

TEXT STUDY STAFF REPORT
Unified Development Code



PLANNING & DEVELOPMENT

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Study Title: Unified Development Code Phase 2:
Implementation, "Housekeeping" Text Amendments
No. 4

Public Notice:
8/28/2024; 9/4/2024

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.

Planning & Zoning Commission: 09/10/2024

Recommendation: Approved with the recommendation to remove the proposed changes to the Planned Corridor Overlay listed under (b) – Clarifications; Numbers iii and iv.

Parish Council:
Recommendation:

Location: Parishwide

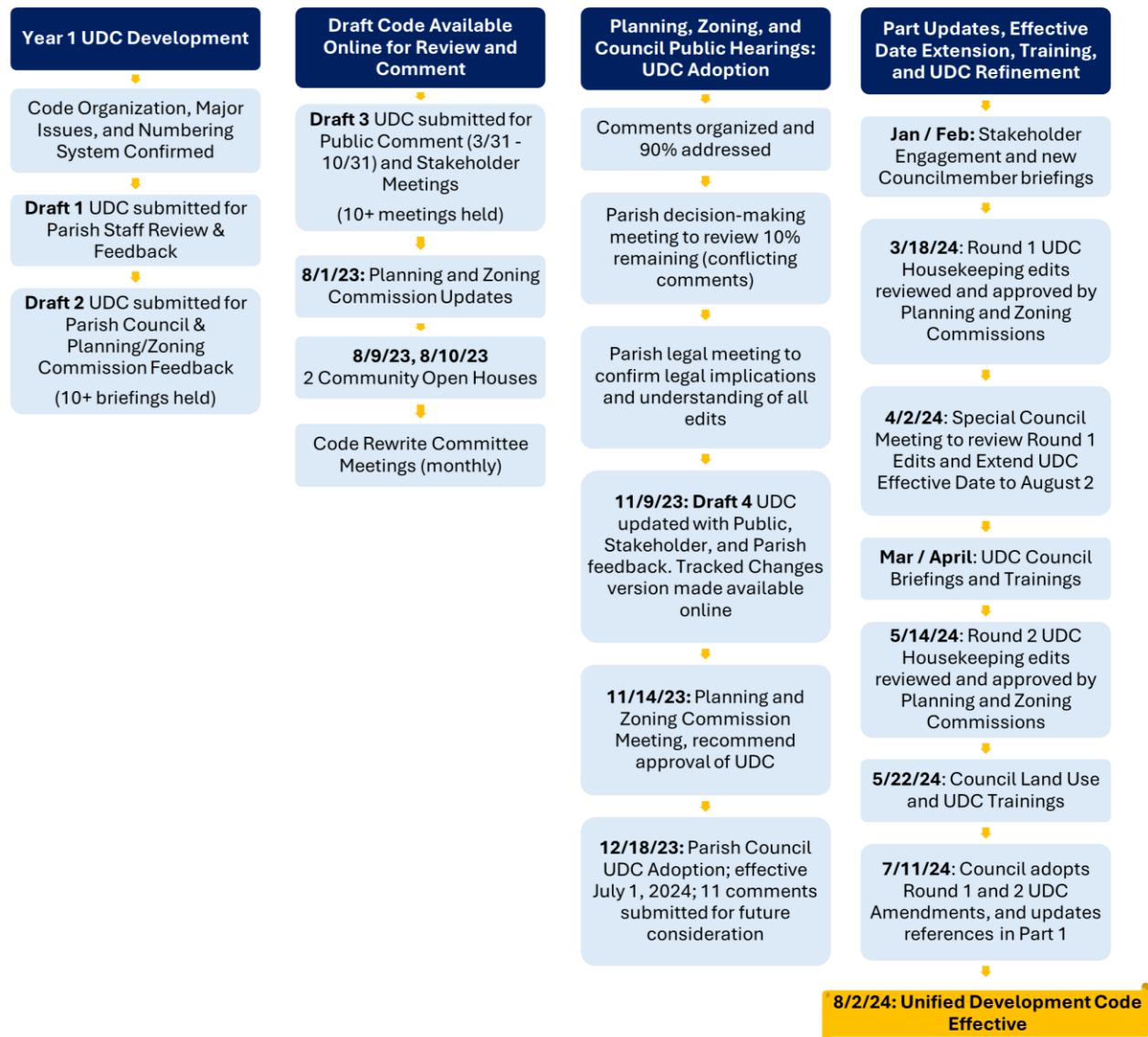
FINDINGS

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

Ord. Cal #7698	8/13/2024	TBD	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 II: UDC Chapters 100-900
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2. *Context.* After the adoption of the UDC in December 2023 and during the amendment of the UDC from January to July 2024, the Parish has been preparing for the Unified Development Code's August 2, 2024, effective date. This work prompted additional parish staff to become familiar with the UDC and existing applications to be updated to the new standards and organization of the Code. As expected, this additional review prompted the need for "housekeeping" amendments that clarify, correct, or reincorporate previous standards necessary for the successful and predictable management of land in the Parish. To date, 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 and Housekeeping No. 3 (Ord. Calendar No. 7698) is being considered by the Parish Council at the October 3, 2024 Council hearing. This text study is the fourth Housekeeping Study and follows the same spirit of amendments proposed and approved in Housekeeping Text Studies 1, 2 and 3.
3. *UDC Development Process.* A high-level timeline of the UDC development process including Housekeeping Text Studies 1-3 is provided below:



4. *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. 4 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. 4 is to ensure the UDC continues to function effectively by incorporating staff-driven improvements based on real-world use and experience.
5. *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. Add residential care facilities as a permitted use in HC-2A Highway Commercial and HC-3 Highway Commercial Districts (Chapter 400, Appendix A, Recommendation No. 5).

