



Staff Report
Annexation
Case #: Z-2023-10-00128

Attachments: Staff Report, Application, Tax Assessor Letter, ROV Letter, Survey, Legal Description, Site Photos, Aerial Map, Zoning Map

Public Hearing: Thursday, November 9, 2023

City Council Introduction: Tuesday, November 28, 2023 (originally) – moved to January 9, 2024

City Council Final: Tuesday, January 23, 2024

The City Council may choose to introduce this annexation with the zoning of RS-5 if there is a desire to use single-family zoning. The property owner’s intent is to build sing-family homes, and he agrees to RS-5 zoning. The land surrounding this parcel that is outside of the city limits doesn’t have a zoning category.

If so desired, the ordinance would read:

Introduction of an ordinance to approve an annexation request by James Marshall (Z-2023-10-00128) to annex 0.747 acres located on Tranquil Trace per survey by Max Bodin, Inc. dated 10/05/23; to be zoned RS-5. (District 4)

City Council Request (Original Ordinance): Introduction of an ordinance to approve an annexation request by James Marshall (Z-2023-10-00128) to annex 0.747 acres located on Tranquil Trace per survey by Max Bodin, Inc. dated 10/05/23; to be zoned RM-2. (District 4)

Site Information:

Location (Address): Tranquil Trace

Council District: City Council District 4

Existing Zoning: RM-2

Future Land Use: Low Density Residential

Existing Land Use: Vacant Land

Site Description: 0.747 Acres

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Vacant Land Outside City Limits
South	RM-2 Single Family Residence
West	RM-2 Single Family Residence
East	RM-2 Single Family Residence

Additional Information:

After annexation, applicant plans to subdivide the parcel into three (3) single-family lots. Zoning of RM-2 is the same as adjacent parcels and surrounding area.

Public Hearing:

For: Sergio Mesa represented James Marshall (Marshall was in Canada and joined via phone).

Against: Jerry Moore owns a home on Tranquil Trace and wanted to be sure that what would be built would be single family homes like what is in the area instead of duplexes or something else. Mesa confirmed that Marshall would be building single-family homes, and Moore said that was acceptable.

Commission Recommendation:

Motion by: Trey St. Romain to recommend an annexation request by James Marshall (Z-2023-10-00128) to annex 0.747 acres located on Tranquil Trace per survey by Max Bodin, Inc. dated 10/05/23; to be zoned RM-2. (District 4)

Seconded by: Trey Tycer

For: Monica Perez, Trey St. Romain, Trey Tycer, Ron Matthews

Against: None

Abstain: None

Absent: Kylan Douglas

If Council wishes to Use RS-5, then the ordinance should read:

WHEREAS, on November 9, 2023, the Hammond Zoning Commission held a public hearing and recommended approval of an annexation request by James Marshall (Z-2023-10-00128) to annex 0.747 acres located on Tranquil Trace per survey by Max Bodin, Inc. dated 10/05/23; to be zoned RM-2. (District 4).

WHEREAS, on January 9, 2024, the City Council introduced this annexation request to be zoned as RS-5. On January 23, 2024, the City Council held a public hearing on this same annexation request with the zoning of RS-5.

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves an annexation request by James Marshall (Z-2023-10-00128) to annex 0.747 acres located on Tranquil Trace per survey by Max Bodin, Inc. dated 10/05/23; to be zoned RS-5. (District 4).

Original Ordinance to Read:

WHEREAS, on November 9, 2023, the Hammond Zoning Commission held a public hearing and recommended approval of an annexation request by James Marshall (Z-2023-10-00128) to annex 0.747 acres located on Tranquil Trace per survey by Max Bodin, Inc. dated 10/05/23; to be zoned RM-2. (District 4).

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves an annexation request by James Marshall (Z-2023-10-00128) to annex 0.747 acres located on Tranquil Trace per survey by Max Bodin, Inc. dated 10/05/23; to be zoned RM-2. (District 4).

REZONING, CONDITIONAL USE, OR INITIAL ZONING

CITY OF HAMMOND

219 E. ROBERT ST. HAMMOND, LA 70401 / PHONE: (985) 277-5649 - FAX: (985) 277-5638

FILING DATE: 10/12/23

PERMIT#

2-2023-10-00128

The next Zoning Commission Meeting will be held on Nov 9, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to the Planning Department according to the deadline schedule.

This Application for: REZONING CONDITIONAL USE EXPANDED -OR- RESTRICTED INITIAL ZONING/ANNEXATION

REZONING FEE: Single Lot \$120.00 Block or Area \$250.00 (Fees are not refundable based on decisions) Fifty percent (50%) of fee is refundable if application is withdrawn before first newspaper notice is filed.

PARCEL# _____

SITE ADDRESS: Muscogee Rd Assessment # 4836405
STREET # & STREET NAME

Legal Description or Survey TRACT 2 Sec. 22 T6S-R7E

PROPERTY OWNER NAME: MICHAEL D. LAMONTE
First Name MI Last Name

Owner Address: P.O. Box 107 NATALBY LA 70451
Street Name Street Number City State Zip

Telephone: () or Cell #: (985) 507-6175

PLEASE READ AND SIGN BELOW

APPLICANT NAME: JAMES P. MARSHALL
First Name MI Last Name

COMPANY NAME: _____ Owner Other

Applicant Mailing Address: 45542 Tranquil Trace Hammond LA 70401
Street Name Street Number City State Zip

Applicant Telephone: 647, 290-4212 or Cell #: 416, 524-0466

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I-L RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11A S-1 S-2 SC Parish

REQUESTED ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I-L RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11A S-1 S-2 SC

REASON FOR REZONING: _____

SPOT ZONING NOTE: Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect of furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

I/We being the legal owner(s) request zoning of my property from a _____ District to a _____ District. I/We fully understand and agree to abide by the zoning restrictions for a _____ District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area or block and a petition signed by at least 50% of the property owners in the area (including their addresses).

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

DocuSigned by: _____ 10/10/2023

James P. Marshall _____ DATE

DocuSigned by: _____ 10/10/2023

[Signature] _____ DATE

OWNER(S) SIGNATURE _____ DATE

X _____ DATE

CITY PLANNER _____ DATE

FOR OFFICIAL USE

AMOUNT PAID \$ _____ CHECK# _____ CASH DATE PAID / /



Joaquin "JR." Matheu

Tangipahoa Parish Assessor

Honorable Pete Panepinto
Mayor, City of Hammond
310 East Charles St.
Hammond, La 70401

RE: City of Hammond – Proposed Annexation (.75 Acres Lamonte Assessment # 4836405)

ANNEXATION CERTIFICATION

I Kevin B. Raiford Chief Deputy Assessor for the Parish of Tangipahoa, State of Louisiana, do hereby certify that there are no resident property owners for the below described property to be annexed.

A parcel of land located in Section 22, Township 6 South, Range 7 East, Tangipahoa Parish, State of Louisiana, Containing .75 acres. Assessment # 4836405

I further certify that the Petition for Annexation has been signed by the owners of the property to be annexed.

