

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 7904

ORDINANCE COUNCIL SERIES NO: 25-

COUNCIL SPONSOR: MR. COUGLE

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 10<sup>TH</sup> DAY OF JULY, 2025

ORDINANCE TO EXTEND A SIX (6) MONTH MORATORIUM WITHIN THE BOUNDARIES OF COUNCIL DISTRICT 9, AS ESTABLISHED BY ORDINANCE COUNCIL SERIES NO. 24-5360, ON THE RECEIPT OF SUBMISSIONS BY THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT AND/OR THE ISSUANCE OF PERMITS BY THE ST. TAMMANY PARISH DEPARTMENT OF PERMITS AND INSPECTIONS FOR THE REZONING AND/OR SUBDIVISION/RESUBDIVISION AND/OR ANY CONSTRUCTION OR PLACEMENT FOR ANY OF THE FOLLOWING: (1) ANY PARCEL OF LAND TEN (10) ACRES OR LARGER WHICH WOULD RESULT IN AN ALLOWABLE DENSITY OF ANY RESIDENTIALLY ZONED PARCEL GREATER THAN OR MORE DENSE THAN A-2 SUBURBAN DISTRICT (ONE [1] SINGLE FAMILY UNIT PER ACRE); OR (2) ANY PARCEL OF LAND LESS THAN OR SMALLER THAN TEN ACRES (10) WHICH WOULD RESULT IN AN ALLOWABLE DENSITY GREATER THAN OR MORE DENSE THAN A-3 SUBURBAN DISTRICT (TWO (2) SINGLE FAMILY UNITS PER ACRE); OR (3) ANY RESIDENTIAL PERMITTED USE IN A PLANNED UNIT DEVELOPMENT OVERLAY ("PUDS") OR; (4) ANY RESIDENTIAL PERMITTED USE IN A TRADITIONAL NEIGHBORHOOD DEVELOPMENT ("TNDs"); OR (5) ANY SINGLE-FAMILY DWELLING AND/OR LODGING PERMITTED USE IN ANY HIGHWAY COMMERCIAL ZONING DISTRICT OR; (6) ANY RESIDENTIAL PERMITTED USE IN A PLANNED BUSINESS CAMPUS ("PBC") ZONING DISTRICT OR; (7) ANY RESIDENTIAL PROPERTIES ONE ACRE OR GREATER ON ALL ROADS WITHOUT A LAND CLEARING PERMIT.

WHEREAS, on February 08, 2024, the Parish Council adopted Ordinance Council Series No. 24-5360, imposing a six (6) month moratorium on the receipt of submissions by the Parish Planning and Zoning Commission and/or the issuance of permits by the St. Tammany Parish Department of Permits and Inspections for the rezoning and/or subdivision/resubdivision and/or any construction or placement for any of the following: (1) any parcel of land ten (10) acres or larger which would result in an allowable density of any residentially zoned parcel greater than or more dense than A-2 suburban District (one [1] unit per acre; or (2) any parcel of land less than or small than ten acres (10) which would result in an allowable density of any residentially zoned parcel, suburban or suburban agricultural, greater than or more dense than A-3 suburban district [two (2) single family units per acre]; or (3) any residential permitted use in a Planned Unit Development Overlay ("PUDs"); or (4) any residential permitted use in a Traditional Neighborhood Development ("TNDs"); or (5) any single family dwelling and/or lodging permitted use in a Highway Commercial (HC) zoning district; or (6) any residential permitted use in a Planned Business Campus ("PBC") zoning district; or (7) any residential properties one acre or greater on all roads without a land clearing permit, within the boundaries of Council District 9 as established by Ordinance Council Series No. 22-5061; and

WHEREAS, the moratorium was extended on August 1, 2024 by adoption of Ordinance Council Series No. 24-5517 and on February 06, 2025 by adoption of Ordinance Council Series No. 25-5681; and

WHEREAS, high density residential developments within the Parish are rapidly expanding to outpace the Parish's current infrastructure, including roads, bridges, and highways; drainage;

water and sewerage utilities; schools; and fire, law enforcement, and recreational resources; and,

WHEREAS, St. Tammany Parish Government is currently conducting multiple studies and drafting long-range plans in order to accommodate this extensive growth including, but not limited to, revisions to the Unified Development Code (UDC), updates to the St. Tammany Parish Comprehensive Plan (New Directions 2040), development of the Parishwide Comprehensive Drainage Plan, development of a Parishwide Comprehensive Transportation Plan, and development of a Parish Wetlands Plan, and,