- ii. Add the following permitted uses in the PF-2 Public Facilities District: funeral homes, crematoriums, animal services, government maintenance facilities, government offices, places of worship, post offices, and radio, telecommunication, television, or microwave towers (Chapter 400, Appendix A, Recommendation No. 6).
 - iii. Add middle or elementary education facilities as a permitted use in the ED-2 Higher Education District (Chapter 400, Appendix A recommendation No. 6).
 - iv. Add the following as permitted uses in the I-3 Heavy Industrial District: crematoriums, beverage distilling, book binderies, fruit and vegetable canneries, dairy product manufacturing, and food processing (Chapter 400, Appendix A, Recommendation No. 7).
 - v. Add radio, telecommunications, television, or microwave tower as a permitted use in SWM-2 Solid Waste Management District (Chapter 400, Appendix A, Recommendation No. 7).
 - vi. Add an Area of Special Concern (Chapter 900, Appendix A, Recommendation No. 13).
 - vii. Revise Chapter 200-3.3 Zoning Map Changes to add an appeal process for requests for zoning changes to be consistent with the previous Land Development Code (Chapter 200, Appendix A, Recommendation No. 15). **Text changes to Chapter 200 are not under the authority of the Planning and Zoning Commission and therefore were not included in the 9/10/2024 Planning and Zoning Commission review and recommendation for approval.**
- b. Clarifications include:
- i. Clarify terminology related to assisted living facilities and residential care facilities (Chapter 100, Appendix A, Recommendation No. 2).
 - ii. Clarify a majority vote of the membership of the Planning and Zoning Commission is 6 members, and a waiver determination must be made by a minimum of 8 members or a two-thirds majority vote (Chapter 100, Appendix A, Recommendation No. 1).
 - iii. Clarify that the Department of Planning and Development can administratively approve a request for a Planned Corridor Development when a proposal meets all requirements of the UDC and does not require a waiver or variance (Chapter 200, Appendix A, Recommendation No. 3)
 - iv. Clarify the review and approval process associated with the Planned Corridor District, including, the Director of Planning and Development may administratively approve applications that are fully compliant with the UDC and do not include request for variance or waiver (Chapter 200, Appendix A, Recommendation No. 4).
 - v. Clarify approval for the RBC Overlay requesting a land use not allowed in the underlying zoning district must be reviewed by the Planning and Zoning Commission prior to Parish Council decision (Chapter 400, Appendix A, Recommendation No. 8)
 - vi. Clarify the Natural Area Requirement and its effect on forestry and agriculture developments over 5 acres (Chapter 600, Appendix A, Recommendation No. 9)
 - vii. Clarify standards for parking areas that support two or more land use activities and standards for off-site parking (Chapter 600, Appendix A, Recommendation No. 10).
 - viii. Clarify the ability to waive a public hearing is limited to 1 time per property, in accordance with state law, and to renumber accordingly (Chapter 800, Appendix A, Recommendation No. 12).
- c. Corrections include:
- i. Set the aisle width of a 75–90-degree standard to 24 feet (Chapter 600, Appendix A, Recommendation No. 10).
 - ii. Change (1) As Built Plan decisions may be appealed to the Planning and Zoning Commission, (2) notice of appeal shall be filed with the Department of Planning and Development, and (3) As Built Plan decisions by the Planning and Zoning Commission may be appealed to the Parish Council (Chapter 800, Appendix A, Recommendation No. 11)

- iii. Revise Chapter 900-6.3 – Hydrologic and Hydraulic Analysis and Paving and Drainage Plan to include drainage fees associated with waivers for on-site detention requirements (Chapter 900, Appendix A, Recommendation No. 14). **Text changes to Chapter 900 are not under the authority of the Planning and Zoning Commission and therefore were not included in the 9/10/2024 Planning and Zoning Commission review and recommendation for approval.**

APPENDIX A
PROPOSED AMENDMENTS
TO
PART II: LAND DEVELOPMENT CODE
ST. TAMMANY CODE OF ORDINANCES
(dated August 2024)

Proposed Changes Key:**Blue and Bold 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, Sec. 100-2 UDC Administrators to clarify a majority vote of the membership of the Planning and Zoning Commission is 6 members, and a waiver determination must be made by a minimum of 8 members or a two-thirds majority vote, to read as follows:**

SEC. 100-2.2 PLANNING AND ZONING COMMISSION.

* * *

H. Parliamentary Rules.

1. The latest edition of Robert's Rules of Order is hereby designated as the official manual of the Planning and Zoning Commission. If the manual conflicts with this chapter, this chapter shall govern.
1. A parliamentarian shall be appointed by the chairperson.
2. The chairperson shall be familiar with the contents of the manual and may consult with the parliamentarian of the commission to answer parliamentary inquiries directed to the chairperson.

I. Quorum and Voting.

1. No business shall be conducted by the Planning and Zoning Commission without a quorum being present. Unless otherwise specified herein, a quorum shall consist of 8 members, or a two-thirds majority.
2. To constitute final action on any matter before it, at minimum, a majority vote of the membership of the commission (**6 members**) is required, unless a larger vote is required by law. **Action on a waiver, at minimum, shall be determined by at least 8 members or a two-thirds majority vote.** The failure of a motion to receive **the minimum number a** ~~majority~~ of affirmative votes shall constitute no action either for denial or approval. For development applications where the Planning and Zoning Commission is the final decision-maker, no action shall constitute a de facto denial of the application.
3. *Recusal.* In the event of a conflict of interest which does not require a resignation in accordance with the Louisiana Code of Government Ethics, LA R.S. title 42, Ch. 15 (LA R.S. 42:1101 et seq.), as amended, the involved commissioner shall announce the conflict and shall recuse himself from voting on and participating in the discussion of the matter giving rise to the conflict.
4. Voting by proxy is not allowed.

J. General Rules of Public Participation.

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2. Amend Chapter 100 – Administration, Sec. 100-5 Definitions, to streamline and clarify terminology related to assisted living and care facilities, to read as follows:

SEC. 100-5 DEFINITIONS.

* * *

- A -

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Art Gallery. An establishment for the loan or display of objects of art.

Arts Studio. An establishment for the instruction or study of an art, type of exercise, or activity such as dance, martial arts, photography, music, painting, gymnastics, or yoga, whether or not the artists live at the establishment.

Ash. The incombustible material that remains after a fuel or solid waste is incinerated.

~~*Assisted Living Facility.* An adult residential care home/facility licensed as required by the LDH that provides (attached or detached) housing and a coordinated array of supportive personal services; 24-hour supervision and assistance (scheduled and unscheduled), activities, and health-related services that are designed to allow the individual to reside in the least restrictive setting of their choice, to accommodate individual resident's changing needs and preferences, to maximize the resident's dignity, autonomy, privacy and independence, and to encourage family and community involvement. Said facility may include an age-restricted adult housing component (attached or detached) for which LDH does not require licensing, but in which the residents are provided assistance with activities of daily living and access to the activities, functions and health related services offered to residents of the associated LDH licensed portion of the facility in order to meet the health care needs of the residents. Furthermore, said residents shall be required by said facility to pay the facility a recurring uniform fee for the costs of said activities, functions, and health related services. The age restrictions must be in accordance with all applicable laws.~~

Athletic Club. Any facility that is designed for and provides athletic equipment, a gymnasium, track, basketball, handball and/or volleyball, tennis and racquetball courts, steam rooms, and weightlifting equipment; that provides for the teaching of any of the foregoing, or any martial arts, exercise classes, etc.; that holds itself out to the public for such purpose, or any combination of the foregoing purposes.

Athletic Fields. A site providing recreational areas for activities such as soccer, baseball, softball, and football.

Auditorium. A public or private building or structure designed, or intended for use for, the gathering of people as an audience to hear music, lectures, plays, and other presentations.

* * *

- R -

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Residence. Any structure occupied customarily or most of the time as a dwelling; a place of primary residence.

Residential. Activities within land areas used predominantly for housing.

Residential Care Facility. An adult residential care home/facility licensed as required by the LDH that provides (attached or detached) housing and a coordinated array of supportive personal services; 24-hour supervision and assistance (scheduled and unscheduled), activities, and health-related services that are designed to allow the individual to reside in the least restrictive setting of their choice, to accommodate individual resident’s changing needs and preferences, to maximize the resident’s dignity, autonomy, privacy and independence, and to encourage family and community involvement. Said facility may include an age restricted adult housing component (attached or detached) for which LDH does not require licensing, but in which the residents are provided assistance with activities of daily living and access to the activities, functions and health related services offered to residents of the associated LDH licensed portion of the facility in order to meet the health care needs of the residents. Furthermore, said residents shall be required by said facility to pay the facility a recurring uniform fee for the costs of said activities, functions, and health related services. The age restrictions must be in accordance with all applicable laws.

Residential lot. Any lot used for residential purposes.

