

ARTICLE VI. - SINGLE-FAMILY RESIDENTIAL DISTRICT R-1A

Sec. 40-91. - Description.

This district is composed of certain lands and structures having a low density, single-family residential character and additional open area where it is desirable and likely that such similar development will occur. Uses are limited to single-family residences and such non-residential uses as are intended primarily to provide service to the adjacent neighborhood.

(Ord. No. 20783, § 3(VII-A(1)), 9-22-99)

Sec. 40-92. - Permitted uses.

In R-1A Districts, only the following uses of property shall be permitted:

- (1) Dwellings, single-family.
- (2) Religious structures and uses when the site has a minimum lot area of fifteen thousand (15,000) square feet.
- (3) Clubs, private or service, provided the following criteria are met:
 - a. Lot area shall be a minimum of twenty thousand (20,000) square feet.
 - b. Clubs with recreational uses such as tennis courts, swimming pools, golf courses, but not to include stadiums or athletic fields, shall have a minimum lot area of five (5) acres.
 - c. The required setback of all buildings shall be a minimum distance of fifty (50) feet, measured in a straight line,

without regard to intervening structures, from the nearest exterior structural wall of the building to the lot line when abutting property zoned residentially.

- d. Approval is obtained from the Jefferson Parish Council in accordance with Article XL, Special Permitted Uses.
 - e. Clubs approved under this provision shall be recognized as conforming uses.
- (4) Home occupations.
 - (5) Libraries, museums, and community centers. Any building or structure used exclusively by the Parish of Jefferson, or its assigns for public purposes, and any building used by the federal or state government for public purposes, except correctional institutions or mental hospitals, and only with the approval of the Jefferson Parish Council.
 - (6) Private and public parks or playgrounds. All athletic fields and stadiums must meet applicable additional criteria set forth in section 40-747, Regulations for stadiums and athletic fields.
 - (7) Private gardens, truck gardens, greenhouses and nurseries for the propagation and cultivation of plants, only when such plants, flowers and produce are not offered for sale.
 - (8) Schools, elementary, junior high or high, provided the following criteria are met:
 - a. Lot area shall be a minimum of twenty thousand (20,000) square feet.
 - b. The required setback of all buildings shall be a minimum distance of fifty (50) feet, measured in a straight line, without regard to intervening structures, from the nearest exterior structural wall of the building to the lot

line when abutting property zoned residentially, and twenty-five (25) feet to the lot line when abutting a right-of-way or property zoned non-residentially.

- c. Notwithstanding the regulations regarding non-conforming uses, any school in existence on the effective date shall not be required to meet the above setback criteria for new construction, additions or alterations to the buildings on campus. Instead, new construction, additions or alterations shall meet the setbacks required by the zoning district.
 - d. Athletic fields and stadiums must meet applicable additional criteria set forth in section 40-747, Regulations for stadiums and athletic fields.
- (9) Government structures and lands.
- (10) Hair care service provided the following criteria are met:
- a. The hair care service shall be an accessory use to a dwelling; however, the hair care service shall not be located in any detached or attached accessory building or structure.
 - b. The hair care service shall comprise no more than fifteen (15) percent of the total floor area of the dwelling unit, not to exceed five hundred (500) square feet.
 - c. The hair care service shall employ only one (1) family member residing in the dwelling unit.
 - d. The hair care service shall have only one (1) station or main chair.
 - e. In addition to the off-street parking required for the residential use, one (1) off-street parking space shall be

provided for the hair care service. The additional off-street parking space shall be located on the same lot as the building to be served and shall not be located in the required front yard.

- f. No exterior indication of the hair care service shall be allowed except a flat sign not to exceed two (2) square feet in area.
 - g. At the time of special use application, the applicant shall show proof that all applicable State licenses have been applied for or obtained, and the operator shall maintain such licenses for the duration of the use.
 - h. The hair care service shall be subject to the provisions of Article XL, Special Permitted Uses, which requires approval from the Jefferson Parish Council.
 - i. These criteria, including the off-street parking requirements of subsection e., shall not be appealable to the board of zoning adjustments.
- (11) Public utility structures. See Article XXXIX, Exceptions and Modifications, for additional criteria.
- (12) Mobile homes, provided the applicable criteria is met and approval is obtained in accordance with Article XXXVIII, Manufactured Homes and Mobile Homes.
- (13) Family day care homes provided the following criteria are met:
- a. There be a minimum play area of at least one thousand (1,000) square feet which shall be enclosed to a height of not less than four (4) feet nor more than six (6) feet.
 - b. The occupation be carried on by a member of the family residing on the premises and that no person not a

resident of the premises is employed.

