ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO.: 8203 ORDINANCE COUNCIL SERIES NO.: 26-_____

COUNCIL SPONSOR: MS. CAZAUBON/PRES. COOPER PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 5TH DAY OF NOVEMBER, 2026

ORDINANCE TO IMPOSE A SIX (6) MONTH MORATORIUM ON THE RECEIPT AND PROCESSING OF APPLICATIONS FOR TOWNHOUSE DEVELOPMENTS WITHIN THE 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, HC-1 HIGHWAY COMMERCIAL DISTRICT, HC-2 HIGHWAY COMMERCIAL DISTRICT, HC-3 HIGHWAY COMMERCIAL DISTRICT, AND HC-4 HIGHWAY COMMERCIAL DISTRICT ZONING CLASSIFICATIONS IN ST. TAMMANY PARISH.

WHEREAS, the St. Tammany Parish Unified Development Code ("UDC") was amended in March, 2026 to allow townhouse development within all commercial zoning classifications, subject to minimum development standards; and

WHEREAS, the Department of Planning & Development continues to support the allowance of townhouse development within commercial zoning classifications as a means of providing housing opportunities and promoting responsible development within St. Tammany Parish; and

WHEREAS, following implementation of the amended regulations, the Department of Planning & Development conducted additional review of the site and structure provisions applicable to townhouse development within commercial zoning classifications, including the minimum standards established by Chapter 400 of the UDC; and

WHEREAS, this review identified the potential for townhouse developments within the 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-3 Highway Commercial District, and HC-4 Highway Commercial District to achieve residential densities greater than other residential development patterns within St. Tammany Parish; and

WHEREAS, the Department of Planning & Development, Parish Administration, and Parish Councill have determined that an additional study is warranted to evaluate appropriate minimum standards for townhouse development within the NC-1, NC-2, GC-1, GC-2, PBC, HC-1, HC-2, HC-3, and HC-4 zoning classifications, including the potential establishment of tiered density standards or other development standards appropriate to the character and intensity of the underlying commercial zoning district; and

WHEREAS, during this review, the continued receipt and processing of applications for townhouse developments under the existing standards could result in development inconsistent with the standards ultimately determined appropriate for these commercial zoning classifications; and

WHEREAS, a temporary moratorium will provide the Parish sufficient time to study and consider appropriate amendments to the UDC while protecting the health, safety, and welfare of the citizens of St. Tammany Parish;

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS that a six (6) month moratorium is hereby imposed on the receipt and processing of applications for townhouse developments within the 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-3 Highway Commercial District, and HC-4 Highway Commercial District zoning classifications in St. Tammany Parish.

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 be effective 10 days after final signature.

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 3RD DAY OF DECMBER, 2026; AND BECOMES ORDINANCE COUNCIL SERIES NO. 26-_____.

_____
CHERYL TANNER, COUNCIL CHAIR

ATTEST:

_____
KATRINA L. BUCKLEY, COUNCIL CLERK

_____
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: OCTOBER 28, 2026

Published Adoption: _____

Delivered to Parish President: _____, 2027 at _____

Returned to Council Clerk: _____, 2027 at _____