

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. 3

Public Notice:
10/25/2023; 11/01/2023

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: 08/13/24
Recommendation: Approved

Parish Council:
Recommendation:

Location: Parishwide

FINDINGS

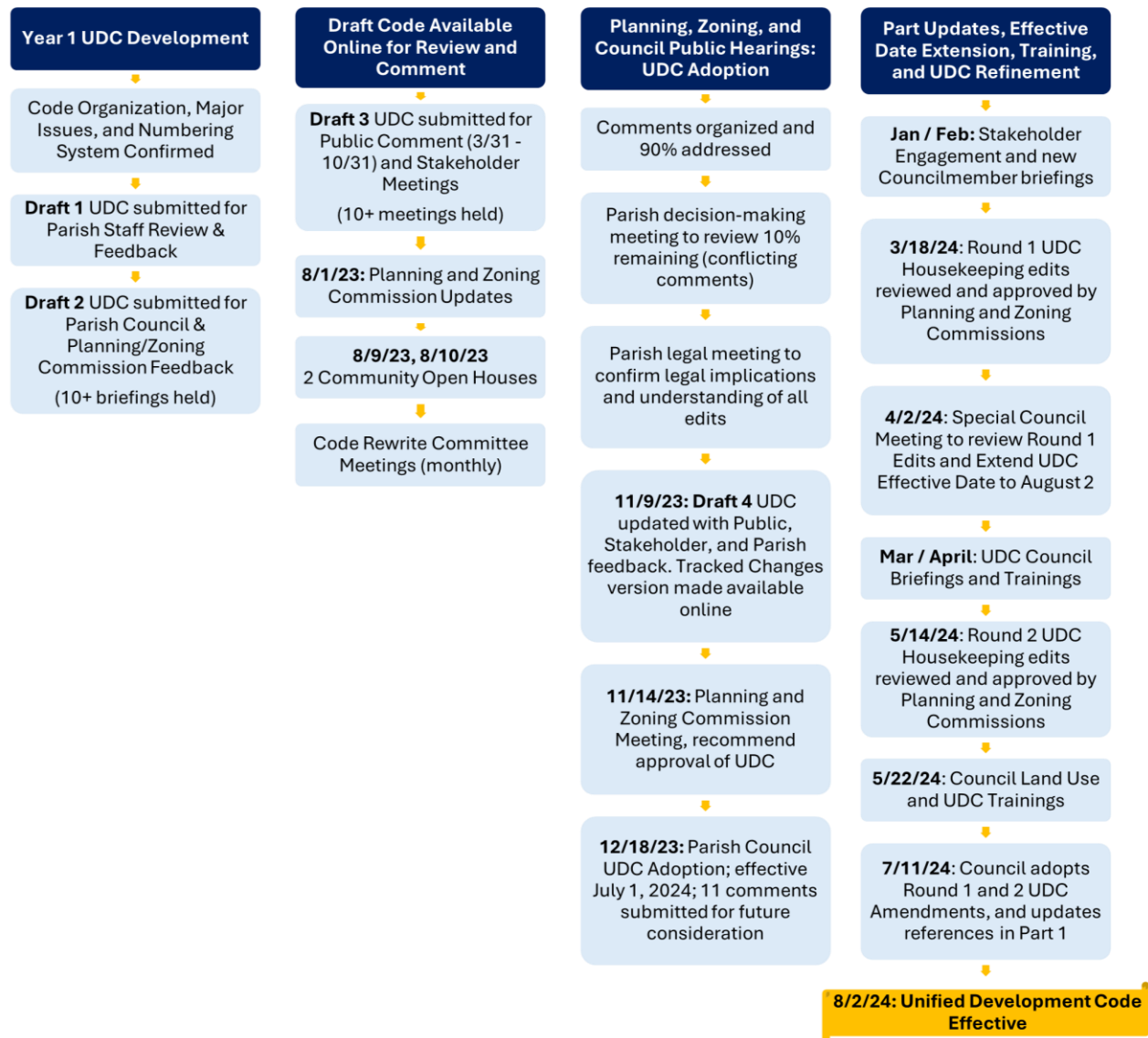
1. *History.* A summary of key Council Actions relevant to this Text Study is summarized below.

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

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 and 5/14/24)

that were combined into one ordinance (Ord. No. 24-7620), which was approved by the Parish Council on July 11, 2024. This text study is the third Housekeeping Study and follows the same spirit of amendments proposed and approved in Housekeeping Text Studies 1 and 2.

3. *UDC Development Process.* A high-level timeline of the UDC development process including Housekeeping Text Studies 1 and 2 is provided below:



4. *An iterative development process.* As with the development of the UDC, the Parish Council, the Planning and Zoning Commission, and the Parish Administration have taken extra care to share, distribute, and markup each UDC Housekeeping Study in a staggered and transparent manner to both continue to support the public's trust in the process and to avoid overwhelming reviewers. To this effect, the intent behind Housekeeping No. 3 is to continue to refine, correct, and improve the UDC through public hearings that include a review of edits that are tracked for the public's awareness, reference, and feedback.
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 minimum standards to screen and landscape public utility sites when located in or adjacent to residential or commercial zoning districts (Chapter 400, Appendix A, Recommendation No. 5).
- ii. Streamline, clarify, and update minimum requirements for the development of nonconforming, substandard lots (Chapters 500 and 800, Appendix A, Recommendation Nos. **10** and **17**).
- iii. Update billboard sign standards based on stakeholder and industry feedback (Chapter 600, Appendix A, Recommendation No. **13**).
- iv. Add fees for a Minor Amendment to the Planned Unit Development and requests for Minor Modifications to Concept and Final Subdivision Plans (Part 1 of the Code of Ordinances, Chapter 2, Recommendation No. **19**). **Text changes to Part 1 of the Code of Ordinances are not under the authority of the Planning and Zoning Commission and therefore were not included in the 8/13/2024 Planning and Zoning Commission review and recommendation for approval.**

b. Corrections include:

- i. Reincorporate alternate members to the Planning and Zoning Commission and the Board of Adjustments (Chapter 100, Appendix A, Recommendation No. 2)
- ii. Reincorporate commercial excavation land use activities within the I-1 and I-2 Zoning Districts, subject to Development Plan Review (Chapter 400, Appendix A, Recommendation No. 8).
- iii. Reincorporate standards for monument and community bulletin board signs located at or near the main entrance of a residential subdivision or commercial development site (Chapter 600, Appendix A, Recommendation No. 12).
- iv. Reincorporate former section Sec. 115-4. “Fill materials prohibited within 200 feet of drainage waterway” (Chapter 900, Appendix A, Recommendation No. 18).
- v. Remove previous unique references to the Natural Area Requirement no longer applicable in the S-1 and S-2 Districts due to the implementation of Major Subdivision Incentives (Chapter 400, Appendix A, Recommendation 6).
- vi. Remove hotels as a permitted use in the General Commercial Districts (GC-1 and GC-2) and the HC-1 Highway Commercial Districts (Chapter 400, Appendix A, Recommendation No. 7).

c. Clarifications include:

- i. Clarify the difference between single- and two-family dwellings when more than 1 full indoor kitchen is constructed within a single dwelling that includes a breezeway, and to streamline terms related to subdivisions and mini-warehouses (Chapter 100, Appendix A, Recommendation No. 1)
- ii. Clarify use standards for Mini-Warehouses, specifically the maximum area that may be utilized as an accessory outdoor storage area (i.e. no more than 50% of the lot area) (Chapter 400, Appendix A, Recommendation No. 3).
- iii. More clearly reference standards and processes in the UDC that may be needed before a building permit can be issued (Chapter 300, Appendix A, Recommendation 4).
- iv. Clarify accessory uses and decorative ponds are permitted in residential zoning districts and more clearly refer to use standards for each (Chapters 400 and 600, Appendix A, Recommendations **6** and **14**).
- v. Correctly apply standards for increased landscaping in the Planned Corridor District (Chapter 400 and 600, Appendix A, Recommendation Nos. **9** and **11**).
- vi. Clarify minor subdivision application, review, and public hearing requirements and procedures (Chapter 800, Appendix A, Recommendation No. 15).