~~*Residential Facility, Adult.* Any place, facility or home operated by any institution, society, agency, corporation, person or persons or any other group to provide 24-hour residential care for 4 or more adults as licensed by the state.~~

Residential Facility, Child. Any place, facility or home operated by any institution, society, agency, corporation, person or persons or any other group licensed by the State to provide 24-hour residential care for 4 or more children under the age of 18 years who are not related to the operators, and whose parents or guardians are not residents of the same facility, with or without transfer of custody.

Residents. Both real persons and entities whose occupancy in St. Tammany Parish is of an on-going, primary nature. These include, but are not limited to, civic, environmental, neighborhood, business, labor, trade, or similar organizations or a legally recognized business entity.

* * *

3. **Amend Chapter 200 – Procedures, Sec. 200-1 Generally, to clarify that the Department of Planning and Development can administratively approve a request for a Planned Corridor Development when a proposal meets all requirements of the UDC and does not require a waiver or variance, to read as follows:**

SEC. 200-1 GENERALLY.

* * *

A. Summary Application Types and Approval Process.

Exhibit 200-1 Summary of Application Types and Approval Process.

Application Type	Public Hearing Required	Review Body				Procedures Reference
		Department of Planning and Development	Planning and Zoning Commission	Parish Council	Board of Adjustment	

Comprehensive Plan Amendments	Yes	R	D			Sec. 200-3.1
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Planned Corridor Developments	Yes	R	D**	A		Sec. 200-3.6
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KEY:

R = Review, RR = Review & Recommend, D = Final Decision, A = Appeal

*Stand-alone signage plans, not part of a larger development approval, are reviewed and approved by the Department of Permits and Inspections

**The Department of Planning and Development may administratively approve a request for a Planned Corridor Development where the proposal meets all requirements of the Unified Development Code and does not require a waiver or variance.

* * *

4. Amend Chapter 200 – Procedures, Sec. 200-3 Applications and Approvals, to clarify the review and approval process associated with the Planned Corridor District, including that the Planning Director may administratively approval applications that are fully compliant with the UDC and do not include requests for waivers or variances, to read as follows:

SEC. 200-3.5 – DEVELOPMENT PLAN REVIEW.

* * *

A. Applicability.

Development plan review is required for the following:

- Any proposed use designated for Development Plan Review as indicated within the base zoning district regulations of **Chapter 400**.
- Any new development or substantial redevelopments proposed within a designated overlay district as outlined in **Chapter 400, Sec. 400-3**, except for Planned Unit Developments. ~~or developments within a Planned Corridor District which are subject to separate approval procedures outlined in this chapter.~~

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SEC. 200-3.6 – PLANNED CORRIDOR.

* * *

A. Applicability.

Developments within a planned corridor district, including the Highway 21 Planned Corridor and the Tammany Trace Overlay District, require ~~special~~ review **and approval of a planned corridor district application** by the Planning and Zoning Commission **or the Director of the Department of Planning and Development, as applicable**, for new development or substantial redevelopment prior to issuance of a building permit. ~~The review procedures are outlined as follows.~~

~~A. Applicability.~~

~~A planned corridor application is required for the following types of developments within a designated planned corridor district as outlined in Chapter 400, Sec. 400-3.6~~

~~1. Any new development.~~

~~2. Any substantial redevelopment or reuse including:~~

* * *

B. Authority.

When a planned corridor district application and all required supporting documentation demonstrates compliance with this UDC, the Director of the Department of Planning and Development may approve the application administratively. If a waiver or variance is requested, tThe Planning and Zoning Commission shall have the authority to grant the development review permit with the recommendations of the Department of Planning and Development.

C. Submittal Requirements.

All applications shall be filed with the Department of Planning and Development in accordance with the requirements of **Sec. 200-2.B** and reviewed for completeness.

D. Action by the Department of Planning and Development.

Upon submission of a complete application, the Department of Planning and Development shall review the plans in accordance with the Standards for Review per **Sec. 200-3.6.G** and shall also provide a report and recommendation to the Planning and Zoning Commission **if the request necessitates any waivers or variances.**

E. Action by the Planning and Zoning Commission.

1. **If the application includes a waiver, a variance, or necessitates additional oversight by the Planning and Zoning Commission, The Planning and Zoning** the Commission shall conduct a public hearing on the planned corridor application in accordance with **Sec. 200-3.2.H** within 60 days from the date the application is accepted. Notice of the public hearing is required in accordance with **Sec. 200-2.G.**
2. After the close of the public hearing, the Planning and Zoning Commission shall make its findings and decision by majority vote of the membership. Based upon the evidence presented at the public hearing, the Planning and Zoning Commission shall evaluate the application against the applicable Standards for Review per **Sec. 200-3.6.G.**

* * *

A. Standards for Review.

1. The proposal conforms to all regulations of the UDC, including the base zoning district standards and use standards of **Chapter 400**, and is consistent with the Comprehensive Plan.
2. The proposal meets all general requirements and standards of the planned corridor district per **this Section and the zoning requirements in Chapter 400, Sec. 400-7.D. Chapter 400, Sec.400-3.6.**
3. Any variances **or waivers of the to this** UDC ~~necessitated~~ shall **be reviewed by the Planning and Zoning Commission.** ~~have already been granted prior to review and approval of a development plan.~~

4. The arrangement of landscaping is compliant with the requirements of **Chapter 600** of the UDC, creates a desirable and functional environment, promotes the protection of natural resources, and utilizes low-impact development practices for flood mitigation.
5. Notice of appeal shall be filed in writing with the Department of Planning and Development within 10 days of the decision of the **Director of Planning and Development or** Planning and Zoning Commission.

H. Action by the Parish Council and Planning and Zoning Commission on Appeal.

1. **An appeal of the Director of Planning and Developments’ decision on a Planned Corridor District Application may be heard by the Planning and Zoning Commission at its next regularly scheduled meeting following the 10-day appeal period. The Planning Commission shall have the exclusive right to overturn the Director of Planning and Development’s decision by a majority vote.**
- ~~12.~~ An appeal of ~~the Planning and Zoning Commission’s decision on a planned corridor district application~~ **conditional-use decision by the Planning and Zoning Commission** may be heard by the Parish Council at its next regularly scheduled meeting following the 10-day appeal period. The Parish Council shall have the exclusive right to overturn the Planning and Zoning Commission decision by a majority vote.
- ~~23.~~ Any person or persons aggrieved by any decision of the Parish Council relative to a **planned corridor district application** ~~conditional-use~~ may file a petition to the 22nd Judicial District Court. The petition shall be filed within 30 days after the decision of the Council becomes final, which shall commence on the day following the effective date of the Council’s adoption of a resolution or ordinance.

~~**I. Action by the Parish Council on Appeal.**~~

- ~~1. An appeal of a conditional-use decision by the Planning and Zoning Commission may be heard by the Parish Council at its next regularly scheduled meeting following the 10-day appeal period. The Parish Council shall have the exclusive right to overturn the Planning and Zoning Commission decision by a majority vote.~~
- ~~2. Any person or persons aggrieved by any decision of the Parish Council relative to a conditional-use may file a petition to the 22nd Judicial District Court. The petition shall be filed within 30 days after the decision of the Council becomes final, which shall commence on the day following the effective date of the Council’s adoption of a resolution or ordinance.~~

J.I. Expiration.

The applicant shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the Planning and Zoning Commission or Parish Council.

