

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Barry Soudelier.....	Secretary/Treasurer
Michael Billiot.....	Member
Terry Gold.....	Member
Clarence McGuire.....	Member
Angele Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member

NOVEMBER 20, 2025, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana**

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of October 16, 2025
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Parking Plan:
Construction of 78 parking spaces for a restaurant, 5671 Highway 311; Gulf Coast Contracting Services, applicant (*Council District 6 / Bayou Cane Fire*)
 - 2. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 1128 & 1130½ Daspit Street; Terrebonne Ministerial Alliances, Inc., applicant (*Council District 1 / City of Houma Fire*)
- G. STAFF REPORT**
 - 1. Discussion and possible action regarding the placement of modular structures in R-1 (Single-Family Residential) zoning districts
- H. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIENCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Special Meeting of September 25, 2025 and the Regular Meeting of October 16, 2025
- E. APPROVE REMITTANCE OF PAYMENT FOR THE NOVEMBER 20, 2025 INVOICES, THE TREASURER'S REPORT OF OCTOBER 2025, AND THE AMENDMENT TO THE 2025 BUDGET**
- F. COMMUNICATIONS**

G. OLD BUSINESS:

1. a) Subdivision: Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1118-1138 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1007-1019 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application
3. a) Subdivision: Survey & Division of Property belonging to Rodney J. Ledet, Jr. into Lot 1 and Remaining Land
Approval Requested: Process D, Minor Subdivision
Location: 107 Bayou Neuf Ct., Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Rodney J. Ledet, Jr.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Variance Request: Variance from the required minimum of 25' of lot frontage along a public right of way
d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Property belonging to Barry Boquet, et ux into Tracts "A" and "B"
Approval Requested: Process D, Minor Subdivision
Location: 4362 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Barry Boquet, et ux
Surveyor: T. Baker Smith, LLC

b) Public Hearing
c) Variance Request: Variance from the fire hydrant requirements (installation of a draft site)
d) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding a change to the 2025 HTRPC Meeting Schedule & Deadlines

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts "A" & "B", A Redivision of Tracts "A" & "B," Property belonging to Eba P. Larpenter, Jr., et ux; Section 7, T16S-R17E, Terrebonne Parish, LA (4901 & 4903 West Park Ave. / Councilman John Amedée, District 4)
2. Revised Tract "B", A Redivision of Revised Tract "B" and Lot 1 of Garden Estates Subdivision, Property belonging to Grant Lawrence Olivier, et ux; Sections 56, 57, 85, & 86, T16S-R17E, Terrebonne Parish, LA (1327 Bayou Gardens Blvd. / Councilman John Amedée, District 4)
3. Revised Tracts P-1 and P-4 being a Redivision of Property belonging to Corinne L. Portier, et al; Section 20, T18S-R18E, Terrebonne Parish, LA (5110-A & 5110-E Bayouside Drive / Councilwoman Kim Chauvin, District 8)
4. Revised Lot 1 and Lot A, A Redivision of Property belonging to Jude Thaddeus Fanguy; Section 7, T17S-R17E, Terrebonne Parish, LA (154 Historic Lane / Councilman Charles "Kevin" Champagne, District 5)
5. Tracts "A" thru "C" and Revised Lot 3-A, A Redivision of Property belonging to Thomas M. Giroir, et ux; Sections 16 & 17, T17S-R16E, Terrebonne Parish, LA (4124, 4130, & 4134 Southdown Mandalay Road / Councilman Danny Babin, District 7)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

