

1 **PARISH OF WEST FELICIANA**
2 **ORDINANCE NUMBER: 2025 May 12-01**

3
4 **AN ORDINANCE TO AMEND THE WEST FELICIANA PARISH LAND**
5 **DEVELOPMENT CODE:**

6
7 The West Feliciana Parish Council hereby ordains:

8
9 Section 1 – Sec. 120-10 – Planned Unit Development (PUD) is hereby amended and re-enacted to
10 read as follows:

11 Section 120-10. – Planned Unit Development (PUD). _Powers and duties of the land use
12 planning commission.

13 (a) Purpose and applicability. A planned unit development or PUD describes both a zoning
14 district and a process whereby limited deviation from the standards of this Land
15 Development Code is permitted to provide flexibility to accommodate innovative, high-
16 quality site and building design that is otherwise not possible through the application of
17 existing standards prescribed in this Land Development Code, as well as innovative land
18 development approaches that aim to preserve rural viewsheds through strategic land
19 development, title restriction, or conservation easement in favor of West Feliciana Parish.
20 Proposed developments must include at least one (1) of the following approaches in
21 innovative land use planning in order to request a PUD zoning district map amendment:

22 (1) Traditional neighborhood development, as defined in Chapter 130- Definitions,
23 including a mix of housing types/densities including townhomes and multi-unit
24 residential.

25 (2) Stormwater management or low-impact development.

26 (3) Green infrastructure principles and practices, such as clustering or the
27 preservation of clear lines of sight to natural features or rural viewsheds.

28 Additionally, proposed developments shall include at least 50% open space area that meets
29 the standards of ~~this Land Development Code~~ **Sec. 135-13.(c). PUD Open Space**
30 **Standards.**

31 * * *

32 Section 2 – Sec. 120-30. – Subdivision process generally is hereby amended and reenacted to read
33 as follows:

34 Sec. 120-30. – Subdivision process generally.

(a) Overview. No person shall subdivide land except in accordance with the procedures and standards of this article and with section 136-3: Subdivision Regulations – Procedures. The purpose of subdivision procedures is to ensure the lots created are supported by public infrastructure and do not create an adverse impact on the human or natural environment. The subdivision process is divided into either major or minor subdivisions.

(b) Minor subdivision. A Minor Subdivision shall meet all of the following requirements and standards:

1) The Minor Subdivision contains no more than four (4) new lots of record with one additional residual parcel permitted.

2) The subdivision has frontage on a public street and existing utilities and/or does not require the creation or extension of any public street or public improvement.

i. If any public improvement is required, the application shall be considered a Major Subdivision.

ii. If the subdivision includes a private street or servitude of access, the application shall be considered a Major Subdivision.

3) Does not reduce a lot size below the minimum area or frontage requirements established by this Land Development Code. No waiver of the minimum lot size or minimum lot width is permitted, except where to do so would lead to parcels that are less nonconforming than prior to the subdivision.

4) Two minor subdivisions may not be requested for the same subject property within a single calendar year.

~~(b)~~ **(c) Major subdivision required.** Major subdivision approval is required **for any subdivision that is not a Minor Subdivision or specifically exempt from these standards by this code, when:**

~~(1)~~ A subdivision request does not qualify as 'minor' in accordance with subsection (e) below.

~~(2)~~ A request involves the creation of more than four lots of record.

~~(3)~~ A request involves the creation of any number of lots where:

i. New public or private streets are proposed;

ii. A private drive (servitude of passage) is proposed and serves five (5) or more lots;

iii. Land area exceeds seven acres;

iv. Public water or wastewater lines are extended;

v. Public drainage improvements through one or more lots must be installed;

or

vi. A waiver of any subdivision standard is desired.

~~(e)~~ **(d)** If the administrator determines that the proposed subdivision creates the need for off-site public infrastructure improvements the subdivision must be a major subdivision.