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5. **Amend Chapter 400 – Zoning, Sec. 400-3 Commercial Zoning Districts to add residential care facilities as permitted uses in the HC-2A Highway Commercial and HC-3 Highway Commercial Districts, to read as follows:**

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

* * *

Exhibit 400-3 Permitted Uses: Commercial Districts.

Use Category Specific Use	Commercial Zoning Districts										Use Standards
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	
Residential											
Community Home	P*	P*	P*	P*	P*	P*	P*	P*			Section 400-8.J
Day Care Home	P	P	P	P	P	P	P	P			
Dwelling, Single-Family	P	P	P	P	P	P	P	P			
Dwelling, Two-Family	P	P	P	P	P	P	P	P			
Dwelling, Multiple-Family					P				P		
Residential Care Facility			P	P	P	P	P	P	P		
Commercial											

* * *

B. Permitted Use & Site and Structure Standards Tables.

Only those uses of land listed under **Exhibit 400-3 Permitted Uses Commercial Districts** as permitted uses are allowed within the commercial zoning districts. Where:

1. “P” indicates that a use is permitted within that zoning district.
2. “C” indicates that the use is conditional and subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Section 200-3.4.**
3. “P” with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5.**
4. No letter (i.e., a blank space) or the absence of the use from the table indicates that the use is not permitted within that zoning district.
5. **Nonresidential uses are cumulatively permitted within commercial zoning districts, wherein nonresidential uses permitted in less intense commercial districts are also permitted by right in more intense commercial districts.**

* * *

SEC. 400-3.5 COMMERCIAL ZONING DISTRICTS AND USES ESTABLISHED

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D. HC-2A Highway Commercial District.

1. *Purpose.* The purpose of the HC-2A Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-3 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the HC-2A District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:
 - a. Animal services
 - b. Art studio
 - c. Athletic field
 - d. Auto repair and service
 - e. Automobile sales
 - f. Bank or financial institution
 - g. Bed and breakfast
 - h. Building supply showroom
 - i. Car wash
 - j. Catering facility
 - k. Club or lodge
 - l. Community center
 - m. Community home*
 - n. Convention center
 - o. Day care center, adult
 - p. Day care center, child
 - q. Day care home
 - r. Distribution or warehousing facility
 - s. Dwelling, single-family
 - t. Dwelling, two-family
 - u. Educational facility, adult secondary
 - v. Educational facility, business college or school
 - w. Educational facility, learning center
 - x. Educational facility, elementary or middle school
 - y. Educational facility, high school
 - z. Educational facility, university and associated research center
 - aa. Educational facility, vocational school

- bb. Entertainment, indoor
- cc. Food processing
- dd. Garden supply and greenhouses
- ee. Gas station with convenience store
- ff. Golf course and recreational facility
- gg. Gymnasium
- hh. Kennels, commercial
- ii. Laboratory
- jj. Liquor store
- kk. Manufacturing, artisan
- ll. Marina, commercial
- mm. Medical facility, clinic
- nn. Office
- oo. Outdoor display of building, pool, and playground equipment
- pp. Outdoor retail sales
- qq. Outdoor storage yard
- rr. Park
- ss. Parking lot
- tt. Personal service establishment
- uu. Place of worship
- vv. Playground
- ww. Printing establishment
- xx. Recreational vehicle park
- yy. Residential care facility**

- ~~yy.~~ **zz.** Restaurant, delicatessen
- ~~zz.~~ **aaa.** Restaurant, dine-in with lounge
- ~~aaa.~~ **bbb.** Restaurant, dine-in without lounge
- ~~bbb.~~ **ccc.** Restaurant, drive-thru
- ~~ccc.~~ **ddd.** Retail establishment
- ~~ddd.~~ **eee.** Sales center with assembly processes
- ~~eee.~~ **fff.** Short term rental*
- ~~fff.~~ **ggg.** Stormwater retention or detention facility
- ~~ggg.~~ **hhh.** Tower, radio, telecommunications, television or microwave*
- ~~hhh.~~ **iii.** Veterinary clinic, no outdoor kennels
- ~~iii.~~ **jjj.** Veterinary clinic, outdoor kennels

~~jjj~~ **kkk.** Warehouse, self-storage

~~kkk~~ **lll.** Wholesale goods establishment

3. *Permitted temporary uses.* The following temporary uses are permitted within the HC-2A District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

* * *

E. HC-3 Highway Commercial District.

1. *Purpose.* The purpose of the HC-3 Highway Commercial District is to provide for the location of large-scale, heavy commercial retail, office and service uses with primary access being collectors constructed for the development or arterial roadways.
2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-3 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the HC-3 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:
 - a. Animal services
 - b. Art studio
 - c. Athletic field
 - d. Auto repair and service*
 - e. Automobile sales
 - f. Bank or financial institution
 - g. Bar (without food service)
 - h. Bed and breakfast
 - i. Building supply showroom
 - j. Car wash
 - k. Catering facility
 - l. Cemetery
 - m. Club or lodge
 - n. Community center
 - o. Convention center
 - p. Day care center, adult
 - q. Day care center, child
 - r. Distribution or warehousing facility
 - s. Dwelling, multiple family
 - t. Educational facility, adult secondary

- u. Educational facility, business college or school
- v. Educational facility, learning center
- w. Educational facility, elementary or middle school
- x. Educational facility, high school
- y. Educational facility, university and associated research center
- z. Educational facility, vocational school
- aa. Entertainment, indoor
- bb. Entertainment, live performances
- cc. Food processing
- dd. Funeral home or crematorium
- ee. Garden supply and greenhouses
- ff. Gas station with convenience store
- gg. Golf course and recreational facility
- hh. Gymnasium
- ii. Hotel
- jj. Kennels, commercial
- kk. Laboratory
- ll. Liquor store
- mm. Manufacturing, artisan
- nn. Marina, commercial
- oo. Medical facility, clinic
- pp. Office
- qq. Outdoor display of building, pool, and playground equipment
- rr. Outdoor retail sales
- ss. Outdoor storage yard
- tt. Park
- uu. Parking lot
- vv. Personal service establishment
- ww. Place of worship
- xx. Playground
- yy. Printing establishment
- zz. Recreation, commercial
- aaa. Recreational vehicle park

bbb. Residential care facility

~~bbb.~~ **ccc.** Restaurant, delicatessen

- ~~eee.~~ **ddd.** Restaurant, dine-in with lounge
~~ddd.~~ **eee.** Restaurant, dine-in without lounge
~~eee.~~ **fff.** Restaurant, drive-thru
~~fff.~~ **ggg.** Retail establishment
~~ggg.~~ **hhh.** Sales center with assembly processes
~~hhh.~~ **iii.** Short term rental*
~~iii.~~ **jjj.** Stormwater retention or detention facility
~~jjj.~~ **kkk.** Tower, radio, telecommunications, television or microwave*
~~kkk.~~ **lll.** Transportation terminal
~~lll.~~ **mmm.** Vehicle impound lot
~~mmm.~~ **nnn.** Veterinary clinic, no outdoor kennels
~~nnn.~~ **ooo.** Veterinary clinic, outdoor kennels
~~ooo.~~ **ppp.** Warehouse, self-storage
~~ppp.~~ **qqq.** Wholesale goods establishment

3. *Permitted temporary uses.* The following temporary uses are permitted within the HC-3 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5:**

* * *

6. **Amend Chapter 400 – Zoning, Sec. 400-3 Specialized Zoning Districts to add (1) “funeral homes, crematoriums, animal services, government maintenance facilities, government offices, places of worship, post offices, and tower, radio, telecommunications, television, or microwave” as a permitted use in the PF-2 Public Facilities District, (2) “middle or elementary education facilities” in ED-2 Higher Education District, to read as follows:**

SEC. 400-4.1 SPECIALIZED ZONING DISTRICTS.

