

TEXT STUDY STAFF REPORT
Unified Development Code



PLANNING & DEVELOPMENT

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Study Title: Unified Development Code Phase 2:
Implementation, “Housekeeping” Text Amendments
No. 6 (**Amendments 6, 7, and 8 Combined**)

Public Notice:

10/30/2024; 11/6/2024; 11/28/2024; 12/4/2024;
1/1/2025; 1/7/2025

Purpose: To make additional minor changes and clarify the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC), which was adopted on December 18, 2023, via Ordinance No. 23-5339, amended on July 11, 2024 via Ordinance No. 24-7619, and became effective August 2, 2024.

Planning & Zoning Commission: 11/12/2024;
12/10/2024; 1/14/2025

Recommendation: Approved with the recommendation to modify Exhibit 600-3-17: Side and Rear Landscape Area Requirements by Type

Parish Council: 2/6/2025

Location: Parishwide

FINDINGS

1. *History.* A summary of key Council Actions relevant to this Text Study is summarized below.

Ord. No.	Adopted	Effective	Title	Summary	Relevant Code of Ordinances Impacted
23-5339	12/18/23	7/1/24	Comprehensive Rewrite, Part II UDC	Streamlined Part II of the Parish Code of Ordinances into a Unified Development Code.	Ch. 30, 40, 100, 120, 125, and 130
24-7591	6/6/24	6/6/24	UDC Effective date extension	Amended the effective date of St. Tammany Parish Ordinance Council Series No. 23-5339 relative to the renaming and reorganization of the St. Tammany Parish Code of Ordinances Part II: Unified Development Code (Parishwide).	Part II: UDC Chapters 100 - 900
24-7619	7/11/24	8/2/24	Part I Reference Alignment with Part II UDC	Updated and clarified references throughout Part I of the Code of Ordinances (The Code) to correctly reference the Unified Development Code (Part II) prior to its effective date. (Parishwide)	Part I of the Code of Ordinances
24-7620	7/11/24	8/2/24	Part II UDC Housekeeping Amendments 1 and 2	Addressed public comments, improved Code administration, made minor changes and corrections, and clarified the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 prior to its effective date on August 02, 2024. (Parishwide)	Part II: UDC Chapters 100 - 900

24-5592	10/3/24	10/4/24	Part II UDC Housekeeping Amendment 3	Updated policies, corrected errors, and clarified standards throughout the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 after its effective date on August 02, 2024 (Parishwide).	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900
24-5611	11/7/24	11/7/24	Part II UDC Housekeeping Amendment 4	Updated policies, corrected errors, and clarified standards throughout the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 after its effective date on August 02, 2024 (Parishwide).	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900
24-5641	12/5/24	12/5/24	Part II UDC Housekeeping Amendment 5	Updated policies, corrected errors, and clarified standards throughout the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 after its effective date on August 02, 2024 (Parishwide).	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900

2. *Stakeholder Engagement.* The Department of Planning and Development continues to identify area for improvement based on direct experience with the UDC's implementation.

- *Round 6 Amendments were recommended for approval at the November 12, 2024 Planning and Zoning Commission, introduced at the December 5, 2024 Parish Council hearing (Ord. Calendar No. 7763) and postponed at the January 9, 2025 Council hearing.*
- *Round 7 Amendments were recommended for approval at the December 10, 2024 Planning and Zoning Commission and were postponed at the January 9, 2025 Parish Council hearing (Ord. Calendar No. 7791).*
- *Round 8 Amendments were recommended for approval at the January 14, 2025 Planning and Zoning Commission.*

In an effort to work together with interested and effected stakeholders, the Department of Planning and Development held several meetings to discuss comments, deliberate, and reach consensus gained from the practical insights from all who attended. These changes focus on refining, correcting, and enhancing the UDC to better support its application. This newly created Housekeeping No. 6 is therefore a combined version of the original Housekeeping numbers 6, 7, & 8.

3. *Summary of proposed changes.* Proposed changes are listed and categorized by the type of change involved below. These proposed changes are also shown in a 'marked up' version of the Code in **Appendix A**. In some cases, changes summarized manifest in the Code as part of multiple recommendations in **Appendix A**. To help

‘toggle’ between the proposed change summarized below and the recommended changes tracked in **Appendix A**, the corresponding numbers are listed at the end of each summary item below.

a. Policy changes include:

- i. Amend Section 100-5 to add a definition for Heritage Tree and amend definition of a Private Directional Sign. (Part II – Unified Development Code, Chapter 100, Appendix A, Recommendation No. **1**)
- ii. Amend Section 200-3.12 state any increase in density is considered a Major Amendment to the PUD. (Part II – Unified Development Code, Chapter 200, Appendix A, Recommendation No. **4**).
- iii. Amend Exhibit 400-2 Site & Structure Standards: Residential Districts, Sec. 400-2.2 Single Family Residential District, and Sec. 400-2.3 Two-Family Residential Districts to adjust the required front yard setbacks in the S-2 and TF Districts, change the minimum lot size in the TF Two-Family Residential District for two-family dwellings and nonresidential uses, clarify the maximum allowable density and minimum allowable width and area in the TF District, and require that at least one parking space must be provided within the buildable area of the site for both zoning classifications. (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. **5**).
- iv. Amend Sec. 400-1.2, Sec. 400-3.1, Exhibit 400-3, Exhibit 400-4, and Sec. 400-3.5 to omit the HC-2A Highway Commercial District zoning classification and revise the max building size in the HC-2 Highway Commercial District (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. **6**).
- v. Amend Exhibit 400-3 Permitted Uses: Commercial Districts and Sec. 400-3.5 Highway Commercial Districts to list Outdoor Storage Yard uses as Conditional Uses in the HC-2, HC-3, and HC-4 Highway Commercial Districts and list Multi-Family Dwelling uses as Conditional Uses in the HC-2 Highway Commercial District, and Sec. 400-8 Use Standards to add minimum standards for conditional use permit requests for Outdoor Storage Yard uses and Multiple-Family uses. (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. **8**)
- vi. Amend Sec. 600-3.2 to state that where a major subdivision utilizes an incentive which allows up to a 20% reduction in lot width or area, a 20% reduction of lot setbacks is also applicable (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. **11**).
- vii. Amend Exhibit 600-3-13 to require larger buffers where a commercial or industrial use abuts a residential use and amend Exhibit 600-3.4 Landscape Regulations to match (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. **16**).
- viii. Amend Sec. 600-4.3 Sign Standards to clarify size and permit requirements for miscellaneous signs related to nonresidential uses, remove reference to driveway signs, clarify location

standards for billboards, and add snipe signs to the list of prohibited signs. (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 17)

- ix. Amend Sec. 900-3.2 General Planning and Layout Requirements for Streets to add requirements for a second entrance or exit way for multi-family development (Part II – Unified Development Code, Chapter 900, Appendix A, Recommendation No. 18)

b. Clarifications include:

- i. Amend Section 2-752 to clarify fees for zoning change appeals related to the decisions of the Planning and Zoning Commission (Part I – Code of Ordinances, Chapter 2, Appendix A, Recommendation No. 2).
- ii. Amend Section 200-2 to clarify that an application for a minor subdivision which has been denied by the Parish Council will not be reviewed or heard within 1 year of the date of denial (Part II – Unified Development Code, Chapter 200, Appendix A, Recommendation No. 2)
- iii. Amend Section 200-3.8 Land Clearing Applications to clarify all Live Oaks and Cypress 8” or greater dbh must be preserved where applicable (Part II – Unified Development Code, Chapter 200, Appendix A, Recommendation No. 3)
- iv. Amend Section 400-8 to clarify minimum standards for Commercial Excavation uses. (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. 9)
- v. Amend Section 600-3.3 Tree Preservation and Mitigation to clarify protection standards for Live Oak and Cypress trees (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 12)
- vi. Amend Exhibit 600-3-17 to clarify and provide visual examples of the landscape area requirements for commercial and industrial developments with a recommendation to modify Exhibit 600-3-17: Side and Rear Landscape Area Requirements by Type to clarify the title of diagram “F” to state “Industrial abutting Residential and Commercial” rather than “Industrial abutting non-Industrial” and to clarify that other more stringent standards may be required for certain development types as listed in Sec. 400-8 Use Standards. (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 14)
- vii. Amend Section 600-3.4 to clarify that a request to forego an irrigation system required in a commercial or industrial development must be accompanied by a stamped plan for a natural system or Low Impact Development enhancements consistent with the St. Tammany Parish Low Impact Development Guidebook (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 15).

c. Corrections include:

- i. Amend Section 2-740 to be consistent with TIA fees assessed in Part II – Unified Development Code (Part I – Code of Ordinances, Chapter 2, Appendix A, Recommendation No. 1).