- vii. Clarify the Planning Director's authority to administratively approve minor modifications to a Concept Plan and Final Subdivision Plat when all minimum criteria are met (Chapter 800, Appendix A, Recommendation No. **16**).
- viii. Clarify fees required for a Major Amendment to the PUD, rename the components of a Major Subdivision Review (Part 1 of the Code of Ordinances, Chapter 2, Recommendation No. **19**). **Text changes to Part 1 of the Code of Ordinances are not under the authority of the Planning and Zoning Commission and therefore were not included in the 8/13/2024 Planning and Zoning Commission review and recommendation for approval.**
- ix. Clarify an existing definition for building height and clarify the reviewing agency for building permits (Chapter 100, Section 100-5: Definitions, Recommendation No. **20**). **Text changes to Chapter 100 are not under the authority of the Planning and Zoning Commission and therefore were not included in the 8/13/2024 Planning and Zoning Commission review and recommendation for approval.**
- x. Clarify the type of construction documents required to submit a permit application with the Department of Permits and Inspections (Chapter 300, Section 300-3, Recommendation No. **21**). **Text changes to Chapter 300 are not under the authority of the Planning and Zoning Commission and therefore were not included in the 8/13/2024 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. 100-5 Definitions, to clarify the difference between single- and two-family dwellings when more than 1 full indoor kitchen is constructed within a single dwelling that includes a breezeway, and to streamline terms related to subdivisions and mini-warehouses, to read as follows:**

SEC. 100-5 DEFINITIONS.

* * *

Dwelling, Multiple Family. A structure located on a single lot containing 3 or more dwelling units designed with more than 1 dwelling unit connecting to a common corridor or entranceway, originally constructed for said purpose, as opposed to converted dwellings or attached row dwellings (party wall type) and townhouses located on separate lots of record.

Dwelling, Single Family. A dwelling designed and constructed for occupancy by 1 family and in which 1 dwelling unit is located on a lot **characterized by having no more than 1 full indoor kitchen. If a single family dwelling is connected to another structure by a breezeway, and the other structure includes another full indoor kitchen, the dwelling is a duplex or two-family dwelling.”**

Dwelling, Two Family. A building designed exclusively for occupancy by 2 families living independently of each other. May be located on a single lot or may have a lot line dividing the building and separating the building’s 2 dwelling units onto 2 separate lots. **Also includes 2 structures connected to each other by a breezeway wherein each structure contains its own full indoor kitchen.** Also known as a *Duplex*.

E -

Easement. A grant of 1 or more of the property rights by the property owners to, and/or for use by, the public, a corporation, another person or entity, or a specific purpose.

* * *

- K -

Kennel. Any premises, except where accessory to an agricultural use, where household animals are housed, groomed, bred, boarded, or trained for the use of the residents of the premises.

Kennel, Commercial. A facility for the keeping, training, grooming, or boarding of dogs, cats, and household pets.

***Kitchen.* Any room principally used, intended, or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.**

***Kitchen, Full Indoor.* Any kitchen that is fully enclosed within a dwelling and includes a sink, refrigerator, oven and storage space (cabinets, drawers, etc.) traditionally associated with both preparing and serving food.**

- L -

LA R.S. The Louisiana Revised Statutes.

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- R -

* * *

~~Resubdivision. The changing of an existing parcel created by a plat and recorded with the Parish Clerk of Court, including a readjustment of lot lines, a further division of an existing subdivision, or a portion thereof or combining of 2 or more existing lots of record.~~

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- S -

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Subdivision. The division of a lot, tract, or parcel of land into 2 or more tracts, parcels, or other divisions of land in accordance with LA RS 33:101-120.1, **including the readjustment of lot lines, a further division of an existing subdivision, or a portion thereof or combining of 2 or more existing lots of record.**

* * *

- W -

Walls, Breakaway. A wall that is not part of the structural support of a building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Warehouse. A facility for the storage and distribution of manufactured products, supplies, and equipment.

Warehouse or Distribution Center. A building used primarily for storage of goods and materials and its distribution to other locations. Also includes associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of the gross floor area.

Warehouse, Self-Storage (or Mini-Warehouse). A structure containing separate storage space of varying sizes leased or rented on an individual basis. Individual Storage units may not exceed 500 square feet. Outdoor storage yards may be an accessory to an existing mini-warehouse.

Waste. Any material for which no use or reuse is intended, and which is to be discarded

2. **Amend Chapter 100 – Administration, Sec. 100-2 UDC Administrators, to reincorporate alternate members to the Planning and Zoning Commission and the Board of Adjustments, to read as follows:**

* * *

SEC. 100-2.2 – PLANNING AND ZONING COMMISSION.

* * *

C. Composition.

1. The Planning and Zoning Commission shall be composed of 11 members **and 2 alternate members.**
2. The Parish President shall have the unilateral and exclusive right to appoint 2 members. These exclusive appointments by the Parish President do not require action by resolution or ordinance.

3. The Parish Council, by resolution, shall have the unilateral and exclusive right to appoint 9 members **and 2 alternates.**

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SEC. 100-2.5 – BOARD OF ADJUSTMENT.

* * *

B. Membership and Term.

1. The Board of Adjustment shall consist of 5 members, **and 2 alternate members.** all of whom shall be qualified voters.
2. Members shall be appointed for terms of 5 years each. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.
3. Four appointments **and 2 alternates** shall be made by resolution of the Parish Council.
4. One appointment shall be made by appointment of the Parish President.

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3. **Amend Chapter 400 – Zoning, Sec. 400-8 Use Standards, to clarify use standards for Mini-Warehouses, specifically the maximum area that may be utilized as an accessory outdoor storage area, to read as follows:**

SEC. 400-8 USE STANDARDS.

* * *

Y. Mini-Warehouses (*or Warehouse, Self Storage*).

1. The site must comply with parking lot landscape area requirements of **Chapter 600** of this UDC. If this use abuts a residential district, a transitional yard shall be provided equal to the side or rear yard requirements of the residential district classification.
2. A site plan of the use must be approved by the Department of Planning and Development. At a minimum, this plan shall include the following information:
 - i. Location of all structures on the site.
 - ii. Proposed traffic movements and point of ingress and egress, including parking and sight triangles.
 - iii. Location and coverage of lighting, signage, and fencing; including materials, textures, and colors to be used on all surfaces.
 - iv. Pedestrian access to adjacent sites.
 - v. Approved landscape plan.
 - vi. Any additional information as determined by the Department of Planning and Development.
3. A minimum of 6 parking spaces shall be provided in addition to any other applicable requirements.
4. A minimum lot area of 20,000 square feet shall be required.
5. Parking areas shall not block the entrances to storage areas.
6. **No more than 50% of the total square footage of the lot may be used as an accessory outdoor storage yard** ~~Any associated outdoor storage and~~ shall be screened ~~from public view along the front, sides, and rear by a 100 percent opaque 8-foot high~~

fence consisting of wood, solid masonry, concrete or other material as approved by the Planning Department. ~~with a 6-foot high 100 percent non-living screen or 70 percent living screen or as approved by the Department of Planning and Development.~~

Z. Motor Vehicle and Boat Sale and Rental.

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- 4. Amend Chapter 300 – Buildings and Construction, Sec. 300-2 Permits to more clearly reference standards and processes in the UDC that may be needed before a permit can be issued, as applicable, to read as follows:**

SEC. 300-2 PERMITS.

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E. Application for Permit.

To obtain a permit, the applicant shall first file an application in writing on a form furnished by the Department of Permits and Inspections for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
1. Provide an assessment or parcel number from the Parish Assessor's Office.
2. Describe the land on which the proposed work is to be done by legal description.
3. Provide clear and concise directions to the land on which the proposed work is to be done.
4. Indicate the use and occupancy for which the proposed work is intended.
5. Be accompanied by construction documents and other information as required by **Sec. 300-2.A.**
6. State the valuation of the proposed work.
7. Be signed by the applicant, or the applicant's authorized agent.
8. **Include a c**~~Completed~~ lot fill form.
9. **Include a c**~~Completed~~ sheriff's job registration form.
10. **Verify compliance with** L.H.S.47 (if using an individual sewerage system).
11. **Include a complete** State highway department approval, as necessary (if accessing from a state controlled road).
12. **Include, as applicable, any application approvals needed prior to obtaining a building permit described in Chapter 200 – Procedures of this UDC, such as, but not limited to an A**~~approved conditional use or development plan approval. /administrative permit (if required).~~
13. **Include an A**~~approved~~ land clearing permit (if required) **in accordance with minimum standards in Sec. 600-3.2 Land Clearing Standards of this UDC.**
14. **Include an A**~~approved~~ sign review permit ~~(commercial signs)~~ **in accordance with minimum standards in Sec. 600-4 Signage of the UDC.**
15. State fire marshal review letter (commercial only).
16. List of subcontractors. Copies of contracts if commercial.
17. Be accompanied by permit fees and any other fees.

18. Provide such other data and information as required by the Director.

F. Action on Application.

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5. **Amend Chapter 400 – Zoning, Sec. 400-8 Use Standards to add minimum standards to screen and landscape public utility sites when located in or adjacent to residential or commercial zoning districts, and renumber and re-reference sections accordingly, to read as follows:**

Sec. 400-8 Use Standards.

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K. Community Sewerage Systems.