- L. COMMISSION COMMENTS:
 - 1. Planning Commissioners’ Comments
 - 2. Chairman’s Comments
- M. PUBLIC COMMENTS
- N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF OCTOBER 16, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of October 16, 2025 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Travion Smith and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Travion Smith. Absent at the time of Roll Call were: Mr. Michael Billiot and Mr. Wayne Thibodeaux. Also present was Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *Mr. Gold recused himself from Item F.1.*
- D. APPROVAL OF THE MINUTES:
1. Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of September 11, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- The Chairman recognized Councilman Brien Pledger in the audience.*
- Michael Billiot arrived at the meeting at this time – 6:05p.m.*
- F. PUBLIC HEARINGS:
1. The Chairman called to order the application by Ironman Properties of America, LLC requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, on behalf of the applicant, discussed the rezone request.
- b) The Chairman recognized Councilman Brien Pledger, 214 Roselawn Avenue, who spoke on behalf of his constituents that he represents. He expressed the same concerns from the previous meetings of drugs, shootings, overdoses, etc. in the immediate area. He said he had spoken to the applicant but had to still represent his constituents. He discussed other properties in the vicinity that were rezoned due to Restore LA and spot zoning in Mechanicville. He stated he supported rezones if the property owners were going to live at the property and not for rental properties. He stated the Isaac property has a history and asked the Commission for careful consideration of the request.
- c) The Chairman recognized Mr. Gold, applicant, 2131 Bayou Blue Road, who stated the current tenant at the neighboring property, 147 West Street, had been evicted that morning. He stated that he does background checks on his tenants and that he can’t make money if he puts bad people in his rental units. He stated he was local and grew up on the east side.
- d) Discussion was held regarding when both properties were purchased and which unit had the crime history, which unit the evicted tenant was in, starting a neighborhood watch in the area, neighborhood cameras, tenants having family members visit who do drugs, commit crimes, etc.
- e) Mr. Gold stated the property was for sale and he tore down an abandoned house to be able to put nice home on the property.
- f) Councilman Pledger spoke of the type of people who live in rental properties.
- g) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request from R-1 to R-2.

- h) Mr. Soudelier moved, seconded by Mr. McGuire: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision and forward to the Terrebonne Parish Council for final consideration.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Gold and Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

1. The Chairman called to order the Planned Building Group application by Start Corporation requesting to place a two-story housing building (containing two apartments) at 440 Magnolia Street.

- a) The Chairman recognized Mr. Greg Gleason, applicant, discussed the planned building group application.
- b) Mr. Pulaski introduced the new Planner, Henri Lucio, and discussed his work experience and that he would read the Staff Report.
- c) Mr. Lucio read the Staff Report and stated Staff recommended approval of the Planned Building Group conditioned upon the applicant satisfying the fence requirement and receiving a variance from the Board of Adjustment for the rear dimension.
- d) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Building Group application for the placement of a two-story housing building (containing two apartments) at 440 Magnolia Street by Start Corporation conditioned upon the applicant satisfying the fence requirement and receiving a variance from the Board of Adjustment for the rear dimension.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners’ Comments: None.
2. Chairman’s Comments: None.

J. PUBLIC COMMENTS: None.

- K. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:32 p.m.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Robbie Liner, Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF OCTOBER 16, 2025.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

Zoning & Land Use Commission
Application

ZLU25/14
Dist 6/Bayou
Cane

Name: Big Mikes / Gulf Coast Contracting Services
Address: 5671 Highway 311 Houma LA 70360
Phone: 985-851-2515

Application For: ☐ Planning Approval \$10.00/application ☐ Home Occupation \$10.00/application
☒ Parking Plan \$50.00/plan ☐ Special Plan \$10.00/application

GCCS
221 Venture
Houma 70360

The premises affected are situated at 5671 LA 311 in a
CSC-2 Zoning District. The legal description of the property involved in this application
is: Tract 2 containing 1.898 acres

Has any previous application been filed in connection with these premises? ☒ Yes ☐ No

Applicant's interest in the premises affected: G.C.

Approximate cost of work involved: 300K

Explanation of property use: Restaurant

Plot Plan attached: ☒ Yes ☐ No Drainage Plan attached: ☒ Yes ☐ No

Ground Floor Plan and Elevations attached: ☒ Yes ☐ No

Address of adjacent property owners:

1. 5683 LA 311
PLMACM, LLC
P.O. Box 2351
Houma, LA 70361

2. Jeanne C. Saia
5733 Hwy. 311
Houma, LA 70360

3. Floyd E. Milford, III
1538 Polk St.
Houma, LA 70360 (see attached)

Allen Porche Jr
Signature of Applicant or Agent

855-804-8351
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing,
indicates concurrence with the application.

