

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 7822AA

ORDINANCE COUNCIL SERIES NO: 25-

COUNCIL SPONSOR: LAUGHLIN/IMPASTATO/PRES. COOPER PROVIDED BY: PLANNING & DEVELOP.

INTRODUCED BY: MR. LAUGHLIN

SECONDED BY: MR. CORBIN

ON THE 1ST DAY OF MAY, 2025

AMENDMENTS TO THE OFFICIAL PARISH ZONING MAP AND DISTRICT REGULATIONS IN ACCORDANCE WITH RECOMMENDATIONS OF THE COASTAL RESILIENCE LAND USE STUDY, WHICH INCLUDES AN ANALYSIS OF EXISTING ZONING, LAND USE, AND DEVELOPMENT PATTERNS IN DISTRICTS 7 AND 11 OF ST. TAMMANY. THIS STUDY IS IN RESPONSE TO ORDINANCES C.S. 23-7251AA, C.S. 24-7510, AND C.S. 24-7511, WHICH IMPOSED MORATORIUMS ON PERMITS FOR THE CONSTRUCTION OF CERTAIN BUILDINGS IN ST. TAMMANY PARISH (WARDS 4, 7, AND 9, DISTRICTS 7 AND 11).

WHEREAS, the Bayou Liberty and Lacombe areas within the Coastal Resilience Study Area are subject to flood risk, including coastal and riverine flooding; and

WHEREAS, approximately one-third of Repetitive Loss and Severe Repetitive Loss structures are located in the study area, indicating severe and repetitive flood damage in this area; and

WHEREAS, community concerns and District leadership in the Study Area have highlighted the need to evaluate where new development would exacerbate existing challenges associated with localized flooding events; and

WHEREAS, the goal of the Coastal Resilience Study was to support future sustainable development in the Study Area through the development of practical and implementable recommendations to amend local zoning districts, future land use designations, and land management strategies; and

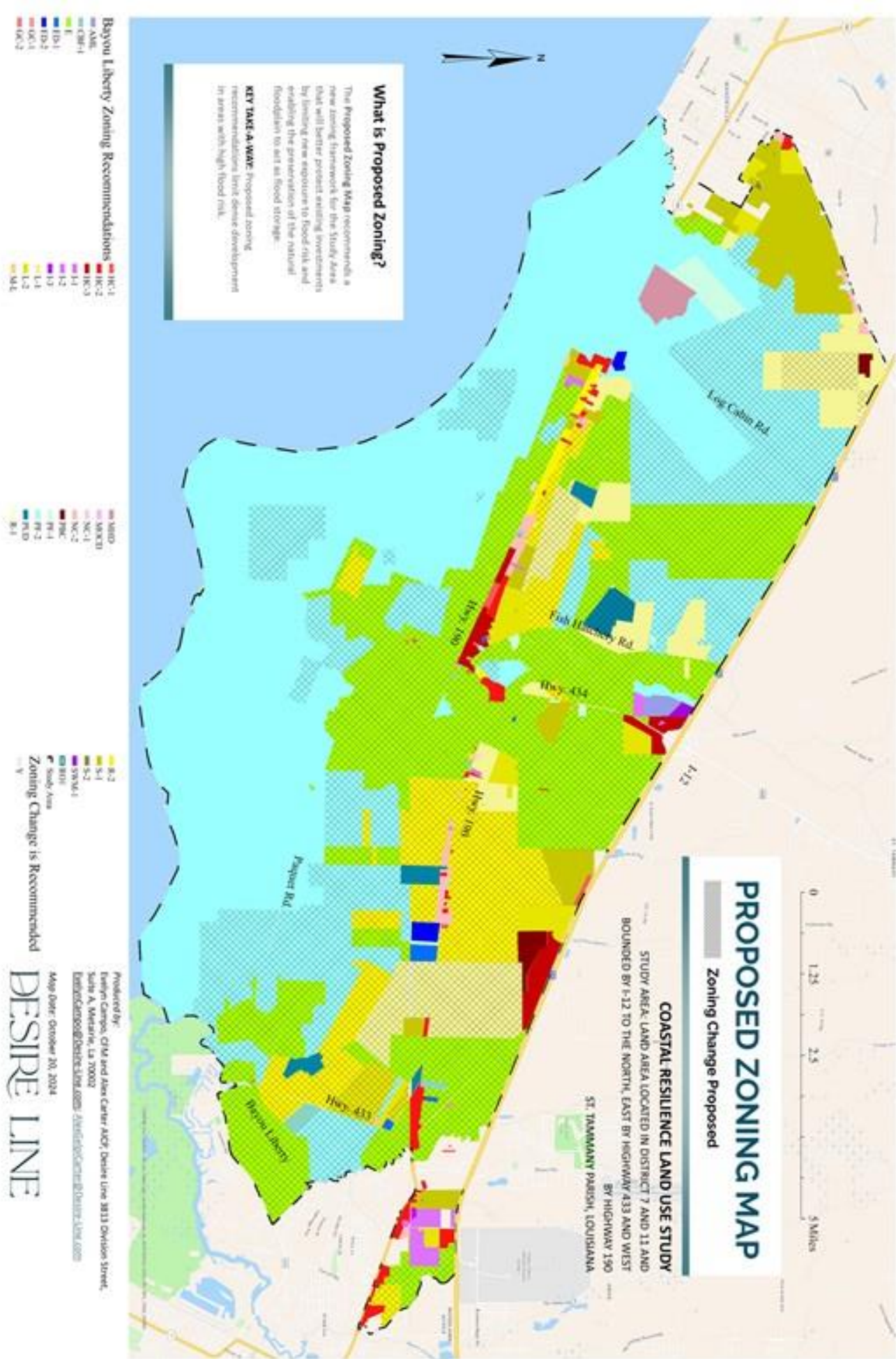
WHEREAS, the Parish Comprehensive Plan supports coastal and ecological conservation efforts that benefit existing residential areas. These efforts include proactive land management approaches that (1) regulate future residential and commercial development to balance existing substantial flood risk with sustainable growth in the Parish, (2) preserve sensitive natural floodplains and wetlands, (3) provide critical defense against coastal land loss, and (4) limit flood damage to life and property; and