1. Whenever wastewater treatment facilities or public utility facilities are approved within a land use district established in, and subject to the provisions of this UDC, the subject wastewater treatment facility or public utility facility may be approved for expanded use, but only if all of the following conditions are fulfilled:
 - a. The wastewater treatment facility exists and is functional at the time the application for a permit is submitted to the Zoning Administrator, but that a public utility facility other than a wastewater treatment facility shall be eligible to receive a permit irrespective if such exists or is proposed.
 - b. As such relates to the design, construction, and operation of the wastewater treatment facility or public utility facility, all regulatory approvals and authorizations have been issued by appropriate and applicable state and parish regulatory agencies.
 - c. The owner and/or operator of the wastewater treatment facility or public utility facility possesses a valid franchise agreement consistent and/or in conformance with the provisions of R.S. 33:4064.6(B).
 - d. The wastewater treatment facility, or public utility facility, and any and all associated or adjunct elements of the subject sewerage system, have the actual and/or anticipated capacity which will be required to realize the peak sewage demand of its actual, anticipated, intended, and/or proposed use, and the operation and maintenance of which are likely to be in accordance and compliance with all regulatory requirements; all as determined and affirmed by the St. Tammany Parish Department of Environmental Services.
 - e. **Meets minimum requirements of Sec. 400-8(GG) for Public and Private Utility Facilities located in or adjacent to residential and commercial zoning districts.**

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GG. Public and Private Utility Facilities Located in or adjacent to Residential and Commercial Zoning Districts.

To promote a consistent streetscape and retain existing tree canopy, the following public utility requirements shall be applied and reviewed in accordance with Sec. 200-3.5 Plan Development Review for existing and proposed public utility sites located in or adjacent to Residential and Commercial Zoning Districts prior to any construction activity or issuance of a building permit:

1. *Existing sites not proposing to expand.* Existing public utility sites must install a minimum 8-foot tall, opaque fence around the perimeter of the utility site.
2. *Existing sites proposing to expand.* Existing public utility sites proposing to expand shall—as much as practicable—meet the following standards:
 - a. Prior to clearing any existing tree canopy to facilitate a proposed expansion, the applicant must apply for a Land Clearing Permit and include within such application a Tree Survey and Planting Plan, as applicable, demonstrating compliance with this section.
 - b. Natural Areas shall be maintained along all site boundaries at a minimum depth of 25 feet, except for when a public utility site is proposed to expand within an area that aligns with an existing street buffer or Natural Area along a public roadway. In this case, the utility must match the required depth of the street buffer or Natural Area (ex: 50', 75', etc.) to maintain conformity with the streetscape.
 - c. Where Natural Areas cannot be preserved due to previous development patterns on site or due to existing space limitations, the following minimum landscaping and screening requirements shall be met: 1 Class B Evergreen Tree, at least 8 feet in height, and a minimum 1.5" caliper shall be planted every 15 feet along the site's perimeter in plantable soil.
 - d. *Fencing.* A minimum 8-foot tall, opaque fence shall be installed around the perimeter of the utility site.
3. *Proposed sites.* Proposed public utility sites shall meet the following minimum standards:
 - a. Prior to clearing any existing tree canopy, the applicant must apply for a Land Clearing Permit and include within such application a Tree Survey and Planting Plan demonstrating compliance with this section.
 - b. Natural Areas shall be maintained along all site boundaries at a minimum depth of 25 feet, except for when a public utility site is proposed to expand within an area that aligns with an existing street buffer or Natural Area along a public roadway. In this case, the utility must match the required depth of the street buffer or Natural Area (ex: 50', 75', etc.) to maintain conformity with the streetscape.
 - i. Where a utility site on a new subdivision is adjacent to the protected greenspace for the subdivision plan, the adjacent greenspace can count towards the required buffer.
 - c. Where Natural Areas cannot be preserved due to previous development patterns on site or due to existing space limitations, the following minimum landscaping and screening requirements shall be met: 1 Class B Evergreen Tree, at least 8 feet in height, and a minimum 1.5" caliper shall be planted every 15 feet along the site's perimeter in plantable soil and within view of the public right-of-way.
 - d. *Fencing.* A minimum 8-foot tall, opaque fence shall be installed around the perimeter of the utility site.

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HH. ~~GG.~~ Retail Repair Establishments of Automobiles, Boats, Trucks, Trailers, Tractors and Mobile Homes, Including Car Washes and Detailing Shops.

- * * *
- II. ~~HH.~~ Recreational Vehicle Park.**
- * * *
- JJ. ~~H.~~ Short Term Rentals.**
- * * *
- KK. ~~JJ.~~ Solar Energy Systems.**
- * * *
- LL. ~~KK.~~ Solid Waste Management Facility.**
- * * *
- MM. ~~LL.~~ Storage Facilities Associated with Insurance Offices and Related Facilities.**
- * * *
- NN. ~~MM.~~ Swimming Pools.**
- * * *
- OO. ~~NN.~~ Temporary Construction and Sales Office.**
- * * *
- PP. ~~OO.~~ Temporary Residence.**
- * * *
- QQ. ~~PP.~~ Temporary Seasonal Uses.**
- * * *
- RR. ~~QQ.~~ Towers.**
- * * *
- SS. ~~RR.~~ Walk-Up Only Pick-Up Window.**

6. Amend Chapter 400 – Zoning to reference minimum use standards for public utility sites, to remove previous unique references to the Natural Area Requirement no longer applicable in the S-1 and S-2 Districts, update references to minimum use standards, clarify accessory uses and decorative ponds permitted in residential zoning districts, and to renumber sections accordingly, to read as follows:

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SEC. 400-2 RESIDENTIAL ZONING DISTRICT REGULATIONS.

SEC. 400-2.1 RESIDENTIAL ZONING DISTRICTS AND USES ESTABLISHED.

B. Permitted Use & Site and Structure Standards Tables.

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Exhibit 400-1 Permitted Uses: Residential Districts.

Use Category	Residential Zoning Districts	Use Standards
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Specific Use	E	R-1	R-2	L-1	L-2	S-1	S-2	TF	M-L	M-M	M-H	
Residential												
Community Home	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	Sec. tion 400-8.J
Day Care Home	p*	p*	p*	p*	p*							
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P			
Dwelling, Two-Family								P	P			
Dwelling, Multiple-Family									P	P	P	
Nursing Home									P	P	P	
Townhouse									P	P	P	
Agricultural and Open Space												
Agriculture, Household Stables and Kennels	P	P	P	P	P	P	P	P	P	P	P	Sec. tion 400- 8. B C
Agricultural and Decorative Ponds	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	Sec. 400-8.B
Farm	P	P	P	p*	p*							
Farm Stand	P	P	P	p*	p*							
Greenhouse	P	P	P	p*	p*							
Nursery	P	P	P	p*	p*							
Family-Owned Cemetery	P	P	P									Sec. tion 400-8.H
Utilities												
Community Central Water Treatment Facilities	P	P	P	P	P	P	P	P	P	P	P	
Stormwater Retention or Detention Facility	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	
Small Wireless Facility	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	
Electrical Energy Substation	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	
Solar Energy Systems	p*	p*	p*									Sec. tion 400- 8. KK

SEC. 400-2.2 SINGLE FAMILY RESIDENTIAL DISTRICTS.

A. E Estate Residential District.

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2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the E 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 and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6.~~ 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. **Agricultural and decorative ponds***
- b. Agriculture, household **stables and kennels**
- c. Community central water treatment facilities

* * *

4. *Site and structure provisions.*

- a. *Lot area.* Minimum lot area is 7 acres, except that public utility facilities may be located on lots of lesser area upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**

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B. R-1 Rural Residential District.

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- 2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the R-1 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 and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6.~~ 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. **Agricultural and decorative ponds***
- b. Agriculture, household **stables and kennels**
- c. Community central water treatment facilities

* * *

4. *Site and structure provisions.*

- a. *Lot area.*
 - i. *Residential uses.* Minimum lot area is 5 acres, except that public utility facilities may be located on lots of lesser area upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**
 - ii. *Nonresidential uses.* Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**

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C. R-2 Rural Residential District.

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2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the R-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 and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6.~~ 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. **Agricultural and decorative ponds***
- b. Agriculture, household **stables and kennels**
- c. Community central water treatment facilities
- d. Community home*

* * *

4. *Site and structure provisions.*
- a. *Lot area.*
 - i. *Residential uses.* Minimum lot area is 3 acres, except that public utility facilities may be located on lots of lesser area with upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**
 - ii. *Nonresidential uses.* Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**

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D. L-1 Large Lot Residential District.

