

TEXT STUDY STAFF REPORT
Unified Development Code



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Study Title: Unified Development Code Phase 2: Implementation, “Housekeeping” Text Amendments No. 16

Public Notice: 10/8/2025; 10/22/2025; 11/5/2025

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: 11/12/2025

Recommendation: Approved

Parish Council:

Location: Parishwide

FINDINGS

1. *History.* Following the effective date of the Unified Development Code (08/02/2024), Parish staff have actively engaged with the UDC, identifying areas for improvement based on their direct experience with its implementation. 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

24-5592	10/3/24	10/4/24	Part II UDC Housekeeping Amendment 3	Updated policies, corrected errors, and clarified standards throughout the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 after its effective date on August 02, 2024 (Parishwide).	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900
24-5611	11/7/24	11/7/24	Part II UDC Housekeeping Amendment 4		
24-5641	12/5/24	12/5/24	Part II UDC Housekeeping Amendment 5	Updated policies, corrected errors, and clarified standards throughout the St. Tammany Parish Code of Ordinances & Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 after its effective date on August 02, 2024 (Parishwide).	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900
25-5700	3/6/2025	3/10/2025	Part I & II UDC Housekeeping Amendment 6		
25-5728	5/1/2025	5/5/2025	Part II UDC Housekeeping Amendment 9		
25-5729	5/1/25	5/5/25	Part II UDC Housekeeping Amendment 10	Updated policies, corrected errors, and clarified standards throughout the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 after its effective date on August 02, 2024 (Parishwide).	Part II: UDC Chapters 100-900
25-5760	6/5/2025	6/9/2025	Part II UDC Housekeeping Amendment 11		

Ord. Cal. No. 7897: Postponed Indefinitely			Part II UDC Housekeeping Amendment 12		
25-5781	7/10/2025	7/10/2025	Part II UDC Housekeeping Amendment 13	Updated policies, corrected errors, and clarified standards throughout the St. Tammany Parish Code of Ordinances: Part I Code of Ordinances & Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 after its effective date on August 02, 2024 (Parishwide).	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900
25-5795	8/7/2025	8/7/2025	Part II UDC Housekeeping Amendment 14		
25-5796	8/7/2025	8/7/2025	Part II UDC Housekeeping Amendment 15		

2. *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. Amend Chapter 200 – Procedures, Section 200-3.3 Zoning Map Changes to reflect the amount of time the Planning and Zoning Commission has to make a recommendation to the Parish Council for a zoning map change request and to omit an incorrect and outdated section on appeals for zoning map changes which conflicts with other sections of the Unified Development Code and current practice (**Appendix A, Recommendation No. 1**).

b. Clarifications include:

- i. Amend Chapter 400 – Zoning, Section 400-2 Residential Zoning District Regulations, Exhibit 400-2 Site & Structure Standards: Residential Districts to clarify the minimum lot size required

to utilize individual sewer systems to be consistent with the Louisiana State Sanitary Code – Title 51 (Appendix A, **Recommendation No. 2**).

- ii. Amend Chapter 600 – General Development Standards, Sec. 600-4.2 to clarify where a non-residential sign is prohibited (Appendix A, **Recommendation No. 4**).
- iii. Amend Chapter 800 – Subdivision Regulations, Sec. 800-3.3 to clarify the reviewing authority for the Planning and Zoning Commission at the Concept Subdivision Plan review phase of a major subdivision (Appendix A, Recommendation No. 6).

c. Corrections include:

- i. Amend Chapter 100 – Administration including Sec. 100-5 Definitions to amend the definition of “Automobile Body Shop” and Chapter 400 – Zoning including Section 400-3 Commercial Zoning District Regulations and Section 400-5 Industrial Zoning District Regulations to add “Body Shop” as a conditional and permitted use and Sec. 400-8 Use Standards to correct minimum standards for a body shop (Appendix A, **Recommendation No. 3**).
- ii. Amend Chapter 600 – General Development Standards, Sec. 600-6.1 to correct standards for accessory structures (Appendix A, **Recommendation No. 5**).

APPENDIX A
PROPOSED AMENDMENTS
TO
PART II: LAND DEVELOPMENT CODE
ST. TAMMANY CODE OF ORDINANCES
(last amended per Council Ord. No. 25-5796)

1. **Amend Chapter 200 – Procedures, Section 200-3.3 Zoning Map Changes to reflect the amount of time the Planning and Zoning Commission has to make a recommendation to the Parish Council for a zoning map change request and to omit an incorrect and outdated section on appeals for zoning map changes which conflicts with other sections of the Unified Development Code and current practice.**

Sec. 200-3.3 ZONING MAP CHANGES

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E. Action by the Planning and Zoning Commission.

