

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7378

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: DAVIS/COOPER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7TH DAY OF SEPTEMBER, 2023

AN ORDINANCE TO AMEND THE ST. TAMMANY PARISH CODE OF ORDINANCES CHAPTER 130 – UNIFIED DEVELOPMENT CODE, DIVISION 31 – PART II – LAND DEVELOPMENT CODE: I-2 INDUSTRIAL DISTRICT, SECTION 130-1074 – PERMITTED USES: **ADD (33) SALES AND REPAIR OF SEMI-TRUCKS AND TRAILERS WHEN THE CRITERIA OF SECTION 130-2213 (4) & (21) ARE MET AND AMEND SECTION 130-1076 (E) INCREASE MAXIMUM ALLOWABLE HEIGHT REGULATIONS (2023-3396-ZC).**

WHEREAS, the I-2 Industrial District’s purpose is to provide for the location of industrial uses of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses; and

WHEREAS, the St. Tammany Parish Department of Planning and Development has seen an increase in the number of requests for facilities pertaining to the sale and repair of semi-trucks and trailers; and

WHEREAS, the list of permitted uses under the I-2 Industrial District does not allow the construction of said facilities; and

WHEREAS, in addition, the maximum height regulations of the I-2 Industrial District do not accommodate the type(s) of developments that can and will occur on sites with the respective zoning;

WHEREAS, the Department of Planning and Development recommend the following amendments to the Unified Development Code of St. Tammany Parish;

Sec. 130-1074 – Permitted Uses

- (1) Any permitted use under an I-1 district.
- (2) Book binderies.
- (3) Cellophane products manufacturing.
- (4) Cleaning and dyeing works.
- (5) Confectionery manufacturing.
- (6) Dairy products manufacturing.
- (7) Electrical parts, assembly and manufacturing.
- (8) Fiber products and manufacturing.
- (9) Fruit or vegetable canneries.
- (10) Furniture manufacturing.
- (11) Garment manufacturing.
- (12) Foundry casting and extruding mills of lightweight nonferrous metal.
- (13) Millwork & wood product manufacturing.
- (14) Sheet metal products.
- (15) Television and radio broadcasting transmitters.
- (16) Tool manufacturing .
- (17) Toy manufacturing.
- (18) Well drilling services.

- (19) Public utility facilities.
- (20) Outdoor storage yards that occupy greater than ten percent of the area of the developed site.
- (21) Beverage distilling.
- (22) Food products manufacturing.
- (23) Glass products manufacturing.
- (24) Paint manufacturing and treatment.
- (25) Pharmaceutical manufacturing.
- (26) Shop fabricating and repair.
- (27) Structural fabrication (steel and concrete).
- (28) Tire retreading, recapping or rebuilding.
- (29) General, multi-use office buildings of 40,000 square feet of gross floor area or less.
- (30) Indoor recreational facilities including a restaurant without lounge.
- (31) Portable storage containers use for storage.
- (32) Air curtain incinerator.
- (33) Sales and repair of semi-trucks and trailers.

Sec. 130-1076. – Site and Structure Provisions

- (a) *Maximum building size.* The maximum building size in the I-2 district shall be 200,000 square feet.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
 - (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet.
 - (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
 - (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
 - (4) *Transitional yard.* Where an I-2 district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
 - a. Where lots in an I-2 district front on a street and at least 80 percent of the frontage directly across the street between two 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.
 - b. In an I-2 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.
 - c. In an I-2 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.
 - d. In an I-2 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.

e. Where a building is taller than 25 feet in height, one 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.

(d) *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.

(e) *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 or base flood elevation as established in chapter 115, article II, whichever is higher.~~

(1) No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property, park, conservation, or protected area 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 115, article II, whichever is higher.

(2) 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 115, article II, whichever is higher.

(f) *Design criteria.*

(1) *Landscaping.* All landscaping shall be in compliance with article VI, division 2, of this chapter.

(2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.

(3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.

(4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.

REPEAL: ALL ordinances or part of ordinances 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 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 5TH DAY OF OCTOBER, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO. 23-_____.

JACOB "JAKE" AIREY, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 30, 2023

Published Adoption: _____, 2023

Delivered to Parish President: _____, 2023 at _____

Returned to Council Clerk: _____, 2023 at _____