10'	10'	16'	10'	12'
Side yard (per side)	10'/3(4)	3'	5'	5'	8'	3'	6'
Rear yard setback	20% lot depth. Max 25'	20% lot depth. Max 25'	10% lot depth. Max 15'	10% lot depth. Max 15'	10'	20% lot depth. Max 25'. 10' mobile homes	20% lot depth. Max 25'
<b>Maximum Height Requirements</b>							
Feet	35'		35'	35'	35'	35'	35'

**Exhibit "A"**  
**Summary No. 4051**  
**Ordinance SBPC #2470-12-22**

Notes to residential bulk and area requirements:

- (1) See exceptions and modifications section 22-4-3.2.
- (2) Three thousand (3,000) square feet minimum per side per family for two-family dwellings.
- (3) Six thousand five hundred (6,500) square feet per family for single-family dwellings with a minimum lot frontage of sixty (60) feet.
- (4) A total of ten (10) feet and three (3) feet minimum per side.
- (5) All R-1 and R-2 zoned or single- or two-family use, regardless of zoning district, primary structures on regulation sized lots shall have a minimum living area of thirty-five (35) percent of the allowable building area (total lot square footage minus required yard setbacks) with a maximum required square footage of one thousand six hundred (1,600) square feet. All R-1 and R-2 zoned or single- or two-family use, regardless of zoning district, primary structures on nonconforming lots shall have a minimum living area of forty-five (45) percent of the allowable building area with a maximum required square footage of one thousand six hundred (1,600) square feet. Living area, for this definition, shall be defined as under roof and climate controlled occupied areas.
- (6) The front setback may be reduced to match the block face, which will be determined during the design review.
- (7) Where a lot is located in an R-1M zoning district and had an approved subdivision into one lot, the lot may be subdivided back into the original lot subject to the following:
  - (1) The lot shall have a minimum frontage width of thirty (30) feet and a minimum area of three thousand (3,000) square feet.