[Signature]
Signature of Applicant or Agent

10/31/25
Date

Lance A. Wesley
202 Rue D'Iberville
Houma, LA 70360

Linda Gail Corley
204 Rue D'Iberville
Houma, LA 70360

G3 Rentals, LLC
206 Rue D'Iberville
Houma, LA 70360

America M. Lombas
335 Country Dr.
Thibodaux, LA 70301

Yvette M. Hill
210 Rue D'Iberville
Houma, LA 70360

ARCHITECTURE	GROS FLORES POSTERITY, LLC 104 RUE ANGELOUE, SUITE A THIBODAUX, LA 70301 955-447-5031 P
OWNER	HIGH TIDE CONSULTANTS, LLC TEL: (504) 485-1119
STRUCTURAL	RAYNER CONSULTING GROUP TEL: (504) 235-1818
PLUMBING	THOMPSON, LUKE & ASSOCIATES, LLC. TEL: (504) 293-9474
ELECTRICAL	THOMPSON, LUKE & ASSOCIATES, LLC. TEL: (504) 293-9474
MECHANICAL	THOMPSON, LUKE & ASSOCIATES, LLC. TEL: (504) 293-9474
ENVIRONMENTAL	THOMPSON, LUKE & ASSOCIATES, LLC. TEL: (504) 293-9474
OTHER	NONE
OTHER	NONE



NEW RESTAURANT FOR BIG MIKE'S BBQ

LA HWY 311
HOUMA, LA 70360
CONSTRUCTION DOCUMENTS

KEY PLAN

PROFESSIONAL SEAL



FEBRUARY 14, 2025

CLIENT		
MJ RESTAURANTS, INC.		
PROJECT MANAGER		
2032		
DATE	02/14/2025	
REVISIONS		
No.	Description	Date
CONSTRUCTION DOCUMENTS		

CONSTRUCTION DOCUMENTS

SITE PLAN

C2.00

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TERRAPRONE PARISH REGULATIONS AND CODES AND OSHA STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VERTICES, SLOPE PAVERS, SIDEWALKS, EXISTING BUILDING DIMENSIONS AND EXISTING BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL EXISTING AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SCOPE AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY ACD LAND SURVEYING, LLC.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- SITE ZONING IS "C-2" AS WELL AS SURROUNDING PROPERTIES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING SIDEWALKS.
- EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION.
- ALL PAVEMENT RADIUS ARE TO BE 5' UNLESS OTHERWISE NOTED ON PLAN.
- ALL DIMENSIONS TO BUILDING FACE TO OUTSIDE FACE OF BUILDING.
- ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPAIRING ALL PAVED OR ELUVIATED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STIPPS, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY, SEWER, STORM SEWER, ELECTRICAL, COUPLER, IRRIGATION SYSTEMS) AND ANY OTHER MISCELLANEOUS UTILITIES SHALL BE PLACED PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
- THE CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPLICATIONS ADJACENT TO DRIVE AREAS.
- ALL SIDEWALKS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- ANY WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT'S STANDARD DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT STANDARD SPECIFICATIONS (SSPS).

ACREAGE ANALYSIS

TRACT 2 +/- 1.898AC.

PARKING ANALYSIS

BUILDING +/- 7,710 S.F.

REQ'D PARKING 78 SPACES
(1 SPACE / 100 S.F. GROSS FLOOR AREA)