- c. Not more than fifteen (15) percent of the floor area of the dwelling is used for said occupation.
- (14) Nursery schools, pre-schools or kindergartens provided the following criteria are met:
- a. It is an accessory use to a single-family dwelling.
 - b. The occupation be carried on by a member of the family residing on the premises and that no person not a resident of the premises is employed.
 - c. Not more than fifteen (15) percent of the floor area of the dwelling is used for said occupation.
 - d. The site has a minimum lot area of ten thousand (10,000) square feet.
 - e. A minimum play area of two hundred (200) square feet for each child and such play area must be enclosed to a height of not less than four (4) feet nor more than six (6) feet.
 - f. There be a minimum of at least one (1) additional parking space exclusive of that which is required for the residential use of the property.
 - g. All other state and parish licenses and/or permits are obtained or applied for by applicant.
 - h. There be no exterior indication other than a small name plate of not more than two (2) square feet that the building is being used for any purpose other than a dwelling.
 - i. Approval is obtained from the Jefferson Parish Council in

accordance with Article XL, Special Permitted Uses.

- (15) Accessory buildings including private garages, and uses customarily incidental to any of the above uses, when located on the same lot not involving the conduct of a business.
- (16) Ceramic article manufacture or similar arts and crafts only as an accessory use to the single-family dwelling and conditioned upon furnishing the director of inspection and code enforcement an affidavit, renewable each twelve (12) months period, stating that the person engaged in the manufacture of ceramic articles or similar arts and crafts is in compliance with the following criteria:
 - a. That no products and/or services of any kind are sold from the premises.
 - b. That all activities in connection with the manufacture of ceramic articles or similar arts and crafts are conducted only in an enclosed building.
 - c. That the maximum kiln size is eight (8) cubic feet and maximum electric or gas consumption intake is fifty thousand (50,000) BTUs or British Thermal Units.
 - d. That no signs of any type are displayed from the premises.
- (17) Second culinary facility, provided the following criteria are met:
 - a. A second culinary facility shall be approved by the Jefferson Parish Council by ordinance after public hearing before the planning advisory board in accordance with Article XL, Special Permitted Uses, and subject to the following additional provisions:
 1. A second culinary facility shall be permitted only in a

single-family dwelling.

2. It shall be permitted only in the main structure.
3. It shall not be greater than twenty-five (25) percent of the floor area of the main structure.
4. Access to the facility shall be provided through the main structure.
5. It may not infringe on required yard areas.
6. Approval of the second culinary facility shall only be granted to the owner/occupant of the main structure, and shall not be transferable.
7. All codes and ordinances of Jefferson Parish shall be complied with and a building permit shall be required.
8. An application shall be filed with the planning department and shall contain the following information:
 - i. Twenty-five (25) copies of a recent survey of the premises showing the relationship of the structure, driveways, etc., to the lot lines, including measurements.
 - ii. A floor plan drawn to scale indicating the dimensions of all interior spaces, the identification of those spaces, and the location, measurement, and identification of the room(s) in which the second culinary facility will be located.
 - iii. Location of all entrances and exits to and from the premises, including the second culinary

facility.

- iv. A notarized affidavit certifying the correct names and addresses of all residential property owners fronting on both sides of the street within three hundred (300) feet of the lot containing the proposed facility.
 - v. A certified copy of a covenant or agreement recorded in the office of the clerk of court stating the names of the person(s) for which the second culinary facility is to be provided. If the person(s) stated in the covenant or agreement no longer use the second culinary facility as living quarters, then a new application shall be required.
 - vi. Thirteen (13) copies of an ordinance of approval of a second culinary facility.
 - vii. Additional information as required by the planning department, planning advisory board, and Jefferson Parish Council depending on the nature of the proposal.
 - viii. Fees for the initial application shall be charged in accordance with the provisions of Article XLVIII, Changes and Amendments.
9. The use and location of a second culinary facility shall be approved only when the Council is satisfied that granting approval will not seriously affect any adjoining property or be injurious to the public welfare.