* * *

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the L-1 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 and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6.~~ 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. **Agricultural and decorative ponds***
- b. Agriculture, household **stables and kennels**

- c. Community central water treatment facilities

* * *

4. *Site and structure provisions.*

- a. *Lot area.*

- i. *Residential uses.* Minimum lot area is 1 acre.
- ii. *Nonresidential uses.* Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**

* * *

E. L-2 Large Lot Residential District.

* * *

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the L-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 and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6.~~ 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. **Agricultural and decorative ponds***
- b. Agriculture, household **stables and kennels**
- c. Community central water treatment facilities

* * *

4. *Site and structure provisions.*

- a. *Lot area.*

- i. *Residential uses.* Minimum lot area is 0.5 acres or 21,780 square feet.
- ii. *Nonresidential uses.* Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**

* * *

F. S-1 Suburban Residential District.

* * *

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the S-1 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~~ and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. 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. **Agricultural and decorative ponds***
- b. Agriculture, household **stables and kennels**
- c. Community central water treatment facilities

* * *

4. *Site and structure provisions.*

- a. *Lot area.*
 - i. *Residential uses.* Minimum lot area is 11,000 square feet, ~~except for when the Natural Area Incentive is applied in accordance with Sec. 600-3.2(D) of this UDC.~~
 - ii. *Nonresidential uses.* Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**

* * *

G. S-2 Suburban Residential District.

* * *

- 2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the S-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~~ and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. 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. **Agricultural and decorative ponds***
- b. Agriculture, household **stables and kennels**
- c. Community central water treatment facilities

* * *

4. *Site and structure provisions.*

- a. *Lot area.*
 - i. *Residential uses.* Minimum lot area is 7,500 square feet, ~~except for when the Natural Area Incentive is applied in accordance with Sec. 600-3.2(D) of this UDC.~~

- ii. *Nonresidential uses.* Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**

* * *

SEC. 400-2.3 TWO-FAMILY RESIDENTIAL DISTRICTS.

A. TF Two-Family Residential District.

* * *

- 2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the TF 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~~ **and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6.** 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. **Agricultural and decorative ponds***

- b. Agriculture, household **stables and kennels**

- a. Community central water treatment facilities

* * *

- 4. *Site and structure provisions.*

- a. *Lot area.*

- i. *Residential uses.* Minimum lot area is 7,500 square feet per dwelling unit.
- ii. *Nonresidential uses.* Minimum lot area is 12,500 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**

* * *

SEC. 400-2.4 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS.

A. M-L Low Multiple-Family District.

* * *

- 2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the M-L 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~~ **and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6.** 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. Agricultural and decorative ponds*

b. Agriculture, household **stables and kennels**

c. Community central water treatment facilities

* * *

4. Site and structure provisions.

a. Lot area.

i. *Residential uses.* Minimum lot area is 20,000 square feet.

ii. *Nonresidential uses.* Minimum lot area is 6,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**

* * *

B. M-M Medium Multiple-Family Residential District.

* * *

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the M-M 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 and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6.~~ 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. Agricultural and decorative ponds*

b. Agriculture, household **stables and kennels**

c. Community central water treatment facilities

* * *

4. Site and structure provisions.

a. Lot area.

i. *Residential uses.* Minimum lot area is 20,000 square feet.

ii. *Nonresidential uses.* Minimum lot area is 6,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**

* * *

C. M-H High Multiple-Family Residential District.

* * *

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the M-H 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 and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6.~~ 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. **Agricultural and decorative ponds***
- b. Agriculture, household **stables and kennels**
- c. Community central water treatment facilities

* * *

4. *Site and structure provisions.*

- a. *Lot area.*
 - i. *Residential uses.* Minimum lot area is 20,000 square feet.
 - ii. *Nonresidential uses.* Minimum lot area is 6,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review **in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.**

* * *

7. **Amend Chapter 400 – Zoning, Sec. 400-3.1 Commercial Zoning Districts and Uses Established to remove hotels as a permitted use in the General Commercial Districts (GC-1 and GC-2) and the HC-1 Highway Commercial Districts, and update numbering and section references within Sec. 400-4.1 Specialized Zoning Districts and Uses Established, to read as follows:**

SEC. 400-3 COMMERCIAL ZONING DISTRICT REGULATIONS.**SEC. 400-3.1 COMMERCIAL ZONING DISTRICTS AND USES ESTABLISHED.**

* * *

B. Permitted Use & Site and Structure Standards Tables.

* * *

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	
				*	*	*					

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	
Commercial											
* * *											
Car Wash						P	P	P	P	P	Sec. 400-8.HH
* * *											
Gas Station with Convenience Store						P	P	P	P	P	Sec. 400-8.M
Hotel			P	P	P	P	P	P	P	P	
Kennels, Commercial							P	P	P	P	Sec. 400-8.C
* * *											
Recreational Vehicle Park				P	P	P	P	P	P	P	Sec. 400-8.II
* * *											
Short Term Rental	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	Sec. 400-8.JJ
* * *											
Utilities											
* * *											
Solar Energy Systems					p*	p*	p*	p*	p*	p*	Sec. 400-8.KK
* * *											
Tower, Radio, Telecommunications, Television or Microwave			p*	p*	p*	p*	p*	p*	p*	p*	Sec. 400-8.RR
* * *											

* * *

SEC. 400-3.3 GENERAL COMMERCIAL DISTRICTS.

A. GC-1 General Commercial District.

* * *

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 GC-1 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

* * *

o. Garden supply and greenhouse

p. ~~Hotel~~

~~q.~~ p. Laboratory

* * *

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

* * *

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 GC-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. Art studio

c. Athletic fields

* * *

v. Gymnasium

~~w.~~ ~~Hotel~~

~~x.~~ w. Laboratory

* * *

SEC. 400-3.5 HIGHWAY COMMERCIAL DISTRICTS.

A. HC-1 Highway Commercial District.

* * *

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-1 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

* * *

dd. Gymnasium

~~ee.~~ ~~Hotel~~

~~ff.~~ **ee.** Laboratory

* * *

SEC. 400-4 SPECIALIZED ZONING DISTRICT REGULATIONS.

SEC. 400-4.1 SPECIALIZED ZONING DISTRICTS AND USES ESTABLISHED.

* * *

B. Permitted Use & Site and Structure Standards Tables.

* * *

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	
* * *										
Utilities										
* * *										
Tower, Radio, Telecommunications, Television or Microwave	p*	p*	p*	p*			p*	p*	p*	Sec. 400-8. RR

* * *

8. Amend Chapter 400 – Zoning, 400-5 Industrial Zoning District Regulations, Sec. 400-5.1 Industrial Zoning Districts and Uses Established, to permit commercial excavation land use activities within the I-1 and I-2 Zoning Districts, subject to Development Plan Review, to read as follows:

SEC. 400-5 INDUSTRIAL ZONING DISTRICT REGULATIONS.

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

* * *

B. Permitted Use Table.

* * *

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							
* * *							
Industrial							
* * *							
Data center and data warehousing						P	
Excavation, Commercial	P*	P*	P*				Sec. 400-8.I

Use Category Specific Use	Industrial Zoning Districts						Use Standards
	I-1	I-2	I-3	SWM-1	SWM-2	AML	
Fabrication, Structural		P	P	P	P		
* * *							
Utilities							
* * *							
Tower, Radio, Telecommunications, Television or Microwave	P*	P*	P*	P*		P	Sec. 400-8.RR.

* * *

C. I-1 Light Industrial and Warehouse District.

1. *Purpose.* The purpose of the I-1 Light Industrial and Warehouse District is to provide for the location of industrial uses of moderate size and light to moderate intensity in such a fashion and location as to minimize the conflict with nearby residential and non-industrial 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-1 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. Entertainment, indoor
 - c. **Excavation, commercial***
 - d. Gas station

* * *

D. I-2 Industrial District.

1. *Purpose.* The purpose of the I-2 Industrial District is to provide for the location of large-scale or high-intensity industrial uses in such a fashion and location as to minimize the conflict with nearby residential or non-industrial 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-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. Auto repair and service*
 - b. Crematorium

- c. Entertainment, indoor
- d. **Excavation, commercial***
- e. Gas station

* * *

9. **Amend Chapter 400 – Zoning, Sec. 400-7 Overlay Districts, to correctly apply standards for increased landscaping to the Planned Corridor District (removed from Chapter 600 in recommendation No. 11, to read as follows:**

* * *

D. Planned Corridor District.

* * *

4. *Special design standards in the Planned Corridor Overlay.* The minimum standards for the Highway 21 Planned Corridor Overlay will be the same as the standards for all commercial development unless otherwise stated below:

a. *Site and structure provisions.*

- i. *Off-street parking and loading requirements.* The parking area shall be located no less than 50 feet from the property line, nor shall it encroach on the required street planting area.
- ii. *Landscaping regulations.* Landscape regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:

(A) *Planting requirements.* **The street planting area shall contain a minimum of one Class A tree per every 600 square feet of the street planting area and one Class B tree per every 400 square feet of the street planting area.**

(B) Street planting area requirements shall follow the “Type A Street Landscape Areas” requirements in **Chapter 600** of this UDC. **For lots greater than 150’ in depth, the street planting area shall include 1 additional foot for every additional 10’ in depth.**

(C) *Buffer planting area requirements.* A nonresidential property abutting a residential district shall have a minimum side yard and rear yard requirement of 30 feet but otherwise shall follow the “Side and Rear Landscape Width and Planting requirements” in **Chapter 600** of this UDC.

