

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO.: 8001

ORDINANCE COUNCIL SERIES NO: 25-_____

COUNCIL SPONSOR: MS. SEIDEN

PROVIDED BY: CIVIL DIVISION ADA

INTRODUCED BY: MR. LAUGHLIN

SECONDED BY: MS. O'BRIEN

ON THE 6TH DAY OF NOVEMBER, 2025

ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE TO
UPDATE USE STANDARDS RELATIVE TO MASSAGE
ESTABLISHMENTS

WHEREAS, the St. Tammany Parish Council adopted Part II: The Unified Development Code (UDC) on December 18, 2023, via Ordinance No. 23-5339, to streamline, simplify, and improve overall code navigation and to reduce permitting confusion, remove redundancy, and align Parish procedures; and

WHEREAS, the Parish Council has proposed to add regulations relative to massage establishments in St. Tammany Parish; and

WHEREAS, the UDC is intended to be a living document: updated and amended as community values change and evolve and as procedural improvements become practical; and

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends Part II: The Unified Development Code in accordance with the code amendments detailed in the attached **Exhibit A**.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

EFFECTIVE DATE: This Ordinance shall be effective upon final 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 4TH DAY OF DECEMBER, 2025; AND BECOMES ORDINANCE COUNCIL SERIES NO. 25-_____.

JOE IMPASTATO, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: OCTOBER 29, 2025

Published Adoption: _____, 2025

Delivered to Parish President: _____, 2025 at _____

Returned to Council Clerk: _____, 2025 at _____

EXHIBIT "A"

* **New text is bolded and underlined.**

*~~Removed text is struck through.~~

SEC. 400-3 - COMMERCIAL ZONING DISTRICT REGULATIONS.

Sec. 400-3.1 - Commercial zoning districts and uses established.

A. Districts. The following commercial zoning districts are hereby established in order to promote commercial development that is compatible with adjacent land uses and districts and supports the health, safety, and welfare of the residents of St. Tammany Parish:

NC-1 Neighborhood Office District.

NC-2 Neighborhood Commercial District.

GC-1 General Commercial District.

GC-2 Public, Cultural and Recreational District.

PBC Planned Business Campus District.

HC-1 Highway Commercial District.

HC-2 Highway Commercial District.

HC-3 Highway Commercial District.

HC-4 Highway Commercial District.

B. Permitted Use & Site and Structure Standards Tables. Only those uses of land listed under Exhibit 400-3 Permitted Uses Commercial Districts as permitted uses are allowed within the commercial zoning districts. Where:

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

Exhibit 400-3 Permitted Uses: Commercial Districts.

	Commercial Zoning Districts									
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-3	HC-4	Use Standards
Residential										
Community Home	P*	P*	P*	P*	P*	P*	P*			Section 400-8.J
Day Care Home	P	P	P	P	P	P	P			
Dwelling, Single-Family	P	P	P	P	P	P	P			
Dwelling, Two-Family	P	P	P	P	P	P	P			
Dwelling, Multiple-Family					P		C*	P	P	Section 400-8.N
Residential Care Facility			P	P	P	P	P	P		
Commercial										
Adult Use									P	Section 400-8.A
Animal Services	P	P	P	P	P	P	P	P	P	
Art Studio		P	P	P	P	P	P	P	P	
Automobile Sales							P*	P*	P*	Section 400-8.D
Auto Racing									P	
Auto Repair and Service							P*	P*	P*	Section 400-8.E
Bank and Financial Institution					P	P	P	P	P	
Bar (without Food Service)								P	P	
Bed and Breakfast		P	P	P	P	P	P	P	P	Section 400-8.E
Building Supply Showroom						P	P	P	P	
Car Wash						P	P	P	P	Section 400-8.HH
Catering Facility						P	P	P	P	
Cemetery								P	P	Section 400-8.H
Club or Lodge		P	P	P	P	P	P	P	P	
Convention Center				P	P	P	P	P	P	