Commented [DG1]: This would allow one in Dec and one in Jan...Maybe consider "within a 12 month period"

(d) ~~Parcels of land where a portion has been expropriated or has been dedicated, sold, or otherwise transferred to the parish, thereby leaving a severed portion of the original property that requires a redesignation of lot number and establishment of new lot boundary lines.~~

(e) ~~No subdivision review required. No subdivision review is required for the following:~~

~~1) The public acquisition of land for roads, sewer, or water infrastructure.~~

~~2) Any parcel of land that meets all of the following conditions:~~

~~i. Is a servitude of passage created for ingress or egress; and~~

~~ii. Does not create a through passage; and~~

~~iii. Is used exclusively as a driveway; and~~

~~iv. Is adequate in dimensions and load bearing ability to provide for ingress and egress by service and emergency vehicles.~~

Section 3 – Sec. 130-1. – Definitions used throughout the LDC is hereby amended and reenacted to read as follows:

Sec. 130-10. – Definitions used throughout the LDC.

* * *

Compound or "family" development, means a lot/tract/parcel with a single site plan approved by the parish that allows for more than one (1) primary residential structure on the lot/tract/parcel at least five acres in area developed with up to five single family detached residences consistent with land use regulations in section 135-20.

* * *

Open space means any portion of a lot unencumbered by either a principal or accessory building or an impervious and/or hard surface, ~~consisting of landscaping~~ and open to the sky.

Open space, permeable means open space areas substantially covered with grass, live groundcover, shrubs, plants, trees, or permeable outdoor hardscape features or amenities, such as seating areas, unroofed decks constructed of wood slats over undisturbed ground, pools, permeable patios and permeable terraces. Off-street parking and loading areas, driveways or required landscape for parking lots and screening may satisfy permeable open space requirements if permeable paving is used.

* * *

Subdivision means the division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines and/or existing servitudes for the purpose, whether immediate or future, of lease, transfer, or ownership, or building or lot development. The term shall include the resubdivision of land. ÷

~~(1) The division of a lot, tract, or parcel of land into two or more lots, plots, sites for the purpose, whether immediate or future, of residential, commercial, or industrial development.~~

~~(2) The development of a tract or site of one or more acres on which two or more single or multifamily dwellings, office buildings, shop or store buildings, warehouses or other commercial or industrial buildings are to be developed.~~

~~(3) The resubdivision of land heretofore subdivided as set forth in subsections (1) and (2) of this definition.~~

* * *

Section 4 – Sec 135-2 – Zoning districts established is amended and reenacted to read as follows:

Sec. 135-2. - Zoning districts established.

(a) The following districts are hereby established to maintain the rural character of the parish and the suitability of uses in a manner that protects the health, safety, and welfare of West Feliciana Parish residents and businesses.

Residential Districts	Rural Agricultural Residential – 5-acre minimum lot (RA)
	Residential – 2 acre minimum lot (R2)
	Flex Residential – 2 acre minimum lot (R2F)
Commercial Districts	Small Scale Commercial (SC)
	Commercial Corridor (CC)
Warehouse/Industrial	Warehouse and Light Industrial (W)
Special Purpose	10 Acre + Natural Estate (10NE)
	20 Acre + Natural Estate (20NE)
Overlays	Historic Preservation District (H)
Planned Unit Development	Planned Unit Development (PUD)

* * *

Section 5 – Sec 135-4 – Zoning district use established is amended and reenacted to read as follows:

Sec. 135-4. - Zoning district use established.