* * *

10. **Amend Chapter 500, Sec. 500-2.1 Legal Nonconforming Lots to streamline, clarify, update minimum requirements for the development of nonconforming, substandard lots, to read as follows:**

CHAPTER 500 - NONCONFORMITIES

* * *

SEC. 500-2.1 LEGAL NONCONFORMING LOTS.

A. Conditions for Remaining.

Any substandard lot of record lawfully existing at the time of enactment of the ordinance from which these regulations are derived may remain as a legal nonconforming or substandard lot even though said lot does not conform with the provisions of these regulations for the use district in which it is located, with the following exceptions:

1. *Generally.* All buildings constructed on such lots must adhere to the setback requirements applicable to the building type and zoning district.
2. *Contiguous lot regulations.* When a lot of record is documented as legally established, defined by deed or act of sale subdivisions, and properly recorded with the parish clerk of court prior to July 28, 1967; a ~~residential~~**primary** structure and its accessory buildings may be erected on such lot of record or parcel of land when all of the following conditions are met:

- a. ***Proposed land use.*** The **proposed land** ~~residential~~ use is permitted in the **zoning** district in which it is located;

- b. ***Minimum lot area or width.***

- i. **Where sewer and water systems are provided in accordance with local and state laws, ~~the lot is a~~ lots shall be a minimum ~~5,000~~ 7,500 square feet in area.**

(A) *Hardship.* A reduction of lot area shall be permitted if the owner of the lot attests to the fact that they do not currently own, nor have they or their predecessor in title sold or otherwise conveyed, any contiguous lot/s or portions thereof which could have been combined with the lot in question to create a substandard lot in accordance with provisions provided in this section and in Sec. 800-5.2 of this UDC.

- a. ***Determination.*** In order to establish a lot as legally nonconforming or substandard, an applicant must provide copies of deeds and/or titles, or a certified report from an abstractor or title company, of the parcels abutting the owner’s property, dating back to at least January 20, 1994 depicting the ownership thereof. The information shall be in list format detailing the chain of title of each adjacent property owner from the most recent purchase to the earliest.

(B) *Bayou Gardens Subdivision in Lacombe.* Lots shall be a minimum 100 feet in width and 12,500 square feet in area.

(C) *Dove Park Subdivision.* Lots shall be a minimum 70 feet in width.

(D) *Connection to central sewer and water.* If a substandard lot is not located in **Bayou Gardens or Dove Park Subdivisions** and is serviced by central sewerage and water; a minimum lot area of 5,000 square feet shall be permitted **having a minimum lot size of 50 by 100 feet.**

~~b. The site is serviced by central sewerage and water;~~

- c. The following minimum setback requirements are met:

- i. Front yard setback: 25 feet.
- ii. Rear yard setback: 20 percent of lot depth or 25 feet, whichever is less.
- iii. Side yard setbacks:

- (A) Lots with widths 50 feet or less: Minimum 5 feet per side yard.
- ~~(B) Lots with widths 50 feet or less and located an area of special concern: 7.5 feet per side yard. The Department of Engineering may approve a reduction in side yard setbacks no smaller than 5 feet per setback, upon determining that drainage impacts are adequately addressed and demonstrated by approval of either a drainage plan or plans for subsurface drainage.~~
- (B) Lots with widths greater than 50 feet ~~or more~~: Minimum 7.5 feet per side yard.
- (C) All corner lots: Minimum 10-foot side yard setback from the side street.
- iv. No driveway accessing a dwelling or accessory building may be located within any side yard setback.
3. Lots undergoing subdivision will be required to comply with the lot and block standards of this UDC, including standards and procedures for Legal Nonconforming Subdivisions located in **Sec. 800-5.2** of this UDC. In these instances, if a property owner owns adjacent property to a substandard lot(s) sufficient to remediate the lot deficiency, the adjacent property ~~should~~ **must be a** part of the request and ~~should~~ **must** meet the applicable lot and block standards of this UDC.

* * *

11. Amend Chapter 600 – General Development Standards, Exhibit 600-3-13 Landscape Area Requirements, to remove requirements for lots greater than 150’ in depth in the Street Landscape Area to limit this requirement to the Planned Corridor District, to read as follows:

Exhibit 600-3-13 Landscape Area Requirements.

Landscape Type		Depth of Landscape Area	Plant Requirement per 100’ Linear Frontage
A - Street		25’ *For lots greater than 150 feet in depth, the street planting area shall include 1 additional foot for every additional 10 feet in depth.	Class A Trees = 4
			Class B Trees = 6
			Shrubs = 20
Aa – Multiple Street Frontages		20’	Class A Trees = 4
			Class B Trees = 4
			Shrubs = 20
B - Interstate		35’	Class A Trees = 5
			Class B Trees = 5
			Shrubs = 0
Side or Rear Yard Landscape Area	C - Commercial Use to Commercial or Industrial Use	10’	Class B Trees = 3 Shrubs = 10
	D – Commercial Use to Residential Use	15’	Class A Trees = 2 Class B Trees = 5

			8 ft. high, 100 % opaque wood or masonry fence
	E – Industrial Use to Industrial Use	10’	Class B Trees = 3
	F – Industrial Use to Non- Industrial Use	25’	Class A Trees = 2 Class B Trees = 5 8 ft. high, 100 % opaque wood or masonry fence

12. Amend Chapter 600 – General Development Standards, Sec. 600-4 Signage, Sec. 600-4.3 Sign Standards (C) Monument Signs, to reincorporate standards for the monument and community bulletin board signs located at or near the main entrance of a residential subdivision or commercial development site, to read as follows:

C. Monument and Bulletin Board Signs.

1. *Number of monument signs.* One monument sign shall be allowed for each 1,000 feet of street frontage or fraction thereof in excess of the 1,000-foot increments. A property with more than 1 street frontage shall be allowed 1 monument sign for each 1,000 feet of second street frontage or fraction thereof in excess of the 1,000-foot increments.
2. *Location of monument signs.* A monument sign must be set back from the street property line at least 5 feet.
3. Monument signs shall not be located within any clear vision areas as required in this chapter.
4. *Monument signs for designated uses.*
 - a. *Where allowed.* Monument signs are allowed to be erected and displayed for commercial, industrial, and institutional uses and for multi-family and residential condominiums and for all other uses except other residential uses.
 - b. *Area.* To reduce sign clutter and avoid conflict with required trees, total cumulative monument sign area shall not exceed the following limits:

<u>Building Type</u>	<u>Square Footage Per Side</u>
Single occupancy	32
Multiple occupancy	70

- c. *Height.* Monument signs cannot exceed a height of 9 feet. Mounds or earthen berms on which a monument sign is located must be no more than 2 feet in height as measured from the grade.
- d. *Illumination.* Monument signs may be internally or externally illuminated.
- e. *Electronic display.* Electronic displays and/or variable message boards are permitted to occupy a maximum of 50 percent of total monument sign area, **except when located at the entrance to a residential or mixed use subdivision entrance or commercial park.**
- f. ***Monument signs at the entrance to residential or mixed use subdivision entrances. All of the requirements of this section shall be met, with the following exceptions for monument signs located at the entrance to residential or mixed use subdivision entrances.***

- a. A monument sign may be located on each side or in the center median of a residential or mixed use subdivision entrance.
 - b. When located on either side of the entrance, the signs must be one sided.
 - c. When located in the center of a median, the sign must be two sided.
 - d. In no case may any sign face exceed 48 square feet per sign face.
5. *Community bulletin board signs permitted near the entrance to residential or mixed use subdivision entrances and commercial parks.*
- a. *Maximum number and location.* Only one permitted per entrance, located at least 100 feet from any subdivision or park monument entrance sign and in an interior area that is unlikely to create a traffic obstruction as determined by the parish engineering department.
 - b. *Maximum area.* The bulletin board may not exceed 40 square feet in area and must be limited to one side of the structure.
 - c. *Lighting.* Only external illumination is permitted.
 - d. Must meet other applicable requirements of this section including clear vision and height.