- i. Amend Section 400-4 Site & Structure Standards: Commercial Districts and Sec. 400-3.3 General Commercial Districts to correct the maximum building size allowable within the GC-1 General Commercial District and the GC-2 Public, Cultural, and Recreational District (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. **7**)
- ii. Amend Section 600-2 to add regulations for building façade areas (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. **10**).
- i. Amend Sec. 600-3.3 Tree Preservation and Mitigation to clarify all Live Oaks and Cypress trees 8” or greater dbh must be preserved where applicable and remove references to Heritage trees outside of the Major Subdivision Incentives ordinance. (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. **13**)

APPENDIX A
PROPOSED AMENDMENTS
TO
PART II: LAND DEVELOPMENT CODE
ST. TAMMANY CODE OF ORDINANCES
(last amended per Council Ord. No. 24-5641)

Proposed Changes Key:**Blue, Bold Text, and Underlined text** – Added Text~~Red and strikethrough text~~ - Deleted Text**Proposed amendments to St. Tammany Parish’s Code of Ordinances, Part I – Code of Ordinances, include the following:****1. Correct Chapter 2 – Administration, Sec. 2-740 – Concept Subdivision Plan Review to be consistent with TIA fees assessed in Part II – Unified Development Code, to read as follows:**

* * *

CHAPTER 2 – ADMINISTRATION

* * *

ARTICLE XVII – PARISH FEES

* * *

Sec. 2-740 – Concept Subdivision Plan Review

The following fees are for tentative subdivision stages Concept Subdivision Plan Review:

- (1) Lot fee, \$500.00 filing fee plus \$40.00 per lot.
- (2) Traffic impact fee analysis. If required, ~~\$250.00~~ **\$500.**
- (3) Drainage impact fee analysis. If required, \$250.00.
- (4) If a PUD would be assessed, \$500.00 filing fee at preliminary.
- (5) Add \$75.00 advertising fee.
- (6) Minor Modification to Concept Subdivision Plans: \$500

2. Clarify Chapter 2 – Administration, Sec. 2-752 – Appeal Fee for Minor and Major Subdivisions to clarify fees for zoning change appeals, to read as follows:

CHAPTER 2 – ADMINISTRATION

* * *

ARTICLE XVII – PARISH FEES

* * *

Sec. 2-752 – Appeal fee for ~~minor and major subdivisions~~ **decisions of the Planning and Zoning Commission.**

The following are fees for appeals from decisions of the Planning and Zoning Commission to the Parish Council:

- (1) Fees for appeal of minor subdivision and major subdivision applications \$250.00.
- (2) Fees for appeal of zoning change applications \$250.00.
- (3) Fees for all other decisions of the Planning and Zoning Commission \$250

~~(2)~~(4) Exemptions. If a manifestly unreasonable financial hardship is demonstrated by an applicant for a for a conditional use or planned corridor development appeal on a single-family residential parcel, the appeal fee may be waived, subject to the following parameters:

- a. A manifestly unreasonable hardship shall be defined as a situation where the demonstrated income of the property owner falls within the parameters set by the most recent US. Department of Housing and Urban Development ~ Public Housing and Section 8 Income Limits for Very Low Income (50% of regional median income).
- b. Adequate financial documentation shall be presented to the impact fee administrator to determine Qualifications for said waiver.
- c. No individual may receive more than a single waiver of said fees

Proposed amendments to St. Tammany Parish’s Code of Ordinances, Part II - Unified Development Code, include the following:

1. Amend Chapter 100 – Administration, Sec. 100-5 Definitions to clarify size requirements for *private directional signs* and add a definition for *heritage tree*, to read as follows:

Heritage Tree. A hardwood tree which is 18-inch dbh or greater, which is assigned a Grade B or better which does not include pine trees.

* * *

Sign, Private Directional. On-premise signs that direct vehicular or pedestrian traffic into or within a premise **and do not exceed four square feet in size.**

2. Amend Chapter 200 – Procedures, Sec. 200-2 Common Procedures to clarify that an application for a minor subdivision which has been denied by the Parish Council will not be reviewed or heard within 1 year of the date of denial unless substantial new evidence is available or a significant mistake of law or fact affected the prior denial, to read as follows:

Sec. 200-2 Common Procedures.

* * *

F. Resubmission of Denied Applications.

1. The following application types which have been denied **by the Parish Council** will not be reviewed or heard within 1 year of the date of denial unless substantial new evidence is available or a significant mistake of law or of fact affected the prior denial: applications for zoning change initiated by individual applicants, applications for conditional use, applications for planned unit development, **applications for minor subdivisions,** and variance applications.
2. The Department of Planning and Development shall decide whether the resubmitted application is appropriate for resubmittal before expiration of the 1 year wait requirement. An application resubmitted earlier than 1 year from the date of denial shall include a detailed statement of the grounds justifying its consideration.
 - a. Unless substantial new evidence is available or a significant mistake of law or fact affected the prior denial, the Department of Planning and Development shall return the resubmitted application to the applicant, and it shall not be processed.

3. Amend Chapter 200 – Procedures, Sec. 200-3.8 Land Clearing Applications to clarify all Live Oaks and Cypress 8” or greater dbh must be preserved where applicable, to read as follows:

Sec. 200-3.8 Land Clearing Applications.

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B. Submittal Requirements.

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2. In addition to the information required on parish-provided application forms, the land clearing application must include the following attachments:

- a. Recorded boundary survey, with legal description.
- b. Tree survey showing all live oaks and cypress ~~18~~ inches in caliper or larger for commercial development, including multi-family.

4. Amend Chapter 200 – Procedures, Sec. 200-3.12 Planned Unit Development to state any increase in density is considered a Major Amendment to the PUD, to read as follows:

Sec. 200-3.12 Planned Unit Development.

* * *

H. Changes to an Approved PUD.

* * *

- b. Major Changes to the PUD plan include changes to:
 - i. The use of the land.
 - a. The location of significant buildings and structures.
 - b. A cumulative reduction in total open space by more than five percent and/or below the minimum of 25 percent of required open space.
 - ~~c. A cumulative increase in the density of a development by more than 5 percent of the total originally approved overall acreage.~~ Any increase in density of an approved PUD plan.
 - d. A setback adjustment for an entire phase and/or 10 lots or more of a subdivision.

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5. Amend Chapter 400 – Zoning, Exhibit 400-2 Site & Structure Standards: Residential Districts, Sec. 400-2.2 Single Family Residential District, and Sec. 400-2.3 Two-Family Residential Districts to amend the required front yard setbacks, change the minimum lot size in the TF Two-Family Residential District for two-family dwellings and nonresidential uses, clarify the maximum allowable density and minimum allowable width and area in the TF District, and require that at least one

parking space must be provided within the buildable area of the site for both zoning classifications; all of which is in an effort to stay consistent with the purpose of the district standards, to read as follows:

Sec. 400-2 Residential Zoning District Regulations.

* * *

Exhibit 400-2 Site & Structure Standards: Residential Districts.

Site & Structure Standards	Residential Zoning Districts										
	E	R-1	R-2	L-1	L-2	S-1	S-2	TF	M-L	M-M	M-H
Lot Area (Min)*	7 acres	5 acres	3 acres	1 acre	0.5 acre	11,000 sf	7,500 sf	Res.: <u>Single Family Dwellings:</u> 7,500 sf Nonres 12,500sf <u>Two Family Dwellings and Nonres:</u> <u>10,800 sf</u>	Res: 20,000 sf Nonres: 6,000sf	Res.: 20,000 sf Nonres: 6,000sf	Res.: 20,000 sf Nonres: 6,000sf
Density: Lot Area per Dwelling Unit (Min)-(Max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7,500 sf per 1 unit <u>One Single Family Dwelling or One Two Family Dwelling Per Lot</u>	4,000 sf per 1 unit	2,500 sf per 1 unit	1,500 sf per 1 unit
Lot Width (Min)	300'	300'	200'	150'	100'	90'	75'	75'	N/A	N/A	N/A
Front Yard (Min)	50'	50'	50'	50'	30'	30'	20' <u>25'</u>	30' <u>25'</u>	25'	25'	25'
Side Yard (Min)	15'	15'	15'	15'	10'	10'	7.5'	10'	10'	10'	10'
Corner Side Yard (Min)	N/A	N/A	N/A	N/A	N/A	20'	15'	10'	20'	20'	20'
Rear Yard (Min)**	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
Lot Coverage (Max)	50%	50%	50%	60%	60%	60%	60%	50%	50%	50%	50%

Sec. 400-2.2 Single-Family Residential Districts.

