

TEXT STUDY STAFF REPORT
Unified Development Code



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Study Title: Unified Development Code Phase 2: Implementation, “Housekeeping” Text Amendments No. 15

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.

Public Notice: 5/7/2025; 5/14/2025; 5/28/2025

Planning & Zoning Commission: 6/3/2025

Recommendation: Approved

Parish Council: 7/10/2025; 8/7/2025

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	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
24-5641	12/5/24	12/5/24	Part II UDC Housekeeping Amendment 5		
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		
25-5729	5/1/25	5/5/25	Part II UDC Housekeeping Amendment 10	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
Ordinance Calendar No. 7873	TBD	TBD	Part II UDC Housekeeping Amendment 11		
Ordinance Calendar No. 7897	TBD	TBD	Part II UDC Housekeeping Amendment 12		

Ordinance Calendar No. 7898	TBD	TBD	Part II UDC Housekeeping Amendment 13	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
TBD	TBD	TBD	Part II UDC Housekeeping Amendment 14	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

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, was introduced at the May 1, 2025 Council hearing, and will be considered for final adoption at the June 5, 2025 Council hearing (Calendar No. 7873).

- Housekeeping No. 12 was recommended for approval at the May 13, 2025 Planning and Zoning Commission hearing and will be introduced at the June 5, 2025 Council hearing.
- Housekeeping No. 13 was recommended for approval as amended at the May 13, 2025 Planning and Zoning Commission hearing and will be introduced at the June 5, 2025 Council hearing.
- Housekeeping No. 14 will be considered by the Planning and Zoning Commission on June 10, 2025.

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 Section 100-5 – Definitions to add definitions for “Civic” and “Public Safety Training Facilities” and to revise definitions for “Marina or Boat Launch Facility” and “Marina, Commercial” (Part II – Unified Development Code, Chapter 100, Appendix A, Recommendation No. **1**).
- ii. Amend Chapter 400 – Zoning to clarify which zoning districts “Civic Uses” and “Public Safety Training Facilities” are permitted within (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. **2**).

b. Clarifications include:

- i. Amend Sec. 400-8 – Use Standards to clarify minimum standards for swimming pool setbacks (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. **3**).

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

Proposed Changes Key:**Blue, Bold, and Underlined Text** – Added Text~~Red and strikethrough text~~ - Deleted Text

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

1. Amend Chapter 100 – Administration to add definitions for “Civic” and “Public Safety Training Facilities” and to revise the existing definitions for “Marina or Boat Launch Facility” and “Marina, Commercial” to read as follows:

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* * *

Chief Building Official. The official responsible for the establishment and enforcement of building codes, or his/her designee.

Civic. A use or facility that primarily serves the public interest and general welfare of the Parish. Civic uses include, but are not limited to: government buildings and offices; public schools and educational institutions; libraries; law enforcement and emergency service facilities; community centers; places of worship; museums; and other institutions providing cultural, educational, social, or public services. Civic uses may be operated by public agencies, nonprofit organizations, or faith-based institutions. Civic uses do not include public safety training centers or other specialized facilities that are only permitted in designated zoning districts.

Clean Water Act. The Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, 33 U.S.C. 1251 et seq.

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Marina or Boat Launch Facility. **A small-scale facility primarily for private or member use with minimal storage and service functions.** ~~land use involving the operation of a marina including structures and activities accessory to the operation of a marina, such as servicing, fueling, pumping out, chartering, launching, and dry storage of boats and boating equipment.~~

Marina, Commercial. A facility offering a full range of marine services including ~~for~~ mooring, launching, storing, sales, construction, and repairing of boats, including the sale of marine supplies and services, rentals, and chartering.

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Public Hearing. A meeting at a place and time publicly advertised in accordance with open meetings laws, open to the general public, and conducted either by the governing body of the Parish or by a committee of its members appointed and designated by the governing body. Such meeting shall be conducted under the normal and regular rules applicable to such hearings.

Public Safety Training Facilities. Specialized facilities designed for the instruction and simulated practice of emergency response personnel, including but not limited to fire, police, and EMS staff. Uses may include training towers, driving courses, shooting ranges, live fire simulators, and other scenario-based instruction areas.

Pump Station or Lift Station. A structure housing pumps and their appurtenances that conveys wastewater to either a privately owned or publicly owned sanitary sewer or treatment works.

2. Amend Chapter 400 – Zoning to clarify which zoning districts “Civic Uses” and “Public Safety Training Facilities” are permitted within and renumber as necessary, to read as follows:

SEC. 400-3.1 COMMERCIAL ZONING DISTRICTS AND USES ESTABLISHED.

* * *

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
Public and Institutional										
<u>Civic Uses</u>			P	P	P	P	P	P	P	
Community Center				P	P	P	P	P	P	

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SEC. 400-3.3 GENERAL COMMERCIAL DISTRICTS.