* * *

P = Permitted
PS = Permitted, but performance standards apply
C = Conditional
Blank = Not permitted

Use	Districts									
	OPR	RA	R2	R2F	SC	CC	W	10NE	20NE	PUD
Single family detached residential unit, site constructed		P	P	P	P			P	P	P
Single family and two-family site constructed		P	P	P	P					P
Multi-family Residential, 3+ unit				C	P	P				P
Compound or "family" development		PS	PS	PS						
Manufactured homes (only one allowed per lot of record)		<u>P</u>	<u>P</u>	P				P	P	P

* * *

P = Permitted PS = Permitted, but performance standards apply C = Conditional Blank = Not permitted										
Use	Districts									
	OPR	RA	R2	R2F	SC	CC	W	10NE	20NE	PUD
Boarding, lodging, bed and breakfast		P	P	C	P	P				P
Community home, group home, assisted living, or congregate care facility			P	P	P	P				P
Cemetery/mausoleum					P	P	P	P	P	P
Church or place of worship		P	P	P	P	P	P	P	P	P
Institutional uses such as public parks, community centers, fire stations, and government buildings		P	P	P	P	P	P	P	P	P

* * *

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Blank = Not permitted

Use	Districts									
	OPR	RA	R2	R2F	SC	CC	W	10NE	20NE	PUD
Shooting ranges						PS	PS			
Gas stations						P	P			P
Office buildings, including uses such as medical offices, or veterinary offices.				C	P	P	P			P
Restaurants without alcohol services				P	P	P	P			P
Restaurants or reception halls with alcohol services,						P	P			P

* * *

P = Permitted PS = Permitted, but performance standards apply C = Conditional Blank = Not permitted										
Use	Districts									
	QRR	RA	R2R2	R2F	SC	CC	W	10NE	20NE	PUD
Fabrication, mechanics, auto repair, and similar uses						P	P			P
Chemical manufacturing, refining, storage, or heavy industrial uses							C			C
Solar Electric Power Generation							C		C	
Adult Uses							C			C

* * *

Section 6 – Sec 135-9 – Dimensional standards is amended and reenacted to read as follows:

Sec. 135-9. – Dimensional standards.

Standard	District			
	Open Space Residential- (OPR)	Rural Agricultural Residential (RA)	Residential (R2)	Flex Residential (R2F)
Maximum density	1 unit per two acres	1 unit per <u>five (5)</u> acres	1 unit per <u>two</u> acres	1 unit per two acres
Minimum lot size	Two acres (87,120 square feet)	<u>Five acres (217,800 square feet)</u>	<u>Two acres (87,120 square feet)</u>	Two acres (87,120 square feet)
Minimum lot frontage	150 feet	200 feet	<u>150 feet</u>	150 feet
Minimum front yard setback	75 feet	<u>75 feet</u>	<u>50 feet</u>	<u>50 feet</u>
Minimum rear setback	30 feet	<u>30 feet</u>	<u>30 feet</u>	30 feet
Minimum side setback	25 feet	<u>25 feet</u>	<u>25 feet</u>	25 feet
Maximum building height	35 feet			

* The current adopted version is an exhibit to this Ordinance.

Section 7 – Sec 135-9.1 is hereby repealed

Section 8 – Sec 135-9.3 is redesignated from “R1” Large Lot Rural to “R2” Residential District.

Section 9 – Sec 135-9.4 is redesignated from “FR” Flex Rural District to “R2F” Flex Residential District.

Section 10 – Sec. 135-13 – “PUD” Planned Unit Development District is amended and reenacted to read as follows:

Sec. 135–13. - “PUD” Planned Unit Development District.

(a) The PUD district is established for the purpose of enabling the development of sites with unique or unusual characteristics or with a unified development plan that involves multiple uses or structures within an area under consolidated ownership or management.
(b) The PUD district does not have dimensional or use standards, but all development requesting approval within this district must follow the procedures and eligibility requirements described in sec. 120-10 of this Land Development Code.

(c) PUD Open Space Standards

1) The development shall preserve scenic natural views, including views from roadways, to the extent possible.