* * *

G. S-2 Suburban Residential District.

* * *

4. Site and structure provisions.

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c. *Front yard.* Buildings shall be set back a minimum of ~~20~~ 25 feet from the front property line.

* * *

* * *

i. Off-street parking and loading requirements. Off-street parking and loading shall be provided in accordance with minimum standards established in Chapter 600 of this UDC. At least one 9’x18’ parking space must be provided outside of the required front-yard building setback and must therefore be located within the buildable area of the site.

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Sec. 400-2.3 Two-Family Residential Districts.**A. TF Two-Family Residential District.**

* * *

*4. Site and structure provisions.**a. Lot area.*

i. Minimum lot area is: ~~7,500 square feet per dwelling unit.~~

1. Single Family Dwellings: 7,500 square feet

2. Two Family Dwellings and Nonresidential uses: 10,800 square feet, or 5,400 square feet where a lot line divides a two-family dwelling.

3. Maximum net density permitted shall be one single family dwelling or one two-family dwelling per lot.

~~ii. Nonresidential uses. Minimum lot area is 12,500 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.~~

- b. Lot width. Minimum lot width is 75 feet, or 37.5' where a lot line divides a two-family dwelling.
- c. *Front yard.* Buildings shall be set back a minimum of ~~30~~ 25 feet from the front property line.
- d. Side yard. There shall be 2 side yards, one on each side of the building, having a minimum width of 10 feet each. On corner lots, the side yard setback from the side street shall also be a minimum of 10 feet wide.
- e. Rear yard. There shall be a rear yard having a depth of not less than 25 feet.
- f. Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
- g. Maximum lot coverage. The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.
- h. Height regulations. No building or dwelling for residential or business purposes shall exceed 45 feet in height above the natural grade of the property at the location of the structure as established in this UDC.
- i. Off-street parking and loading requirements. Off-street parking and loading shall be provided in accordance with minimum standards established in Chapter 600 of this UDC.
At least one 9'x18' parking space must be provided outside of the required front-yard building setback and must therefore be located within the buildable area of the site.

6. Amend Chapter 400 – Zoning including Sec. 400-1.2 Zoning Districts Established, Sec. 400-3.1 Commercial Zoning Districts and Uses Established, Exhibit 400-3 Permitted Uses: Commercial Districts, Exhibit 400-4 Site & Structure Standards: Commercial Districts, and Sec. 400-3.5 Highway Commercial Districts to omit the HC-2A Highway Commercial District zoning classification and revise the max building size in the HC-2 Highway Commercial District so as not to create any legal non-conforming structures, to read as follows:

* * *

Sec. 400-1.2 Zoning Districts Established.

* * *

A. Base Zoning Districts.

The unincorporated areas of St. Tammany Parish are divided into the following base zoning districts, which promote a single use or permit a limited variety of use types:

HC-1 Highway Commercial District.

HC-2 Highway Commercial District.

~~HC-2A Highway Commercial District.~~

HC-3 Highway Commercial District.

HC-4 Highway Commercial District.

* * *

Sec. 400-3.1 Commercial Zoning Districts and Uses Established.

A. Districts.

The following commercial zoning districts are hereby established in order to promote commercial development that is compatible with adjacent land uses and districts and supports the health, safety, and welfare of the residents of St. Tammany Parish:

NC-1 Neighborhood Office District.

NC-2 Neighborhood Commercial District.

GC-1 General Commercial District.

GC-2 Public, Cultural and Recreational District.

PBC Planned Business Campus District.

HC-1 Highway Commercial District.

HC-2 Highway Commercial District.

~~HC-2A Highway Commercial District.~~

HC-3 Highway Commercial District.

HC-4 Highway Commercial District.

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Exhibit 400-3 Permitted Uses: Commercial Districts.

	Commercial Zoning Districts										
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	Use Standards
Residential											
Community Home	P*	P*	P*	P*	P*	P*	P*	P			Section 400-8.J
Day Care Home	P	P	P	P	P	P	P	P			
Dwelling, Single-Family	P	P	P	P	P	P	P	P			
Dwelling, Two-Family	P	P	P	P	P	P	P	P			
Dwelling, Multiple-Family					P				P		
Residential Care Facility			P	P	P	P	P	P	P		
Commercial											
Adult Use										P	Section 400-8.A
Animal Services	P	P	P	P	P	P	P	P	P	P	
Art Studio		P	P	P	P	P	P	P	P	P	
Automobile Sales							P	P	P	P	Section 400-8.Y
Auto Racing										P	
Auto Repair and Service							P*	P	P*	P*	Section 400-8.D
Bank and Financial Institution					P	P	P	P	P	P	
Bar (without Food Service)									P	P	
Bed and Breakfast		P	P	P	P	P	P	P	P	P	Section 400-8.E
Building Supply Showroom						P	P	P	P	P	
Car Wash						P	P	P	P	P	Section 400-8.HH
Catering Facility						P	P	P	P	P	
Cemetery								P	P	P	Section 400-8.H
Club or Lodge		P	P	P	P	P	P	P	P	P	
Convention Center				P	P	P	P	P	P	P	

	Commercial Zoning Districts										
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	Use Standards
Day Care Center, Adult		P	P	P	P	P	P	P	P	P	Section 400-8.O
Day Care Center, Child		P	P	P	P	P	P	P	P	P	Section 400-8.HH
Distribution or Warehousing Facility						P	P	P	P	P	
Food Processing						P	P	P	P	P	
Entertainment, Indoor							P	P	P	P	
Entertainment, Live Performances									P	P	
Funeral Home or Crematorium									P	P	
Garden Supply and Greenhouse		P	P	P	P	P	P	P	P	P	
Gas Station with Convenience Store						P	P	P	P	P	Section 400-8.M
Hotel					P		P	P	P	P	
Kennels, Commercial							P	P	P	P	Section 400-8.C
Laboratory			P	P	P	P	P	P	P	P	
Liquor Store						P	P	P	P	P	
Manufacturing, Artisan							P	P	P	P	
Marina, Commercial				P	P	P	P	P	P	P	
Medical Facility, Clinic	P	P	P	P	P	P	P	P	P	P	
Office	P	P	P	P	P	P	P	P	P	P	
Outdoor Retail Sales							P	P	P	P	Section 400-8.BB
Outdoor Display of Building, Pool, and Playground Equipment							P	P	P	P	Section 400-8.DD
Outdoor Storage Yard							P	P	P	P	Section 400-8.BB
Parking Lot					P	P	P	P	P	P	
Place of Worship		P	P	P	P	P	P	P	P	P	
Personal Service Establishment		P	P	P	P	P	P	P	P	P	
Printing Establishment						P	P	P	P	P	

	Commercial Zoning Districts										
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	Use Standards
Recreation, Commercial									P	P	
Recreational Vehicle Park				P	P	P	P	P	P	P	Sec. 400-8.II
Retail Establishment		P	P	P	P	P	P	P	P	P	
Restaurant, Delicatessen		P	P	P	P	P	P	P	P	P	
Restaurant, Dine-In with Lounge.		C	C	C	C	P	P	P	P	P	
Restaurant, Dine-In without Lounge		P	P	P	P	P	P	P	P	P	
Restaurant, Drive-Thru						P*	P	P	P	P	Section 400-8.P
Sales Center with Assembly Processes							P	P	P	P	
Short Term Rental	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Section 400-8.JJ
Transportation Terminal									P	P	
Truck Stop (video poker prohibited)										P	
Vehicle Impound Lot									P	P	
Veterinary Clinic, No Outdoor Kennels	P	P	P	P	P	P	P	P	P	P	Section 400-8.C
Veterinary Clinic, Outdoor Kennels							P	P	P	P	Section 400-8.C
Warehouse, Self-Storage							P	P	P	P	Section 400-8.Y
Wholesale Goods Establishment						P	P	P	P	P	
Agricultural and Open Space											
Athletic Field				P	P	P	P	P	P	P	
Golf Course and Recreational Facility				P	P	P	P	P	P	P	
Gymnasium				P	P	P	P	P	P	P	
Park				P	P	P	P	P	P	P	
Playground				P	P	P	P	P	P	P	
Public and Institutional											
Community Center				P	P	P	P	P	P	P	
Educational Facility, Adult Secondary		P	P	P	P	P	P	P	P	P	

	Commercial Zoning Districts										
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	Use Standards
Educational Facility, Business College or School					P	P	P	P	P	P	
Educational Facility, Learning Center		P	P	P	P	P	P	P	P	P	
Educational Facility, Elementary or Middle School		P	P	P	P	P	P	P	P	P	
Educational Facility, High School		P	P	P	P	P	P	P	P	P	
Educational Facility, University and Associated Research Center				P	P	P	P	P	P	P	
Educational Facility, Vocational School				P	P	P	P	P	P	P	
Utilities											
Electrical Energy Substation	P	P	P	P	P	P	P	P	P	P	
Small Wireless Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Solar Energy Systems					P*	P*	P*	P*	P*	P*	Sec. 400-8.KK
Stormwater Retention or Detention Facility	P	P	P	P	P	P	P	P	P	P	
Tower, Radio, Telecommunications, Television or Microwave			P*	P*	P*	P*	P*	P	P*	P*	Section 400-8.RR
Utility					P						

Exhibit 400-4 Site & Structure Standards: Commercial Districts.

