

ORDINANCE 2022-12

**AN ORDINANCE OF THE TOWN OF ST. FRANCISVILLE AMENDING THE TOWN OF ST. FRANCISVILLE
COMPREHENSIVE ZONING ORDINANCE SECTION 5.3 REGARDING AND RELATING TO ACCESSORY
STRUCTURES AND USES.**

WHEREAS, St. Francisville, Louisiana is empowered to adopted amendments and revisions to its ordinances,

WHEREAS, the Town of St. Francisville has submitted an application for such amendments and revisions to the Comprehensive Zoning Ordinance of the Town of St. Francisville, State of Louisiana (hereinafter referred to as "CZO"),

WHEREAS, the Mayor and Board of Alderman are desirous of exercising said power, now therefore

BE IT ORDAINED by the Mayor and Board of Alderman of the Town of St. Francisville, Louisiana and is hereby ordained by the same, as follows:

ARTICLE V, Section 5.3 regarding creating guidelines and governing accessory structures and uses is herein amended and modified as follows (additions are underlined, deletions are struck-through):

SECTION 5.3 ACCESSORY STRUCTURES AND USES

A. **Authorization** - Accessory structures and uses are permitted in any zoning district in connection with any principal use or structure lawfully existing within such district provided that all development standards and regulations are in compliance.

B. General Standards

1. All accessory structures are subject to the requirements of this section.
2. No structure shall be constructed or placed within the utility servitude without prior written approval of the affected utilities.
3. All detached accessory structures and uses in any residential or neighborhood district, other than fences, garages and carports shall be located in the rear or side yard of the residential unit.
4. Commercial trash receptacles shall be considered as accessory structure. Large trash receptacles, dumpsters, and other containers for receiving residential or commercial waste shall be placed at least fifteen feet (15') from an adjoining property line, notwithstanding any other provision of this Ordinance. Any dumpster or other trash receptacle located closer than fifteen feet (15') to any property line or that is visible from any public street, shall be screened with a permanently installed buffer fence made of wood, or masonry.

C. Accessory Buildings

1. Attached Accessory Buildings. Accessory buildings that are structurally attached to a principal building shall conform to all standards that are applicable to the principal building.
2. The combined square footage of all detached accessory structures located in the required rear yard is limited to no more than forty percent (40%) of the required rear yard area.
3. Only one (1) detached accessory structure is permitted in a residential district in a required interior side yard.
4. No accessory structure shall be located in the front yard and/or in front of the primary structure, including the side yard.
5. Except on corner lots, any non-residential accessory building that is not part of the main building may be built in a required side yard, providing that such accessory building, including roof extensions, is not less than three feet (3') from the nearest interior side lot line, ten feet (10') from the rear lot line, and provided not more than one (1) accessory building covers any part of the required side yard.

6. On corner lots, accessory buildings are not permitted in required side yards on the side street side or within any portion of the rear yard area which lies between the side yard and the prolongation of the required side yard line into the rear yard area.

D. Fences

1. Fences have no front, rear, or side setback requirements, however they may not be constructed or placed within the utility servitude. Additionally, no fence may be located at any point on the lot where it will create a traffic hazard on any similar type problem to the surrounding area.
2. No fence shall exceed six feet (6') in height. Height measurement shall be measured vertically from ground level in the adjacent yard.
3. No fence along the sides or front edge of any front yard shall exceed three feet (3') in height. Height measurement shall be measured vertically from ground level in the adjacent yard.
4. All fences shall be maintained in good condition so as not to create an eyesore, nuisance, or hazard to the surrounding area. The use of tin, asbestos shingles or black tarpaper as fence construction materials is prohibited under this Ordinance.

E. Garages and Carports

1. A carport, whether attached to or detached from the principal building, shall be unenclosed on any interior side yard or corner side yard.
2. A detached garage or carport in a required yard is limited to a maximum height of sixteen (16) feet.

A. Development Standards

- ~~1. All detached accessory structures and uses in any residential or neighborhood district, other than fences, garages and carports used in conjunction with the main structure shall be located in the rear or side yard of the residential unit.~~
- ~~2. Except as provided in the development standards, fences may be located at any point on the lot provided it does not create a traffic hazard on any similar type problem to the surrounding area. No fence shall exceed eight feet (8') in height. All fences shall be maintained in good condition so as not to create an eyesore, nuisance, or hazard to the surrounding area.~~
- ~~3. Commercial trash receptacles shall be considered as accessory structure. Large trash receptacles, dumpsters, and other containers for receiving residential or commercial waste shall be placed at least fifteen feet (15') from an adjoining property line, notwithstanding any other provision of this Ordinance. Any dumpster or other trash receptacle located closer than fifteen feet (15') to any property line or that is visible from any public street, shall be screened with a permanently installed buffer fence made of wood, chain-linked with slats, or masonry.~~

An ordinance introduced by James "Rucker" Leake and seconded by Abby T. Cochran on the 27th day of September 2022.

Adopted on a motion by Abby T. Cochran and seconded by Gigi Robertson on the 25th day of October 2022.

A roll was called on the adoption thereof, and the ordinance as adopted by the following votes:

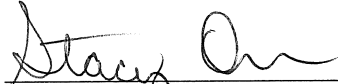
YEAS: Andrew D'Aquilla, Abby T. Cochran, James "Rucker" Leake, Al Lemoine, and Gigi Robertson

NAYS:

ABSTAINED:

ABSENT:

Ordinance approved this 25th day of October 2022.



/s/ Stacy Orr, Town Clerk



/s/ Robert P. Leake, Mayor