

ORDINANCE 2022-13

AN ORDINANCE OF THE TOWN OF ST. FRANCISVILLE AMENDING THE TOWN OF ST. FRANCISVILLE COMPREHENSIVE ZONING ORDINANCE ARTICLE V, SECTION 5.5 REGARDING AND RELATING TO PERMITTED ENCROACHMENTS INTO REQUIRED YARDS.

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

SECTION 5.5 SUPPLEMENTAL LOT, YARD, AND OPEN SPACE REGULATIONS PERMITTED ENCROACHMENTS INTO REQUIRED YARDS

~~A. More than one (1) main institutional, public or semi-public or commercial or industrial building may be located on a single lot or tract in districts that permit such uses provided that no such building or portion thereof shall be located outside of the buildable area of the lot, and no building shall be closer than ten feet (10') to any other building unless approved by the State Fire Marshall in conformance with all fire codes applicable.~~

~~B. A. Building setbacks are measured from the property line to the exterior wall of the structure. However, some items may project into the setbacks as follows:~~

- ~~1. Roof extensions, including overhangs, porch covers, cornices, canopies and eaves may project into front, rear, or side yard setbacks, but in no case may any part of the projection extend closer than three feet (3') to any property line.~~
- ~~2. Chimneys shall not project more than twenty-four inches (24") into front, rear, or side yard setbacks.~~
- ~~3. Windowsills shall not project more than twenty-four inches (24") into front, rear, or side yard setbacks.~~
- ~~4. Steps and raised landings, such landings not exceeding four feet (4') by six feet (6') in area, may project to the extent of four feet (4') into front, rear or side yard setbacks if a minimum distance of three feet (3') remains open to the sky between the farthest project of such steps or landing and any interior property line.~~
- ~~5. Accessory Structures buildings (as allowed per Section 5.3 Accessory Structures and Uses)
 - ~~a. 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. No structure shall be constructed or placed within the utility servitude without prior written approval of the affected utilities.~~

~~7. Fences have no front, rear, or side setback requirements, however they may not be constructed or placed within the utility servitude. No fence along the sides or front edge of any front yard shall be over three feet (3') in height unless landscape plans are filed for, and permission granted by the Planning Commission for such an exception. Height measurement shall be measured vertically from ground level in the adjacent yard. The use of tin, asbestos shingles or black tarpaper as fence construction materials is prohibited under this Ordinance.~~

~~8.6. An open, unenclosed, uncovered porch or terrace not exceeding the ground elevation by more than twelve inches (12"), may project into a required front yard a distance ten feet (10') or less, but in no case more than half the distance from the required building setback line to the front property line.~~

An ordinance introduced by Andrew D'Aquilla and seconded by Gigi Robertson on the 27th day of September 2022.

Adopted on a motion by Abby T. Cochran and seconded by Al Lemoine 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:

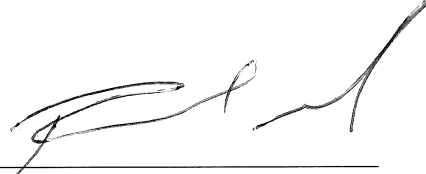
ABSTAINED:

ABSENT:

Ordinance approved this 25th day of October 2022.



/s/ Stacy Orr, Town Clerk



/s/ Robert R. Leake, Mayor