

ARTICLE VIII.

TOWN HOUSE DEVELOPMENTS*

*Editor's note: Ord. No. 2029, adopted June 19, 2001, did not specify manner of codification, hence; inclusion of these provisions as §§ 18-191, 18-192 was at the discretion of the editor.

Sec. 18-191. Generally.

Town housing means two (2) or more attached living units with common or party side walls between units designated so that each unit may be sold independently as a lot with its own yards and parking spaces. Town houses shall be permitted only in the R-2, R-3, R-4, C-1, C-2 and C-3 zoning districts.

A town house district permits the development of attached town homes compatible with the surrounding residential development. The maximum density is twelve (12) units per acre. Churches, schools, public buildings, recreational facilities and other accessory uses normally compatible with surrounding residential development may be permitted.

Location: In town house zoning districts, town house projects shall front at least fifty (50) feet on a public street and be generally compatible with existing developments in the neighborhood.

Procedure: Before the Planning and Zoning Commission considers an application for a town house zoning district, the applicant shall submit a preliminary subdivision layout to the zoning administrator as the first step in the procedure requirement and also meet the following design criteria. After initial review by the Zoning Administrator the preliminary layout will then be brought before the planning and zoning commission for public hearing as set forth in Article 14 of Ordinance No. 1084 of the Thibodaux Municipal Zoning Ordinance.

(Ord. No. 2029, 6-19-2001)

Sec. 18-192. Site plan, lot size and area. Parking and open space provisions.

- (A) Site plan and design criteria, general. It is the intent of this section that town house projects in areas where they are or may be permitted shall constitute groupings making efficient, economical, comfortable and convenient use of land and open space and serving the public purposes of zoning by means alternative to conventional arrangements of yards and buildable areas.
- (B) Site plan and design criteria, details. In line with the general considerations above:
 - (1) Not more than six (6) contiguous town houses shall be built in a row with the same or approximately the same front building line and not more than twelve (12) town houses shall be contiguous.
 - (2) Minimum width for the portion of the lot on which the town house is to be constructed shall be twenty (20) feet.

- (3) Minimum individual lot area shall be fifteen hundred (1500) square feet.
 - (4) Separation requirements.
 - a. No portion of a town house or accessory structure in or related to one (1) group of contiguous town houses shall be closer than twenty (20) feet to any portion of a town house or accessory structure related to another group, or to any building outside the town house area, nor shall any structure be less than twenty (20) feet from a public street right-of-way and ten (10) feet off any side street right-of-way if said building is located on a [corner] lot. Garage entrances or parking shall be prohibited on side streets.
 - b. No portion of a duplex shall be closer than ten (10) feet to any portion of a duplex or accessory structure or to any building outside the duplex area, with no more than six (6) being contiguous; however, if more than six (6) duplexes are contiguous then there shall be a minimum separation requirement of twenty (20) feet.
 - (5) Yards. There shall be a twenty-five (25) foot yard along sides and rear of each town house site wherever it adjoins a lot containing single family dwellings in R-1, R-2, R-3 and R-4 or vacant lots in R-2, R-3 and R-4 districts and a five (5) foot side and ten (10) foot rear yard in any other circumstances not addressed herein. Each town house shall have its own lot yard space of at least two hundred (200) square foot, reasonably secluded from view from streets or from neighboring property. Such yard shall not be used for off-street parking or for an accessory building.
 - (6) Grouped parking facilities. Insofar as practicable, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interior of blocks. Practicable methods of drainage shall be assured by developers in connection with common parking facilities, and all such facilities shall be improved to city standards for off-street parking areas, with at least two (2) spaces per unit on the lot plus one (1) visitor parking space per each two (2) units, which may be provided in separate areas when an adequate area for three (3) parking spaces, including garage or carport areas, is not provided on an individual lot.
- (C) Drives, parking and utilities. Design and construction of drives, drainage and landscaping and location of utilities shall be subject to review and approval by the Department of Public Works before approval of the preliminary plan by the Planning and Zoning Commission.
- (1) Lots may front on driveways with access to a public street by means of a private servitude of access, provided that driveways extending more than three hundred (300) feet from a public street provide adequate turning and maneuvering area in accordance with subdivision regulations. All other requirements for public streets and servitudes as set forth in the City of Thibodaux Subdivision Regulations.
 - (2) Parking areas shall be at least sixty-five (65) feet wide where parking or carports are on both sides of a common driver at least forty-two (42) feet wide where there

is parking on one (1) side only except where diagonal parking is to be provided, parking areas shall be at least fifty-seven (57) feet wide for parking on both sides or thirty-six (36) feet for parking on one (1) side.

- (3) Before approval of the final subdivision plans by the Planning and Zoning Commission, restrictions shall be submitted, including designation of all servitudes, lot lines, parking areas and other open space, with provision for perpetual maintenance where applicable on all improvements including pavements, utilities and services. Restrictions shall clearly indicate that the city will not accept any maintenance responsibility for private drives and parking spaces.
- (4) Servitudes in favor of the lots shall be provided at the front or rear of lots in the required front or rear yards for off-street parking and utilities, but entrances to front yard parking areas shall be not less than fifty (50) feet apart, unless an individual space is provided for each lot. Parking spaces and drives shall be constructed of concrete or asphalt.
- (5) There shall be a six (6) foot high wall or solid fence along the sides and rear of the project wherever it adjoins residential lots.
- (6) Only town houses may be built in such a subdivision and the subdivision must be undertaken within six (6) months of final subdivision approval. If construction of subdivision is not undertaken within six (6) months, the Planning and Zoning Commission shall revoke approval of the subdivision unless some compelling reason can be shown for its continuance.

(Ord. No. 2029, 6-19-2001)