* * *

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	
Residential										
Residential Care Facility	P	P								
Commercial										
Animal Services				P	P				P	Section 400-8.C.

Use Category Specific Use	Specialized Zoning Districts									Use Standards
	MOCD	MHD	MRD	PF-1	PF-2	CBF-1	ED-1	ED-2	AT	
Art Studio							P	P		
Club or Lodge						P				
Day Care Center, Adult							P	P		Section 400-8.O
Day Care Center, Child							P	P		Section 400-8.O
Funeral Home or Crematorium				P	P					
Kennels, Commercial									P	
Laboratory	P	P	P							

* * *

Public and Institutional										
Animal Services, Breeding and Care for Farm or Research Animals			P	P	P				P	
Animal Services, Housing Government (Indoor/Outdoor)			P	P	P					
Animal Services, Training			P	P	P					
Auditorium			P							
Educational Facility, Adult Secondary							P	P		
Educational Facility, Learning Center							P	P		
Educational Facility, Elementary or Middle School							P	P		
Educational Facility, High School								P		
Educational Facility, University and Associated Research Center			P					P		

Educational Facility, Vocational School			P					P		
Government Maintenance Facility				P	P					
Government Office				P	P					
Hospital		P	P							
Medical Facility, Accessory Cafeteria		P	P							
Medical Facility, Accessory Housing		P	P							
Medical Facility, Accessory Laboratory		P	P							
Place of Worship				P	P	P				
Post Office			P	P	P					
Utilities										
Electrical Energy Substation	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Small Wireless Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Stormwater Retention or Detention Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Tower, Radio, Telecommunications, Television or Microwave	P*	P*	P*	P*	P*		P*	P*	P*	Section 400-8.QQ

* * *

SEC. 400-4.3 PUBLIC FACILITIES DISTRICTS.

* * *

B. PF-2 Public Facilities District.

1. *Purpose.* The purpose of the PF-2 Public Facilities District is to provide for the location of public or non-profit owned facilities dedicated to historic, conservation, environmental education, or outdoor activities.
2. *Permitted Uses.* Only those uses of land listed under **Exhibit 400-5 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the PF-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:
 - a. Animal services

- b. Conservation areas
 - c. Electrical energy substation*
 - d. Government maintenance facility**
 - e. Government office**
 - f. Habitat and wetland mitigation banks
 - g. Local, state, or national parks
 - h. Marinas/boat launches
 - i. Passive recreational facilities
 - j. Place of worship**
 - k. Post office
 - l. Small wireless facility*
 - m. Stormwater retention or detention facility*
 - n. Tower, radio, telecommunications, television, or microwave***
3. *Permitted temporary uses.* The following temporary uses are permitted within the PF-2 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5:**
- * * *

SEC. 400-4.4 EDUCATION DISTRICTS.

B. ED-2 Higher Education District.

1. *Purpose.* The purpose of the ED-2 Higher Education District is to provide for the location of public or private schools that serve students of driving age or serve larger student populations.
2. *Permitted Uses.* Only those uses of land listed under **Exhibit 400-5 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the ED-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5:**
 - a. Art studio
 - b. Day care center, adult
 - c. Day care center, child
 - d. Educational facility, adult secondary
 - e. Educational facility, elementary or middle school**
 - f. Educational facility, learning center
 - g. Educational facility, high school
 - h. Educational facility, university and associated research center
 - i. Educational facility, vocational school

- j. Electrical energy substation*
 - k. Small wireless facility*
 - l. Stormwater retention or detention facility*
 - m. Tower, radio, telecommunications, television or microwave*
3. *Site and structure provisions.*

* * *

7. Amend Chapter 400 – Zoning, Sec. 400-5 Industrial Zoning Districts to add (1) “crematoriums, indoor entertainment, commercial recreation, beverage distilling, book binderies, fruit and vegetable canneries, dairy product manufacturing, and food processing” as permitted uses in I-3 Heavy Industrial District, and (2) “tower, radio, telecommunications, television, or microwave” as a permitted use in SWM-2 Solid Waste Management District, to read as follows:

SEC. 400-5.1 INDUSTRIAL ZONING DISTRICTS AND USES ESTABLISHED.

* * *

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	
Commercial							
Auto Repair and Service	P*	P*	P*	P*	P*		Section 400-8.D
Crematorium		P	P				
Entertainment, Indoor	P	P					
Gas Station	P	P	P	P	P		
Office	P	P	P	P	P	P	
Outdoor Display of Building, Pool, and Playground Equipment	P	P	P				Section 400-8.DD
Radio and Television Studios and Broadcasting Stations	P	P	P				
Recreation, Commercial	P	P					

* * *

Industrial							
Air Curtain Incinerator				P	P		
Atomic Generating Plant			C				

Beverage Distilling		P	P				
Book Bindery		P	P	P	P		
Cannery			P				
Cannery, Fruit and Vegetable		P	P				
Chemical Processing Plant			C				
Cleaning and Dyeing Works		P	P	P	P		
Concrete Or Asphalt Batching Plant, Permanent.			C				
Construction and Debris Landfill					P		
Contractor Storage Yard	P	P	P	P	P		Section 400-8.N
Dairy Products Manufacturing		P	P				
Data center and data warehousing						P	
Excavation, Commercial			P*				Section 400-8.I
Fabrication, Structural		P	P	P	P		
Food Processing	P	P	P			P	
Grain Elevator			P				
Manufacturing, Advanced		P	P	P	P	P	

* * *

Utilities							
Public Utility Facility		P	P	P	P		
Electrical Energy Substation	P*	P*	P*	P*	P*	P*	
Small Wireless Facility	P*	P*	P*	P*	P*	P*	
Stormwater Retention or Detention Facility	P*	P*	P*	P*	P*	P*	
Tower, Radio, Telecommunications, Television or Microwave	P*	P*	P*	P*	P*	P	Section 400-8.QQ.

* * *

E. I-3 Heavy Industrial District.

1. *Purpose.* The purpose of the I-3 Heavy Industrial District is to provide for the location of industrial uses of large scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.
2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-7 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the I-3 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this Chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:
 - a. Auto repair and service*
 - b. Beverage distilling
 - c. Book bindery
 - d. Crematorium
 - e. Dairy products manufacturing
 - f. Food manufacturing
 - g. Gas station
 - h. Office
 - i. Outdoor display of building, pool, and playground equipment
 - j. Radio and television studios and broadcasting stations
 - k. Restaurant, dine-in with lounge
 - l. Restaurant, dine-in without lounge
 - m. Cannery
 - n. Cleaning and dyeing works
 - o. Contractor storage yard
 - p. Excavation, commercial*
 - q. Fabrication, structural
 - r. Manufacturing, advanced
 - s. Manufacturing, artisan
 - t. Manufacturing, heavy
 - u. Manufacturing, light
 - v. Natural gas gathering plant
 - w. Non-atomic electric generating plants
 - x. Manufacturing, light
 - y. Outdoor salvage yard
 - z. Outdoor storage yard

- aa. Petroleum product storage
 - bb. Pleasure boat dry dock hull repair
 - cc. Septage treatment facility*
 - dd. Steel mill
 - ee. Warehouse
 - ff. Waste tire collection and processing facility
 - gg. Welding shops
 - hh. Well drilling services
 - ii. Public utility facility
 - jj. Electrical energy substation*
 - kk. Small wireless facility*
 - ll. Stormwater retention or detention facility*
 - mm. Tower, radio, telecommunications, television or microwave*
3. *Conditional uses.* The following uses are deemed conditional uses in the I-3 District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Section 200-3.4:**

. * * *

8. **Amend Chapter 400 – Zoning, Sec. 400-7 Overlay Districts to clarify RBC Overlay District application, requesting a land use not allowed in the underlying zoning district, must be reviewed and recommended by the Planning and Zoning Commission must before it goes to the Parish Council for decision-making, to read as follows:**

SEC. 400-7 OVERLAY DISTRICTS.