D. Pylon Signs Applicable to Regional Commercial/Office Centers.

* * *

13. Amend Chapter 600 – General Development Standards, Sec. 600-4 Signage, Sec. 600-4.3 Sign Standards (F) Billboards, to update billboard sign standards based on stakeholder and industry feedback, to read as follows:

F. Billboards.

In addition to all federal and state laws, the following standards must be met:

* * *

4. *Size of billboard signs.*

- a. Billboard faces and supporting framework shall not exceed the following sign areas:
 - i. New billboards shall be a maximum of ~~300~~ 378 square feet in area.
 - ii. Replacement billboards of existing billboards that were constructed prior to August 2, 2024 that are 400 square feet or larger in face area may be replaced at a size up to 400 672 square feet; billboards with face areas between 399 to 245 square feet and less shall be replaced at a size up to ~~300~~ 378 square feet. ~~Existing billboards of less than 245 square feet shall be restricted to their current size in the event they are relocated.~~
- b. When 2 billboard signs are placed back-to-back or V-type on the same structure with an angle between them of not more than 60 degrees, each sign facing shall conform to the maximum size limitations.

* * *

6. *Lighting.* Signs may be illuminated, subject to the following restrictions:

- a. No revolving or rotating beam or beacon of light that simulates any emergency light or devices shall be permitted as part of any sign. Flashing devices shall not be permitted upon a sign.

- b. External lighting, such as floodlights, thin line and goose neck reflectors are permitted provided the light source is directed on the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main travel way of the highway system, or into a residential use area.
- c. **Digital message technology capable of changing multiple static messages on the sign electronically, i.e., a digital billboard, is permitted for a sign reconstructed pursuant to the subsection; however, message changes must be accomplished within 4 seconds and the message must remain stationary for a minimum of 8 seconds.**

~~No internal illumination or diamond vision type technology may be utilized as part of any billboard sign.~~

* * *

- 10. *Billboard credit.* Permits to erect new billboards shall only be issued to those persons possessing a "billboard credit."

* * *

- f. *Reconstruction sizes.* Credits will allow billboards, **including digital billboards**, to be reconstructed in accordance with ~~at the following sizes:~~ **the size and the lighting requirements in this subsection.**

~~i. A credit for a new 400 square foot billboard will be issued for billboards which are removed that are in excess of 399 square feet.~~

~~ii. A credit for a new 300 square foot billboard will be issued for billboards which are removed that are between 245 and 399 square feet.~~

~~iii. A credit will be issued for a new billboard of equal size for billboards which are removed that are less than 245 square feet.~~

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- 14. **Amend Chapter 600 – General Development Standards, Sec. 600-6 Accessory Uses, to better differentiate standards for accessory buildings and uses, to read as follows:**

SEC. 600-6 ACCESSORY BUILDINGS AND USES.

SEC. 600-6.1 ACCESSORY BUILDING STANDARDS.

1. *Definition.* Accessory buildings and uses are defined in **Chapter 100-5 Definitions** of this UDC.
2. *Construction prior to development of primary structure.* In all single-family residential districts, no accessory buildings or structures shall be constructed prior to construction of the primary structure.
3. *Yards and setbacks.*
 - a. *Accessory in required rear yards.*
 - i. Accessory structures are permitted in required rear yard areas.
 - ii. Accessory structures shall be located at a minimum 40 feet from the front lot line, a minimum 10 feet from an interior rear lot line, a minimum 10 feet from an interior side lot line, and a minimum fifteen 15 feet from a side street lot line, and when located on a through lot, shall be located at a minimum 40 feet from the designated rear lot line.
 - iii. Accessory structures on property zoned S-1 Single-Family Residential District or S-2 Single-Family Residential District, or accessory structures measuring less than 100 square feet in

area shall be located at a minimum of 25 feet from the front lot line, a minimum 5 feet from an interior rear lot line, a minimum 5 feet from an interior side lot line, and a minimum 10 feet from a side street lot line, and when located on a through lot, shall be located at a minimum 25 feet from the designated rear lot line.

b. *Accessory structures within the buildable area.*

- i. Accessory structures are permitted within the buildable area of a lot.
- ii. Accessory structures within the buildable area shall be located at a minimum of 25 feet from the front lot line.

4. *Maximum height and area.*

- a. The height of any accessory structure shall not exceed 20 feet.
- b. Accessory structures shall not exceed 7.5 percent of the area of the lot on which the primary structure is situated, or 2,500 square feet.
- c. The maximum height and area restrictions do not apply to accessory structures located on lots located above the urban growth boundary line and within the Rural Overlay District, or to accessory structures located on lots measuring 1 acre or more below the urban growth boundary line and within the Rural Overlay District.

5. *Prohibited accessory structures in residential, commercial, and medical zoning districts.* The following accessory structures are prohibited within the S-1 and S-2 Suburban Residential Districts: converted mobile homes, truck vans, trailers, recreational vehicles, bus body vehicles, shipping containers, cargo containers, railroad cars, and similar prefabricated items and structures.

~~6. Additional Standards for Specific Accessory Uses.~~

SEC. 600-2. ACCESSORY USE STANDARDS.

- 1. ~~a. Boat houses and boat slips located in residential districts.~~ The following regulations shall apply to accessory boat houses and boat slips located in residential districts:
 - a. ~~i.~~ A boat house shall not be used for habitation.
 - b. ~~ii.~~ The height of a boat house shall not exceed 20 feet as measured from the required lot elevation.
 - c. ~~iii.~~ No boat house shall exceed 1,600 square feet, except that any boat house constructed on a state-designated scenic river shall not exceed a size of 800 square feet.
 - d. ~~iv.~~ Boat houses and boat slips, together with other accessory buildings, may occupy no more than 50 percent of the required rear yard.
 - e. ~~v.~~ Bulkheads, pilings, breakwaters and other similar structures shall not be located beyond the established shoreline and shall conform to all standards established by applicable regulatory agencies. Piers, docks and other similar structures shall be located by and shall conform to all standards established by applicable regulatory agencies.
 - f. ~~vi.~~ Prior to issuance of any building permit, all applicants shall file a copy of all permits required by the state, a state agency and the federal government for development of properties affecting natural and scenic rivers.
- 2. ~~b.~~ Garage apartment or guest houses are permitted in all residential districts and shall not exceed 1,000 square feet of habitable floor space. For lots over 1 acre in area, a guest house may be scaled to 7.5 percent of the total lot provided the guest house does not exceed 2,500 square feet of habitable floor space.

3. ~~e.~~ Private garages and accessory structures are permitted in all residential districts.
4. ~~d.~~ *Home office or home occupation.*
 - a. ~~i.~~ Home office or home occupation use is subject to development plan review by the Department of Planning and Development.
 - b. ~~ii.~~ The home office must be clearly incidental and secondary to the primary use of the property as a residence by the applicant **and shall not exceed 15 percent of the primary residence up to a maximum of 600 square feet.**
 - c. ~~iii.~~ No person other than a resident of the dwelling may be employed as part of a home occupation.
 - d. ~~iv.~~ No more than 3 vehicles associated to the home office are allowed on the site at any 1 time.
 - e. ~~v.~~ A home occupation shall not generate noise, solid waste, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in a residential use. No outside storage or display of materials, merchandise, inventory, or heavy equipment is permitted. No mechanical equipment is permitted, except that which is normally used for domestic or household purposes.
 - f. ~~vi.~~ No stock, merchandise, or products may be displayed on the premises.
 - g. ~~vii.~~ Parking of any vehicle associated with the home office must occur along the driveway or in a garage, unless the provided parking spaces are properly screen. Parking of any vehicle associated with the home office in the designated road right-of-way is not allowed, including the residents vehicle when they are parked in the right-of-way to allow for vehicle parking for the home office in the driveway or garage.
 - h. ~~viii.~~ Deliveries are not allowed which utilize a vehicle which is larger than a typically parcel service truck (2 axles) in residential areas. The maximum amount of unloading time for deliveries made by a private service is 30 minutes. **No more than one vehicle trip (round trip) per day which utilizes a parcel delivery service is allowed.**
 - i. ~~ix.~~ Additional standards for those business activities which are associated or similar to providing services or products which are primarily a part of hobby-oriented activities for services of music, art or dance instruction (similar types of activities) and/or retail products for arts and craft fairs/exhibitions or consignment purposes:
 - i. ~~(A)~~ Only 1 student or family is allowed per session of instruction.
 - ii. ~~(B)~~ Instruction to more than 1 individual, who are not related, is prohibited unless approved as a conditional use.
 - iii. ~~(C)~~ Student for instruction cannot arrive before 9:00 a.m. or after 7:00 p.m.
 - j. ~~x.~~ Retail sales of products shall not occur on the site.
 - k. ~~xi.~~ No bulk storage or manufacturing of products is allowed on the site. **Assembly is allowed as long as it is within an enclosed space such as in the residence, accessory structure, or garage.**
 - l. ~~xii.~~ Prohibited uses:
 - i. ~~(A)~~ No home professional office shall permit the bulk storage, assembly, or manufacturing of alcohol, flammable liquids or chemical agents, firearms, fireworks or other similar uses.