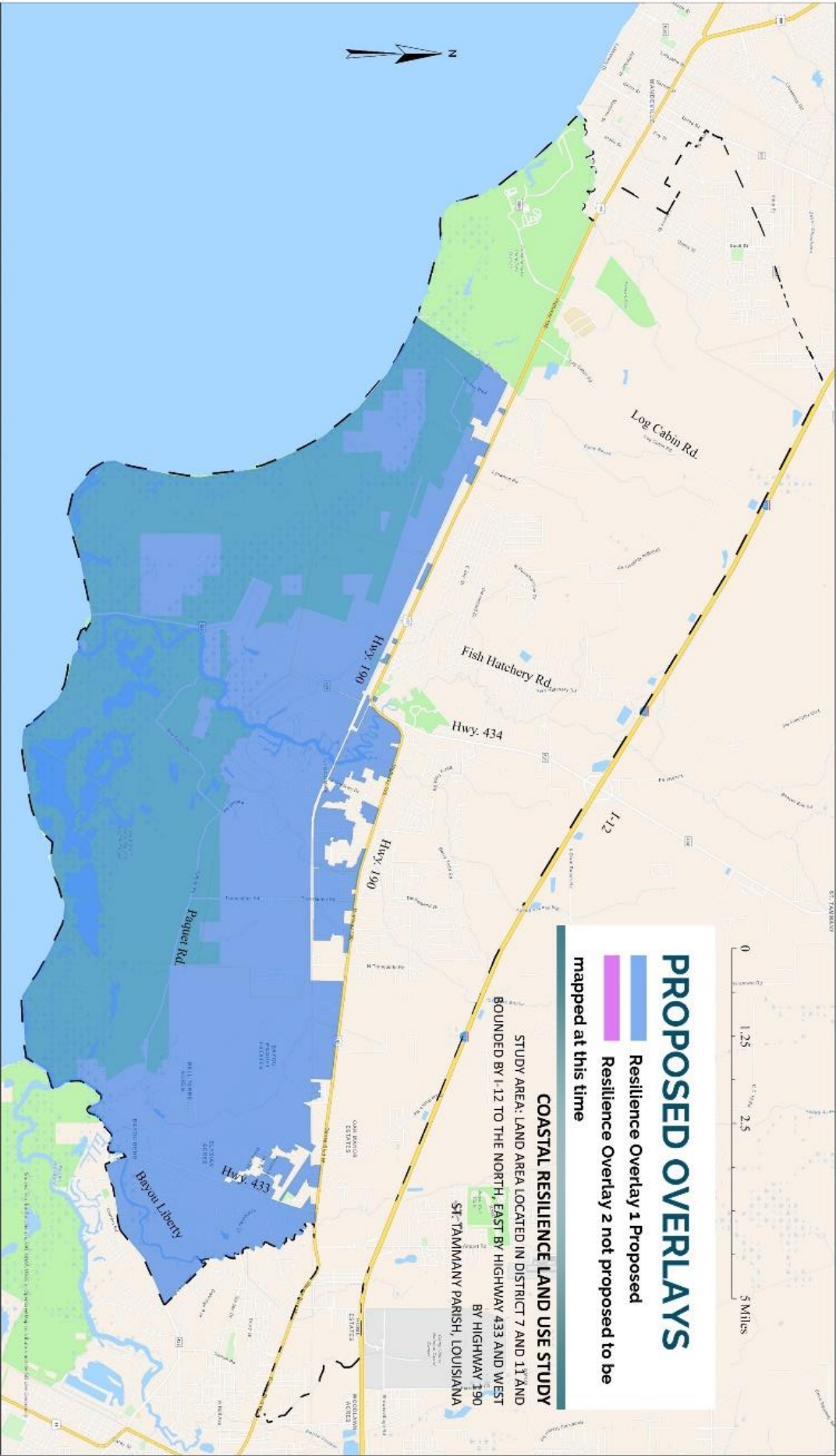
WHEREAS, the subject ordinance applies zoning changes to the official zoning map in the study area, creates two resilience overlay zoning districts, and applies changes to the official Future Land Use map of the Parish.