Signed in Hammond, Louisiana this 3rd day of November, 2023

Kevin B. Raiford, CLDA

Chief Deputy Assessor

Tangipahoa Parish Assessors Office



PARISH OF TANGIPAHOA
REGISTRAR OF VOTERS

ANDI L. MATHEU
Registrar

SAREPHTA "CISSY" CUTRER
Chief Deputy Registrar

MARGARET I. SIBLEY
Confidential Assistant

P. O. Box 895 • Amite, LA 70422

TangiVotes.com
GeauxVote.com

 facebook.com/TangiROV
 Instagram.com/TangiVotes

October 23, 2023

Amanda Vito
City of Hammond, Planning Coordinator
vito_am@hammond.org
219 East Robert St, Hammond, LA 70401

In Re: Voter list for proposed annexation into Hammond City Limits

CERTIFIED LIST OF REGISTERED VOTERS

I, Andi Matheu, Registrar of Voters for the *Parish of Tangipahoa*, State of Louisiana, do hereby certify that there are ZERO registered voters residing in the area proposed to be annexed as of 10/23/2023.

Proposed Property: .747 acres in 22-6-7, E. Muscarello Ln., Assessment# 4836405

Signed in Amite, Louisiana this
23 day of October, 2023.



Andi Matheu
Registrar of Voters
Tangipahoa Parish

Attachment; 5 pg(s)



Phone: 985-634-2934
Email: info.maxbodin@gmail.com
Location: 44052 W. Pleasant Ridge Rd.
Hammond, LA 70403

DESCRIPTION 0.747 ACRES

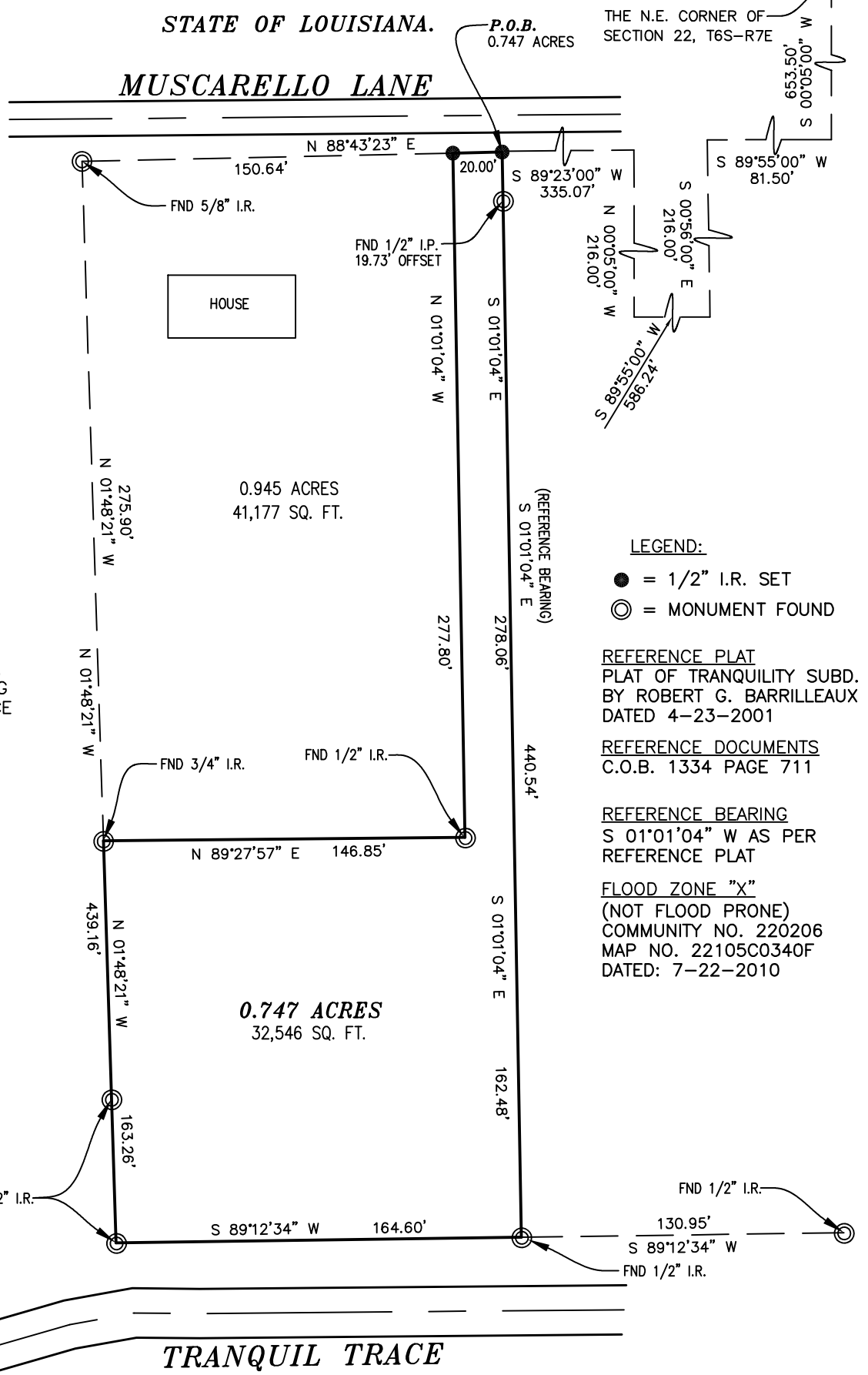
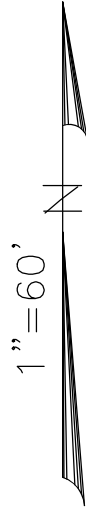
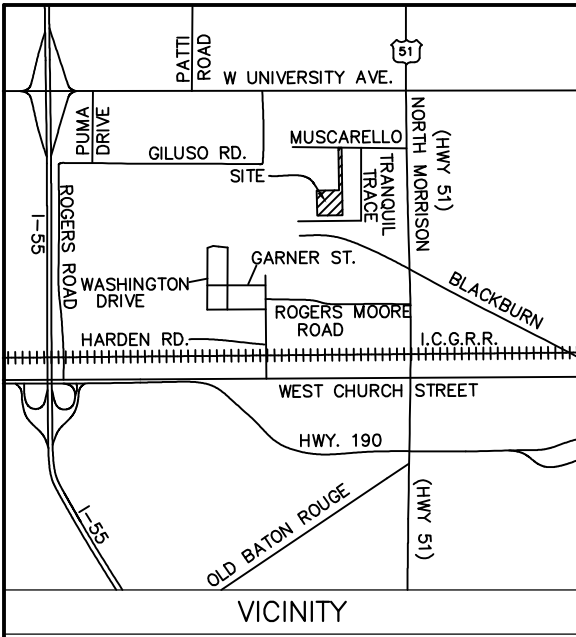
A 0.747 ACRE PARCEL OF LAND IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SECTION 22, T6S-R7E, THENCE PROCEED 653.50' S 00°05'00"W, 81.50' S 89°55'00" W, 216.00' S 00°56'00" E, 586.24' S 89°55'00" W, 216.00' N 00°05'00" W, AND 335.07' S 89°23'00" W, TO THE POINT OF BEGINNING;
THENCE S 01°01'04" E A DISTANCE OF 440.54 FEET;
THENCE S 89°12'34" W A DISTANCE OF 164.60 FEET;
THENCE N 01°48'21" W A DISTANCE OF 163.26 FEET
THENCE N 89°27'57" E A DISTANCE OF 146.85 FEET;
THENCE N 01°01'04" W A DISTANCE OF 277.80 FEET
THENCE N 88°43'23" E A DISTANCE OF 20.00 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING, 0.747 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAOHA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 10-5-2023.