- b. Approval issued for a second culinary facility shall be valid for a twenty-four (24) month period and may be renewed at the end of that permit period following the procedure outlined in subparagraph c., below.
- c. A permit for a second culinary facility may be renewed subject to the following provisions.
 1. The applicant shall submit the following materials to the planning department which will be forwarded to the director of inspection and code enforcement:
 - i. A certified true copy of the original covenant or agreement specified in subsection (21)a.8.v.
 - ii. A letter from the applicant stating that the need to continue the facility is still in existence.
 - iii. A fee of twenty-five dollars (\$25.00) to cover the cost of administrative handling of the renewal application.
 2. The director of the department of inspection and code enforcement shall review the application for renewal and shall renew the permit if the director ascertains that conditions concerning the original application remain the same. The director shall inspect the premises in order to complete his review.
 3. Upon completion of review, the director of inspection and code enforcement shall either renew the permit or shall deny the renewal stating his reasons therefor. The director shall notify the applicant and the planning department of his

decision by letter.

- d. Should the director of inspection and code enforcement deny renewal of the permit for a second culinary facility, the applicant may appeal the denial to the parish council. If the applicant should appeal, the procedures outlined in subparagraph a. shall be followed.

(Ord. No. 20783, § 3(VII-A(2)), 9-22-99; Ord. No. 20834, § 2, 12-1-99; Ord. No. 21734, § 4, 12-11-02; Ord. No. 22962, § 4, 1-10-07; Ord. No. 23898, § 3, 10-13-10; Ord. No. 24364, § IX, 11-7-12; Ord. No. 24807, § V, 8-27-14)

Sec. 40-93. - Height regulations.

No building shall exceed thirty-five (35) feet in height.

(Ord. No. 20783, § 3(VII-A(3)), 9-22-99)

Sec. 40-94. - Area regulations.

(a) *Yard.*

(1) *Front yard.*

- a. There shall be a front yard having a depth of not less than twenty (20) feet provided, however, that where the average depth of existing front yards on lots improved with buildings located within one hundred (100) feet of either side of such lot, is less than the minimum required front yard, the front yard on such lot may be the average of the existing front yards, however, no front yard shall be less than ten (10) feet.
- b. On through lots, the required front yard shall be provided

on both streets.

(2) *Side yard.*

- a. There shall be two (2) side yards, one (1) on each side of the building, having a combined width of not less than twenty (20) percent of the width of the lot; provided that in no case shall either side yard be less than five (5) feet and provided further, that the combined width of the two (2) side yards need not exceed ten (10) feet.
- b. On corner lots the side yard on the side of the lot abutting the side street shall not be less than ten (10) feet except an accessory building which is not part of the main building may locate as near as five (5) feet from the side of the lot abutting the side street provided the lot in the rear of the corner lot does not front the side street.
- c. The required setback of buildings for a nonresidential principal use, except for accessory buildings less than five hundred (500) feet, shall be a minimum distance of ten (10) feet from the lot line of a residentially zoned property unless a more restrictive use-specific setback applies.

(3) *Rear yard.*

- a. There shall be a rear yard having a depth of not less than twenty (20) percent of the depth of the lot provided, however, that the depth of such rear yard shall be not less than fifteen (15) feet and need not exceed twenty-five (25) feet.

(b) *Lot area.*

- (1) Every lot shall contain an area of not less than five thousand (5,000) square feet, a width of not less than fifty (50) feet and a

depth of not less than one hundred (100) feet.

(Ord. No. 20783, § 3(VII-A(4)), 9-22-99; Ord. No. 24807, § VI, 8-27-14)

Sec. 40-95. - Sign regulations.

Signs shall be permitted in accordance with section 40-80 of this chapter.

(Ord. No. 24364, § X, 11-7-12; Ord. No. 24807, § VII, 8-27-14)

Sec. 40-96. - Off-street parking and clear vision area requirements.

Shall be provided as set forth in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations.

(Ord. No. 20783, § 3(VII-A(5)), 9-22-99; Ord. No. 23330, § IV, 6-11-08; Ord. No. 24364, § X, 11-7-12)

Sec. 40-97. - Exterior wall materials.

(a) Residential dwellings.

(1) Dwellings shall meet the requirements set forth in section 40-46 of this Code.

(2) Manufactured and mobile homes shall meet the requirements set forth in section 40-720 of this Code.

(b) Nonresidential buildings and nonresidential accessory buildings shall be compatible as defined in section 40-46 of this Code, except when the building is less than five hundred (500) square feet in area.

(c) A variance may be granted for exterior wall materials under the provisions set forth in section 40-792 of this Code.

(Ord. No. 24240, § III, 3-28-12; Ord. No. 24364, § X, 11-7-12)

Sec. 40-98. - Landscaping standards.

Landscaping shall be provided in accordance with Sec. 40-84 of this Chapter.

(Ord. No. 24807, § VIII, 8-27-14)

Sec. 40-99—40-105. - Reserved