

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 8141

ORDINANCE COUNCIL SERIES NO: 26-

COUNCIL SPONSOR: MR. COUGLE

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. BURKE

SECONDED BY: MR. PHILLIPS

ON THE 9TH DAY OF JULY, 2026

ORDINANCE TO EXTEND THE SIX (6) MORATORIUM ORIGINALLY ESTABLISHED BY ESTABLISHED BY ORDINANCE COUNCIL SERIES NO. 24-5360 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.

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 01, 2024 by adoption of Ordinance Council Series No. 24-5517, on February 06, 2025 by adoption of Ordinance Council Series No. 25-5681, on August 07, 2025 by adoption of Ordinance Council Series No. 25-5789, and on February 05, 2026 by adoption of Ordinance Council Series No. 26-5912; 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, except for purposes of approved timber harvesting where the timber company is certified by The Sustainable Forestry Initiative (SFI), and is unassociated with further development of the land; and

WHEREAS, this moratorium was amended on May 07, 2026 by adoption of Ordinance Council Series No. 26-5970 removing the restriction on the receipt of submissions by the St. Tammany Parish Department & Development and/or the issuance of permits by the St. Tammany Parish Department of Permits and Inspections or the rezoning and/or subdivision/resubdivision and/or any construction or placement of any residential properties one acre or greater on all roads without a land clearing permits.

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

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 6TH DAY OF AUGUST, 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: JUNE 24, 2025

Published Adoption: _____, 2026

Delivered to Parish President: _____, 2026 at _____

Returned to Council Clerk: _____, 2026 at _____