- ii. ~~(B)~~ Massage parlors, tattoo parlors, fortunetellers, faith healers and other activities of like character.
- iii. ~~(C)~~ Engine repairs including, but not limited to auto and auto body repairs, boat repairs, equipment repairs.

15. Amend Chapter 800 - SEC. 800-2 Minor Subdivisions, Sec. 800-2.2 Minor Subdivision Review and Approval Procedures to clarify minor subdivision application, review, and public hearing requirements and procedures, to read as follows:

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

A. General.

There are 3 different types of minor subdivisions (see **Exhibit 800-1**). Upon receipt of a subdivision application, the Department of Planning and Development will decide whether the subdivision is either a major or minor subdivision. If the department determines it is a minor subdivision, the department will determine:

1. *Complete application.* The Department of Planning and Development shall determine if the application is complete, to include all required attachments. Incomplete applications will not be further processed until deficiencies are remedied.
2. *Type of minor subdivision.* The Director of the Department of Planning and Development shall determine the type of minor subdivision and what process shall be applied. The types of minor subdivision include:
 - a. Minor subdivision eligible for a waiver of the public hearing by the Director of Planning and Development. See **Sec. 800-2.2.B**.
 - b. Minor ~~re~~subdivision of less than ~~10~~ **5** lots having a combined area of 2 acres or less. See **Sec. 800-2.2. C**.
 - c. Minor subdivision ~~or resubdivision~~ with waiver requested. See **Sec. 800-2.2.D**.

* * *

Sec. 2.2.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 for a minor subdivision when an application:
 - a. Results in the creation of five 5 or fewer lots that front on a public street.
 - b. Conforms to regulations of the zoning district in which it is located.
 - c. Does not involve the creation of any new **road and/or new** public improvement.
 - d. Otherwise meets all the requirements of this UDC.
 - e. Does not involve lots previously approved as a minor subdivision without a public hearing.
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.

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.
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 **any new road or public-street, improvement** unless the Directors of Planning and Development and Engineering refer the application to the Planning and Zoning Commission.
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.
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).

Sec. 2.2.C Minor Subdivision - Administrative Review and Decision-Making.

1. *Applicability.* When a subdivision involves the combination or ~~division~~ **adjustment of lot** lines of ~~10~~ **5** or less lots having a combined area of 2 acres or less, the final minor subdivision plat may be approved by the Directors of Planning and Development and Engineering, provided all of the following conditions are met:
 - a. **Involves the combination or amendment of existing legal lots of record to increase conformance with the minimum width, depth, or area requirements of this Code.**
 - b. Conforms to regulations of the zoning district in which it is located.
 - c. Does not involve the creation of any new public improvement.
 - d. Does not require a waiver.
 - e. Otherwise meets all the requirements of this UDC.
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.
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 proposed final subdivision plat for conformance with parish standards and to collect their input and provide it to the owner/developer for correction, if required.
4. *Public Hearing.* There is no requirement for a minor subdivision plat that is approved administratively; however, the Directors of Planning and Development and Engineering may refer such cases to the Planning Commission.
5. *Decision to Approve or Deny and appeal.* 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.
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 minor subdivision plat shall be deemed to have been approved (LA RS 33:113).

D. Minor Subdivision - Waiver required.

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16. Amend Chapter 800 – Subdivision Regulations, Sec. 800-3.3 Concept Subdivision Plan Submission Requirements and Sec. 800-3.4 Final Subdivision Plat and Construction Plan Requirements, to clarify the Planning Director’s authority to administratively approve minor modifications to a Concept Plan and Final Subdivision Plat when all minimum criteria are met, to read as follows:

SEC. 800-3.3 CONCEPT SUBDIVISION PLAN SUBMISSION REQUIREMENTS.

* * *

G. Minor Modification to Concept Subdivision Plans.

1. The Director of the Planning and Development Department may approve minor modifications to an approved Concept Plan in accordance with this subsection if all the following conditions are met, wherein the minor administrative approval shall:
 - a. Be limited to modifications that result in no greater than a 3 percent increase in the number of lots, number of dwelling units, or nonresidential gross floor area within the subdivision; and
 - b. Not impact or change any Planning and Zoning Commission condition; and
 - c. Comply with all other applicable standards in Chapters 800 and 900 of this UDC; and
 - d. Have no impact on the Concept Plan expiration.

* * *

SEC. 800-3.4 FINAL SUBDIVISION PLAT AND CONSTRUCTION PLAN REQUIREMENTS.

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L. Minor Modification to Final Subdivision Plats.

1. The Director of the Planning and Development Department may approve minor modifications to an approved Final Subdivision Plat in accordance with this subsection if all the following conditions are met, wherein the minor administrative approval shall:
 - a. Be limited to modifications that result in no greater than a 3 percent increase in the number of lots, number of dwelling units, or nonresidential gross floor area within the subdivision; and
 - b. Not impact or change any Planning and Zoning Commission condition; and
 - c. Comply with all other applicable standards in Chapters 800 and 900 of this UDC; and
 - d. Have no impact on the Final Subdivision Plat expiration period.

17. Amend Chapter 800, Sec. 800-5.2 Legal Nonconforming subdivisions to be consistent with amendments herein to Sec. 500-2.1 Legal Nonconforming Lots to streamline, clarify, update minimum requirements for the development of nonconforming, substandard lots, to read as follows:

CHAPTER 800 – SUBDIVISION REGULATIONS

* * *

SEC. 800-5.2 LEGAL NONCONFORMING SUBDIVISIONS.

A. General.

There exists in the parish lots created legally prior to July 28, 1967, or located in the Bayou Gardens Subdivision in Lacombe, or located in the Dove Park Subdivision, that do not conform to current zoning district regulations and/or infrastructure standards. These lots are considered legally nonconforming in accordance with **Ch. 500 Nonconformities** of this UDC. Because these lots do not conform to current standards, **the** sale, construction of structures, or any other type of development **activity** requires **detailed administrative** ~~extra~~ review **prior to and** approval **to avoid unintended negative impacts to adjacent properties and existing levels of service provision.**

B. Contiguous Substandard Lots Under Common Ownership.

If 2 or more contiguous, legal nonconforming lots of records or portions thereof are owned by the same person, then the owner must combine the lots or portions of the lots into one lot that meets current lot requirements by using the parish's ~~resubdivision~~ process as set forth in this chapter. If the owner refuses to combine the lots or portions thereof they shall be precluded from:

1. Selling the lots or portions thereof.
2. Constructing a structure, principle or accessory.
3. Placing of fill.
4. Subdividing the lot to a lesser size.

~~C. Construction.~~

~~A building permit for a legal nonconforming lot may only be issued when:~~

- ~~1. The owner of the lot attests to the fact that they do not currently own, nor have they or their predecessor in title sold or otherwise conveyed, any contiguous lot/s or portions thereof which could have been combined with the lot in question to create a conforming lot.~~
- ~~2. The lot has access and connects (or is proposed to connect as part of the application in review) to central sewer and water services. If central utilities are not provided, the Planning and Zoning Commission, after a public hearing per **Sec. 800-2.2.D**, may grant a waiver for a lot less than 75' in width or 150' in depth.~~

C. Violation of Substandard Lot Provisions.

A violation of any provision of this section (**or Sec. 500-2.1**) or knowingly providing false information in connection with an application filed pursuant to this section (**or Sec. 500-2.1**), shall constitute a misdemeanor that is punishable by a fine not to exceed \$500.00 per day for each day that the violation continues, imprisonment in the parish jail for not more than 30 days, or both. The parish is also authorized to take any or all legal action it deems necessary to address and remedy any violation of these provisions.

18. Amend Ch. 900-Infrastructure, Sec. 900-6.5 Placement of Fill to reincorporate former section Sec. 115-4. “Fill materials prohibited within 200 feet of drainage waterway,” to read as follows:

SECTION 900-6.5 PLACEMENT OF FILL.