PROVIDED PARKING 78 SPACES

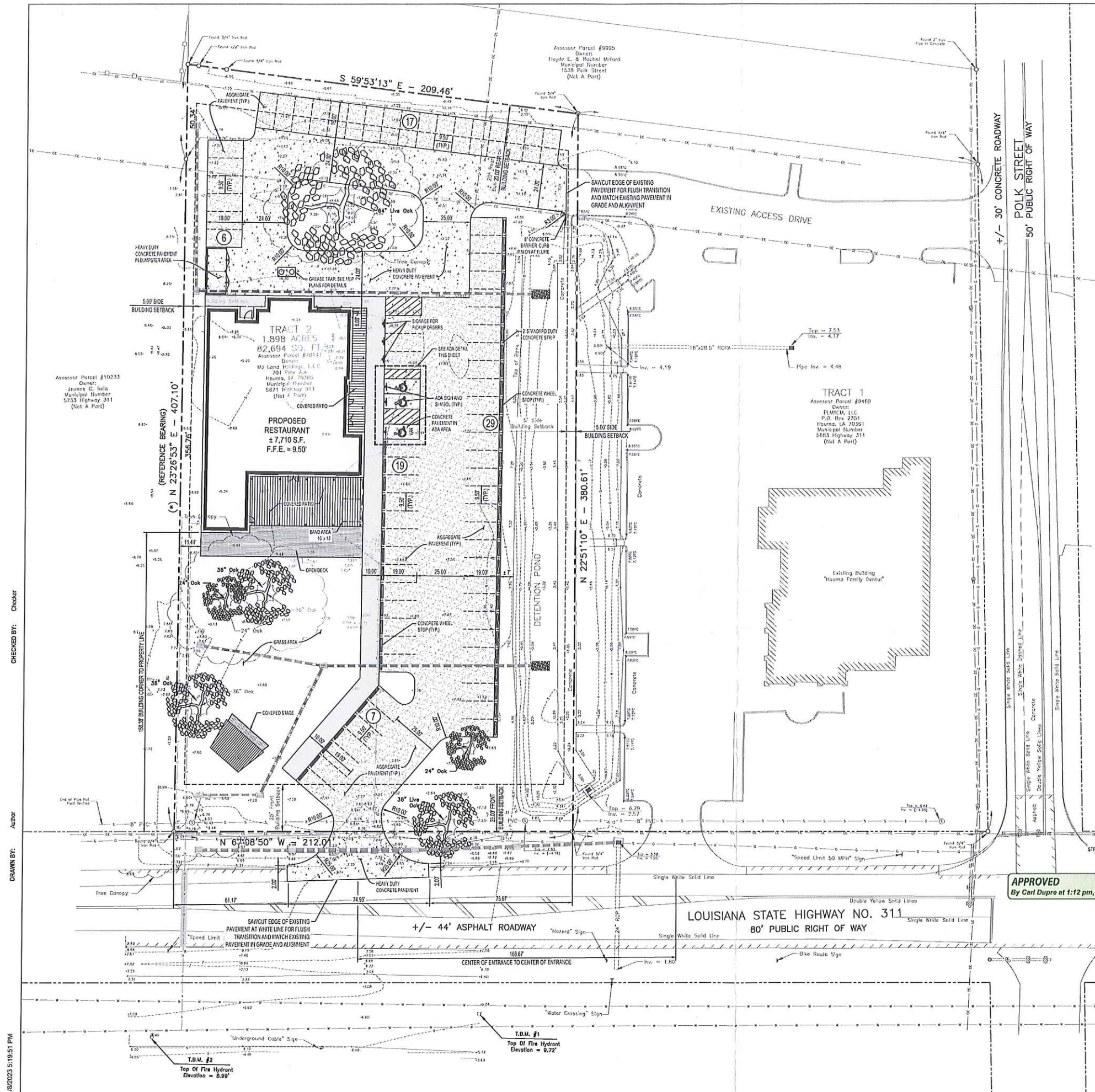
LEGEND

	PROPERTY LINE		AGGREGATE PAVEMENT
	PROPOSED BUILDING		HEAVY DUTY CONCRETE PAVEMENT
	PARKING COUNT		SIDEWALK
	STORM DRAIN PIPE		REFER TO SURVEY SHEETS FOR LEGEND OF EXISTING FEATURES
	AREA INSET		



ADA DETAIL

N.T.S.



CoH Fire

Bus (985) 873-6793 - Fax (985) 580-8141

If Yes, Date of Last Application: _____

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

 X **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. **PUBLIC NEED:** Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. **EFFECT OF AMENDMENT:** Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. **ERROR:** The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

Stephanie Ward

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

Stephanie Ward

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

Stephanie Ward

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.233 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

Stephanie Ward

Signature of Owner or Authorized Agent

REASONS FOR REZONING

Much of this property has been unused for years. We would like to rezone this property from R-1 to R-3 to provide more affordable housing and better use of the land.