Max Bodin, P.L.S.

LA. Reg. No. 5237

**SURVEY OF A 0.747 ACRE PARCEL OF LAND, LOCATED IN
SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT
PARISH OF TANGIPAHOA, CITY OF HAMMOND**



DESCRIPTION 0.747 ACRES

A 0.747 ACRE PARCEL OF LAND IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SECTION 22, T6S-R7E, THENCE PROCEED 653.50' S 00°05'00" W, 81.50' S 89°55'00" W, 216.00' S 00°56'00" E, 586.24' S 89°55'00" W, 216.00' N 00°05'00" W, AND 335.07' S 89°23'00" W, TO THE POINT OF BEGINNING;
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- LEGEND:**
- = 1/2" I.R. SET
 - ⊙ = MONUMENT FOUND
- REFERENCE PLAT**
PLAT OF TRANQUILITY SUBD.
BY ROBERT G. BARRILLEAUX
DATED 4-23-2001
- REFERENCE DOCUMENTS**
C.O.B. 1334 PAGE 711
- REFERENCE BEARING**
S 01°01'04" W AS PER
REFERENCE PLAT
- FLOOD ZONE "X"**
(NOT FLOOD PRONE)
COMMUNITY NO. 220206
MAP NO. 22105C0340F
DATED: 7-22-2010

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY AND REVISION OF A 0.747 ACRE TRACT OF LAND, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 22, T6S-R7E, CITY OF HAMMOND GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

OCTOBER 05, 2023

CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

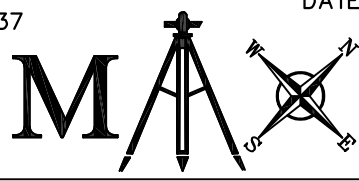
THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF SERGIO MESA.

SURVEY FOR:
JAMES MARSHALL
E. MUSCARELLO LANE
HAMMOND, LOUISIANA

PRELIMINARY

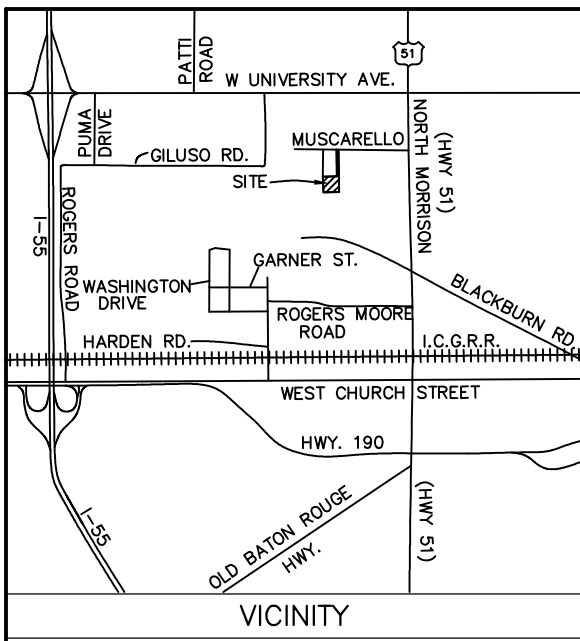
MAX J. BODIN, P.L.S.
LA. REG. NO. NO. 5237

DATE



Max Bodin, Inc.
Land Surveying & Consulting Engineers
44052 W. Pleasant Ridge Rd. Hammond, LA 70403
Phone: 225-368-7698

**RESUBDIVISION OF A 0.747 ACRE PARCEL OF LAND,
LOCATED IN SECTION 22, T6S-R7E,
GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA,
CITY OF HAMMOND, STATE OF LOUISIANA.**