Site & Structure Standards	Commercial Zoning Districts								
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-3	HC-4
Building Size (Max)	5,000 sf	10,000 sf	20,000 sf	15,000 sf	250,000 sf	20,000 sf	40,000 sf 75,000 sf	250,000 sf	250,000 sf
Lot Area (Min)	20,000 sf								
Lot Width (Min)	60'				N/A	80'			
Lot Coverage (Max)	50%								

Height (Max)* (applies to structures used for dwelling and business purposes)	35'	150'	60'
* For properties zoned HC-1, HC-2, HC-2A , HC-3, and HC-4 that are located within 100 feet of a residentially zoned property, the maximum height allowed is 35 feet.			

* * *

SEC. 400-3.5 HIGHWAY COMMERCIAL DISTRICTS.

* * *

B. HC-2 Highway Commercial District.

* * *

4. Site and Structure Provisions.

- a. Maximum building size. The maximum building size in the HC-2 District shall be ~~40,000~~ 75,000 square feet.

* * *

~~D. HC-2A Highway Commercial District.~~

1. ~~Purpose.~~ The purpose of the HC-2A Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

1. ~~Permitted uses.~~ Only those uses of land listed under ~~Exhibit 400-3 Permitted Uses~~ as permitted uses or the uses detailed in the list below are allowed within the HC-2A District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with ~~Chapter 200, Sec. 200-3.5~~.

a. ~~Animal services~~

b. ~~Art studio~~

c. ~~Athletic field~~

d. ~~Auto repair and service~~

e. ~~Automobile sales~~

f. ~~Bank or financial institution~~

g. ~~Bed and breakfast~~

h. ~~Building supply showroom~~

i. ~~Car wash~~

j. ~~Catering facility~~

k. ~~Club or lodge~~

l. ~~Community center~~

~~m. Community home*~~
~~n. Convention center~~
~~o. Day care center, adult~~
~~p. Day care center, child~~
~~q. Day care home~~
~~r. Distribution or warehousing facility~~
~~s. Dwelling, single family~~
~~t. Dwelling, two family~~
~~u. Educational facility, adult secondary~~
~~v. Educational facility, business college or school~~
~~w. Educational facility, learning center~~
~~x. Educational facility, elementary or middle school~~
~~y. Educational facility, high school~~
~~z. Educational facility, university and associated research center~~
~~aa. Educational facility, vocational school~~
~~bb. Entertainment, indoor~~
~~cc. Food processing~~
~~dd. Garden supply and greenhouses~~
~~ee. Gas station with convenience store~~
~~ff. Golf course and recreational facility~~
~~gg. Gymnasium~~
~~hh. Hotel~~
~~ii. Kennels, commercial~~
~~jj. Laboratory~~
~~kk. Liquor store~~
~~ll. Manufacturing, artisan~~
~~mm. Marina, commercial~~
~~nn. Medical facility, clinic~~
~~oo. Office~~
~~pp. Outdoor display of building, pool, and playground equipment~~
~~qq. Outdoor retail sales~~

~~rr. — Outdoor storage yard~~

~~ss. — Park~~

~~tt. — Parking lot~~

~~uu. — Personal service establishment~~

~~vv. — Place of worship~~

~~ww. — Playground~~

~~xx. — Printing establishment~~

~~yy. — Recreational vehicle park~~

~~zz. — Residential care facility~~

~~aaa. — Restaurant, delicatessen~~

~~bbb. — Restaurant, dine in with lounge~~

~~ccc. — Restaurant, dine in without lounge~~

~~ddd. — Restaurant, drive thru~~

~~eee. — Retail establishment~~

~~fff. — Sales center with assembly processes~~

~~ggg. — Short term rental*~~

~~hhh. — Stormwater retention or detention facility~~

~~iii. — Tower, radio, telecommunications, television or microwave*~~

~~jjj. — Veterinary clinic, no outdoor kennels~~

~~kkk. — Veterinary clinic, outdoor kennels~~

~~lll. — Warehouse, self storage~~

~~mmm. — Wholesale goods establishment~~

2. ~~Permitted temporary uses. The following temporary uses are permitted within the HC 2A District subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:~~

~~a. — Christmas tree sales~~

~~b. — Firework sales~~

~~c. — Mobile food trucks~~

~~d. — On location television or film productions (no sets)~~

~~e. — On location television or film productions (sets)~~

~~f. — Seasonal produce or seafood stands~~

~~g. — Snowball stands~~

3. ~~Site and Structure Provisions.~~

- a. ~~Maximum building size.~~ The maximum building size in the HC 2A District shall be 75,000 square feet.
- b. ~~Minimum lot area.~~ No new lot shall be created that is less than 20,000 square feet in area.
- c. ~~Minimum lot width.~~ Minimum lot width is 80 feet.
- d. ~~Transitional yard.~~ Where an HC 2A District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:
 - i. ~~Where lots in an HC 2A District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.~~
 - ii. ~~In an HC 2A District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.~~
 - iii. ~~In an HC 2A District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.~~
 - iv. ~~In an HC 2A District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.~~
 - v. ~~Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required in each yard. Each façade is measured separately, and the additional depth is required perpendicular to that façade.~~
- e. ~~Maximum lot coverage.~~ The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
- f. ~~Height regulations.~~
 - i. ~~No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially-zoned property shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Chapter 900, whichever is higher.~~

- ii. ~~In no case shall any building or dwelling for residential or business purposes exceed 60 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in **Chapter 900**, whichever is higher.~~
- g. ~~Special use restrictions.~~
- i. ~~Automotive repair and service facilities shall not exceed 10,000 square feet.~~
- ii. ~~Automotive sales shall not exceed 2 acres of display and storage.~~
- h. ~~Design criteria.~~
- i. ~~Required landscape areas.~~ All developments shall comply with the planting and landscape buffer requirements per ~~Sec. 600-3.4~~ of this UDC.
- ii. ~~Signage.~~ All signage shall comply with the standards per ~~Sec. 600-4~~ of this UDC.
- iii. ~~Lighting.~~ All site lighting shall comply with the standards per ~~Sec. 600-2~~ of this UDC.
- iv. ~~Parking/loading.~~ All parking and loading shall comply with the standards per ~~Sec. 600-5~~ of this UDC.

7. Amend Chapter 400 – Zoning, Exhibit 400-4 Site & Structure Standards: Commercial Districts and Sec. 400-3.3 General Commercial Districts to correct the maximum building size allowable within the GC-1 General Commercial District and GC-2 Public, Cultural, and Recreational District, to read as follows:

Exhibit 400-4 Site & Structure Standards: Commercial Districts.

Site & Structure Standards	Commercial Zoning Districts									
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4
Building Size (Max)	5,000 sf	10,000 sf	20,000 <u>15,000</u> sf	15,000 <u>20,000</u> sf	250,000 sf	20,000 sf	40,000 sf	75,000 sf	250,000 sf	250,000 sf
Lot Area (Min)	20,000 sf									
Lot Width (Min)	60'				N/A	80'				
Lot Coverage (Max)	50%									
Height (Max)* (applies to structures used for dwelling and business purposes)	35'				150'	60'				
* For properties zoned HC-1, HC-2, HC-2A, HC-3, and HC-4 that are located within 100 feet of a residentially zoned property, the maximum height allowed is 35 feet.										

* * *

Sec. 400-3.3 General Commercial Districts**A. GC-1 General Commercial District**

* * *

5. Site and structure provisions.

- a. *Maximum building size.* The maximum building size in the GC-1 District shall be ~~20,000~~
15,000 square feet.

