

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7281

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: DEAN/COOPER

PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 1ST DAY OF JUNE, 2023

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II-LAND DEVELOPMENT CODE, CHAPTER 130— UNIFIED DEVELOPMENT CODE, ARTICLE VII – MINIMUM STANDARDS FOR SPECIFIC USES, DIVISION 1 - (51)A. CONVENIENCE STORE (WITH GAS) TO LIMIT THE NUMBER OF FUEL PUMPING UNITS ACCORDING TO THE SQUARE FOOTAGE OF THE PARCEL. (2023-3299-ZC)

WHEREAS, St. Tammany Parish has seen an increased interest in the development of Convenience stores (with gas) along major thoroughfares in the HC-2 Highway Commercial District; and

WHEREAS, the HC-2 Highway Commercial District does allow for convenience stores with gas fueling pumps but caps the number at eight fueling pump units on a property larger than 90,000 sq/ft;

WHEREAS, in an effort to decrease requests for up-zoning property to HC-3 Highway Commercial District and HC-4 Highway Commercial District only to accommodate additional fueling pump units, the amendment of the HC-2 Highway Commercial District in the Minimum Standards will allow for properties zoned HC-2 Highway Commercial District from 90,000 sq/ft but less than 130,000 sq/ft to have eight fueling pump units on a property and parcels over 130,000 sq/ft shall not exceed twelve fueling pump units on a parcel.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that, St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 130 – Unified Development Code, Article VII – Minimum Standards, Division 1 - Generally, Section 130-2213 – Minimum Standards, be amended as follows:

(51) Convenience store (with gas). The sale of gas and other fuel shall be an accessory use permitted in the zoning district when the criteria of subsection (51)a of this section are met:

- a. In the HC-2 Highway Commercial District, a minimum parcel size of 40,000 square feet is required for such use. On parcels that are a minimum of 40,000 square feet but less than 60,000 square feet in size, the number of fuel pumping units shall be limited to a total of four units. For purposes of this provision, a fuel pumping unit, also commonly known as a gas pump, is defined as a unit that is capable of dispensing gas or other fuel to no more than two vehicles at the same time, and only when each vehicle to be fueled is positioned on opposite sides of the pump. On parcels that are a minimum of 60,000 square feet but less than 90,000 square feet in size, the number of fuel pumping units shall be limited to a total of six units. On parcels that are 90,000 square feet but less than 130,000 square feet in size, the number of fuel pumping units shall not exceed eight units. On parcels that are 130,000 square feet or greater in size, the number of fuel pumping units shall not exceed twelve units.

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 become effective fifteen (15) days after 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 6TH DAY OF JULY, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO. 23-____.

JACOB "JAKE" AIREY, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MAY 24, 2023

Published Adoption: _____, 2023

Delivered to Parish President: _____, 2023 at _____

Returned to Council Clerk: _____, 2023 at _____