* * *

F. RO Rural Overlay District.

* * *

1. *Site and structure provisions in the Rural Overlay.* When a property is located with a residentially zoned district, the site and structure provisions of the underlying zoning district apply. This section shall apply to residential uses when located in a nonresidential zoning district.
 - a. *Minimum lot area.* The minimum lot area for any use other than agricultural uses shall be one acre in size.
 - b. *Maximum density.* The density shall be established as one dwelling unit per acre unless it is within an established subdivision of record, commonly referred to as older paper subdivision, established prior to the enactment of Subdivision Ordinance No. 499, dated May 21, 1970.
 - c. *Minimum lot width.* The width of each zoning lot shall not be less than 100 feet.
 - d. *Front yard.* Residential structures shall be set back a minimum of 40 feet from the right-of-way of adjoining major or minor arterial and 30 feet from the right-of-way of any public road. Agricultural uses require no front yard.

- e. *Side yard.* Side yards shall be not less than 30 feet from the right-of-way of any public road and 15 feet in all other instances. This setback shall apply to structures only.
- f. *Rear yard.* All structures shall have a rear yard of not less than 30 feet; however, agricultural uses require no rear yard.
- g. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 25 percent of the total area of the lot.
- h. *Height regulations.*
 - i. No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in **Chapter 900**, whichever is higher.
 - ii. Uses incidental to farming, such as silos, windmills, etc., and any other non-habitable structure (e.g., radio, TV tower) may exceed this height limitation; provided, however, that there be one foot of setback for every one foot over 45 feet from existing dwellings and/or residences or property lines.

G. RBC Regional Business Center Overlay.

1. *Purpose.* To promote well-designed, unified, commercial or office development projects that provide regional economic benefits by allowing land use and development requirements to be met across lot lines.
2. *Applicability.* Proposed planned commercial or office developments must be at least 100 acres in area, be located and permitted within the HC-3, PBC-1, PBC-2, or AML districts, and meet the minimum criteria within this section to be eligible for Planning and Zoning Commission review and Council decision-making.
3. *Effect.* Approved planned commercial or office developments are indicated on the official zoning map of the Parish with a RBC Overlay District designation, which ties standards to the specific request approved by the Parish Council via Ordinance. The RBC Overlay does not change the underlying zoning classification of a property. All underlying zoning district regulations and standards will continue to apply unless specifically authorized by the property-specific RBC Overlay Ordinance. **When an RBC Overlay District application includes a request for a land use activity not permitted in the underlying zoning district, the Planning and Zoning Commission must review and make a recommendation on the request prior to the item being presented for Parish Council decision-making.**
4. *Preapplication Conference and Concept Plan Review.* To support compliance with the Code and the provisions of this section, applicants requesting a RBC Overlay must complete a pre-application conference and submit a conceptual plan consistent with the requirements of a Planned Unit Development (PUD), as per **Chapter 200 – Sec. 3.12 Planned Unit Development (D) Required Preapplication Conference and (E) Concept Plan Approval**. The Concept Plan must also include:
 - a. The title of the project and the names of the project planner and developer.
 - b. A legal description of the property including township, section and range.
 - c. Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within 500 feet of all boundaries of the proposed RBC, as well as all existing physical features of the site such as streets, buildings, watercourses, easements, soil conditions, vegetative cover and topography.
 - d. Proposed boundaries of the RBC Overlay.

- e. Architectural and design guidelines to be imposed as part of the RBC overlay, including but not limited to building site and / or design, landscaping, parking, signage, lighting, driveway, and / or other miscellaneous guidelines.
- f. Loading, storage, and refuse areas.
- g. Utilities.
- h. Walls, fences and screening.
- i. Other equipment and site furniture.

* * *

9. Amend Chapter 600 – General Development Standards, Sec. 600-3 Land Clearing, Tree Preservation, and Landscaping to clarify the Natural Area Requirement and its effect on forestry and agriculture developments over 5 acres, to read as follows:
SEC. 600-3.1 GENERALLY.

* * *

B. Applicability.

1. **Section 600-3.2** provides predevelopment standards associated with the timing and degree to which land can be cleared for development and establishes the requirement for preservation of natural areas.
2. **Section 600-3.3** regulates the protection and preservation of trees, with a specific focus on live oak, cypress, and heritage trees; provides standards for a tree preservation credit program for retaining existing trees; and establishes a tree bank program for when removing a protected tree is unavoidable.
3. **Section 600-3.4** provides regulations for landscape areas located along street, side, and rear property lines, and within parking lots.
4. In order to comply with **Section 600-3**, applicants must submit requests that address requirements summarized in **Exhibit 600-3-1-1**.

Exhibit 600-3-1-1 Summary of Land Clearing, Buffer, and Landscaping Requirements

Requirement Criteria: <i>Land Use, Lot Size and Number of Lots</i>	Land Clearing Permit	Tree Survey	Planting Plan	NAT & LA Areas	Mitigation Plan	Natural and Landscaped Area Size
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* * *

Nonresidential						
Forestry/Agriculture ≥ 5 acres	Y	N	N	NAT	Y	NA 50' NAT along all external roadways

* * *

SEC 600-3.2 LAND CLEARING STANDARDS.

* * *

B. Applicability.

1. *Permit required.* A land clearing permit is required, prior to the issuance of a building permit or site work permit, for any type of tree removal or land clearing work associated the following development types:
 - a. Residential, including:
 - i. Single-family residential developments on individual lots measuring 5 acres or more, and not a part of a platted subdivision; and
 - ii. Two-family residential developments on individual lots measuring 0.5 acre or more; and
 - iii. Multi-family residential developments (3 or more dwelling units), and not a part of a platted subdivision; and
 - iv. Residential subdivisions involving the creation of between 6 and 24 lots and measuring more than 5 acres in total area; and
 - v. Residential subdivisions involving the creation of 25 lots or more.
 - b. All nonresidential zoning classifications, including:
 - i. Forestry and agricultural developments involving greater than **or equal to** 5 acres; and
 - ii. Commercial, medical, institutional, community-based facilities, public facilities, planned business campuses, educational, advanced manufacturing logistics, animal training district, solid waste districts, or industrial developments; and
 - iii. Parks and recreational developments.
2. *Exempted developments.* The following proposed developments shall be exempt from the land clearing regulations of this section:
 - a. Single-family residential developments on individual lots measuring less than 5 acres and not part of a platted subdivision; and
 - b. Two-family residential developments on lots measuring less than 0.5 acres; and
 - c. Forestry and agricultural developments involving less than or equal to 5 acres.
3. *Work permitted.* Land clearing proposals may include activities such as skidding, yarding, and trimming and the loading, storage, and operation of equipment involved in the removal of trees.
4. *Work not permitted.* The parish shall not consider requests for proposed grading, fill, or site work of any kind as part of a land clearing permit.
5. *Application process.* Permit application requirements and procedures shall be carried out in accordance with **Chapter 200 - Procedures** of this UDC.
6. *Permit validity.* Land clearing permits shall be valid for a period of 2 years, wherein all permitted activities and a compliance inspection must be completed.