WHEREAS, the State and Federal Governments are currently addressing and planning infrastructure improvements, such as improvements to local, state, and federal highways; improvements in drainage; and improvements to water distribution and sewerage collection and treatment; and,

WHEREAS, the data on which these plans and studies are based must be relatively stable in order to provide the most accurate means to address the parish's infrastructure needs; and,

WHEREAS, in order to maintain such stability, it is necessary to suspend receipt of high-density applications for rezoning or subdivision/resubdivision and/or construction or placement of structures on certain lot/parcels while the Parish's studies are performed and plans are formulated; and,

WHEREAS, to protect and preserve the health, safety, and property interests of residents from the adverse effects of lack of adequate infrastructure to support the rapidly expanding high density residential developments, it is necessary to extend the moratorium on the receipt of submissions by the Parish Planning and Zoning Commission for the re-subdivision or re-zoning of certain property and/or on the issuance of certain permits by the Parish Department of Planning and Development/Permits for the construction or placement of certain building structures on property in said area until a study is completed to determine what improvements are necessary to support long term growth and responsible development of the area; and

WHEREAS, in order to maintain such stability, it is necessary to suspend receipt and/or issuance of certain clear-cutting permits on a lot or parcel greater than one-half (1/2) acre, where such a tree has a diameter greater than 6 inches at the height of six feet or more above existing grade, while the Parish's studies are performed and plans are formulated.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it extends the six (6) moratorium on the receipt of submissions by the Parish Planning and Zoning Commission and/or the issuance of permits by the St. Tammany Parish Department of Permits and Inspections for the rezoning and/or subdivision/resubdivision and/or any construction or placement for any of the following: (1) any parcel of land ten (10) acres or larger which would result in an allowable density of any residentially zoned parcel greater than or more dense than A-2 suburban District (one [1] unit per acre; or (2) any parcel of land less than or small than ten acres (10) which would result in an allowable density of any residentially zoned parcel, suburban or suburban agricultural, greater than or more dense than A-3 suburban district [two (2) single family units per acre]; or (3) any residential permitted use in a Planned Unit Development Overlay ("PUDs"); or (4) any residential permitted use in a Traditional Neighborhood Development ("TNDs"); or (5) any single family dwelling and/or lodging permitted use in a Highway Commercial (HC) zoning district; or (6) any residential permitted use in a Planned Business Campus ("PBC") zoning district; or (7) any residential properties one acre or greater on all roads without a land clearing permit, within the boundaries of Council District 9 as established by Ordinance Council Series No. 22-5061.

BE IT FURTHER ORDAINED that this moratorium shall not apply to any property under the jurisdiction and boundaries of the Township of Pearl River, Louisiana.

BE IT FURTHER ORDAINED that any requests to rezone from commercial to residential zoning on tracts of property ten (10) acres or greater shall be limited to an allowable density of any

BE IT FURTHER ORDAINED that, prior to the expiration of this moratorium, the Department of Planning and Development shall provide an update on the progress of the Parish Wetlands Plan, revisions to the Unified Development Code (UDC), St. Tammany Parish Comprehensive Plan (New Directions 2040), and Comprehensive Transportation Plan; the Department of Engineering shall provide an update on the Comprehensive Drainage Plan; the Department of Utilities shall provide an update on water and sewer facilities; and the Office of the President and/or the Office of the CAO shall advise the Parish Council as to whether in its opinion the moratorium should be extended, based on the aforementioned updates provided to Parish Administration.

BE IT FURTHER ORDAINED that this ordinance shall be effective immediately upon final adoption and shall remain in effect until February 05, 2026.

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

EFFECTIVE DATE: This Ordinance shall be effective upon adoption and signature of the Council Chairman and Parish President.

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

YEAS:

**NAYS:**

**ABSTAIN:**

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 7<sup>TH</sup> DAY OF AUGUST, 2025; AND BECOMES ORDINANCE COUNCIL SERIES NO. 25-.

\_\_\_\_\_  
JOE IMPASTATO, COUNCIL CHAIR

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JUNE 25, 2025

Published Adoption: \_\_\_\_\_, 2025

Delivered to Parish President: \_\_\_\_\_, 2025 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2025 at \_\_\_\_\_