

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 7046BB

ORDINANCE COUNCILSERIES NO: COUNCIL

SPONSOR: MR. AIREY

PROVIDED BY: CIVIL DA OFFICE

INTRODUCED BY: MR. AIREY

SECONDED BY: MR. DAVIS

ON THE 3<sup>RD</sup> DAY OF NOVEMBER, 2022

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 130 – UNIFIED DEVELOPMENT CODE, ARTICLE IV – ZONING DISTRICTS, DIVISION 49 – AML ADVANCED MANUFACTURING AND LOGISTICS DISTRICT, SEC. 130-1620 – PURPOSE, SEC. 130-1621 – PERMITTED USES, SEC. 130-1622 – ADMINISTRATIVE PERMITS, AND SEC. 130-1623 – SITE AND STRUCTURE PROVISIONS, TO EXCLUDE CERTAIN USES IN AML ZONING DISTRICTS, REQUIRE AN ADMINISTRATIVE PERMIT FOR CERTAIN OTHER USES, AND CLARIFY SITE AND STRUCTURE REQUIREMENTS; AND AMENDING SEC. 130-2213, TO ADD MINIMUM STANDARDS FOR CERTAIN USES; AND AMENDING SEC. 130-5, DEFINITIONS.

WHEREAS, St. Tammany Parish has seen increased interest in the development of Advanced Manufacturing and Logistics operations in the unincorporated parish; and,

WHEREAS, AML zoning districts currently allow certain uses that may create excessive environmental impacts, including: food products processing and manufacturing; furniture manufacturing; and, glass, plastic and paint manufacturing; and,

WHEREAS, the purpose of AML zoning districts should be clarified to define “advanced manufacturing” as manufacturing that limits harmful air emissions ~~environmental impacts~~; and,

WHEREAS, the amendment to the AML zoning district balances the desire to bring additional manufacturing and logistics jobs to St. Tammany Parish with the environmental protections necessary to safeguard the air and water quality of the parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that, St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 130 – Unified Development Code, Article IV – Zoning Districts, Division 49 – AML Advanced Manufacturing and Logistics District, Sec. 130-1620 – Purpose, Sec. 130-1621 – Permitted Uses, Sec. 130-1622 – Administrative Permits, and Sec. 130-1623 – Site and Structure Provisions, be amended as follows:

**Sec. 130-1620. - Purpose.**

The purpose of the AML Advanced Manufacturing and Logistics District is to provide for the location of very largescale facilities for the research and development, advanced manufacturing and transportation/logistics industries. Such facilities should be located in close proximity to major high capacity transportation routes, with the ideal location allowing for multi-modal opportunities. Advanced manufacturing shall mean manufacturing that uses innovative technologies and does not create air pollution and other harmful environmental impacts.

**Sec. 130-1621. - Permitted uses.**

Use by right subject to any minimum standards as listed in section 130-2213:

- (1) Aeronautics and aerospace research, development and manufacturing.
- (2) Automotive research, development and manufacturing.
- (3) Computer, electrical and electronics research, development and manufacturing.
- (4) Data centers and data warehousing.

(5) Distribution and warehousing facilities.

(6) Durable goods manufacturing.

~~(7) Food products processing and manufacturing.~~

~~(8) Furniture manufacturing.~~

(9) Garment manufacturing.

~~(10) Glass, plastic and paint research, and development and manufacturing.~~

(11) Hydraulics and robotics research, development and manufacturing.

(12) Pharmaceutical and medical research, development and manufacturing.

~~(13) Software development and programming.~~

(14) Scientific research and development services.

~~(15) General offices and services which provide support to any of the permitted uses.~~

### **Sec. 130-1622. Administrative permits.**

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) Public utility surface structures.
- (2) Electrical substations.
- (3) Telephone relay facilities.
- (4) Utility substations.
- (5) Wastewater treatment facilities.
- (6) Utility distribution systems.
- (7) Potable water pumping stations.
- (8) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.

(9) Food products processing and manufacturing.

(10) Furniture manufacturing.

(11) Any permitted use that requires a Clean Air Act Title V Permit for air emissions.

### **Sec. 130-1623. Site and structure provisions.**

(a) *Maximum building size.* The maximum building ~~size~~ footprint in the AML district shall be 1,000,000 square feet.

(1) Building footprint means the area contained within the exterior walls of the ground floor. It does not include detached structures; covered or uncovered carports, patios, porches, decks, or balconies; cantilevered covers, projections; or ramps and stairways required for access.

(b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.

(c) *Minimum area regulations.*

- (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet.
- (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
- (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
- (4) *Transitional yard.* Where an AML district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations, whichever is more restrictive:

- a. Where an AML district abuts a residential zoning classification, a no-cut buffer of 75 feet shall be imposed along the adjoining lot line.
- b. a. Where lots in an AML district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
- b. ~~In an AML district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.~~
- c. ~~In an AML district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.~~
- d. ~~In an AML district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.~~
- c. e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
- (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
- (e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 100 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
- (f) *Design criteria.*
- (1) *Landscaping.* All landscaping shall be in compliance with article VI, division 2, of this chapter.
  - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
  - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
  - (4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.
- (5) Engineering Report and Low Impact Development. An Engineering Report shall be provided to the Department of Planning and Development and the Department of Engineering detailing Low Impact Development and Green Infrastructure feasibility on the site.

## **Sec. 130-2213. – Minimum standards.**

### (59) Advanced manufacturing and logistics.

- a. All structures within the Advanced Manufacturing and Logistics district shall be set back a minimum of 100 feet from the front, sides, and rear property lines of the site.
- b. Where a parcel zoned Advanced Manufacturing and Logistics abuts any residential district or use, a no-cut buffer of 75 feet shall be imposed. All other landscape buffers including Street Buffers, Side, and Rear buffers on parcels zoned AML district shall be at least 40 feet in depth. All other landscape and tree regulations are required as specified in Article VI, Division 2 of this Chapter.
- c. Any fleet storage of vehicles utilized in connection with this use shall be enclosed by an eight-foot-high screen of either 100 percent opaque non-living material or

70 percent opaque evergreen plants or as determined by the Department of Planning and Development.

**Sec. 130-5. – Definitions.**

Food Products Processing and Manufacturing shall mean the use of a site in which food or foodstuff is processed for wholesale distribution in large quantities for off premises consumption excluding animal slaughtering and processing.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_DAY OF \_\_\_\_\_, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
JERRY BINDER , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: NOVEMBER 16, 2022

Published Adoption: \_\_\_\_\_ , 2022

Delivered to Parish President: \_\_\_\_\_ , 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2022 at \_\_\_\_\_