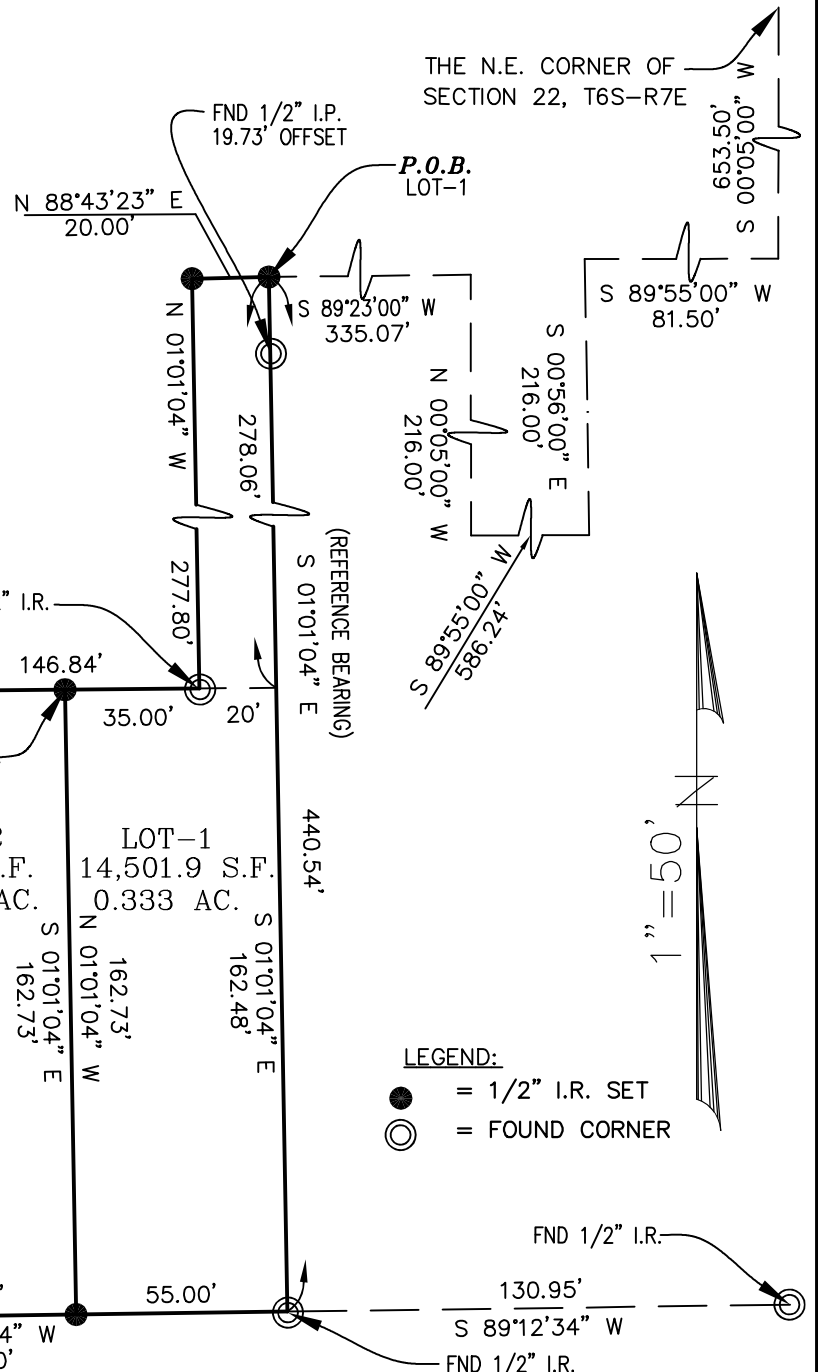


REFERENCE PLAT
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REFERENCE DOCUMENTS
C.O.B. 1334 PAGE 711

REFERENCE BEARING
S 01°01'04" W AS PER
REFERENCE PLAT

FLOOD ZONE "X"
(NOT FLOOD PRONE)
COMMUNITY NO. 220206
MAP NO. 22105C0340F
DATED: 7-22-2010



DESCRIPTION LOT-1

A 0.333 ACRE PARCEL OF LAND IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF OF SECTION 22, T6S-R7E, THENCE PROCEED 653.50' S 00°05'00" W, 81.50' S 89°55'00" W, 216.00' S 00° 56'00" E, 586.24' S 89° 55'00" W, 216.00' N 00°05'00" W, 335.07' TO THE POINT OF BEGINNING; THENCE S 01°01'04" E A DISTANCE OF 440.54 FEET; THENCE S 89°12'34" W A DISTANCE OF 55.00 FEET; THENCE N 01°01'04" W A DISTANCE OF 162.73 FEET; THENCE N 89°27'57" E A DISTANCE OF 35.00 FEET; THENCE N 01°01'04" W A DISTANCE OF 277.80 FEET; THENCE N 88°43'23" E A DISTANCE OF 20.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.333 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 10-5-2023.

DESCRIPTION LOT-2

A 0.2056 ACRE PARCEL OF LAND IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF OF SECTION 22, T6S-R7E, THENCE PROCEED 653.50' S 00°05'00" W, 81.50' S 89°55'00" W, 216.00' S 00° 56'00" E, 586.24' S 89° 55'00" W, 216.00' N 00°05'00" W, 335.07' S 89°23'00" W, 278.06' AND 55.00'S 89°27'57" W, TO THE POINT OF BEGINNING; THENCE S 01°01'04" E A DISTANCE OF 162.73 FEET; THENCE S 89°12'34" W A DISTANCE OF 55.00 FEET; THENCE N 01°01'04" W A DISTANCE OF 162.98 FEET; THENCE N 89°27'57" E A DISTANCE OF 55.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.2056 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 10-5-2023.

DESCRIPTION LOT-3

A 0.2086 ACRE PARCEL OF LAND IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF OF SECTION 22, T6S-R7E, THENCE PROCEED 653.50' S 00°05'00" W, 81.50' S 89°55'00" W, 216.00' S 00° 56'00" E, 586.24' S 89° 55'00" W, 216.00' N 00°05'00" W, 335.07' S 89°23'00" W, 278.06' AND 110.00'S 89°27'57" W, TO THE POINT OF BEGINNING; THENCE S 01°01'04" E A DISTANCE OF 162.98 FEET; THENCE S 89°12'34" W A DISTANCE OF 54.60 FEET; THENCE N 01°48'21" W A DISTANCE OF 163.26 FEET; THENCE N 89°27'57" E A DISTANCE OF 56.84 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.2086 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 10-5-2023.

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY AND REVISION OF A 0.619 ACRE TRACT OF LAND, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 22, T6S-R7E, CITY OF HAMMOND GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

OCTOBER 05, 2023

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SURVEY FOR:

JAMES MARSHALL
E. MUSCARELLO LANE
HAMMOND, LOUISIANA

APPROVED	
CITY OF HAMMOND	
_____	_____
CITY PLANNER/BUILDING OFFICIAL	DATE
_____	_____
PLANNING COMMISSION	DATE
_____	_____
OWNER	DATE
JAMES MARSHALL	

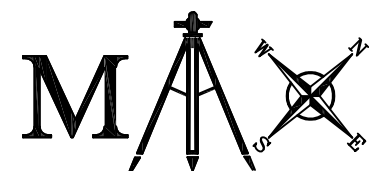
CITY OF HAMMOND NOTES
ZONE RS-3
BUILDING SETBACKS
FRONT/REAR 10'
SIDE STREET 8'
SIDE INTERIOR 5'

NOTES
OWNER NAME
MARSHALL
LOCATION
HAMMOND, LA
TOTAL ACREAGE
0.619 ACRES
TOTAL TRACTS
3 LOTS

PRELIMINARY

MAX J. BODIN, P.L.S.
LA. REG. NO. NO. 5237

DATE



Max Bodin, Inc.

Land Surveying & Consulting Engineers
44052 W. Pleasant Ridge Rd. Hammond, LA 70403
Phone: 225-368-7698