DEVELOPMENT SCHEDULE

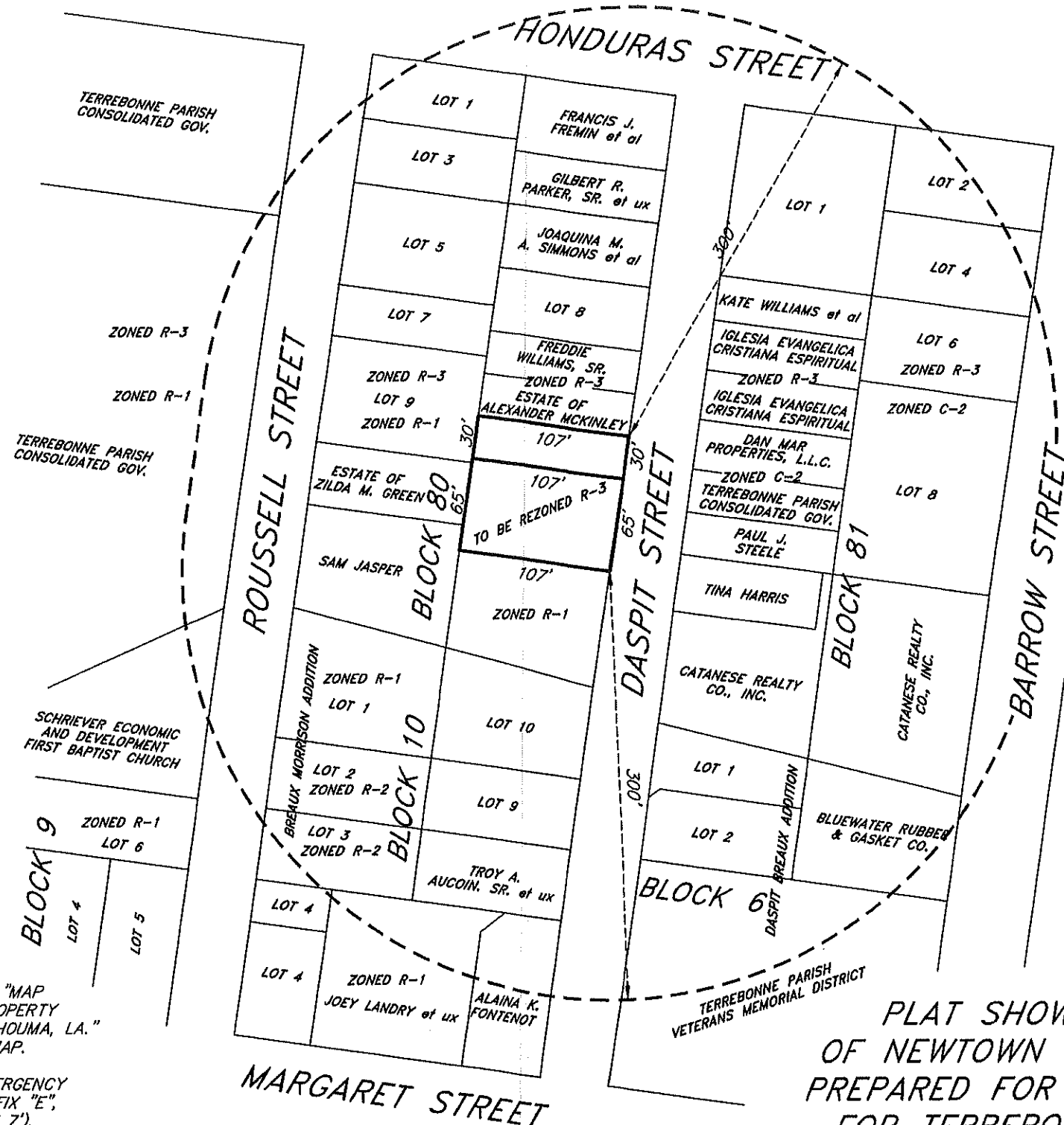
The development schedule will be put in place once rezoned.

NEED

This property has been sitting idle for a while and will be of better use as an affordable housing development.



VICINITY MAP



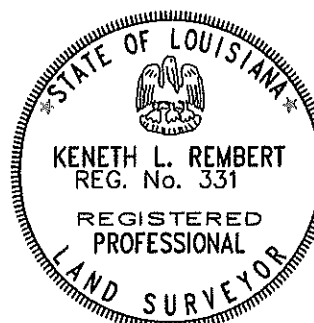
THIS PLAT BASED ON MAP PREPARED BY S. ALLEN MUNSON, C.E. ENTITLED "MAP SHOWING LOCATION OF BAYOU LACARPE IN RELATION TO THE ADJACENT PROPERTY LINES IN THE AREA BETWEEN LAFAYETTE AND BARROW STREETS, CITY OF HOUMA, LA." DATED MARCH 10, 1958. DISTANCES SHOWN HEREON ARE BASED ON SAID MAP.