2) Fifty percent (50%) of the entire development site shall be open space, as defined below:

a. Water bodies, such as lakes and ponds, and floodways may contribute to a maximum of 50 percent of the minimum open space requirement;

b. Golf courses (excluding clubhouse areas and maintenance facilities), may contribute up to a maximum of 50 percent of the minimum open space requirement, and further provided that impervious area is limited to no more than ten percent of the total open space;

c. Recreational facilities, such as swimming pools, tennis courts, and skate parks, limited to twenty percent (20%) of the total required open space.

d. Open space shall be designed such that no more than ten (10%) of all required open space will exist outside the perimeter of all public rights of way within the development.

Section 11 - Sec. 135-17. - Off-street parking requirements is amended and reenacted to read as follows:

Sec. 135-17. - Off-street parking requirements.

* * *

Use	Parking Requirement
Residential uses	
Single-family	2 spaces per dwelling unit
Two-family	2 spaces per dwelling unit
Multifamily (1 bedroom)	1 space per dwelling unit
Multifamily (2-4 bedrooms per unit)	2 spaces per unit
Dormitories and lodging houses (which includes rooming/boarding houses)	1 space per sleeping Unit
Fraternity and sorority houses	1 space per 5 active members

Section 12 - Sec. 135-20. – Compound or “family” development is amended and reenacted to read as follows:

Sec. 135-20. - Compound or “family” development.

~~(a) In accordance with the use table in Sec. 135. — 4, a compound or “family” development can be located in the RA Residential Agricultural, R1 Large Lot Rural, and FR Flex Rural zoning districts.~~

~~(b)~~ **(a)** A compound or “family” development consists of a lot/tract/parcel at least five (5) acres in area that may ~~can~~ be developed with up to five (5) single-family detached residences, with the following stipulations:

1) ~~Sub areas within the subject~~ **The lot/tract/parcel or portion thereof cannot be subdivided into legal lots of record by the West Feliciana Parish Government unless the all new parcels conform with all standards of the this ordinance and the zoning district regulations** ~~sold, conveyed, or in any other way transferred to another owner unless such areas are subdivided into legal lots of record lot by the West Feliciana Parish Government.~~

* * *

~~(e)~~ **(b)** Transition of a compound or “family” development into a subdivision or legal lots of record.

1 1) Portions of land within the lot/tract/parcel ~~used as of~~ the Compound or Family
2 Development may not be **subdivided** ~~transferred to another owner unless such~~
3 ~~areas are subdivided~~ into legal lots of record by the West Feliciana Parish
4 Government **unless all new parcels conform with all standards of the zoning**
5 **district regulations.**
6 2) Upon discontinuance, building permits shall not be issued unless and until the
7 site is brought into conformance with the LDC.
8

9 Section 13. This ordinance shall take effect five (5) days after the publication of the adopted
10 version in the Official Journal.
11

12 Introduced by: Council member Ballard at the regular meeting of the West Feliciana Parish
13 Council on the 12th day of May, 2025.
14

15 Publication of Summary and Notice of Public Hearing on May 21st and May 28th, 2025.
16

17 Full reading and passage _____.
18

19 Moved for adoption by _____, Seconded by _____.
20
21

22 FOR:
23

24 AGAINST:
25

26 ABSTAIN:
27

28 ABSENT:
29

1
2

EXHIBIT

Article III. Residential Districts

Sect. 135-9. - Dimensional Standards.

Standard	District			
	Open Space Residential- (OPR)	Rural Agricultural Residential (RA)	Large Lot Rural (R1)	Flex Rural (FR)
Maximum density	1 unit per two acres	1 unit per three acres	1 unit per five acres	1 unit per two acres
Minimum lot size	Two acres (87,120 square feet)	Three acres (130,680 square feet)	Five acres (217,800 square feet)	Two acres (87,120 square feet)
Minimum lot frontage	150 feet	200 feet	300 feet	150 feet
Minimum front yard setback	75 feet	100 feet	100 feet	75 feet
Minimum rear setback	30 feet	100 feet	100 feet	30 feet
Minimum side setback	25 feet	50 feet	50 feet	25 feet
Maximum building height	35 feet			

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