

ORDINANCE

PURPOSE:

To amend the Ascension Parish Unified Land Development Code (LDC) Appendix I – Zoning Tables. Specifically to amend Table B – *Site Requirements by District*, note 4 under *Residential*, and note 1 under *Commercial* to specify the minimum width of the strip of land connecting a ‘flag’ frontage to the rear portion of a newly created lot.

WHEREAS, Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

WHEREAS, the Parish of Ascension is the governing and responsible body over the planning and zoning regulations within this jurisdiction, and

WHEREAS, Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this parish, and

NOW THEREFORE, BE IT ORDAINED by the Ascension Parish Governing Authority that the Unified Land Development Code (LDC) of Ascension Parish Louisiana, Appendix II – Development Code, is amended as follows, as more fully described in Exhibit A attached hereto and made a part hereof:

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby and henceforth repealed.

SEVERABILITY: In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portions of the Ordinance.

EFFECTIVE DATE: This Ordinance shall be in full effect as permitted by law.

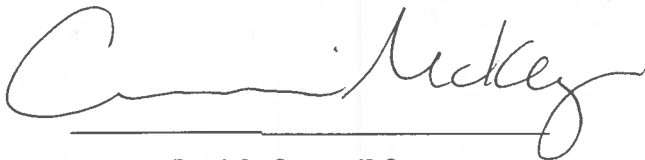
Yeas: Oliver Joseph, Joel Robert, Travis Turner, Brett Arceneaux, Todd Varnado, Chase Melancon, Brian Hillensbeck, Blaine Petite, Pam Alonso, Dennis Cullen, Jenn DeFrances

Nays: None

Not Voting: None

Absent: None

And this ordinance was passed on this 4th day of June, 2026.



Attest: Parish Council Secretary



Clint Cointment, Parish President

APPENDIX I ZONING TABLES

TABLE B

SITE REQUIREMENTS BY DISTRICT

RESIDENTIAL

DISTRICT	MAXIMUM RESIDENTIAL DENSITY (UNITS PER ACRE)	MINIMUM LOT SIZE (SF)	MINIMUM LOT FRONTAGE (FEET) WITH CENTRAL SEWER ⁴	MINIMUM LOT FRONTAGE (FEET) WITHOUT CENTRAL SEWER ⁴	MINIMUM FRONT SETBACK (FEET) ³	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) ²	MINIMUM REAR SETBACK ²	MINIMUM SIDE SETBACK (FEET) ²	MAXIMUM BLDG HEIGHT (FEET)
MU Mix Use Corridors	Single-family 8 duplex, zero lot line 10 townhouses— Comply with subdivision regulations mobile home park comply with mobile home regulations multi-family residential 20 ¹	Single-family 7,200 sq. ft. townhouses— 1,440 sq. ft. duplex 8,000 sq. ft. zero lot line-4,000 sq. ft. multi- family residential 43,560	Single- family 50 ft. zero lot line 40 ft. duplex, multi-family residential 80 ft. townhouses 18 ft.	NA NA NA NA	25 ft. or 20 ft. for TH	55 ft. or 75 ft. from centerline of any state hwy	20 ft.	Single-family 5 ft. zero lot line 0 one side; 5 opposite townhouses comply with subdivision regulations multi- family/ apart 20	35 ft.
MU2 Mixed Use Corridors	Single-family 4 townhouses— Comply with subdivision regulations	Single-family 7,200 sq. ft. townhouses— 1,440 sq. ft.	Single- family 50 ft. townhouses 18 ft.	NA NA	25 ft or 20' for TH	55 ft. or 75 ft. from centerline of any state hwy	20 ft.	Single-family 5 ft. townhouses comply with subdivision regulations	35 ft.

CC Crossroad Commercial	Single-family 8 duplex, zero lot line 10 townhouse—Comply with subdivision regulation mobile home park comply with mobile home regulation multi-family residential 20 ¹	Single-family 7,200 sq. ft. zero lot line 4,000 sq. ft. townhouses—1,440 sq. ft. duplex 8,000 sq. ft. multi-family residential—43,560 sq. ft.	Single-family 50 feet zero lot line 40 ft. townhouses 18 ft. duplex, multi-family residential 80 ft.	NA NA NA NA	25 ft. or 20' for TH	55 ft. or 75 ft. from centerline of any state hwy	20 ft	Single-family 5 ft. zero lot line 0 one side; 5 opposite townhouses comply with subdivision regulations multi-family/apart 20	35 ft
RM Medium Intensity Residential	Single-family units 3	Single-family 16,000 open ditch st. design** 14,000 curb and gutter st. design** 10,500	Single-family 90 ft. Open ditch 90 ft. Curb and gutter 70 ft.	90 ft.	25 ft.	55 ft. or 75 ft. from centerline of any state hwy	20 ft.	Single-family 5	35 ft.
R Rural	Single-family 2	Single-family 20,000 sq. ft.	Single-family 100 ft.	Single-family 100 ft.	25 ft.	55 ft. or 75 ft. from centerline of any state hwy	20 ft.	10 ft.	35 ft.
C Conservation	Single-family 1	Single-family 43,560 sq. ft.	Single-family 100 ft.	Single-family 100 sq. ft.	25 ft.	55 ft. or 75 ft. from centerline of any state hwy	20 ft.	10 ft.	35 ft.
C5 Conservation 5	Single Family 1 unit per 5 acres	Single Family 217,800sq. ft.	Single Family 100 ft	Single Family 100 sq. ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	10 ft.	35 ft.

LI Light Industrial	NONE	Single-family 43,560 sq. ft.	NONE	Detached — 80 ft.	25 ft.	55 ft. or 75 ft. from centerline of state hwy	20 ft.	10 ft.	NONE
MI Medium Industrial	NONE	Single-family 87,000 sq. ft. (1)	Single-family 100 ft.	Single-family 80 ft.	25 ft.	55 ft. or 75 ft. from centerline of any State Hwy	20 ft.	10 ft.	NONE
HI Heavy Industrial	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

* Without central sewer** With central sewer

1 Only on existing lots of record created prior to the adoption of this ordinance and on lots created by family partitions.

2 Maximum number of dwelling units for an entire apartment complex is 48 units; 30 percent of total site area shall be contiguous green space with minimum spacing between apartment buildings or an apartment building and an accessory structure being 20'; a six-foot solid fence is required around sides and rear of an apartment development.

3 On lots fronting on turning circles, t-turnarounds and street corners, the front yard may be reduced to one-half (½) the required front yard.

4 Measured width at minimum building line. Any strip of land beyond the 'flag' frontage of a lot must be a minimum of 20' in width.

