

TEXT STUDY STAFF REPORT
Unified Development Code



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Study Title: Unified Development Code Phase 2: Implementation, “Housekeeping” Text Amendments No. 13

Public Notice: 4/30/2025; 5/7/2025

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: 5/13/2025
Recommendation: Approved as amended to remove item #4
Parish Council: 6/5/2025; 7/10/2025
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		
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 I 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
25-5700	3/6/2025	3/10/2025	Part I & II UDC Housekeeping Amendment 6		
25-5728	5/1/2025	5/5/2025	Part II UDC Housekeeping Amendment 9	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 II: UDC Chapters 100-900
25-5729	5/1/25	5/5/25	Part II UDC Housekeeping Amendment 10		
Ordinance Calendar No. 7873	TBD	TBD	Part II UDC Housekeeping Amendment 11		

2. *An iterative development process.* Following its effective date (08/02/2024), Parish staff have actively engaged with the UDC, identifying areas for improvement based on their direct experience with its implementation. The edits in Housekeeping No. 11 stem from the practical insights gained by staff while working with the UDC. These changes focus on refining, correcting, and enhancing the UDC to better support its application. The intent behind Housekeeping No. 11 is to ensure the UDC continues to function effectively by incorporating staff-driven improvements based on real-world use and experience.
- The Planning and Zoning Commission has reviewed and approved (as amended) two Housekeeping Text Studies (Public hearing on 3/18/24, 5/14/24, and 8/13/2024). Housekeeping No. 1 and 2 were combined into one ordinance (Ord. No. 24-7620), which was approved by the Parish Council on July 11, 2024.
 - Housekeeping No. 3 was adopted by the Parish Council at the October 3, 2024 Council hearing (Ord. No. 24-5592).
 - Housekeeping No. 4 was adopted by the Parish Council at the November 7, 2024 Council hearing (Ord. No. 24-5611).
 - Housekeeping No. 5 was adopted by the Parish Council at the December 5, 2024 Council hearing (Ord. No. 24-5641).
 - Housekeeping No. 6, 7, and 8 were combined into a single Amendment No. 6 and were adopted at the March 6, 2025 Council hearing (Ord. No. 25-5700).
 - Housekeeping No. 9 was adopted by the Parish Council at the May 1, 2025 Council hearing (Ord. No. 25-5728).
 - Housekeeping No. 10 was adopted by the Parish Council at the May 1, 2025 Council hearing (Ord. No. 25-5729).
 - Housekeeping No. 11 was recommended for approval at the April 1, 2025 Planning and Zoning Commission hearing and has been introduced at the May 1, 2025 Council hearing (Calendar No. 7873).
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 Sections 100-5 – Definitions, Exhibit 400-3: Permitted Uses for Commercial Districts, Sec. 400-3.5 – Highway Commercial Districts, Sec. 400-5 Industrial Zoning Districts, and Sec. 400-8 Use Standards to add microdistillery as a permitted use including a definition and

associated minimum standards (Part II – Unified Development Code, Chapter 100 and Chapter 400, Appendix A, Recommendation No. 1).

- ii. Amend Section 500-2.1 Legal Nonconforming Lots to allow more permissive setbacks where manufactured homes are placed on a legal nonconforming lot of record (Part II – Unified Development Code, Chapter 500, Appendix A, Recommendation No. 2).

b. Clarifications include:

- i. Amend Sec. 600-3.2 Land Clearing Standards to clarify the appropriate buffers required for Scenic Rivers (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 3).
- ii. Amend Sec. 800-3.3 Concept Subdivision Plan Submission Requirements to clarify the reviewing authority for the Planning and Zoning Commission at the Concept Subdivision Plan review phase of a major subdivision (Part II – Unified Development Code, Chapter 800, Appendix A, Recommendation No. 4). **This item was recommended to be removed by the Planning and Zoning Commission in order to provide time for further research and deliberation. As such, it has been removed from the associated Housekeeping Text Amendments No. 13 Attachment A.**
- iii. Amend Sec. 900-7.2 Connections to Parish System to clarify the appropriate fees for the construction or modification of a sewerage or water system associated with a subdivision development (Part II – Unified Development Code, Chapter 900, Appendix A, Recommendation No. 5).