THIS PROPERTY IS LOCATED IN ZONE "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0253, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "AE" HAS A BASE FLOOD ELEV. OF 7').

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE. NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, ON SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PLAT SHOWING A PORTION OF BLOCK 80 OF NEWTOWN ADDITION TO THE CITY OF HOUMA PREPARED FOR REZONING FROM "R-1" TO "R-3" FOR TERREBONNE MINISTERIAL ALLIANCES, INC. IN SECTION 38, T17S-R17E, TERREBONNE PARISH, LOUISIANA



OCTOBER 8, 2025

SCALE: 1" = 100'

Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

ARTICLE I. – IN GENERAL

Sec. 28-1. – Definitions

Modular Home: A pre-fabricated structure built to International Building Code (IBC) standards, assembled on-site from factory-built modules.

ARTICLE III. – DISTRICTS

Sec. 28-47. – Residential districts

(a) *R-1 Districts: Single-Family Residential Districts.* These districts are composed mainly of areas containing one-family dwellings and open areas where similar residential development seems likely to occur; few two-family and multiple-family dwellings are found in these areas. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

(1) *Permitted uses.* In R-1 Districts only the following uses are permitted:

- a. *Uses by right*—The uses listed below are permitted subject to the conditions specified: Accessory use.

Residential/single-family residential.

Accessory dwelling unit.

Agriculture.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

- b. *Uses requiring planning approval*—The uses listed below are permitted, upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Home occupation.

Library (public).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

- c. *Special exception uses* – The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, the uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment, in accordance with the provisions of Article IX governing special exceptions:

Armories – military (reserves or national guard)

Nursing homes.

Electric substation (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substation of other masonry material or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gas regulator (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry material or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Nursery, day care center or kindergarten.

Library, public

School, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state.

Water or sewage pump station.

c. *Special exception uses* - The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, the uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Modular home.

(2) *Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling: Six thousand (6,000) square feet.

For electric substation, gas regulator station, water or sewage pump station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

(3) *Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

(4) *Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

Feet

Front yard20

Side yard5

Rear yard25

(b) *R-2 Districts: Two-Family, Residential District, Low-Density.* These districts are composed of areas containing one-family and two-family dwellings; in many instances there is evident a trend toward increased density through conversion of single units to duplexes or apartments. The town house, the single-family home and the double home would characterize the low-density development of this district. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches, and to prevent crowding of the land by requiring certain minimum yard and area standards to be met.

(1) *Permitted uses.* In R-2 Districts only the following uses are permitted:

a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Agriculture.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

b. *Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public

facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Home occupation.

Library (public).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

- c. *Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, the uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Armories—military (reserve or national guard).

Nursing homes.

Electric substation (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gas regulator station (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry material or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Residential/mobile home.

Nursery, day care center or kindergarten.

Library, public.

School, elementary and/or secondary, meeting all requirements of the compulsory education law of the state.

Water or sewage pump station.

Modular home.

- (2) *Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling: Six thousand (6,000) square feet.

For a two-family dwelling: Seven thousand two hundred (7,200) square feet.

For electric substation, gas regulator station, water or sewage pump station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

- (3) *Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

- (4) *Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

Feet

Front yard20

Side yard5

Rear yard25

- (c) *R-2M Districts: Two-Family, Residential Districts, High-Density.* These districts are composed of areas containing one-family and two-family dwellings; in many instances there is evident a trend toward increased density through conversion of single units to duplexes and the construction of new common-wall doubles in older neighborhoods. The town house, the single-family home, and the common-wall double would characterize the density development of this district. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches, [and] to prevent crowding of the land by requiring certain minimum yard and area standards to be met.

(1) *Permitted uses.* In R-2M Districts only the following uses are permitted:

- a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Residential/two-family residential.

Agriculture.

Recreation—community.

- b. *Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as not causing undue traffic congestion or creating a traffic hazard; and as being in harmony with the orderly and appropriate development of the district in which the use is located: Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Home occupation.

Library (public).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

- c. *Special exception uses*—The uses below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Armories—military (reserve or national guard).

Nursing homes.

Electric substation, need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements.

Gas regulator station, need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements.

Residential/mobile home.

Nursery, day care center or kindergarten.

Library, public.