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS:

SECTION I. That the official zoning map of the Parish is hereby amended as shown in Exhibit 1.

EXHIBIT 1:

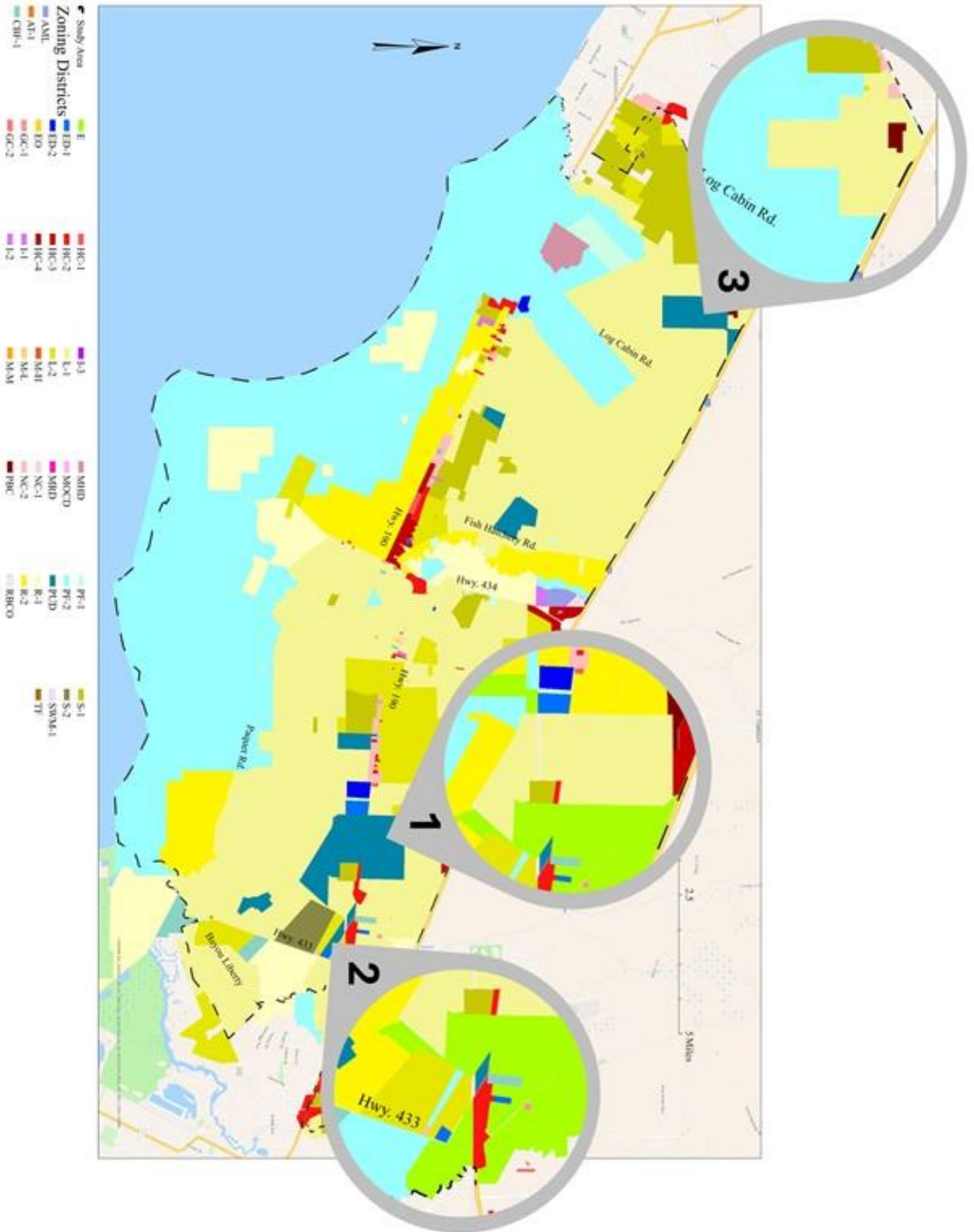




What is a Resilience Overlay Zone?

Where a parcel of land is in an area with severe flood risk, the Parish is considering the adoption of Resilience Overlay Zones, which are zoning overlays that have higher standards for building and development to protect against flooding and other natural hazards.

These zones require things like structural elevation, limiting use of fill, and using construction methods that make homes and structures more durable against storms. These extra safeguards help reduce future flood damages.



SECTION II.

That Chapter 400 – Zoning, Section 400-7 Overlay Districts be amended to add the RES-1 and RES-2 Resilience Overlay Districts as follows:

SEC. 400-7 Overlay Districts.

A. SAO Slidell Airport Overlay District.

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G. RBC Regional Business Center Overlay.

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H. RES-1 Resilience Overlay District One.

1. Purpose. To promote resilient building construction in areas prone to significant coastal or riverine flood risk. These standards are intended to preserve residents’ investments in their homes and reduce exposure to flood risk and higher flood insurance premiums caused by future development.
2. Effect. The RES-1 Overlay does not change the underlying zoning classification of a property. All underlying zoning district regulations and standards will continue to apply unless specifically indicated otherwise in this section. Any request for a permit in the RES-1 Overlay shall be processed in accordance with the same building permit process as any other permit with the exception that the request will be reviewed for compliance with the standards and criteria of this UDC by the Department of Engineering, Permits and Inspections Department, and the Department of Planning and Development. The Board of Adjustment shall not issue any variance or waiver to the design standards in this district.
3. Special design standards in the RES-1 Resilience Overlay. All of the following design standards shall apply to new construction of buildings, including accessory structures, in the RES-1 Overlay:
 - a. Fill limitations.
 - i. No fill shall be permitted on parcels zoned RES-1 that would raise or increase the surface elevation of any part of the parcel above its natural or pre-development elevation. Fill required for minor grading to level and drain the surface at the proposed site of the primary structure and driveway may be authorized, however this application of fill may not exceed six inches above natural grade.