A. Generally.

1. *Adverse drainage impact.* It shall be prohibited to place fill or construct improvements on any parcel of property so as to cause adverse drainage impacts on any adjacent parcel.
2. *Net fill prohibited.*
 - a. Net fill means the placement of any fill material that results in any increase in the surface elevation of property or adjacent property from its natural or pre-development state.
 - b. Net fill shall be strictly prohibited in any critical drainage area and on any lot or parcel 90 feet or less in width, except with an approved development plan or with the express written Code of Ordinances Part II: UDC 108 Ch. 900 – Infrastructure consent of the engineering department. Any request to place fill in a critical drainage area or a lot or parcel 90 feet or less in width shall be in accordance with the procedures and guidelines outlined herein.
 - c. A lot or parcel of property shall be deemed to be located in a critical drainage area when any part thereof is located within a critical drainage area. Net fill shall not be placed on any part of such property, except with an approved development plan or with the express written consent of the department of engineering.
3. **Fill materials prohibited within 200 feet of drainage waterway.**
 - a. **The Parish Council provides for the requirement that any development, including a residence located within 200 feet from the middle of a drainage waterway in Ward 8, excluding Parish Council District 6, as further specified must utilize pilings, piers or other similar methods to elevate the structure to the appropriate base flood elevation height as determined by FEMA instead of the use of fill. No fill should be allowed within 200 feet which is not a part of the building envelope or driveway.**
 - b. **Fill not to exceed an average of 18 inches may be allowed to level the building envelope.**
 - c. **Piers or similar methods allowing the sheet flow of water under the structure should be utilized to meet the required flood zone elevation. The specified drainageways are as follows:**
 - i. **W-15 Canal.**
 - ii. **Gum Bayou.**
 - iii. **W-14 Canal.**
 - iv. **Reine Canal.**
 - v. **Eddines Canal.**
 - vi. **Poor Boy Canal.**
 - vii. **Exemptions areas or projects from the above specified drainageways.**
 - (A) **Excluding 1,000 feet on the north side and 1,000 feet on the south side of Gause Boulevard - W-15 Canal.**
 - (B) **Excluding the FEMA Hazard Mitigation Grant Program, Daney Street Project, W-14 Canal.**
 - (C) **Any other authorized parish drainage project.**
 - d. ***Waiver provision.* The department of engineering may waive the requirements of this chapter for a project of development, when the waiver is based on a drainage plan prepared by a licensed engineer, specific location of the project and the existing development patterns in the area or minor elevation differences between the natural ground and base flood elevation. This waiver should be based upon the report indicating that the fill will not produce a**

significant impact in comparison to meeting the intent of this chapter. The engineering department does have the authority not to issue a waiver regardless of the independent study which indicates that there may not be significant impact.

- 4.3. General residential fill standards.** The placement of fill material on any lot or parcel located within any critical drainage area shall be permitted only after a development plan has been submitted and approved by the department of engineering. 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:

* * *

***Text changes to Part 1 of the Code of Ordinances are not under the authority of the Planning and Zoning Commission and therefore were not included in the 8/13/2024 Planning and Zoning Commission review and recommendation for approval.**

* * *

- 19. Amend Part 1 of the Code of Ordinances, Chapter 2 – Administration clarify fees required for a Major Amendment to the PUD, add fees for a Minor Amendment to the PUD, rename the components of Major Subdivision review, and add fees for Minor Modifications to Concept and Final Subdivision Plans, to read as follows:**

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CHAPTER 2 – ADMINISTRATION

* * *

ARTICLE XVII – PARISH FEES

* * *

Sec. 2-709 – Zoning Changes

- (1) All zoning changes:
 - a. Per acre \$100.00
 - b. Maximum acreage fee \$5,000.00
 - c. Processing fee \$500.00
 - d. Advertising fee \$150.00

(2) Amendments to Planned Unit Development and Regional Business Center Overlay

- a. Minor Amendments: \$500**
- b. Major Amendments: \$500**
- c. Advertising fee \$150**

* * *

Sec. 2-710 – Conditional Uses and Planned Corridor Overlay

- (5) Zoning Verification Letters ~~\$25.00~~ **\$50.00**

* * *

Sec. 2-740 – ~~Tentative Subdivision Stage~~ Concept Subdivision Plan Review

The following fees are for ~~tentative subdivision stages~~ **Concept Subdivision Plan Review:**

- (1) Lot fee, \$500.00 filing fee plus \$40.00 per lot.

- (2) Traffic impact fee analysis. If required, \$250.00.
- (3) Drainage impact fee analysis. If required, \$250.00.
- (4) If a PUD would be assessed, \$500.00 filing fee at preliminary.
- (5) Add \$75.00 advertising fee.

(6) Minor Modification to Concept Subdivision Plans: \$500

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Sec. 2-741 – ~~Preliminary Subdivision Stage~~ Final Subdivision Plat and Constriction Plan Review

The following fees are for the ~~preliminary subdivision stages~~ **Final Subdivision Plat and Constriction Plan Review:**

The following fees are for the preliminary subdivision stages:

- (1) Lot fee \$80.00 per lot.
- (2) Sewerage and water review fee \$10.00 per lot.
- (3) Linear foot of water distribution pipe \$0.05 per linear foot.
- (4) Water supply facility \$30.00 per facility.
- (5) Linear foot of sewerage collection pipe \$0.10 per linear foot.
- (6) Collection/treatment facility \$30.00 per facility.
- (7) If \$500.00 filing fee not paid at tentative for PUD filing fee is due at preliminary.
- (8) Add \$75.00 advertising fee.

(9) Minor Modification to Final Subdivision Plats: \$500

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Sec. 2-741 – ~~Final Subdivision Stage~~ As Built Plan Approval and Warranty Obligation

The following fees are for the ~~Final Subdivision Stage~~ **As Built Plan Approval and Warranty Obligation subdivision stages:**

- (1) Lot fee \$150.00 per lot.
- (2) \$500.00 inspection fee for initial inspection and confirmation inspection.
- (3) \$250.00 re-inspection fee per subsequent inspection following confirmation inspection.
- (4) Sewerage and water review fee \$15.00.
- (5) Map recordation fees. Map recordation fees will be collected payable to the "St. Tammany Parish Clerk of Court" in the amount set by the clerk of court.
- (6) \$75.00 advertising fee.

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~~*Text changes to Chapter 100 are not under the authority of the Planning and Zoning Commission and therefore were not included in the 8/13/2024 Planning and Zoning Commission review and recommendation for approval.~~

* * *

20. Amend Chapter 100, Section 100-5 Definitions to clarify existing definitions, to read as follows:

Chapter 100 - Administration

* * *

Section 100-5 - Definitions

* * *

Height, Building. The average elevation at the corners of a building's foundation, measured at natural grade of the property at the location of the structure as applicable:

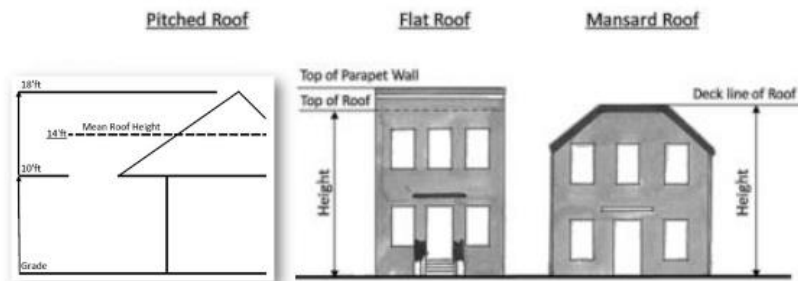
- Flat Roof: to the top of the roof, not including the parapet wall.
- Mansard Roof: to the deck line
- Pitched Roof: ~~to the top of the roof.~~ **The vertical distance from grade plane to the average height of the highest roof surface. In order to calculate the mean height of a roof line, the height of the base of the roof line and the height of the peak of the roof should be added and the sum of those heights should be divided by two.**

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Exhibit 100-4 Building Height Example

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Exhibit 100-4 Building Height Example.



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Permit, Building. Written permission issued by the **Department of Permits and Inspections** ~~Department of Planning and Development~~ authorizing construction, repairs, alterations, or changes of use and plan revisions to any structure

* * *

**Text changes to Chapter 300 are not under the authority of the Planning and Zoning Commission and therefore were not included in the 8/13/2024 Planning and Zoning Commission review and recommendation for approval.*

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21. Amend Chapter 300, Section 300-3 Constriction Documents to clarify permit application requirements, to read as follows:

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A. Submittal Documents

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1. Supporting documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted ~~in 2 or more sets~~ with each application for a permit. **To enable efficient review of proposed plans, applicants are encouraged to submit electronically via software available online via the Department Permits and Inspections webpage.** The construction documents shall be prepared by a certified design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Director is authorized to required additional construction documents to be prepared by a certified design professional.
2. Exception. The Director may waive certification requirements, if he finds that the nature of the work applied for is such that certification of plans is not necessary to obtain compliance with the UDC.
3. **All materials will be reviewed electronically and applicants are encouraged to check on the status of their permit online.**

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B. Information on Construction Documents

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~~Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Director.~~ Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the UDC and relevant laws, ordinances, rules and regulations, as determined by the Director.

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H. Approval of Construction Documents

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When the Director issues a permit, the construction documents shall be **approved online and applicant will be notified via permit software.** ~~, in writing or by stamp. One set of construction documents so reviewed shall be retained by the Director. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Director or a duly authorized person.~~