23131/MARSHALL



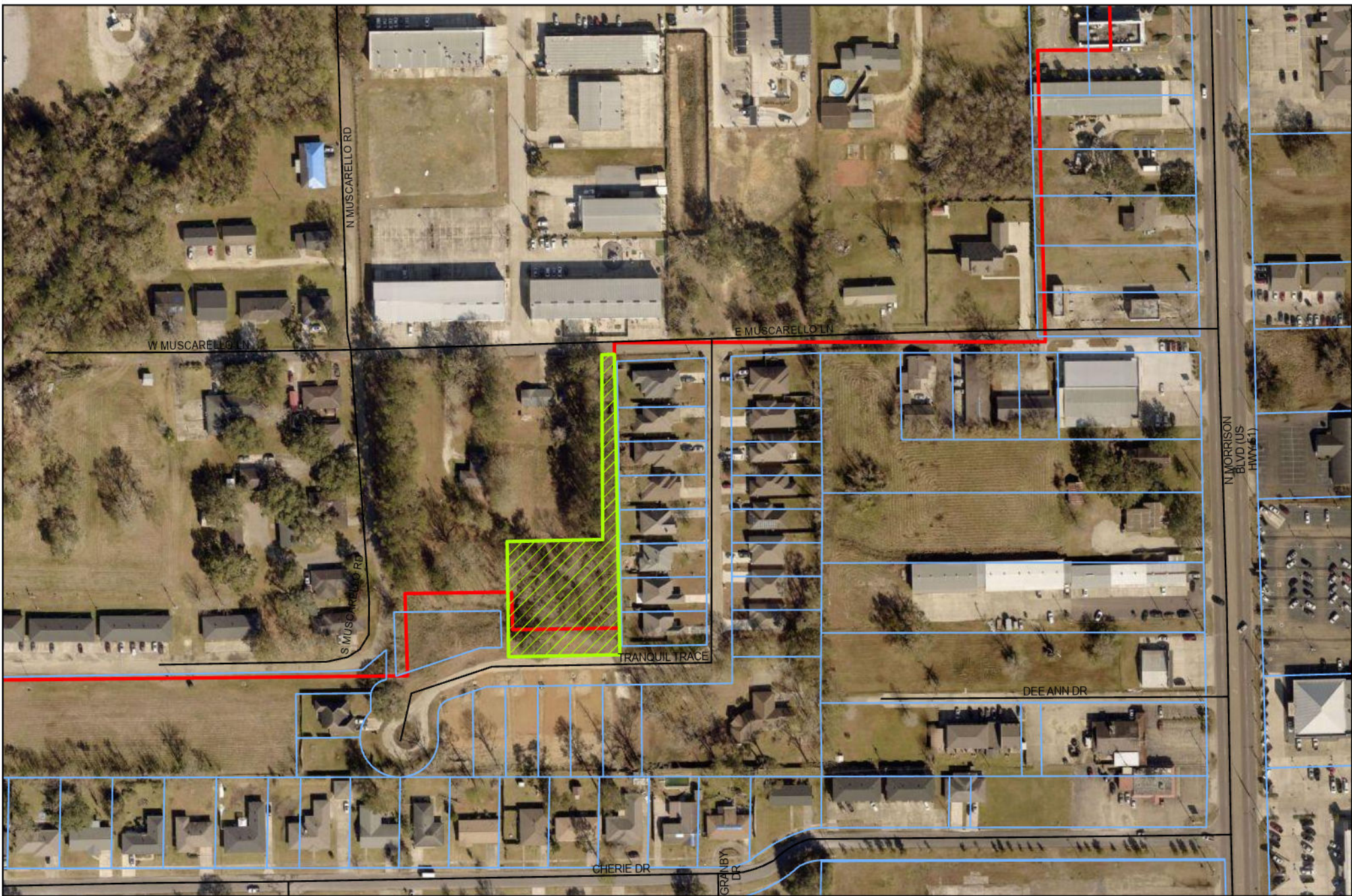
Site Photo



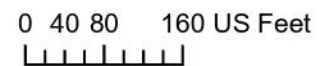
South of Site



West of Site

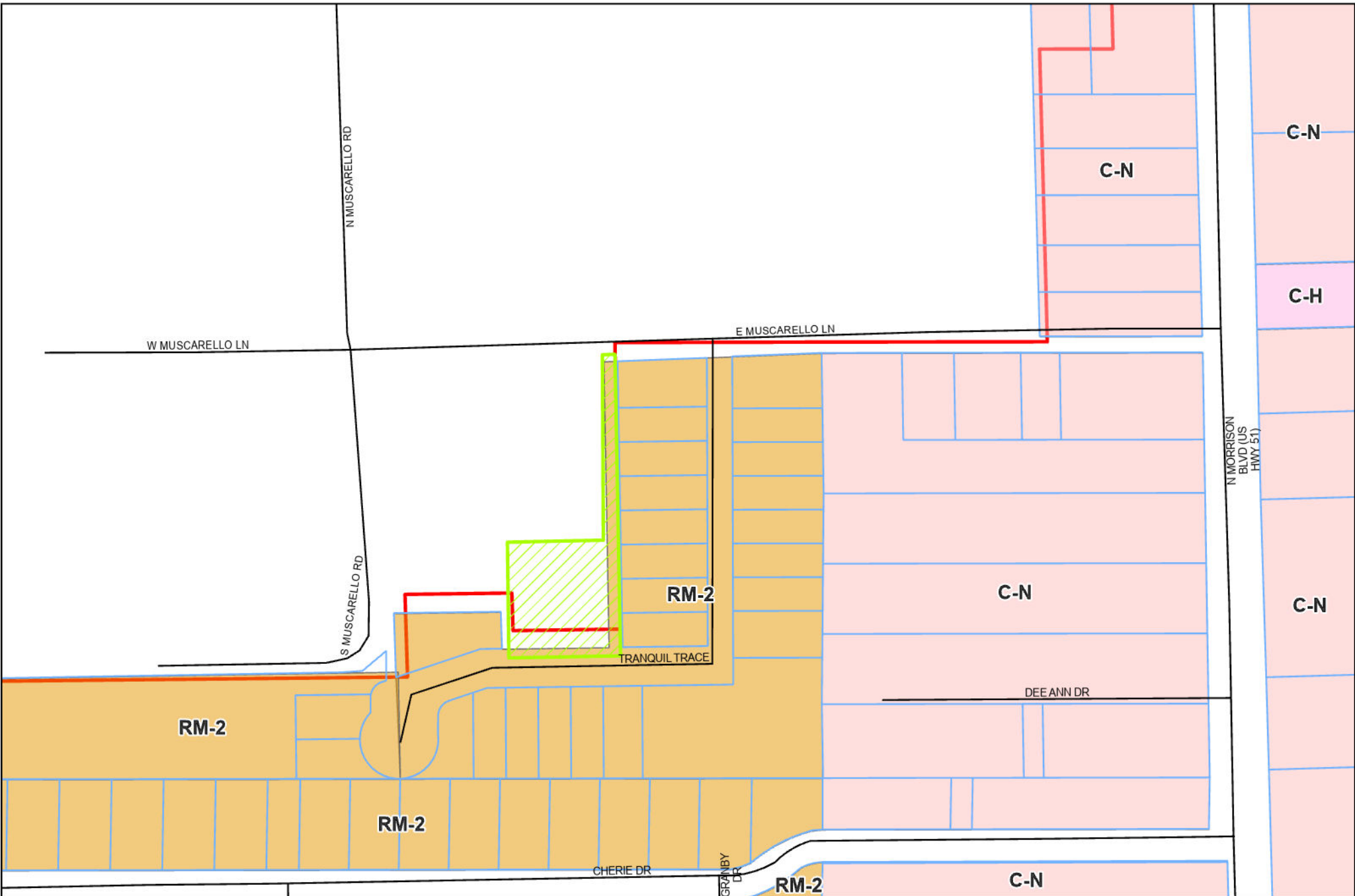


Tranquil Trace
Annexation Z-2023-10-00128

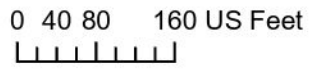


Legend

- Road Centerlines
- Case Parcel
- City Lots
- City Limits



Tranquil Trace
Annexation Z-2023-10-00128



- Legend**
- Road Centerlines
 - ▨ Case Parcel
 - City Lots
 - ▭ City Limits

- b. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
- c. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

D. RS-5

The RS-5 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

A. Allowed Uses

- 1. Detached Single-Family Dwelling (including modular without chassis)
- 2. Gardens, growing of crops (noncommercial)
- 3. Parks and Open Space
- 4. Minor utilities
- 5. Civic Uses
- 6. Guest House
- 7. Cemeteries and/or Memorial Gardens

B. Conditional Uses

- 1. Day Care Facility

C. Accessory Uses

- 1. Home Occupations
- 2. Vegetable and Flower Gardens
- 3. Private Garages
- 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
- 5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
- 6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

D. RS-3

The RS-3 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

A. Allowed Uses

- 1. Detached Single-Family Dwelling (including modular without chassis)
- 2. Gardens, growing of crops (noncommercial)
- 3. Parks and Open Space
- 4. Minor utilities
- 5. Civic Uses
- 6. Guest House
- 7. Cemeteries and/or Memorial Gardens