School, elementary and/or secondary, meeting all requirements of the compulsory education law of the state.

Water or sewerage pump station.

Modular home.

- (2) *Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling, five thousand (5,000) square feet.

For a two-family dwelling, five thousand five hundred (5,500) square feet.

For electric substation, gas regulator station, water or sewerage pumping station, no minimum requirement.

For any other permitted use, ten thousand (10,000) square feet.

- (3) *Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed twenty-five (25) feet.

- (4) *Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

Front yard, twenty-five (25) feet.

Side yard, five (5) feet.

Rear yard, twenty (20) feet.

- (d) *R-3 Districts: Multiple-Family Residential Districts, High-Density.* These districts are composed mainly of areas containing a mixture of one-family, two-family and multiple-family dwellings; in many of them there is evident a trend toward increased population density through conversion of large houses into duplexes or apartments and through use of remaining vacant land for apartment buildings. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches, to prevent overcrowding of the land by requiring certain

minimum yard and other spaces for all buildings and to avoid excessive population density by requiring certain minimum building site areas for dwelling units.

(1) *Permitted uses.* In R-3 Districts only the following uses are permitted:

- a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Residential/two-family residential.

Residential/multiple-family residential.

Residential/mobile home park.

Residential/mobile home.

Residential/modular home.

Agriculture.

Home occupation.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

- b. *Uses requiring planning approval*—The uses listed below are permitted upon approval of location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating [a] traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Armory—military (reserve or national guard).

Cemetery.

Church, religious assembly, including parish house, community house and educational buildings.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Library (public).

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

- c. *Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, the uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Art gallery or cultural services.

Nursing homes.

Electric substation (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Gas regulator station (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements).

Nursery, day care center or kindergarten.

Library, public.

School, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state.

Telephone exchange.

Water or sewage pump station.

- (2) *Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling: Six thousand (6,000) square feet.

For a two-family dwelling: Seven thousand two hundred (7,200) square feet.

For a multiple-family dwelling:

First two (2) dwelling units—Seven thousand two hundred (7,200) square feet.

Each additional dwelling unit—Two thousand (2,000) square feet.

For electric substation, gas regulator station, water or sewage pump station: No minimum requirement.

For any other permitted use: Ten thousand (10,000) square feet.

- (3) *Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed forty-five (45) feet.

- (4) *Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

Feet

Front yard25

Side yard 5

Rear yard30

- (e) *R-3M: Multifamily Town House Condominium Districts.* These districts are composed mainly of areas containing a mixture of one-family, two-family, and multiple-family

dwellings; in many of them there is evident a trend toward increased population density. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities, to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches, to prevent over-crowding of the land by requiring certain minimum yard and other spaces for all buildings and to avoid excessive population density by requiring certain minimum building site areas for dwelling units.

(1) *Permitted uses.* In R-3M Districts only the following uses are permitted:

- a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

Accessory use.

Residential/single-family residential.

Residential/duplex residential.

Residential/two-family residential.

Residential/townhouse residential.

Residential/condominium residential.

Agriculture.

Home occupation.

Nameplate, not exceeding one (1) square foot in area (need not be enclosed within structure).

Recreation—community.

- b. *Uses requiring planning approval*—The uses listed below are permitted upon approval of location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities; as not causing undue traffic congestion or creating traffic hazard; and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Armory—military (reserve or national guard).

Cemetery.

Church, religious assembly, including parish house, community house and educational building.

Fire station.

Golf course, but not including commercial miniature courses or commercial driving ranges (need not be enclosed within structure).

Library (public).

Pipeline of electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Water storage (need not be enclosed within structure).

- c. *Special exception uses*— The uses listed below are subject to the same approval of location and site plan as uses requiring zoning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered as an individual case and shall be subject to approval of the board of adjustment in accordance with the provisions of Article IX governing special exceptions:

Art gallery or cultural services.

Nursing homes.

Electric substation, need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials; provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning and land use commission as being equally satisfactory for meeting enclosure requirements.

Gas regulator station, need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials; provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission as being equally satisfactory for meeting enclosure requirements.

Nursery, day care center or kindergarten.

School, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state.

Telephone exchange.

Water or sewerage pumping station.

Residential/modular home.