* * *

B. GC-2 Public, Cultural, and Recreational District

* * *

5. Site and structure provisions.

- a. *Maximum building size.* The maximum building size in the GC-1 District shall be ~~15,000~~
20,000 square feet.

* * *

8. Amend Chapter 400 – Zoning, Exhibit 400-3 Permitted Uses: Commercial Districts and Sec. 400-3.5 Highway Commercial Districts to clarify that *Outdoor Storage Yard* uses are conditional uses in the HC-2, HC-3, and HC-4 Highway Commercial Districts and *Dwelling, Multiple-Family* uses are conditional uses in the HC-2 Highway Commercial District, and revise Sec. 400-8 Use Standards to clarify minimum standards for conditional use permit requests for *Outdoor Storage Yard* uses, and add minimum standards for conditional use permit requests for *Dwelling, Multiple-Family* uses, and renumber as appropriate, to read as follows:

Exhibit 400-3 Permitted Uses: Commercial Districts.

Use Category Specific Use	Commercial Zoning Districts										Use Standards
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	
Residential											
Community Home	P*	P*	P*	P*	P*	P*	P*	P*			Section 400-8. J
Dwelling, Multiple-Family					P		<u>C</u>		P*		Section 400-8.N
Commercial											
Day Care Center, Adult		P	P	P	P	P	P	P	P	P	Section 400-8. O <u>P</u>
Day Care Center, Child		P	P	P	P	P	P	P	P	P	Section 400-8. HH <u>P</u>
Outdoor Retail Sales							P	P	P	P	Section 400-8. BB <u>CC</u>

Use Category Specific Use	Commercial Zoning Districts										Use Standards
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	
Outdoor Display of Building, Pool, and Playground Equipment							P	P	P	P	Section 400-8. D EE
Recreational Vehicle Park				P	P	P	P	P	P	P	Sec. 400-8. H JJ
Restaurant, Drive-Thru						P*	P	P	P	P	Section 400-8. P Q
Short Term Rental	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Section 400-8. JJ KK
Industrial											
Outdoor Storage Yard							P C*	P	P C*	P C*	Section 400-8. BB O
Warehouse, Self-Storage							P	P	P	P	Section 400-8. Y Z
Utilities											
Solar Energy Systems					P*	P*	P*	P*	P*	P*	Sec. 400-8. KK LL
Tower, Radio, Telecommunications, Television or Microwave			P*	P*	P*	P*	P*	P*	P*	P*	Section 400-8. RR SS

* * *

Sec. 400-3.5 Highway Commercial Districts.

B. HC-2 Highway Commercial District.

* * *

2. Permitted uses.

* * *

qq. ~~Outdoor storage yard~~ Park

rr. Parking lot

ss. Personal service establishment

tt. Place of worship

uu. Playground

vv. Printing establishment

ww. Recreational vehicle park

xx. Residential care facility

yy. Restaurant, delicatessen

zz. Restaurant, dine-in with lounge

aaa. Restaurant, dine-in without lounge

bbb. Restaurant, drive-thru

ccc. Retail establishment

ddd. Sales center with assembly processes

eee. Short term rental*

fff. Stormwater retention or detention facility

ggg. Tower, radio, telecommunications, television or microwave*

hhh. Veterinary clinic, no outdoor kennels

iii. Veterinary clinic, outdoor kennels

jjj. Warehouse, self-storage

kkk. Wholesale goods establishment

3. **Conditional uses. The following uses are deemed conditional uses in the HC-2 Highway Commercial District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:**

a. **Dwelling, Multiple-Family**

b. **Outdoor Storage Yard**

3. **4. Permitted temporary uses.** The following temporary uses are permitted within the HC-2 District subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:

* * *

~~E. D.~~ HC-3 Highway Commercial District.

* * *

2. *Permitted uses.*

* * *

ss. ~~Outdoor storage yard~~ Park

tt. Parking lot

uu. Personal service establishment

vv. Place of worship

ww. Playground

xx. Printing establishment

yy. Recreation, commercial

zz. Recreational vehicle park

aaa. Restaurant, delicatessen

bbb. Restaurant, dine-in with lounge

ccc. Restaurant, dine-in without lounge

ddd. Restaurant, drive-thru

eee. Retail establishment

fff. Sales center with assembly processes

ggg. Short term rental*

hhh. Stormwater retention or detention facility

iii. Tower, radio, telecommunications, television or microwave*

jjj. Transportation terminal

kkk. Vehicle impound lot

lll. Veterinary clinic, no outdoor kennels

mmm. Veterinary clinic, outdoor kennels

nnn. Warehouse, self-storage

ooo. Wholesale goods establishment

3. *Conditional uses.* The following uses are deemed conditional uses in the HC-3 Highway Commercial District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

a. Outdoor Storage Yard

~~3.~~ 4. Permitted temporary uses. The following temporary uses are permitted within the HC-3 District subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:

* * *

~~F.~~ E. HC-4 Highway Commercial District.

* * *

2. *Permitted uses.*

* * *

~~tt. Outdoor storage yard~~ Park

uu. Parking lot

vv. Personal service establishment

ww. Place of worship

xx. Playground

yy. Printing establishment

zz. Recreation, commercial

aaa. Recreational vehicle park

bbb. Restaurant, delicatessen

ccc. Restaurant, dine-in with lounge

ddd. Restaurant, dine-in without lounge

eee. Restaurant, drive-thru

fff. Retail establishment

ggg. Sales center with assembly processes

hhh. Short term rental*

iii. Stormwater retention or detention facility

jjj. Tower, radio, telecommunications, television or microwave*

kkk. Transportation terminal

lll. Truck stop

mmm. Vehicle impound lot

nnn. Veterinary clinic, no outdoor kennels

ooo. Veterinary clinic, outdoor kennels

ppp. Warehouse, self-storage

qqq. Wholesale goods establishment

3. Conditional uses. The following uses are deemed conditional uses in the HC-4 Highway Commercial District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

a. Outdoor Storage Yard

~~3.~~ **4.** Permitted temporary uses. The following temporary uses are permitted within the HC-4 District subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:

* * *

Sec. 400-8 Use Standards.

* * *

N. Dwelling, Multiple-Family

- 1. All multi-family uses in the HC Highway Commercial Districts including HC-2 and HC-3 must be serviced by central utility systems including sewer and water.**
- 2. Multi-family uses in the HC-2 Highway Commercial District shall have a maximum allowable density of 1 unit per 1,250 sq. ft.**

3. Public amenities shall be required for the residents of all multi-family districts which exceed 100 units or more including but not limited to neighborhood parks with playgrounds, dog parks, nature trails, community gardens, and/or indoor and outdoor gyms.
4. All entrance and exit ways as required within Sec. 900-3.2 General Planning and Layout Requirements for Streets must be adhered to.
5. Where a multi-family residential use adjoins a residential district, higher setbacks shall be provided in accordance with the following regulations:
 - a. Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required. Each façade is measured separately, and the additional depth is required perpendicular to that façade.

~~N~~. O. Outdoor and Contractors' Storage Yards.

1. This use shall be screened from public view along the front, sides and rear by a 100 percent opaque 8-foot-tall screen consisting of wood, solid masonry, concrete, or other material as approved by the Department of Planning and Development.
2. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate and documentary records of pending repairs or other disposition.
3. Objects shall not be stacked higher than 8 feet high within 40 feet of the visual screen. Objects may be stacked 1 foot above the 8 feet for each additional 5 feet of setback beyond the original 40 feet. However, stacking of portable storage containers is limited to 3 storage containers in height.
4. Sales and rentals of portable storage containers shall be considered an allowed use only in the I-1, I-2, and I-3 zoning districts.
5. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:
 - a. Location of all structures on site including proposed structures.
 - b. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
 - c. Landscaping.
 - d. Signage
 - e. Lighting.
 - f. Parking/loading.

- g. Additional information shall be submitted as determined by the Department of Planning and Development.

6. Outdoor and Contractors’ Storage Yards located within the HC-2, HC-3, and HC-4 Highway Commercial Districts are only permitted through the Conditional Use Procedure outlined in Sec. 200-3.4 Conditional Uses.

