

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO.: 7517

ORDINANCE COUNCIL SERIES NO.: 24-_____

COUNCIL SPONSOR: PHILLIPS/COOPER

PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: MR. IMPASTATO

SECONDED BY: MR. BURKE

ON THE 4TH DAY OF APRIL, 2024

AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 130 - ARTICLE VI, DIVISION 25 – HC-2 HIGHWAY COMMERCIAL DISTRICT; SECTION 130-918 PERMITTED USES: INCREASE THE MAXIMUM ALLOWABLE BUILDING SIZE FOR (13) AUTOMOTIVE REPAIR AND SERVICES FACILITIES NOT TO EXCEED 10,000 SQUARE FEET TO 40,000 SQUARE FEET AND DIVISION 26 – HC-2A HIGHWAY COMMERCIAL DISTRICT, SECTION. 130-945 – PERMITTED USES: INCREASE THE MAXIMUM ALLOWABLE BUILDING SIZE FOR (13) AUTOMOTIVE REPAIR AND SERVICES FACILITIES NOT TO EXCEED 10,000 SQUARE FEET TO 75,000 SQUARE FEET (2023-3668-ZC)

WHEREAS, the purpose of the HC-2 Highway Commercial District and HC-2A Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the Parish; and

WHEREAS, listed under the allowable uses of the HC-2 Highway Commercial District are “Automotive repair and service facilities not to exceed 10,000 square feet.”; and

WHEREAS, per the site and structure provisions of the HC-2 Highway Commercial District, the maximum building size allowed is 40,000 sq. ft. not to exceed 50% of the total area of the lot (and 75,000 sq. ft. in HC-2A) for all other uses that are allowed in the zoning district; and

WHEREAS, the HC-3 Highway Commercial District, in relation to HC-1 Highway Commercial, HC-2 Highway Commercial, and HC-2A Highway Commercial Districts, allows for a maximum building size of 250,000 sq. ft. In addition, the list of permitted uses under the HC-3 includes “automotive service, stations, centers, and sales” similarly to the HC-2 Highway Commercial District; and

WHEREAS, the 10,000 sq. ft. maximum building size restriction is specifically for automotive repair facilities, which seems to be an arbitrary number that prohibits larger building size without any justification in the St. Tammany Parish Unified Development Code; and

WHEREAS, the intent of this text change is not only to remove a subjective cap on the square footage for one specific use, but also to prevent what can be described as up-zoning in areas of unincorporated St. Tammany Parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

Sec. 130-918. - Permitted uses.

- (a) Use by right subject to any minimum standards as listed in [section 130-2213](#).
- (b) All uses permitted in the HC-1 district and:
 - (1) Banks and financial institutions (greater than 3,000 square feet).
 - (2) Convenience stores (with gas), when the criteria of [section 130-2213](#)(51)a are met.
 - (3) Drive-in restaurants.
 - (4) Liquor stores.
 - (5) Any private office use that is a permitted use in the NC district over 20,000 square feet.
 - (6) Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet).
 - (7) Veterinary clinics (with outdoor kennels).
 - (8) Parcel post delivery stations.
 - (9) Mini-warehouses.
 - (10) Commercial kennels.
 - (11) Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side.
 - (12) Lodging, 100 rooms or less (including apartments, hotels, motels).
 - (13) Automotive repair and service facilities ~~not to exceed 10,000 square feet.~~
 - (14) Automotive sales not to exceed two acres of display and storage.
 - (15) Outdoor retail sales and storage yards.
 - (16) Portable storage containers use for storage.
 - (17) Outdoor display area of pre-assembled building, pool and playground equipment.

Sec. 130-945. - Permitted uses.

- (a) Use by right subject to any minimum standards as listed in [section 130-2213](#).
- (b) All uses permitted in the HC-1 district and:
 - (1) Banks and financial institutions (greater than 3,000 square feet).
 - (2) Convenience stores (with gas), when the criteria of [section 130-2213](#)(51)a are met.
 - (3) Drive-in restaurants.
 - (4) Liquor stores.
 - (5) Any private office use that is a permitted use in the NC district over 20,000 square feet.
 - (6) Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet).
 - (7) Veterinary clinics (with outdoor kennels).
 - (8) Parcel post delivery stations.
 - (9) Mini-warehouses.
 - (10) Commercial kennels.
 - (11) Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side.
 - (12) Lodging, 100 rooms or less (including apartments, hotels, motels).
 - (13) Automotive repair and service facilities ~~not to exceed 10,000 square feet.~~
 - (14) Automotive sales not to exceed two acres of display and storage.
 - (15) Outdoor retail sales and storage yards.
 - (16) Portable storage containers use for storage.
 - (17) Outdoor display area of pre-assembled building, pool and playground equipment.

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

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 2ND DAY OF MAY, 2024; AND BECOMES ORDINANCE COUNCIL SERIES NO. 24-_____.

ARTHUR LAUGHLIN, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: FEBRUARY 28, 2024

Published Adoption: _____, 2024

Delivered to Parish President: _____, 2024 at _____

Returned to Council Clerk: _____, 2024 at _____