Restaurant, Dine-In with Lounge.		C	C	C	C	P	P	P	P	
Restaurant, Dine-In without Lounge		P	P	P	P	P	P	P	P	
Restaurant, Drive-Thru						P*	P	P	P	Section 400-8.O
Sales Center with Assembly Processes							P	P	P	
Short Term Rental	P*	P*	P*	P*	P*	P*	P*	P*	P*	Section 400-8.KK
Transportation Terminal								P	P	
Truck Stop (video poker prohibited)									P	
Vehicle Impound Lot								P	P	
Veterinary Clinic, No Outdoor Kennels	P	P	P	P	P	P	P	P	P	Section 400-8.C
Veterinary Clinic, Outdoor Kennels							P	P	P	Section 400-8.C
Wholesale Goods Establishment						P	P	P	P	
Industrial										
Food Processing						P	P	P	P	
Manufacturing, Artisan							P	P	P	
Outdoor Storage Yard							C*	C*	C*	Section 400-8.O
Warehouse, Self-Storage							P	P	P	Section 400-8.Z
Agricultural and Open Space										
Athletic Field				P	P	P	P	P	P	
Golf Course and Recreational Facility				P	P	P	P	P	P	
Gymnasium				P	P	P	P	P	P	
Park				P	P	P	P	P	P	
Playground				P	P	P	P	P	P	
Public and Institutional										
Community Center				P	P	P	P	P	P	
Civic Uses			P	P	P	P	P	P	P	
Educational Facility, Adult Secondary		P	P	P	P	P	P	P	P	
Educational Facility, Business College or School					P	P	P	P	P	

Educational Facility, Learning Center		P	P	P	P	P	P	P	P	
Educational Facility, Elementary or Middle School		P	P	P	P	P	P	P	P	
Educational Facility, High School		P	P	P	P	P	P	P	P	
Educational Facility, University and Associated Research Center				P	P	P	P	P	P	
Educational Facility, Vocational School				P	P	P	P	P	P	
Utilities										
Electrical Energy Substation	P	P	P	P	P	P	P	P	P	
Small Wireless Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Solar Energy Systems					P*	P*	P*	P*	P*	Sec. 400-8.LL
Stormwater Retention or Detention Facility	P	P	P	P	P	P	P	P	P	
Tower, Radio, Telecommunications, Television or Microwave			P*	P*	P*	P*	P*	P*	P*	Section 400-8.SS
Utility					P					

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SEC. 400-8 - USE STANDARDS.

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X. Message Establishment.

1. *Applicability.* This section applies to massage establishments **as defined in the St. Tammany Parish Code of Ordinances, Sec. 22-274.** ~~or any other place of business that offers the practice of massage therapy and where the practice of massage therapy is conducted on the premises of the business. A place of business includes any office, clinic, facility, or other location where a person or persons engage in the practice of massage therapy. The residence of a therapist or an out-call location which is not owned, rented, or leased by a massage therapist or massage establishment shall not be considered a massage establishment, unless the location is advertised as the therapist's or establishment's place of business. The term "massage establishment" shall not include physician offices, physical therapy facilities, chiropractic offices, or athletic training facilities, whether or not they employ, contract with, or rent to massage therapists, or institutions of secondary or higher education when massage therapy is practiced in connection with employment related to athletic teams.~~
2. No establishment may offer massage therapy or similar services unless they maintain current and proper licensing under R.S. 37:3551 or R.S. 37:3552 et seq. **as well as any parish licenses and/or permits required by Chapter 22 of the Code of Ordinances.** ~~or perform such work under the direct supervision of a licensed physician.~~

3. All massage establishments shall follow all state regulations promulgated between LA Rev Stat § 37:3551 through LA Rev Stat § 37:3568 **as well as all parish regulations provided for in Chapter 22 of the Code of Ordinances.**

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