B. Conditional Uses

- 1. Day Care Facility

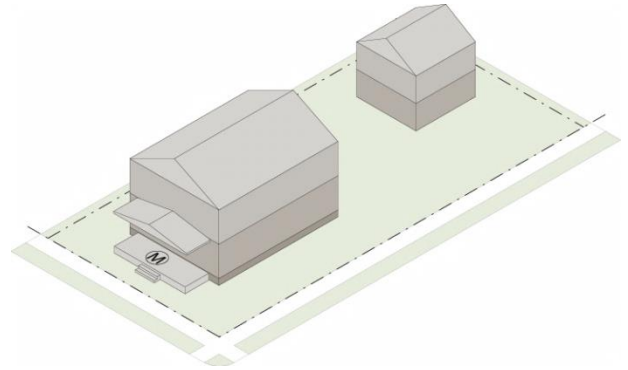
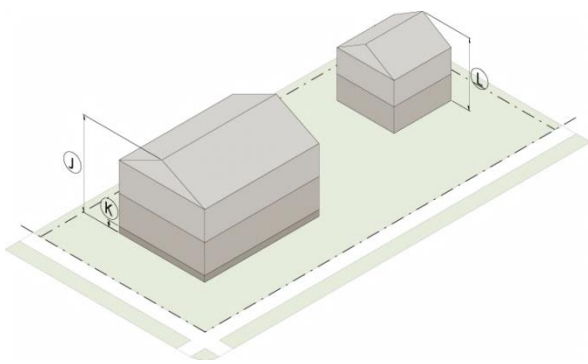
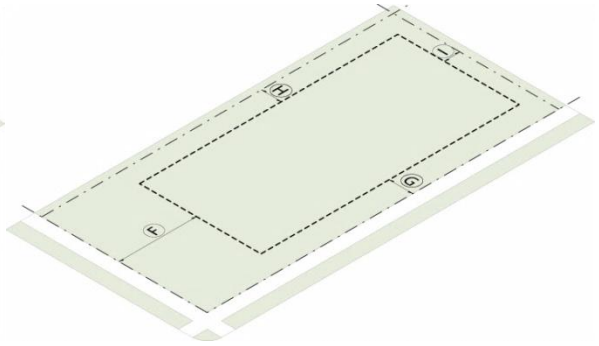
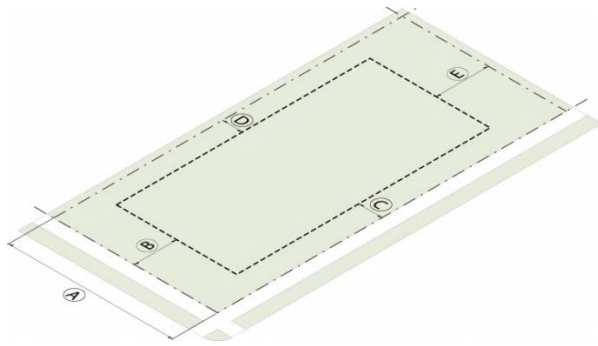
C. Accessory Uses

- 1. Home Occupations
- 2. Vegetable and Flower Gardens
- 3. Private Garages
- 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
- 5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.

6.3 Building Types

6.3.1 Single-Family Residential Building Types

A. Single-Family House



	RS-11 RS-11.A	RS-8	RS-5	RS-3
Project				
Area (min acres)	n/a	n/a	n/a	n/a
Common Open Space (min)	n/a	n/a	n/a	n/a
Gross Density (max units/acre)	3.75	5.5	6.5	14.5
Lot				
Area (min square feet)	11,250	8,000	5,000	3,000
Building Coverage (max)	40%	45%	50%	65%
A Width (min)	75'	65'	50'	40'
Principal Structure Setbacks				
B Front (min)	25'	25'	25'	10'
C Side, street (min)	15'	15'	10'	8'
D Side, interior (min)	10'	10'	5'	5'
E Rear (min)	15'	15'	10'	10'
Accessory Structure Setbacks				
F Behind front façade of principal structure (min)	10'	10'	10'	10'
G Side, street (min)	15'	15'	10'	8'
H Side, interior (min)	10'	10'	5'	5'
I Rear, common lot line (min)	10'	10'	10'	5'
Principal Structure Height				
J Stories (max)	2	2	2	2
J Feet (max)	35'	35'	35'	35'
K Ground story elevation (min)	12"	12"	12"	12"
Bulk Plane				
Bulk Plane abutting RS-district (1:1 above 40')	n/a	n/a	n/a	n/a
Accessory Structure Height				
L Stories (max)	2	2	2	2
L Feet (max)	30'	30'	30'	30'
Building Entrance				
M Street facing entrance required	yes	yes	yes	yes
Building Elements Allowed				
Gallery	■	■	■	■
Awning	■	■	■	■
Double gallery	■	■	■	■
Porch, stoop	■	■	■	■
Balcony	■	■	■	■

- Ground Story Elevation is above Base Flood Elevation

6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

6.1.2 Residential Multi-Family

The Residential Multi-Family Districts are intended to accommodate existing or proposed development where the land use pattern is a mix of single-family, two-family, and multi-family housing in order to provide for the integration of single-family, two-family, and multi-family together.

A. RM-2

The RM-2 District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family and two-family housing. The RM-2 district is intended to provide for the integration of single-family and two-family housing together. The RM-2 district allows buildings up to two stories in height.

A. Allowed Uses

1. Detached Single-Family Dwelling (including modular without chassis)
2. Attached House
3. Gardens growing of crops (noncommercial)
4. Parks and Open Space
5. Minor Utilities
6. Civic Uses
7. Guest House
8. Cemeteries and/or Memorial Gardens

B. Conditional Uses

1. Day Care Facility
2. Bed and Breakfast
3. Major Utilities

C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
7. Single attached accessory apartment. No more than one such unit per lot.