 - ii. Fill may be used in the RES-1 district for land reclamation, provided such fill does not elevate the surface of the lot higher than the existing lot elevation, fill may only be used to reclaim land and make it even with the existing lot.
 - iii. Encapsulated fill foundations are not allowed in the RES-1 Overlay for new construction.
 - b. 3-Foot Freeboard. In addition to the standards applicable to construction listed in Section 900-6.7 Flood Hazard Area Requirements, all new construction in the RES-1 Resilience Overlay must be elevated to a minimum of 36 inches or 3 feet above the base flood elevation or the centerline of the street or top of curb fronting the site. Floodproofing or the use of a stem wall system with backfill shall not be permitted in the RES-1 Resilience Overlay.

- c. Open Foundation with No Obstructions Below the Finished Floor. All new buildings in the RES-1 must comply with all of the following foundation standards:
- i. Building must be constructed on a foundation that is designed and sealed by a registered design professional as complying with the requirements of the International Building Code, the International Residential Code, or ASCE 24-14 Flood Resistant Design and Construction.
 - ii. Must not be constructed on fill.
 - iii. Must be an open foundation using piers or pilings but must not use a crawlspace or enclosure below the first finished floor. For the purpose of this requirement, breakaway walls are prohibited, but bug screens and open latticework are allowed.
 - iv. Accessory structures or garages under 600 square feet in area shall be exempt from the requirement to have an open foundation.
- d. Prohibition of Outdoor Storage of Materials. Outdoor storage of equipment (such as commercial machinery, hazardous materials, construction equipment, outdoor coolers, kitchen equipment, or lumber / construction materials) exceeding an area of 100 square feet on a single site is strictly prohibited in the RES-1. Lawnmowers, air conditioning units, generators, vehicles, and farm vehicles (such as tractors or trailers) shall be exempt from this prohibition. Accessory structures, air conditioning units, and generators must follow the applicable construction standards for accessory buildings or mechanical equipment as applicable.
- e. Exception for small, low-cost accessory structures. Accessory structures 100 square feet or less are exempt from the design standards above and may follow typical construction requirements for all such structures in this UDC and in the applicable building code and floodplain regulations.