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

<p><u>Proposed Changes Key:</u></p> <p>Blue, Bold, and Underlined Text – Added Text</p> <p>Red and strikethrough text - Deleted Text</p>

Proposed amendments to St. Tammany Parish’s Code of Ordinances, Part I– Code of Ordinances, include the following:

Text changes to Part I of the Code of Ordinances are not under the authority of the Planning and Zoning Commission and therefore shall not be included with the recommendation of the Planning and Zoning Commission.

1. Amend Part I of the Code of Ordinances, Chapter 2 – Administration to clarify fees required for Concept, Final Plat and Constriction Plan, and As Built Subdivision Reviews and renumber as necessary, to read as follows:

Sec. 2-740 – Concept Subdivision Plan Review

The following fees are for Concept Subdivision Plan Review:

- 1. Lot fee: \$500 filing fee plus \$40.00 per lot.
- 2. **Sewerage and water review fee \$10.00 per lot**
- ~~2.~~ **3.** Traffic impact fee analysis. If required, \$500.00
- ~~3.~~ **4.** Drainage impact fee analysis. If required, \$250.00
- ~~4.~~ **5.** If a PUD would be assessed, \$500.00 filing fee at ~~preliminary~~ **Final Subdivision Plat and Construction Plan Review.**
- ~~5.~~ **6.** ~~Add~~ \$75 advertising fee.
- ~~6.~~ **7.** Minor Modification to Concept Subdivision Plans: \$500.00

Sec. 2-741 – Final Subdivision Plat and Construction Plan Review

The following fees are for Final Subdivision Plat and Construction Plan Review:

- 1. ~~Lot fee \$80.00 per lot.~~ **Lot fee: \$500 filing fee plus \$80.00 per lot.**
- 2. Sewerage and water review fee ~~\$10.00~~ **\$20.00** per lot

3. Linear foot of water distribution pipe ~~\$0.05~~ \$0.16 per linear foot.
4. Water supply facility ~~\$30.00~~ \$70.00 per facility. (e.g., Water well, chlorination disinfectant system, water storage tank)
5. Linear foot of sewerage collection pipe ~~\$0.10~~ \$0.28 per linear foot.
6. Collection/treatment facility ~~\$30.00~~ \$70.00 per facility. (e.g., wastewater treatment plant, oxidation pond, sewer lift station)
7. If \$500.00 filing fee is not paid at ~~tentative~~ the Concept phase for PUD, the filing fee is due at ~~preliminary~~ the Final Subdivision Plat and Construction Plan Review phase.
8. ~~Add~~ \$75 advertising fee.
9. Minor Modification to Final Subdivision Plats: \$500

Sec. 2-742 – As Built Plan Approval and Warranty Obligation

The following fees are for the As Built Plan Approval and Warranty Obligation subdivision stages:

1. ~~Lot fee \$150.00 per lot.~~ Lot fee: \$500.00 filing fee plus \$150 per lot.
2. \$500.00 inspection fee for initial inspection and confirmation inspection.
3. \$250.00 re-inspection fee per subsequent inspection following confirmation inspection.
4. Sewerage and water review ~~\$15.00.~~ \$30.00 per lot.
5. Map recordation fees. Map recordation fees will be collected payable to the “St. Tammany Parish Clerk of Court” in the amount set by the Clerk of Court.
6. \$75 advertising fee upon appeal.

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

1. Amend Chapter 100 – Administration and Chapter 400 Zoning to add *microdistillery* as a permitted use including a definition and associated minimum standards, and renumber as required, to read as follows:

Sec. 100-5 DEFINITIONS.

* * *

Brewery or distillery. A facility licensed as a “Manufacturer or brewer” as defined in Title 26, Section 241, of the Louisiana Revised Statutes. The facilities may include an on-site tasting room(s) as an accessory use with retail sales of only those alcoholic beverages produced at the facility for consumption on or off the premises. ~~On-site tasting rooms shall be subject to the use and parking standards of a bar and any limitations provided for in state law. The facilities may also include other uses such as standard restaurant, bar, or live entertainment as permitted in the zoning district.~~

* * *

Microbrewery. Means a retail establishment wherein beer and other malt beverages are brewed in small quantities, not to exceed fifteen thousand barrels of beer a year, and where such beverages are sold at retail for consumption on or off the licensed premises, subject to applicable state and local laws.

Microdistillery. Means a retail establishment wherein alcoholic spirits are distilled in small quantities, not to exceed 10,000 proof gallons per year, and where such spirits may be sold at retail for consumption on or off the licensed premises, subject to applicable state and local laws.