* * *

D. Natural Area Requirements and Incentives.

1. **Definition. Natural areas are defined in Chapter 100, Sec. 100-5 of this UDC.**
~~Requirement. Natural areas shall consist of at least a 50-foot-wide uncleared area of existing canopy and understory trees and vegetated ground.~~
2. **Purpose.** Natural areas are intended to:
 - a. Preserve native screening and tree canopy characteristic of St. Tammany Parish, including canopy and understory trees and ground covering;
 - b. Preserve wildlife habitats;
 - c. Promote water quality, air quality and aesthetic beauty; and
 - d. Reduce flooding impacts.
3. **Applicability.** Natural areas must be provided in accordance with **Exhibit 600-3-1-1** to the following developments or areas:
 - a. The Tammany Trace;
 - b. Single-family residential lots greater than or equal to 5 acres developed outside of a platted subdivision;
 - c. Major residential subdivisions over 5 acres including between 6 and 24 lots; and
 - d. Major residential developments containing more than 25 lots.

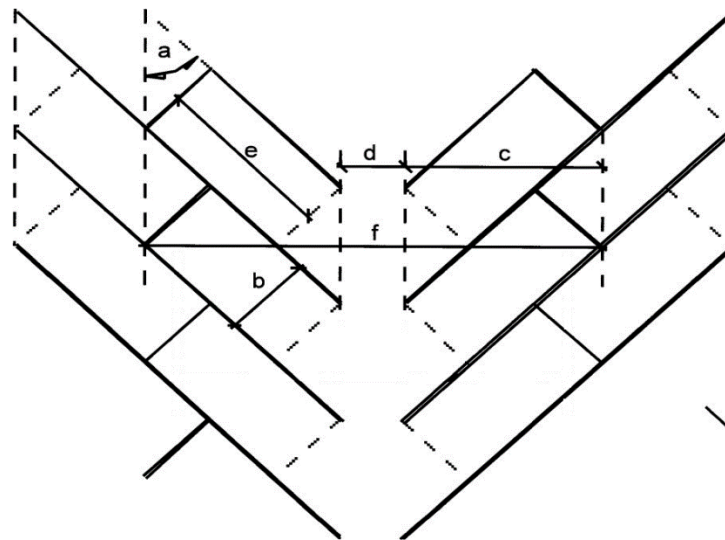
* * *

10. Amend Chapter 600 – General Development Standards, Sec. 600-5 Parking and Storage to set the aisle width of a 75-90 degree standard to 24 feet, as well as clarify standards for parking areas that support two or more land use activities and standards for off-site parking, to read as follows:

SEC. 600-5.1 DESIGN STANDARDS

* * *

Exhibit 600-5-1: Off-street Parking Required Measurements.



<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i>	<i>e</i>	<i>f</i>
Parking Angle	Stall Width	Isle to Curb	Aisle Width	Stall Length	Curb to Curb
0°—15°	9 feet	9 ft.	12 feet	23 feet	30'38'6"
16°—37°	9 feet	16'9"	12 feet	18 feet	44'6"
38°—57°	9 feet	19'7"	13 feet	18 feet	52'2"
58°—74°	9 feet	20'0"	18 feet	18 feet	58'
75°—90°	9 feet	18'0"	22 24 feet	18 feet	60'

* * *

D. Reduction of required spaces.

1. Joint use of required parking spaces may be permitted for 2 or more uses provided **hours of operation do not substantially overlap, and ~~that~~** the total number of parking spaces provided is equal or higher than the following calculation:
 - a. Add each use’s minimum required parking together and multiply the total cumulative minimum by 0.75. This generates the minimum required parking.
2. *Bicycle parking.* Parking requirements may be reduced for retail, office, or professional service uses by up to 5 percent of required spaces. Two bicycle parking spaces can replace up to a single parking space provided spaces are calculated in accordance with **Exhibit 600-5-3** ~~See-600-2163.~~
3. *Off site parking.* When off site parking is utilized to reduce parking requirements on site, all of the following minimum standards and requirements shall apply in addition to the parking requirements of this UDC:
 - a. Total required parking spaces may be reduced by up to 15 percent when employee only parking facilities are provided off site within 500 feet of the primary site.
 - b. If the offsite parking area is not under sole ownership and management with the primary site, it must be located within 100 feet of the primary site. A recorded covenant or agreement must be established, designating the offsite parking and its relationship to the principal use. This agreement should be secured through an encumbrance on the property title, specifying that the offsite parking fulfills the parking requirements for the primary site.
 - c. The recorded covenant or agreement must:
 - i. Remain valid for the entire duration of the associated use or uses for which the parking requirements are being met; and
 - ii. Be duly recorded with the office of the clerk of court; and
 - iii. Be copied and provided to the director of planning and development.

E. Sale of Motorized Vehicles, Private Property, and Public Rights-of-Way.

* * *

11. Amend Chapter 800 – Subdivision Regulations, Section 800-1 Introduction to change

(1) As Built Plan decisions may be appealed to the Planning and Zoning Commission, (2) notice of appeal shall be filed with the Department of Planning and Development, and (3) As Built Plan decisions by the Planning and Zoning Commission may be appealed to the Parish Council, to read as follows:

SEC. 800-1.2 RIGHTS OF APPEAL.

* * *

D. Major Subdivision - Final Subdivision Plat and Construction Plan.

Any person claiming to be aggrieved by a decision of the Planning and Zoning Commission with regards to a final subdivision plat and construction plan may appeal to the Parish Council. Notice of appeal shall be filed in writing with the Parish Council within 10 days of the decision of the Planning and Zoning Commission.

E. As Built Plan Approval.

~~Any person~~ **The Developer** claiming to be aggrieved by a decision by the Director of the Engineering Department regarding As Built Plans may appeal to the ~~Parish Council Planning and Zoning Commission~~. Notice of appeal shall be filed in writing with the ~~Parish Council Department of Planning and Development~~ within 10 days of the decision. **The Developer claiming to be aggrieved by a decision of the Planning and Zoning Commission with regard to the As Built Subdivision Plan may appeal the decision to the Parish Council. Notice of appeal shall be filed in writing with the Parish Council within 10 days of the decision of the Planning and Zoning Commission.**

Exhibit 800-2 Appeal of a Subdivision Decision.

* * *

12. Amend Chapter 800 – Subdivision Regulations, Section 800-2 Minor Subdivision Review and Approval Procedures to further clarify that the ability to waive a public hearing is limited to 1 time per property, in accordance with state law, and to renumber accordingly, to read as follows:

SEC. 800-2.2 MINOR SUBDIVISION REVIEW AND APPROVAL PROCEDURES.