A. GC-1 General Commercial District.

* * *

2. Permitted Uses.

* * *

c. Bed and breakfast

d. [Civic](#)

~~d.~~ [e.](#) Club or lodge

* * *

B. GC-2 Public, Cultural, and Recreational District.

* * *

2. Permitted Uses.

* * *

d. Bed and breakfast

e. [Civic](#)

~~e.~~ [f.](#) Club or lodge

SEC. 400-3.4 PLANNED BUSINESS CAMPUS DISTRICT

A. PBC Planned Business Campus District.

* * *

2. Permitted Uses.

* * *

e. Bed and breakfast

f. [Civic](#)

~~f.~~ [g.](#) Club or lodge

* * *

SEC. 400-3.5 HIGHWAY COMMERCIAL DISTRICTS

A. HC-1 Highway Commercial District.

	*	*	*
2. Permitted Uses.			
	*	*	*
h. Catering facility			
i. Civic			
h. j. Club or lodge			
	*	*	*

B. HC-2 Highway Commercial District.

	*	*	*
2. Permitted Uses.			
	*	*	*
j. Catering facility			
k. Civic			
k. l. Club or lodge			
	*	*	*

C. HC-3 Highway Commercial District.

	*	*	*
2. Permitted Uses.			
	*	*	*
l. Cemetery			
m. Civic			
m. n. Club or lodge			
	*	*	*

D. HC-4 Highway Commercial District.

	*	*	*
2. Permitted Uses.			

* * *

n. Cemetery

o. [Civic](#)

~~o. p.~~ Club or lodge

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SEC. 400-4. SPECIALIZED ZONING DISTRICT REGULATIONS

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Exhibit 400-5 Permitted Uses: Specialized Districts.

Use Category Specific Use	Specialized Zoning Districts									Use Standards
	MOCD	MHD	MRD	PF-1	PF-2	CBF-1	ED-1	ED-2	AT	
Agricultural and Open Space										
Conservation Areas					P					
Excavation, Commercial					C*					Section 400-8.I
Golf Course and Recreational Facility						P				
Habitat And Wetland Mitigation Banks					P					
Local, State, or National Parks					P					
Marinas/Boat Launches				<u>P</u>	P	<u>P</u>				
Passive Recreational Facilities					P					
Public and Institutional										
Auditorium			P							
<u>Civic</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Educational Facility, Adult Secondary							P	P		

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SEC. 400-4.2 MEDICAL DISTRICTS.

B. MHD Medical Hospital District.

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2. Permitted Uses.

* * *

a. [Civic](#)

~~a.~~ [b.](#) Electrical energy substation*

* * *

C. MRD Medical Research District.

* * *

2. Permitted Uses.

* * *

d. Auditorium

e. [Civic](#)

~~e.~~ [f.](#) Educational facility, university and associated research center

* * *

SEC. 400-4.3 PUBLIC FACILITIES DISTRICTS.

A. PF-1 Public Facilities District.

* * *

2. Permitted Uses.

* * *

d. Animal services, training

e. [Civic](#)

~~e.~~ [f.](#) Electrical energy substation*

* * *

h. Government office

i. [Marinas/Boat Launch](#)

~~i.~~ [j.](#) Office

* * *

B. PF-2 Public Facilities District.

* * *

2. Permitted Uses.

* * *

a. Animal services

b. Civic

~~b. c.~~ Conservation areas

* * *

C. CBF-1 Community-Based Facilities District.

* * *

2. Permitted Uses.

* * *

a. Civic

~~a. b.~~ Club or lodge

* * *

d. Habitat and wetland mitigation bank

e. Marinas/Boat Launch

~~e. f.~~ Electrical energy substation*

* * *

SEC. 400-4.4 EDUCATION DISTRICTS.

A. ED-1 Primary Education District.

* * *

2. Permitted Uses.

* * *

a. Art Studio

b. [Civic](#)

~~b. c.~~ Day care center, adult

* * *

B. ED-2 Higher Education District.

* * *

2. Permitted Uses.

* * *

a. Art Studio

b. [Civic](#)

~~b. c.~~ Day care center, adult

* * *

SEC. 400-4.5 AT ANIMAL TRAINING/HOUSING DISTRICT.

A. AT Animal Training/Housing District.

* * *

2. Permitted Uses.

* * *

a. Animal Services

b. [Civic](#)

~~b. c.~~ Kennels, commercial

* * *

SEC. 400-5 INDUSTRIAL ZONING DISTRICT REGULATIONS.

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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	
<u>Public and Institutional</u>							
<u>Civic Uses</u>	P	P	P			P	
<u>Public Safety Training Facilities</u>	P	P	P				

C. I-1 Light Industrial and Warehouse District

* * *

2. Permitted Uses.

* * *

- a. Auto repair and service*
- b. Civic

~~b. c.~~ Entertainment, indoor

* * *

- q. Outdoor Storage Yard
- r. Public Safety Training Facilities
- ~~r. s.~~ Warehouse

* * *

D. I-2 Industrial District

* * *

2. Permitted Uses.

* * *

- a. Auto repair and service*
- b. Civic

~~b.~~ c. Crematorium

* * *

cc. Petroleum product storage

dd. Public Safety Training Facilities

~~dd.~~ ee. Septic treatment facility*

* * *

E. I-3 Heavy Industrial District

* * *

2. Permitted Uses.

* * *

a. Auto repair and service*

b. Civic

~~b.~~ c. Crematorium

* * *

ee. Petroleum product storage

ff. Public Safety Training Facilities

~~ff.~~ gg. Pleasure Boat dry dock hull repair

3. Amend Chapter 400 – Zoning to clarify minimum standards for swimming pool setbacks, to read as follows:

SEC. 400-8 USE STANDARDS

* * *

PP.Swimming Pools.

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5. In-ground swimming pools (less than 12 inches above grade) can only be located on the property in either a side or rear yard area. The ~~inside edge, lip, or~~ structure, including decking and/or coping of each swimming pool shall be set back at least 5 feet from the side property line and 5 feet from the rear property line. However, in no instance shall a swimming pool be located within any documented servitude or easement.