I. RES-2 Resilience Overlay District Two.

1. Purpose. To promote resilient building construction in areas prone to flooding. These standards are intended to preserve residents' investments in their homes and reduce exposure to flood risk and higher flood insurance premiums caused by future development.
2. Effect. The RES-2 Overlay does not change the underlying zoning classification of a property. All underlying zoning district regulations and standards will continue to apply unless specifically indicated otherwise in this section. Any request for a permit in the RES-2 Overlay shall be processed in accordance with the same building permit process as any other permit with the exception that the request will be reviewed for compliance with the standards and criteria of this UDC by the Department of Engineering, Permits and Inspections Department, and the Department of Planning and Development. The Board of Adjustment shall not issue any variance or waiver to the design standards in this district.
3. Special design standards in the RES-2 Resilience Overlay. All of the following design standards shall apply to new construction of buildings in the RES-2 Overlay:
 - a. No net fill. All sites in the RES-2 Resilience Overlay shall be subject to the prohibition of net fill. The following shall apply to the RES-2:
 - i. The placement of fill material shall be permitted only after a development plan has been submitted and approved by the Department of Engineering.

- ii. Fill may be used in the RES-2 district for land reclamation, provided such fill does not elevate the surface of the lot higher than the existing lot elevation, fill may only be used to reclaim land and make it even with the existing lot.
- iii. In the event that the Department of Engineering determines that fill work is permitted on the particular parcel, the fill work must comply with the following specific standards:
 - (A) In some cases, subject to the discretion of the Department of Engineering, or it's designee, excavation of existing soil and its replacement with fill is permissible at the site provided it can be demonstrated to have no increase in the natural ground elevation and no net impact on the function of the drainage system in the vicinity.
 - (B) Fill shall be limited to the roof-shed area of the proposed primary structure and access to the site and shall not exceed that which is necessary to prepare an adequate building footprint. Fill must slope away from the structure and toward natural grade within the buildable areas of the lot, and fill must not be located in required front, side, or rear setbacks.
 - (C) Site improvements (roads, structures, fill, etc.) shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.
 - (D) Fill for driveways must not exceed 6 inches above natural ground elevation except where fill is part of the foundation for the main residence, carport, or garage. Fill may also be placed to soften the transition between elevations to a slope not less than 4 horizontal feet to every 1 vertical foot.
 - (E) Fill may be authorized by the Department of Engineering, or it's designee, in those cases where, due to the size and location of the parcel of property, on-site or off-site mitigation can be provided and the Department of Engineering, also determines that there will be no loss of flood plain storage, no loss of stream flow capacity and the applicant demonstrates that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the drainage system in the vicinity.
 - (F) Storage capacity required for drainage or retention as listed in Section 900-6.2 Drainage System Requirements, Section 900-6.3 Hydrologic and Hydraulic Analysis and Paving and Drainage Plan, or Section 900-6.4 Retention Ponds shall not be utilized to meet the fill mitigation required in this section.
- b. 3-Foot Freeboard. In addition to the standards applicable to construction listed in Section 900-6.7 Flood Hazard Area Requirements, all new construction in the RES-2 Resilience Overlay must be elevated to a minimum of 36 inches or 3 feet above the base flood elevation or the centerline of the street or top of curb fronting the site.
- c. Encapsulated fill foundations are allowed in the RES-2 Overlay for new construction or substantial improvements to structures, however encapsulated fill foundations are limited to a height of two feet above existing grade and can only be used on lots with a minimum width of 75 feet to ensure that the property has sufficient drainage around the subject structure.

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 upon adoption.

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 5TH DAY OF JUNE, 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: MAY 14, 2025

Published Adoption: _____, 2025

Delivered to Parish President: _____, 2025 at _____.

Returned to Council Clerk: _____, 2025 at _____.