

Schedule of Zoning District Regulations

Zoning District: R-1R (Single Family Residential - Restricted)

Permitted Uses:

As specified in subdivision covenants or otherwise legal document/contract germane to land use within the separate parish subdivision/residential communities; to include land uses for single family dwellings (excluding mobile homes); private parks, gardens, playgrounds, golf courses, and recreational facilities; subdivision/community public fire protection, security, and utility facilities; home occupations; private garages; commercial and accessory uses as allowed in covenant or contract. Enforcement of said permitted uses within the meaning of this provision shall be exclusively granted to those persons who have an enforceable legal right of action and cause of action as it relates to subdivision covenants or otherwise legal document (s) / contract (s) germane to land use within the separate parish subdivision/residential communities, including all those listed within this section.

Permitted as Exception by Board of Adjustment:

Those land uses deemed necessary by parish jurisdictional authorities to protect the health, safety, and well-being of residents of the contract subdivision and/or adjacent neighboring communities.

Permitted Signs:

One sign identifying each subdivision not to exceed 10 feet in height and 32 square feet in size.

Maximum Floor Area: None

Maximum Height of Main Building: 60 feet

Lot Requirements (*): Minimum Lot Area 12,000 square feet

Front Yard - 30 feet

Side Yard - Total: 20% of lot width (min. 10 feet)

Rear Yard - 20% of lot depth (not required to exceed 25 feet)

Or as required by the subdivision/community covenant contract or zoning district R-1 requirements (whichever is most restrictive).

(* Subject to "Louisiana State Sanitary Code, Chapter 13".