P. Day Care Centers

Q. Drive-thru Restaurants

R. Farm Winery

S. Garage Sales

T. Heliports

U. Methadone Centers and Clinics

V. Manufactured or Mobile Homes

W. Massage Establishment

X. Mobile Food Trucks

Y. Manufactured Home Parks

Z. Mini-Warehouses (or Warehouse, Self-Storage)

AA. Motor Vehicle and Boat Sale and Rental

BB. On-location Television or Film Productions

CC. Outdoor Retail Sales and Storage Yards

DD. Outdoor Salvage Yards

EE. Outside Display of Pre-Assembled Accessory Building, Pool, and Playground Equipment

FF. Portable Storage Containers Used for Storage

GG. Private Landing Strips

HH. Public and Private Utility Facilities Located in or adjacent to Residential and Commercial Zoning Districts.

II. Retail Repair Establishments of Automobiles, Boats, Trucks, Trailers, Tractors and Mobile Homes, Including Car Washes and Detailing Shops.

JJ. Recreational Vehicle Park

KK. Short Term Rentals

LL. Solar Energy Systems

MM. Solid Waste Management Facility

NN. Storage Facilities Associated with Insurance Offices and Related Facilities

OO. Swimming Pools

PP. Temporary Construction Sales Office

QQ. Temporary Residence

RR. Temporary Seasonal Uses

SS. Towers, Radio, Telecommunications, Television or Microwave

TT. Walk-Up Only Pick-Up Window

* * *

9. Amend Sec. 400-8 Use Standards to clarify minimum standards for Commercial Excavation, to read as follows:

Sec. 400-8 Use Standards.

* * *

I. Commercial Excavation.

2. Criteria.

- a. All commercial excavations shall ~~be set back a minimum of~~ provide a natural area (NAT) of 100 feet from the front, sides, and rear property lines of the site.
- b. On sites where any property line abuts federal or state roadways, lands or waterways, or the Tammany Trace, the excavation shall ~~be set back a minimum~~ provide a natural area (NAT) of 500 feet from the abutting property line. For purposes of this provision only, federal and state lands shall mean those lands owned by the United States government or the state and actively managed as a park, wildlife preserve, or government facility. A waterway is a body of water such as a river, bayou, stream, or improved canal whether navigable or non-navigable.
- c. On sites which are traversed by a waterway or the Tammany Trace, the excavation shall also ~~be set back a minimum~~ provide a natural area (NAT) of 500 feet from the nearest bank of the waterway or the centerline of the Tammany Trace.

10. Amend Chapter 600 – General Development Standards, Sec. 600-2 Site Design and Performance Standards to add regulations for building façade areas, to read as follows:

SEC. 600-2 Site Design and Performance Standards.

* * *

Sec. 600-2.4 Building Façade Area

- A. Definition. The building façade area occurs when the exterior wall of the building, which contains the primary entrance, faces a vehicular access area. The building façade area is the area between such exterior wall and such vehicular access area.
- B. Area, location, width, length. The building façade area shall be the full length of the building exterior wall facing the vehicular access area. This area shall be no less than four feet in width.
- C. Allowed in building façade areas. Concrete side walk not to exceed four feet in width. Trees, shrubs, landscaping, fountains and any other landscape architectural feature, specifically approved by the department of planning and development. Entrances, drainageways, underground utilities, eaves and other building overhangs are allowed in building façade planting areas. Everything not specifically allowed in this subsection is prohibited in building façade planting areas.

11. Amend Chapter 600 – General Development Standards, Sec. 600-3.2 Land Clearing Standards to state that where a major subdivision utilizes an incentive as shown in Exhibit 600-3-3 Incentives for Major Subdivisions which allow up to a 20% reduction in lot width or area, a 20% reduction of lot setbacks is also applicable, to read as follows:

Sec. 600-3.2 Land Clearing Standards.

	*	*	*
D. Natural Area Requirements and Incentives.	*	*	*

6. Major Subdivision Incentives. For subdivisions having greater than or equal to 25 lots, the incentives prescribed in Exhibit 600-3-3 are permitted, subject to the following:

- a. Provisions and thresholds described in Exhibit 600-3.2-2 must be provided and met; and
- b. Lot width or area cannot be reduced by more than 20 percent of the required underlying zoning district standards; and
- c. Where the lot width is reduced by up to 20 percent within a major subdivision, the required side yard setbacks may also be reduced by the corresponding width reduction percentage. Where the lot area is reduced by up to 20 percent within a major subdivision, the required front yard, side yard, corner side yard, and rear yard setbacks may also be reduced by the corresponding area reduction percentage.

~~e~~ **d.** Credits (including maximums) for Major Subdivision Incentives may be combined, but - through this combination - cannot reduce lot area or width by more than 20 percent of the required lot area and width minimums; and

~~d~~ **e.** Incentives cannot be applied to a property or site that is eligible for or employs the regulatory relief provided by nonconforming lots of record and associated contiguous lot regulations provided for in Chapter 500 of this UDC; and

~~e~~ **f.** All approved credits applied to a subdivision must be notated on the approved and recorded plat.

12. Amend Chapter 600 – General Development Standards, Sec. 600-3.3 Tree Preservation and Mitigation to clarify protection standards for Live Oak and Cypress trees, to read as follows:

SEC. 600-3.3 Tree Preservation and Mitigation.

* * *

C. Removal of Protected Trees, Cypress, and Live Oak.

No more than 50 percent of all existing live oak trees and cypress trees on a site shall be removed for non-residential developments as identified in Exhibit 600-3-7. Consideration shall be given to the healthier live oaks on the site as well as the live oaks which contribute to the street canopy of St. Tammany Parish.

13. Amend Chapter 600 – General Development Standards, Sec. 600-3.3 Tree Preservation and Mitigation to clarify all Live Oaks and Cypress trees 8” or greater dbh must be preserved where applicable and remove references to Heritage trees outside of Major Subdivision Incentives ordinance, to read as follows:

SEC. 600-3.3 Tree Preservation and Mitigation.

* * *

Exhibit 600-3-7 Protected Trees and Tree Survey Requirements.

Requirement Criteria: Land Use, Lot Size and Number of Lots	Natural Area or Landscaped Area Required	Tree Survey Required	Protected Trees*	
			All non- invasive trees ≥ 8"	≥ 8" Live Oak & Cypress ≥ 18" Live Oak & Cypress
Residential				
Single Family and Duplex > 5 acres (Outside of Platted Subdivision)	NAT	No	N/A	

Subdivision (Single Family and Duplex) 6-24 Lots ≥ 5 acres	NAT	No	N/A	
Subdivision (Single Family and Duplex) ≥ 25 lots	NAT	No	N/A	
Multifamily (up to 3 units)	LA	Yes	N/A	50% preserved
Multifamily (3+ units)	LA	Yes	Limited to Landscape Area	50% preserved
Nonresidential				
Commercial, Medical, Institutional, & Industrial	LA	Yes	Limited to Landscaped Area	50% preserved
Forestry/Agriculture > 5 acres	NAT	No	N/A All noninvasive trees and vegetation in SMB are protected per Sec. 600-3.2.D.3	
"N/A" = Not applicable				
"LA" = Landscape Area as required per Sec. 600-3.4.D				
Natural Area per Sec. 600-3.2.D				
*Heritage Trees: Credit toward landscape planting requirements for nonresidential uses can be received for heritage trees (18" or greater dbh, and Grade B or better) not located in any buffer and are required to be preserved throughout construction. Credits can be applied to the closest proximate buffer at 1 credit per 8 caliper inches of applicable heritage tree.				

* * *

D. Tree Preservation Credit.

In order to preserve more mature trees on a site, existing, healthy trees within the required landscape areas ~~and heritage trees~~ not located in a landscape area will count towards the tree planting requirements of Exhibit 600-3-1.

* * *

2. Location of Credit. Tree credits can only be applied in the same landscape area in which the preserved trees are located. Credit for preserved trees cannot be interchanged between different required landscape areas. ~~Tree credits applied to heritage trees, which are 18 inches or greater dbh and Grade B or better, will be applied to the closest proximate landscape area.~~

* * *

G. Tree Protection Requirements.

* * *

3. Staking and flagging. The applicant shall set stakes extending upward from the ground at least 3 feet

delineating:

* * *

b. Protected trees.

- i. Live oaks, cypress, and heritage trees. Live oaks and cypress trees ~~over 18 inches D.B.H.~~ and heritage trees that are to be retained or counted toward a Major Subdivision Incentive shall be flagged. The flagging shall be marked with species and caliper prior to inspection by department of Planning and Development (ex.: 19-inch CYP).

* * *

4. Fencing required. Existing trees and Natural Areas that are retained, including those counted toward a Major Subdivision Incentive, must have their root zone protected with fencing located 2-feet from the drip line to prevent damage from heavy construction vehicles, materials, and other adverse activities.