B. RM-3

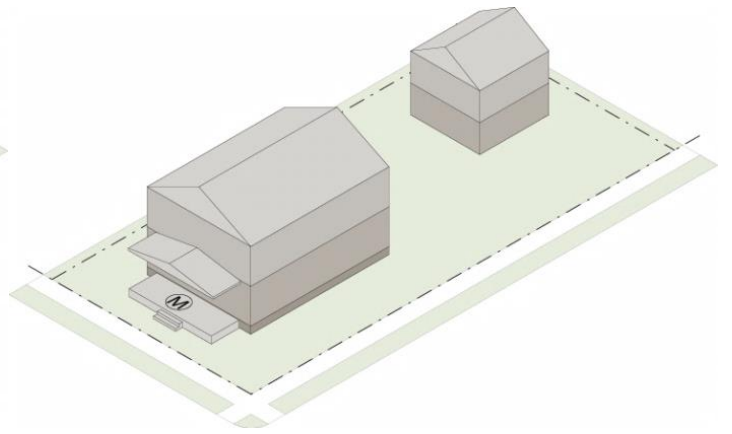
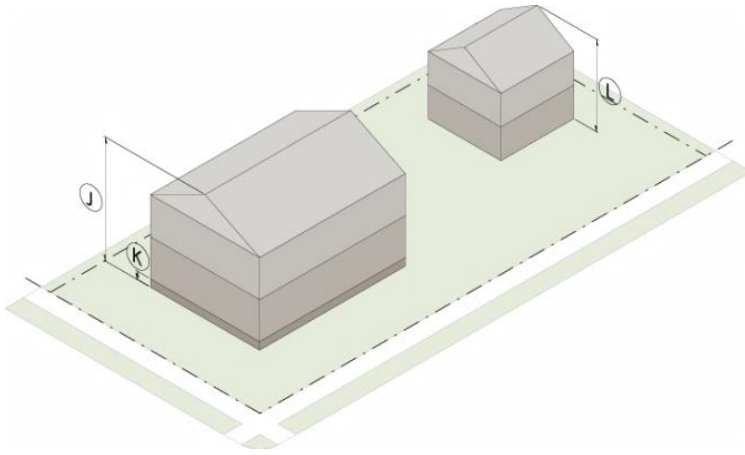
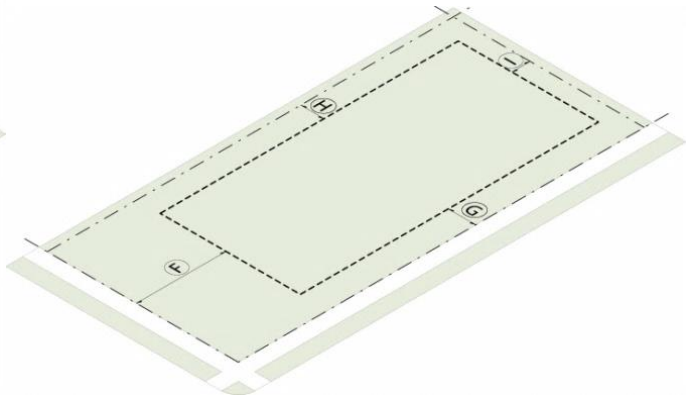
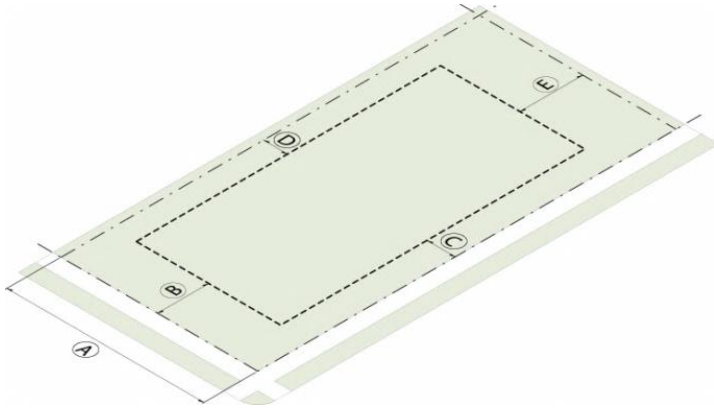
The RM-3 District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family, two-family, and multi-family housing. The RM-3 district is intended to provide for the integration of single-family, two-family, and multi-family housing together. The RM-3 district allows buildings up to three stories in height.

A. Allowed Uses

1. Detached Single-Family Dwelling (including modular without chassis)
2. Attached House
3. Apartments (multi-family dwelling)
4. Gardens growing of crops (noncommercial)
5. Parks and Open Space
6. Minor Utilities

6.3.2 Residential Multi-Family Building Types

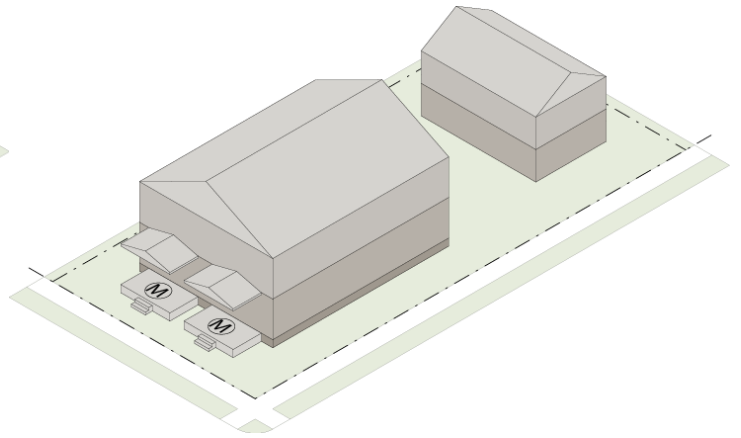
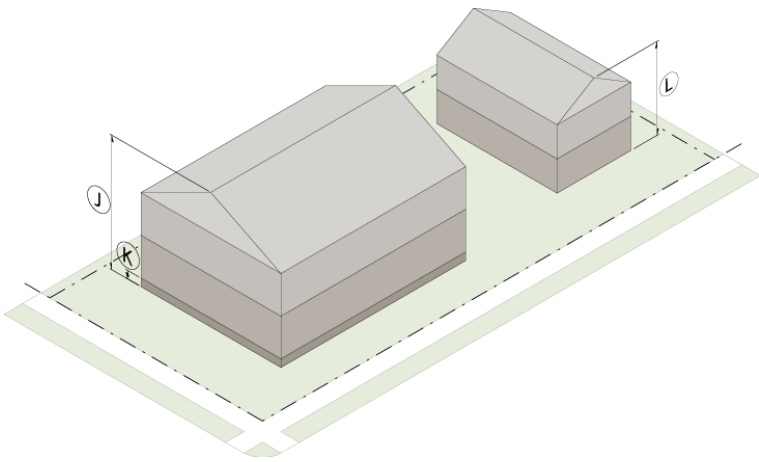
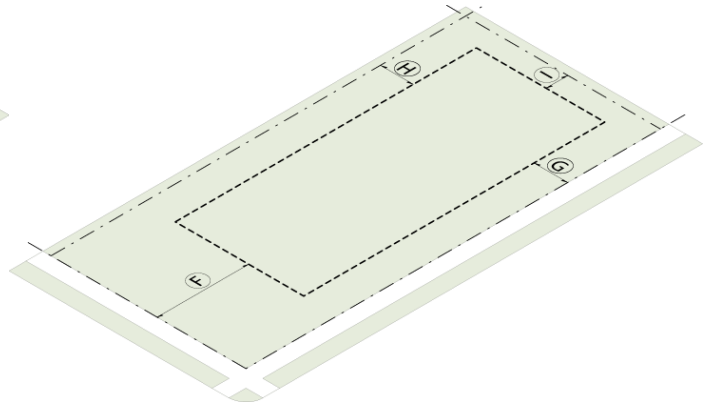
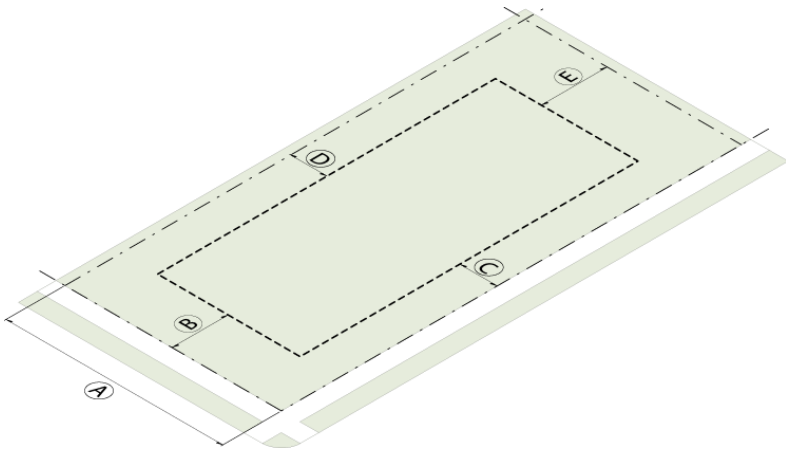
A. Single Family House