- (2) *Building site area.* Except as provided in Article IV, the minimum building site area shall be:

For a church use: One (1) acre requirement (Forty-three thousand five hundred sixty (43,560) square feet).

For a one-family dwelling, six thousand (6,000) square feet.

For a two-family dwelling, seventy-two hundred (7,200) square feet.

For a multiple-family dwelling:

First two (2) dwelling units, seventy-two hundred (7,200) square feet.

Each additional dwelling unit, two thousand (2,000) square feet.

For electric substation, gas regulator station, water or sewage pumping station, no minimum requirement.

For other permitted use, ten thousand (10,000) square feet.

- (3) *Building height limit.* Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.

- (4) *Building units.* Maximum number of housing units per building unit, four (4).

- (5) *Yards required.* Except as provided in Article IV, the minimum dimensions of yards shall be:

Feet

Front yard25

Side yard 5

Rear yard30

ARTICLE IV. – SUPPLEMENTARY REGULATIONS

Sec. 28-74. – Supplementary yard regulations.

The following regulations shall apply in all districts as established in Article III of this chapter:

(a) *Front yard depth.* In any residential district, any building site lying between two (2) building sites adjacent thereto and having dwellings erected upon them on the effective date of the ordinance from which this section derives shall have a front yard equal in depth at least to the average depth of the front yards of the building sites adjacent thereto; provided however, that no front yard shall be less than twenty (20) feet in depth, and no front yard shall be required to be more than thirty (30) percent of the depth of the building site.

(b) *Side yard at abutting districts.* Where the side line (and rear line, in the case of a corner lot) of a building site in a business or an industrial district, except a C-4 District, abuts upon the side line of a building site in any residential district, there shall be provided on the building site lying in the business or industrial district and adjacent to the residential district a side yard (and rear yard, in the case of a corner lot) not less than twenty-five (25) feet in width. No part of the side yard required herein shall be used for a building or for any purpose other than landscaping; provided, however, that if screen planting at least eight (8) feet in height is provided and maintained, then as much as twenty (20) feet of the required side yard may be used for parking or other open air purposes not detrimental to the purpose of protection of the adjacent residential district.

(c) *Corner building site.* In any district a corner building site having to its rear a building site facing toward the intersecting or side street shall have provided on the intersecting or side street of the corner building site a side yard having width equal at least to the depth of the front yard required for a structure on the building site to the rear of the corner building site; provided, however, that this regulation shall not be applied to reduce the buildable width of the corner building site to less than thirty (30) feet nor require a side yard of more than fifteen (15) feet except in the case of an R-1 District where the required side yard shall be twenty (20) feet for lots in subdivisions approved after November 19, 2014.

(d) *Projecting architectural features.* Every part of a required yard shall be open and unobstructed from the ground to the sky except for permitted accessory structures and for the ordinary projections of sills, belt courses, cornices, buttresses, eaves and similar architectural features, provided that such projections shall not extend more than two (2) feet into any required yard. Open fire escapes may extend into any required yard not more than three and one-half (3½) feet.

(e) *Accessory structures.* In any business or industrial district no accessory structure shall occupy any part of the required rear yard, except that in the C-4 Districts an accessory

structure for parking facilities, where the main building is a dwelling, may occupy not more than thirty (30) percent of the required rear yard; in any residential district, no accessory structure shall occupy more than thirty (30) percent of a required rear yard; and in no district shall an accessory structure occupy any part of a required front or side yard.

(1) *Side yard and rear yard requirements.* No accessory structure shall be erected or altered so that it is closer to any side or rear line than five (5) feet.

(2) *Corner building site.* No accessory structure on a corner building site having to its rear a building site facing toward the intersecting or side street shall be erected or altered nearer to the intersecting or side street line than the front building line to be observed by any structure on the building site to the rear of the corner building site.

(3) *Residential accessory structures.* **Structures such as but not limited to** portable storage units, **shipping containers, and office trailers** shall not be permitted as permanent accessory structures in residential districts or on a property used for residential purposes. Portable storage units may be permitted at the time of building permit application for construction or renovation of residential property. Such units shall be removed in a timely manner, not to exceed thirty (30) days, after the termination of the construction or renovation. Portable storage units not affiliated with construction, renovation or relocation that remain on residential property for more than thirty (30) days shall apply for and obtain a permit from the planning department prior to placement.