

Offered by Chris Paige, who moved its adoption,
and duly seconded by Patsy Hoover.

O R D I N A N C E-007-2022

An Introduction Ordinance to amend the minimum acreage and the required documentation for subdividing property in Natchitoches Parish and all of its participating municipalities.

WHEREAS, the Natchitoches Parish Planning Commission has come across issues for addressing smaller lot divisions, and

WHEREAS, sub-dividers found no ordinance indicating minimum subdivision regulations, but there are indications for building site area.

NOW, THEREFORE, BE IT ORDAINED, by the Natchitoches Parish Council, in regular and legal session convened on this 23rd day of February 2022, that:

SECTION 1. The minimum square footage and acreage allowed will be the same as the Louisiana Department of Health; Louisiana Administrative Code; Title 51: Public Health - Sanitary Code; Part XIII.

WHEREAS, the minimum square footage for a subdivision is 22,500, which equals to 0.516529 acres or 125/242 acres to be exact.

WHEREAS, the minimum square footage can be changed at any time by the Louisiana Department of Health, and the new square footage will be the accepted square footage enforced by the Natchitoches Parish Planning Commission.

WHEREAS, the square footage for "building site area" in the current Code of Ordinance; Chapter 125: Zoning will be changed to one general minimum square footage for all districts.

WHEREAS, Natchitoches Planning Commission has the authority to allow sub-standard lots (range between 21,780 square footage (0.5 acres) and 22,499 square feet (0.51650597 acres)) with special exemption.

SECTION 2. After subdivision has been approved and signed by the Planning Commission, the applicant is required to record the plat with the Clerk of Court and return a non-certified copy of the plat from the Clerk of Court to Planning and Zoning Department to be filed with applicant's application. Once the plat is recorded, the sub-division is officially approved and finalized. Recording and non-certified copy of the plat costs will be the responsibility of the applicant to pay.

WHEREAS, the Clerk of Court charges for recordings and non-certified copies of plats. The charge cost can be changed at any time by the Clerk of Court department, and the new cost will be accepted by the Natchitoches Parish Planning Commission.

SECTION 3. Applicants who do not abide by sub-division and recording regulations can be denied permits for subdivided parcels.

SECTION 4. All Ordinances, or parts of Ordinances' that conflict herewith are hereby repealed.

And the Ordinance was declared adopted on this _____ day of _____, **2022.**

ATTEST:


John Salter, Chairman


Sheryl Frederick,
Parish Council Clerk