	RM-2	RM-3
Project		
Area (min acres)	n/a	n/a
Common Open Space (min)	n/a	n/a
Gross Density (max units/acre)	7.25	7.25
Lot		
Area (min square feet)	5,000	5,000
Building Coverage (max)	45%	45%
A Width (min)	45'	45'
Principal Structure Setbacks		
B Front (min)	20'	20'
C Side, street (min)	10'	10'
D Side, interior (min)	5'	5'
E Rear (min)	20'	20'
Accessory Structure Setbacks		
F Behind front façade of principal structure (min)	10'	10'
G Side, street (min)	10'	10'
H Side, interior (min)	5'	5'
I Rear, common lot line (min)	10'	10'
Principal Structure Height		
J Stories (max)	2	3
J Feet (max)	35'	45'
K Ground story elevation (min)	12"	12"
Bulk Plane		
Bulk Plane abutting RS-district (1:1 above 40')	yes	yes
Accessory Structure Height		
L Stories (max)	2	2
L Feet (max)	30'	30'
Building Entrance		
M Street facing entrance required	yes	yes
Building Elements Allowed		
Gallery		
Awning	■	■
Double gallery		
Porch, stoop	■	■
Balcony	■	■

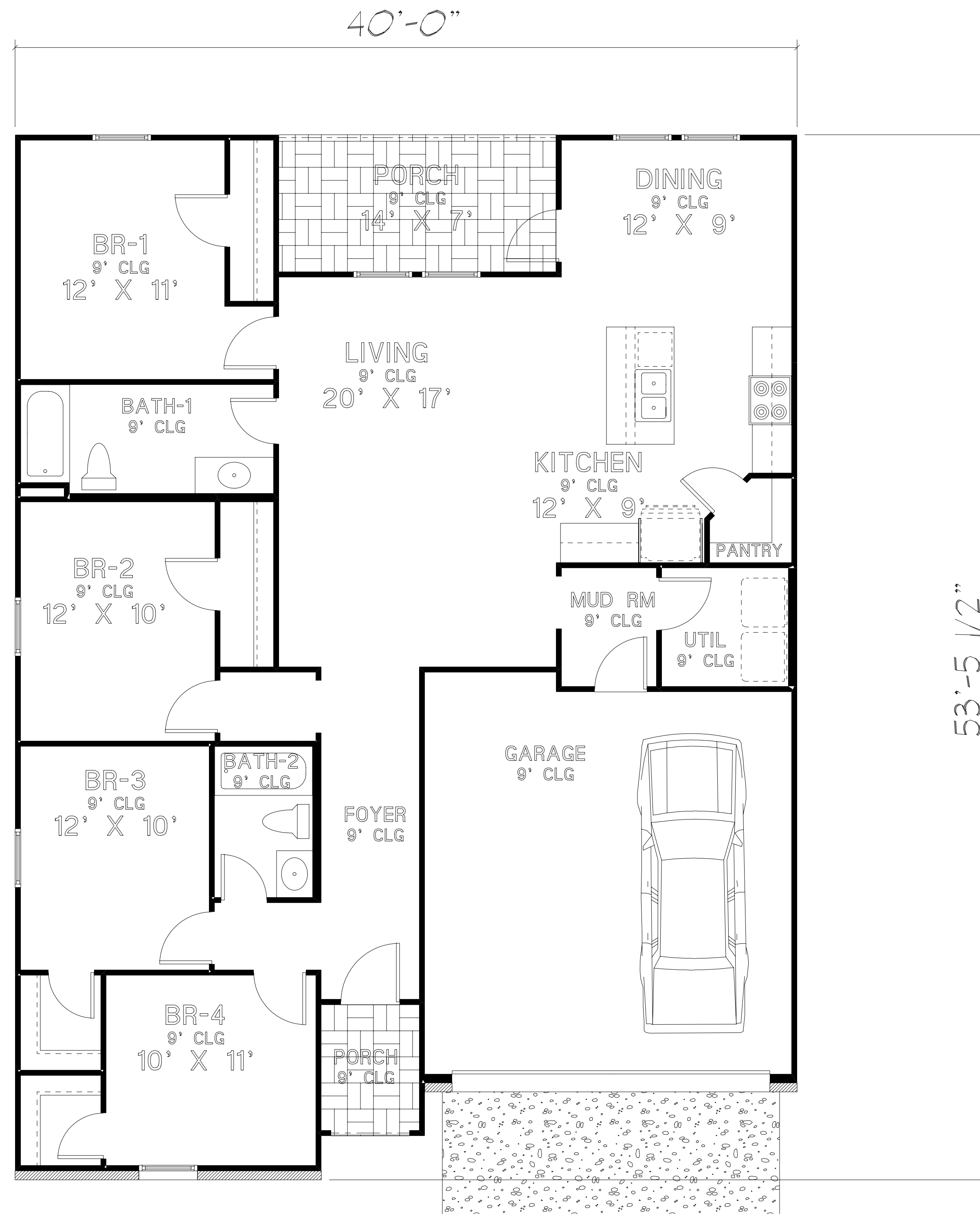
- Ground Story Elevation is above Base Flood Elevation

B. Attached House



	RM-2	RM-3
Project		
Area (min acres)	n/a	n/a
Common Open Space (min)	n/a	n/a
Gross Density (max units/acre)	7.25	15
Lot		
Area (min square feet)	10,000	8,000
Building Coverage (max)	55%	55%
A Width (min)	55'	45'
Principal Structure Setbacks		
B Front (min)	25'	20'
C Side, street (min)	10'	10'
D Side, interior (min)	5'	5'
E Rear (min)	25'	20'
Accessory Structure Setbacks		
F Behind front façade of principal structure (min)	10'	10'
G Side, street (min)	10'	10'
H Side, interior (min)	5'	3'
I Rear, common lot line (min)	10'	5'
Principal Structure Height		
J Stories (max)	2	3
J Feet (max)	35'	45'
K Ground story elevation (min)	12"	12"
Bulk Plane		
Bulk Plane abutting RS-district (1:1 above 40')	yes	yes
Accessory Structure Height		
L Stories (max)	2	2
L Feet (max)	30'	30'
Building Entrance		
M Street facing entrance required	yes	yes
Building Elements Allowed		
Gallery	■	■
Awning	■	■
Double gallery		
Porch, stoop	■	■
Balcony	■	■

- **Ground Story Elevation is above Base Flood Elevation**



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Photo of house similar to what Mr. Marshall proposes to build. All three single-family houses will be similar to what is currently at 45548 Tranquil Trace for reference.