* * *

SEC. 400-3 COMMERCIAL ZONING DISTRICT REGULATIONS.

* * *

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-3	HC-4	Use Standards
Commercial										
Microbrewery <u>or Microdistillery</u>						C*	C*	P*	P*	Section 400-8.G

* * *

SEC. 400-3.5 HIGHWAY COMMERCIAL DISTRICTS.

A. HC-1 Highway Commercial District.

* * *

2. 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-1 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:

* * *

gg. Medical facility, clinic

hh. ~~Microbrewery*~~ Office

ii. ~~Office~~ Office, Warehouse

* * *

3. Conditional uses. The following uses are deemed conditional uses in the HC-1 Highway Commercial District and may be approved as a conditional use subject to approval by the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

- a. Gas Station with Convenience Store
- b. Microbrewery* or Microdistillery*

- ~~3.~~ 4. Permitted temporary uses. The following temporary uses are permitted within the HC-1 District subject to development plan review by the Department of Planning and

Development in accordance with Chapter 200, Sec. 200-3.5:

* * *

B. HC-2 Highway Commercial District.

* * *

2. 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-2 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:

* * *

ll. Medical facility, clinic

mm. ~~Microbrewery*~~ Office

nn. ~~Office~~ Office, Warehouse

* * *

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

c. Microbrewery* or Microdistillery*

* * *

C. HC-3 Highway Commercial District.

* * *

2. 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-3 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:

* * *

nn. Medical facility, clinic

oo. Microbrewery~~*~~or Microdistillery*

pp. Office

* * *

D. HC-4 Highway Commercial District.

* * *

2. 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-3 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:

* * *

oo. Medical facility, clinic

pp. Microbrewery~~*~~or Microdistillery*

qq. Office

* * *

SEC. 400-5 INDUSTRIAL ZONING DISTRICT REGULATIONS.

* * *

Exhibit 400-7 Permitted Uses: Industrial Districts.

Use Category Specific Use	Industrial Zoning Districts						Use Standards
	I-1	I-2	I-3	SWM-1	SWM-2	AML	
Commercial							
Microbrewery or Microdistillery	P*	P*					Section 400-8.G

C. I-1 Light Industrial and Warehouse District.

* * *

2. Permitted uses. Only those uses of land listed under Exhibit 400-7: Permitted Uses as permitted uses or the uses detailed in the list below are allowed within the I-1 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:

* * *

- p. Manufacturing, light
- q. ~~Outdoor Storage Yard~~ Microbrewery or Microdistillery*
- r. ~~Warehouse~~ Outdoor Storage Yard

* * *

D. I-2 Industrial District.

* * *

2. Permitted uses. Only those uses of land listed under Exhibit 400-7: Permitted Uses as permitted uses or the uses detailed in the list below are allowed within the I-1 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:

* * *

d. Gas Station

e. Microbrewery or Microdistillery*

f. Office

* * *

SEC. 400-8 USE STANDARDS

* * *

G. Brewery or Distillery and Microbrewery or Microdistillery*.

1. A site plan shall be submitted to the Department of Planning and Development. The plan shall indicate, at a minimum:
 - a. Location of all structures on site including proposed structures.
 - b. Proposed traffic movements and point of ingress and egress, including parking and site triangle.
 - c. Drawing showing the location of proposed sign, setback from property line, and dimensions.
2. Where a brewery, distillery, microdistillery, or microbrewery is allowed, the proposed use shall meet the following criteria:
 - a. ~~Tours, beer or spirit tasting, and consumption are limited to tour of the facilities and sampling, by the general public, of beer or spirits brewed or distilled on the premises, and the purchase of beer or spirits brewed or distilled on the premises by the glass or bottle to drink on or off the premises of the brewery or distillery with tours.~~ No brewery or distillery shall permit beer or spirit tasting and consumption without ~~the~~ proper permiting from the parish and the state.
 - b. *Beer or spirit-related items.* Items that may be used in connection with the serving, storing, or display of beer or spirits, or written material describing beer, spirits, food, or items of apparel displaying the name and/or logo of the specific brewery or distillery can be sold on site; other non-beer or non-spirit related items may not be sold.
 - c. Sale, delivery, or shipment of beer or spirits manufactured by the permittee directly to a consumer in the state, licensed wholesalers, and out-of-state purchasers are permitted.
 - d. The storage, warehousing, and wholesaling of beer or spirits is allowed on site.
 - e. Special events and entertainment which consists of indoor live performances are permitted subject to compliance with requirements set out in **Sec. 6-30** of the Code of Ordinances.
 - f. On-site tasting rooms shall be subject to the use and parking standards of a bar and any limitations provided for in state law. The facilities may also include

other uses such as a standard restaurant, bar, or live entertainment.