* * *

B. Minor Subdivision – Planning and Zoning Commission Public Hearing Waived.

1. *Applicability.* The Director of the Department of Planning and Development—acting as the Planning Authority in accordance with LA RS 33:113—is authorized to waive the public hearing requirements **1 time** for a minor subdivision, **only** when an application:
 - a. Results in the creation of five **(5)** or fewer lots that front on a public street ~~;~~ **and**
 - b. Conforms to regulations of the zoning district in which it is located ~~;~~ **and**

- c. Does not involve the creation of any new public improvement- ~~and~~ **and**
- d. Otherwise meets all the requirements of this UDC.

2. *Limit.* The Director of the Department of Planning and Development cannot grant a second waiver of a public hearing for property, including a portion of property. Any request to subdivide any lot previously subdivided in accordance with this section must be processed via a Minor Subdivision eligible for Administrative Review and Decision-Making (Sec. 800-2.2.C), or a Minor subdivision that requires Planning Commission review and decision-making consistent with the process of requesting a waiver (Sec. 800-2.2.D).

~~3.2~~ *Schedule.*

Within 14 days of receipt of receipt of a complete application, the Director of the Department of Planning and Development shall make a decision as to whether to process the application as a minor subdivision or to forward the application to the Planning and Zoning Commission for approval.

~~4.3~~ *Interdepartmental Review.*

The Department of Planning and Development shall coordinate with the Departments of Environmental Services, Public Works, Engineering, and 911 Communications District to review the final minor subdivision plat for conformance with parish standards and to collect their input and provide it to the owner/developer for correction, if required.

~~5.4~~ *Public Hearing.*

The requirement for a public hearing is hereby waived for subdivision requests involving less than 5 lots and not involving the creation of a public street, unless the Directors of Planning and Development and Engineering refer the application to the Planning and Zoning Commission.

~~6.5~~ *Decision to Approve or Deny.*

After reviewing the input from the other departments, the Director of the Department of Planning and Development and the Director of Engineering shall decide whether to approve the minor subdivision, deny the minor subdivision, or refer the application to the Planning and Zoning Commission for review and decision.

~~7.6~~ *Postponement.* The Director of Planning and Development has 60 days from acceptance of a complete application to approve the final minor subdivision plat otherwise the final plat shall be deemed approved (LA RS 33:113).

C. Minor Subdivision - Administrative Review and Decision-Making.

* * *

13. Amend Chapter 900 – Infrastructure, Section 900-2 Drainage and Flood prevention to add an Area of Special Concern, to read as follows:

SEC. 800-2.2 MINOR SUBDIVISION REVIEW AND APPROVAL PROCEDURES.

* * *

C. Areas of Special Concern.

* * *

7. All property situated in the area generally surrounded by Eleventh Street, Harrison Avenue, Highway 59, Firetower Road, 5th Avenue, and Helenbirg Road, including the Northerly Homes Property subdivision and surrounding area, Ward 3, District 5, as more particularly described on the attached aerial and described immediately below, to wit:
 - a. Beginning at the southeast corner of Harrison Avenue and 11th Street, proceed in a southerly direction along the eastern right-of-way line of 11th Street for a distance of approximately 5,588 feet to its intersection with the south right-of-way line of Helenbirg Road;
 - b. Thence proceed in a southwesterly direction along said right-of-way line for a distance of approximately 3,165 feet to its intersection with the northeast corner of 5th Avenue and Helenbirg Road;
 - c. Thence proceed in a easterly direction along the south boundary of said subdivision for a distance of approximately 3,749 feet to a point on the centerline of Firetower Road;
 - d. Thence proceed in a southeasterly direction along Firetower Road for a distance of approximately 3,604 feet to its intersection with Hwy 59;
 - e. Thence proceed in a northerly direction along Hwy 59 for a distance of approximately 5,543 feet to its intersection with the south right-of-way of Harrison Avenue;
 - f. Thence proceed in westerly direction along the south right-of-way line of Harrison Avenue for a distance of approximately 5,390 feet to a point located at the southeast corner Harrison Avenue and 11th Street, said point being the Point of Beginning.
8. **Beginning at the intersection of the eastern Adair Street right of way and the northern Florida Street right of way, proceed in a southeasterly direction along the northern right of way line of Florida Street for a distance of approximately 8,190 feet to the intersection said right of way line and the western right of way line of Soult Street;**
 - a. **Thence proceed in a northeasterly direction along the Soult Street right of way line for a distance of approximately 3,850 feet to a point at the intersection of said right of way line and southern right of way line of Labarre Street;**
 - b. **Thence proceed in a northwesterly direction along said right of way line for a distance of approximately 8,180 feet to a point located at the northwest corner of Square 232 of the Town of Mandeville Subdivision (as delineated on Map #208A);**
 - c. **Thence proceed in a southwesterly direction along the eastern edge of the old Great Northern Railroad line for a distance of approximately 3,855 feet to a point, said point being the Point of Beginning.**
- 8.9. Fill in areas of special concern.

* * *

14. Amend Chapter 900 – Infrastructure, Section 900-6.3 Hydrologic and Hydraulic Analysis and Paving and Drainage Plan, to read as follows:

SEC. 900-6.3 HYDROLOGIC AND HYDRAULIC ANALYSIS AND PAVING AND DRAINAGE PLAN.

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F. Hydrological Analysis.

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14. If a waiver is accepted pursuant to the previous subsection, in lieu of on-site detention, the applicant shall be assessed a drainage fee. This fee shall be payable to the parish or designated drainage district for the sole purpose of making improvements to the affected drainage basin. The fee shall be due prior to the issuance of any work orders by the parish.

The drainage fee shall be per acre, as follows:

E, R-1, R-2, L-1, and L-2 Subdivisions	\$1,500.00
S-1, S-2, and TF Subdivisions	\$2,000.00
PUDs	\$2,750.00
ML, M-M, M-H, Commercial and Industrial Subdivisions	\$3,500.00

***The fee shall be used solely for planning, studying, acquisition and/or construction of regional detention facilities and/or drainage system improvements within the affected basin.**

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15. Revise Chapter 200-3.3 Zoning Map Changes to add an appeal process for requests for zoning changes, to read as follows:

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SEC. 200-3.3 ZONING MAP CHANGES.

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E. Action by the Planning and Zoning Commission.

1. The Planning and Zoning Commission shall conduct a public hearing on a proposed map amendment in accordance with Sec. 200-2.H within 60 days from the date the application is accepted. Notice of the public hearing is required in accordance with Sec. 200-2.G.
2. After the close of the public hearing, the Planning and Zoning Commission shall make a recommendation. Based upon the evidence presented at the public hearing, the Planning and Zoning Commission shall evaluate the application against the applicable Standards for Review per Sec. 200-3.3.G.
3. The Planning and Zoning Commission shall recommend approval, modified approval, or denial of the request. If the Planning and Zoning Commission fails to act by a vote of

the majority of the Commission members, the application will be forwarded to the Parish Council without recommendation of no legal majority. The Planning and Zoning Commission’s written recommendation, together with the report of the Department of Planning and Development, shall be filed with the Clerk of the Parish Council.

4. An applicant or any member of the public aggrieved with a decision made by the Planning and Zoning Commission may file a formal appeal to the Parish Council. Notice of appeal shall be filed with the Department of Planning and Development within 10 days of the Planning and Zoning Commission’s decision.

5. Any amendment that has failed to receive the approval of the Planning and Zoning Commission shall not be forwarded to the Parish Council without appeal.

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