* * *

- b. Location. The location of tree protection fencing must be shown on the demolition and land clearing plan, be submitted as part of the construction drawing package, and address all the following requirements:

- i. Protected trees. Protected cypress, live oak, and heritage trees which are to be retained or counted toward a Major Subdivision Incentive shall be fenced in accordance with Exhibit 600-3-9 Protected Root Zone.

* * *

- 14. Amend Chapter 600 – General Development Standards, Section 600-3.4 Landscape Regulations, Exhibit 600-3-17 Side and Rear Landscape Area Requirements by Type to clarify and provide visual examples of the landscape area requirements for commercial and industrial developments, to read as follows:**

Section 600-3.4 Landscape Regulations

* * *





E. Required Landscape Areas

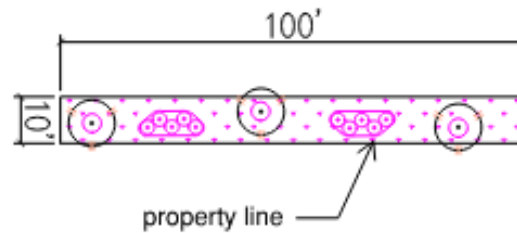
* * *

Exhibit 600-3-17 Side and Rear Landscape Area Requirements by Type






Minimum Buffer Plantings per 100' of property

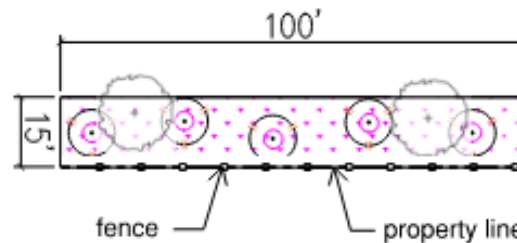
Landscape Area (width) 10'

-  (3) Class B Trees
-  (10) Shrubs
-  Mulch all Trees & Shrubs *
-  Living Groundcover/Grass





C Commercial abutting Commercial

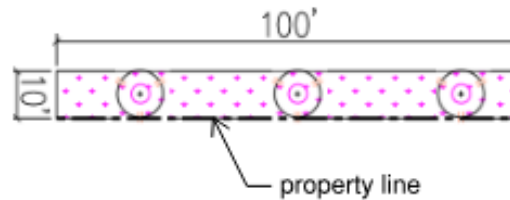
Landscape Area (width) 15'

-  (5) Class B Trees
-  8' Opaque Fence
-  Mulch all Trees & Shrubs *
-  Living Groundcover/Grass
-  (2) Class A Trees

D Commercial abutting Residential

Landscape Area (width) 10'

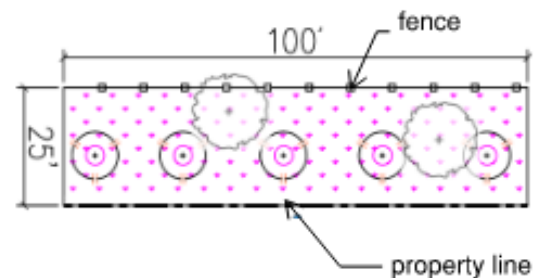
-  (3) Class B Trees
-  8' Opaque Fence
-  Mulch all Trees & Shrubs *
-  Living Groundcover/Grass

E Industrial abutting Industrial

Fencing required for outdoor storage yards
as per Sec 400-8 Use Standards

F Industrial abutting Residential and Commercial

-  Mulch all Trees & Shrubs *
-  (5) Class B Trees
-  Living Groundcover/Grass
-  8' Opaque Fence
-  (2) Class A Trees



* Mulch must be organic. No gravel or rock will be permitted.

**Exhibit 600-3-17 is not an exhaustive list of required landscape areas and/or plantings and should only be used as a reference to typical development types. More restrictive requirements may be listed within Sec. 400-8 Use Standards of this UDC.

15. Amend Chapter 600 – General Development Standards, Sec. 600-3.4 Landscape Regulations to clarify that irrigation plans are required for all non-residential development unless the applicant provides a stamped plan for a natural system or LID enhancements, to read as follows:

Sec. 600-3.4 Landscape Regulations.

* * *

D. Landscape Requirements

* * *

9. Irrigation plan. Irrigation systems are required for all new non-residential construction. ~~when the landscape professional determines the retained or newly planted vegetation cannot be maintained with natural systems or Low Impact Development (LID) measures. Determination A~~ request to forego an irrigation system must be submitted to the department of planning and development along with the landscape plan for approval, and must include a stamped plan for a natural system or Low Impact Development enhancements consistent with the St. Tammany Parish Low Impact Development Guidebook. When irrigation is installed, it shall comply with the following standards:

- a. Irrigation systems shall be designed to avoid runoff, low-head drainage, overspray, or other similar conditions where water flows or drifts onto adjacent property, non-irrigated areas, walks, roadways, or structures.
- b. Irrigation equipment shall comply with the following standards.
 - i. Low-volume irrigation systems with automatic controllers are required. Low-volume irrigation systems include low-volume sprinkler heads, dry emitters, and bubbler emitters.
 - ii. Drip, trickle, or other low-volume irrigation shall be provided on at least 90 percent of the landscaped areas except for those areas devoted to turf and flat groundcover plants. If a licensed landscape architect or landscape contractor verifies that a drip or trickle system is not feasible due to location, the required percentage of drip or trickle irrigation may be reduced by technical decision of staff approving the landscape plan.
 - iii. Integral, under-the-head, or in-line anti-drain valves shall be installed, as needed, to prevent low-head drainage.
 - iv. Automatic control systems shall be able to accommodate all aspects of the design. Automatic controllers shall be digital, have multiple programs, multiple cycles, and sensor input capabilities.
 - v. Soil moisture sensors and rain or moisture-sensing override devices are mandatory.

- vi. Sprinkler heads shall be selected and spaced for proper area coverage, application rate, operating pressure, and adjustment capability. Sprinklers shall have matched precipitation and application rates within each control valve circuit.
- vii. Drip irrigation systems are permitted if commercial or agricultural grade materials are used. Components shall be installed below the soil except for emitters.
- viii. Backflow prevention devices are required.
- ix. Rainwater harvesting and/or dedicated landscape water meters are recommended on all landscape areas to facilitate water management and cost reduction.

16. Amend Chapter 600 – General Development Standards, Exhibit 600-3-13 Landscape Area Requirements to require larger buffers where a commercial or industrial use abuts a residential use and amend Exhibit 600-3.4 Landscape Regulations to match, to read as follows:

Exhibit 600-3-13 Landscape Area Requirements.

Landscape Type		Depth of Landscape Area	Plant Requirement per 100' Linear Frontage
A - Street		25'	Class A Trees = 4
			Class B Trees = 6
			Shrubs = 20
Aa – Multiple Street Frontages		20'	Class A Trees = 4
			Class B Trees = 4
			Shrubs = 20
B - Interstate		35'	Class A Trees = 5
			Class B Trees = 5
			Shrubs = 0
Side or Rear Yard Landscape Areas	C - Commercial Use to Commercial or Industrial Use	10'	Class B Trees = 3 Shrubs = 10
	D – Commercial Use to Residential Use	15' <u>25'</u>	Class A Trees = 2 <u>4</u> Class B Trees = 5 <u>6</u> 8 ft. high, 100 % opaque wood or masonry fence
	E – Industrial Use to Industrial Use	10'	Class B Trees = 3
	F – Industrial Use to Non-Industrial Use	25' <u>35'</u>	Class A Trees = 2 <u>5</u> Class B Trees = 5 8 ft. high, 100 % opaque wood or masonry fence

17. Amend Chapter 600 – General Development Standards, Sec. 600-4.3 Sign Standards to clarify size and permit requirements for miscellaneous signs related to nonresidential uses, remove reference to driveway signs, clarify location standards for billboards, and add snipe signs to the list of prohibited signs, to read as follows:

SEC. 600-4.3 SIGN STANDARDS

* * *

B. Miscellaneous Signs for Nonresidential Uses.

Subject to all provisions and requirements of this section, the following signs may be erected and displayed, for commercial, industrial, and institutional uses and any other use other than residential, without the necessity of a sign permit:

1. *Public directional signs.* ~~Public directional signs are allowed.~~ Must include approval of the Parish Council.
2. *Official notices.* Official notices duly issued by any court, public agency, or officer ~~are allowed.~~
3. *Flags.* ~~Flags are allowed.~~ Flags and insignia of any government, except when displayed in connection with a commercial promotion, are allowed.
4. *Integral decorative or architectural features of buildings.* Integral decorative or architectural features of buildings, other than neon lights, letters, trademarks, logos, or any feature containing moving parts or moving or flashing lights, are allowed.
5. ~~Driveway signs. Signs oriented toward driveways or internal circulation within a site, not exceeding 4 square feet in sign area per sign, are allowed.~~ *A-frame signs.* One A-frame sign is permitted, provided each sign is:
 - a. No more than 6 square feet in area per sign face;
 - b. No more than 4 feet in height;
 - c. Displayed outdoors only during the hours of 7:00 a.m. to 10:00 p.m. and stored indoors at all other times;
 - d. Limited to 1 sign per use;
 - e. Separated by a minimum distance of 20 linear feet from the nearest A-frame sign;
 - f. Located within 10 feet of a building entrance and directed towards pedestrian traffic; and
 - g. Located so as to not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes.
6. ~~Flags, streamers, banners, inflatable signs, and pennants. Flags, streamers, banners, pinwheels, spinners, or pennants may be displayed in connection with grand openings or special events no more than twice a year for any business entity or applicant. Such signs may be displayed for a~~

~~period not to exceed 14 consecutive calendar days upon the issuance of a temporary permit by the Department of Planning and Development. Applications for such a temporary permit must state the name of the person, firm, corporation, or organization sponsoring the event, the locations where such devices are to be installed and the contemplated dates during which such devices shall remain on display. Banners shall not exceed 32 square feet and shall be limited to 1 banner per premises.~~

Vehicle and trailer signs.

- a. Vehicle and trailer signs may be displayed on any vehicle or trailer operated in the daily conduct of any business enterprise so long as such signs:
 - i. Are not parked in front of or in line with any greenbelt or planting areas when on the premises of the business entity operating or advertising on such vehicle or trailer;
 - ii. Are on a vehicle or trailer which is operable and not parked primarily for the purpose of signage.
 - b. Billboards may not be erected or displayed on any vehicle or trailer.
7. ~~Drive-through signs. Signage oriented toward drive-through facilities are subject to the following requirements:~~
- ~~a. The drive-through sign shall not exceed 48 square feet in sign area;~~
 - ~~b. The drive-through sign cannot be located within the front 20 feet of the development site or be visible from the street upon which the primary access is obtained;~~
 - ~~c. The drive-through sign shall be oriented to ensure noise does not intrude into surrounding development in accordance with the local noise ordinance;~~
 - ~~d. The drive-through sign shall have a maximum height of 8 feet; and;~~
 - ~~e. The drive-through sign shall be located a minimum of 20 feet from any lot line abutting a residential zoning district.~~

Licensed roadside vendor sign. One roadside vendor sign for licensed road vendors will be allowed on signs facing each side not to exceed 16 square feet per side.

8. Handicapped parking and access signs. Handicapped parking and access signs are allowed and are regulated in accordance with state or federal law.
9. Rear doors. One rear identification wall sign must be displayed on or at a rear door of each separate business entity for purposes of emergency access and deliveries only.
10. Construction signs. Non-illuminated construction signs may be allowed on the premises being developed or improved subject to the following conditions and requirements:

- a. Building permit required. A building permit for the project must have been obtained prior to the issuance of the sign permit.
- b. Residential district. In residentially zoned districts such signs shall not exceed four square feet in area and shall be limited to the denoting of the architect, engineer, contractor, subcontractor, owner and/or financing agency providing labor, materials, services or financial capital for the proposed construction. Such sign may be displayed only during construction and for a period of not more than ten days after completion of actual construction identified by the first issuance of a certificate.
- c. Nonresidential or combined use districts. In any nonresidential or combined use district, one such sign shall be allowed not to exceed 32 square feet in area and all other signs shall not exceed four square feet in area. All such signs shall be limited to the name of the project and the denoting of the architect, engineer, contractor, subcontractor, owner and/or financing agency providing labor, materials, services or financial capital for the proposed construction. Such signs may be displayed only during actual construction and for a period of not more than ten days after completion of the construction as identified by the first issuance of a certificate of occupancy for the project or development in question or upon expiration of the building permit for the project or development, whichever is first to occur.
- d. Setback requirements. The location of such signs shall be on the property to which the sign is applicable. Without limiting the other provisions of this section, such signs shall not be placed on trees or in street rights-of-way.

Additionally, the following miscellaneous signs for nonresidential uses require permits:

1. Flags, streamers, banners, inflatable signs, and pennants. Flags, streamers, banners, pinwheels, spinners, or pennants may be displayed in connection with grand openings or special events no more than twice a year for any 1 business entity or applicant. Such signs may be displayed for a period not to exceed 14 consecutive calendar days upon the issuance of a temporary permit by the Department of Planning and Development. Applications for such a temporary permit must state the name of the person, firm, corporation, or organization sponsoring the event, the locations where such devices are to be installed and the contemplated dates during which such devices shall remain on display. Banners shall not exceed 32 square feet and shall be limited to 1 banner per premises.
2. Drive-through signs. Signage oriented toward drive-through facilities are subject to the following requirements:

- a. The drive-through sign shall not exceed 48 square feet in sign area;
 - b. The drive-through sign cannot be located within the front 20 feet of the development site or be visible from the street upon which the primary access is obtained;
 - c. The drive-through sign shall be oriented to ensure noise does not intrude into surrounding development in accordance with the local noise ordinance;
 - d. The drive-through sign shall have a maximum height of 8 feet; and;
 - e. The drive-through sign shall be located a minimum of 20 feet from any lot line abutting a residential zoning district.
3. Private Directional Signs, which shall not exceed four square feet in size.

* * *

F. Billboards.

* * *

3. *Location standards for billboard signs.*

- a. A billboard sign must be located within 200 feet of the highway right-of-way. A billboard sign must be set back at least 15 feet from the highway right-of-way.
- ~~b.~~ A billboard sign is not allowed within or nearer than 500 feet from the edge of the property line of a residentially zoned district. ~~abutting the same highway to which the sign is oriented.~~

* * *
* * *

H. Prohibited Signs.

- 1. Prohibited signs are subject to removal (except legal nonconforming signs as defined by this UDC) by the parish at the owner's or user's expense.
- 2. The following sign types are prohibited:
 - a. All signs not expressly permitted or exempted in this UDC.
 - b. Abandoned signs.
 - c. Animation on electronic changeable message signs.
 - d. Audible signs.
 - e. Permanent beacons, search lights, or other lights visible from a significant distance.
 - f. Flashing signs.
 - g. Lasers.

- h. Parapet signs.
- i. Portable or trailer signs.
- j. Projecting signs.
- k. Revolving or rotating signs.
- l. Pole signs.
- m. Pylon signs, except as provided as part of regional commercial/office centers.
- n. Roof signs.
- o. Signs that resemble traffic control devices or emergency devices.
- p. Signs that encroach into a public right-of-way.
- q. Snipe signs.
- ~~q. r.~~ Any sign that prevents free ingress or egress from any door, window, or fire escape.

18. Amend Chapter 900 – Infrastructure, Sec. 900-3.2 General Planning and Layout Requirements for Streets to add requirements for a second entrance or exit way for Multi-Family development, to read as follows:

Sec. 900-3.2 General Planning and Layout Requirements for Streets

A. Arrangement

* * *

- 6. Subdivision entrance and exit ways.
 - a. *Purpose and minimum standard.* To ensure safe and efficient traffic flow, subdivisions with more than 100 lots shall have at least 2 ingress and 2 egress points providing vehicular access to an existing public street.
 - b. *Limited exceptions.* Exceptions to this standard may be provided by the Planning and Zoning Commission upon determination that an additional entrance may pose a significant safety hazard or if the Louisiana Department of Transportation and Development determines otherwise in writing.
 - c. *Minimum design standards.*
 - i. The entrance and exit points must be designed with a median at least 6 feet wide, 100 feet deep, and having a minimum 3-foot radius on each end.
 - ii. The median shall be constructed of a 5-inch high, 8-inch-wide curb compatible with

adjacent public street material and planted with seed, sod, or other living landscape materials.

7. Multi-Family entrance and exit ways.

- a. *Purpose and minimum standard.* To ensure safe and efficient traffic flow, multi-family developments with more than 100 units shall have at least 1 ingress and egress point, and 1 additional one-way drive providing vehicular access to an existing public street.
- b. *Limited exceptions.* Exceptions to this standard may be provided by the Board of Adjustments upon determination that an additional entrance may pose a significant safety hazard or if the Louisiana Department of Transportation and Development determines otherwise in writing.