g. Entertainment, Outdoor uses are permitted as an accessory use subject to compliance with the following regulations:

1. Outdoor entertainment areas including patios, beer gardens, stages, or seating areas with speakers must be located at least 50 feet from any adjacent property line with a residential zoning classification or use.
2. If a greater distance is not feasible due to existing site constraints, a minimum 8 ft. high solid sound barrier wall must be installed. In addition, the Planning and Zoning Commission shall have authority to require additional sound barrier measurements through the Conditional Use process.
3. Outdoor speakers must be directional and oriented away from residential properties or uses.

2. Amend Chapter 500 – Nonconformities, Sec. 500-2.1 Legal Nonconforming Lots to allow more permissive setbacks where manufactured homes are placed on legal nonconforming lots of record, and renumber as appropriate, to read as follows:

This proposed text change was initiated at the request of the Board of Adjustments members due to an increase in the number of variance applications requesting decreased front and rear yard setbacks for the placement or replacement of manufactured homes on legal nonconforming lots.

SEC. 500-2 TYPES OF NONCONFORMITIES.

Sec. 500-2.1 Legal Nonconforming Lots.

* * *

1. All buildings constructed on such lots must adhere to the setback requirements applicable to the building type and zoning district.

* * *

c. The following minimum setback requirements are met:

- i. Front yard setback: 25 feet.
- ii. Rear yard setback: 20 percent of lot depth or 25 feet, whichever is less.
- iii. Side yard setbacks.
 - (A) Lots with widths 50 feet or less: Minimum 5 feet per side yard.
 - (B) Lots with widths greater than 50 feet: Minimum 7.5 feet per side yard.

(C) All corner lots: Minimum 10-foot side yard setback from the side street.

iv. No driveway accessing a dwelling or accessory building may be located within any side yard setback.

v. Notwithstanding the general setback requirements of legal nonconforming lots, where a permit request for the placement of a manufactured home is considered, the following setback minimum shall apply:

(A) Front yard setback: 15 feet

(B) Rear yard setback: 10 feet

3. Amend Chapter 600 – General Development Standards to clarify the appropriate buffers required for Scenic Rivers and renumber as necessary, to read as follows:

SEC. 600-3.2 LAND CLEARING STANDARDS

* * *

E. Waterway Buffers.

* * *

3. Scenic River buffer. Treatment of a site area adjacent to a scenic river shall be in accordance with permits issued by the Louisiana Department of Wildlife and Fisheries (LDWF). Under brushing is not allowed within a waterway buffer without a scenic review permit from the LDWF.

- a. If the LDWF determines a permit is not required, the parish’s buffer width requirement shall be ~~400~~ **between 35’ – 50’ feet**, as measured from the edge of the waterway embankment or bank as illustrated in Exhibit 600-3-5, **and as determined by the Department of Engineering.**

5. Amend Chapter 900 – Infrastructure to clarify the appropriate fees for the construction or modification of a sewerage or water system associated with a subdivision development, to read as follows:

SEC. 900-7.2 Connections to Parish System.

A. Fees for Planning.

The fee assessed to review plans and specifications for the construction or modification of any sewerage or water system or systems, the construction or modification of which is associated with a subdivision development proposed for approval by the parish planning commission shall be in accordance with the provisions of the parish Ordinance No. 91-1470, to-wit: ~~\$40.00~~ **plus** \$10.00 per lot upon application for concept plan approval; \$20.00 per lot upon application for Final Plat and Construction Plan approval; and \$30.00 per lot upon application for As Built Plan approval.

* * *

SEC. 900-8.2 Connections to Parish System

A. Fees for Planning.

1. The fee assessed to review plans and specifications for the construction or modification of any sewerage or water system or systems, the construction or modification of which is associated with a subdivision development proposed for approval by the parish planning commission shall be in accordance with the provisions of the parish Ordinance No. 91-1470, to-wit: ~~\$40.00~~ **plus** \$10.00 per lot upon application for concept plan approval; \$20.00 per lot upon application for Final Plat and Construction Plan approval; and \$30.00 per lot upon application for final plan approval.