1. The Planning and Zoning Commission shall conduct a public hearing on a proposed map amendment in accordance with Sec. 200-2.H within 60 days from the date the application is accepted. Notice of the public hearing is required in accordance with Sec. 200-2.G.
2. After the close of the public hearing, the Planning and Zoning Commission shall make a recommendation. Based upon the evidence presented at the public hearing, the Planning and Zoning Commission shall evaluate the application against the applicable Standards for Review per Sec. 200-3.3.G.
3. The Planning and Zoning Commission shall recommend approval, modified approval, or denial of the request. If the Planning and Zoning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the Parish Council without recommendation of no legal majority. The Planning and Zoning Commission’s written recommendation, together with the report of the Department of Planning and Development, shall be filed with the Clerk of the Parish Council. **The Planning and Zoning Commission shall make a recommendation to the Parish Council no later than the third public hearing, or 90 days, whichever is sooner, unless a postponement is requested by the applicant or staff.**
4. An applicant or any member of the public aggrieved with a decision made by the Planning and Zoning Commission may file a formal appeal to the Parish Council. Notice of appeal shall be filed with the Department of Planning and Development within 10 days of the Planning and Zoning Commission’s decision.
5. Any amendment that has failed to receive the approval of the Planning and Zoning Commission shall not be forwarded to the Parish Council without appeal.

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H. Appeals.

~~Any person or persons aggrieved by any decision of the Parish Council relative to a zoning map change may file a petition to the 22nd Judicial District Court. The petition shall be filed within 30 days after the decision of the Council becomes final. The Council decision is final either on the day following an ordinance’s effective date (if applicable), on the day following Council approval or denial, or on the day following the Council’s deadline for decision-making when Council’s lack of action results in a decision of denial.~~

2. **Amend Chapter 400 – Zoning, Section 400-2 Residential Zoning District Regulations, Exhibit 400-2 Site & Structure Standards: Residential Districts to clarify the minimum lot size required to utilize individual sewer systems to be consistent with the Louisiana State Sanitary Code – Title 51.**

Sec. 400-2 RESIDENTIAL ZONING DISTRICT REGULATIONS

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Exhibit 400-2 Site & Structure Standards: Residential Districts.

Site & Structure Standards	Residential Zoning Districts										
	E	R-1	R-2	L-1	L-2	S-1	S-2	TF	M-L	M-M	M-H
Lot Area (Min)*	7 acres	5 acres	3 acres	1 acre	0.5 acre	11,000 sf	7,500 sf	Single Family Dwellings: 7,500 sf Two Family Dwellings and Nonres: 10,800 sf	Res: 20,000 sf Nonres: 6,000sf	Res.: 20,000 sf Nonres: 6,000sf	Res.: 20,000 sf Nonres: 6,000sf
Density: Lot Area per Dwelling Unit (Max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	One Single Family Dwelling or One Two Family Dwelling Per Lot	4,000 sf per 1 unit	2,500 sf per 1 unit	1,500 sf per 1 unit
Lot Width (Min)	300'	300'	200'	150'	100'	90'	75'	75'	N/A	N/A	N/A
Front Yard (Min)	50'	50'	50'	50'	30'	30'	25'	25'	25'	25'	25'
Side Yard (Min)	15'	15'	15'	15'	10'	10'	7.5'	10'	10'	10'	10'
Corner Side Yard (Min)	N/A	N/A	N/A	N/A	N/A	20'	15'	10'	20'	20'	20'
Rear Yard (Min)**	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
Lot Coverage (Max)	50%	50%	50%	60%	60%	60%	60%	50%	50%	50%	50%
Height (Max)**	35'	35'	35'	35'	35'	35'	35'	45'	45'	60'	60'
<p><u>* Where a lot must utilize individual sewer systems, a minimum lot size of 12,000 sf and minimum lot width of 60' is required, except where lots of record (i.e. lots created by formal subdivision prior to July 28, 1967) are combined to create a new, larger, single lot.</u></p>											

3. Amend Chapter 100 – Administration including Sec. 100-5 Definitions to amend the definition of “Automobile Body Shop” and Chapter 400 – Zoning including Section 400-3 Commercial Zoning District Regulations and Section 400-5 Industrial Zoning District Regulations to add “Body Shop” as a conditional and permitted use and Sec. 400-8 Use Standards to correct minimum standards for a body shop.

Sec. 100-5 DEFINITIONS

* * *

~~Automobile~~ Body Shop. Any building, or portion thereof, used for the repair or straightening of a motor vehicle body or frame and/or painting of motor vehicles including automobiles, boats, trucks, trailers, and tractors. Maintenance, service, and engine repair may be performed as an ancillary function to the bodywork.

Sec. 400-3 COMMERCIAL ZONING DISTRICT REGULATIONS

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Sec. 400-3.1 COMMERCIAL ZONING DISTRICT REGULATIONS AND USES ESTABLISHED

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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-3	HC-4	
Commercial										
Brewery or Distillery and Microbrewery or Microdistillery						C*	C*	P*	P*	Section 400-8.G I
Industrial										
<u>Body Shop</u>							<u>C*</u>	<u>P*</u>	<u>P*</u>	Section 400-8.H

* * *

B. HC-2 Highway Commercial District

* * *

3. *Conditional uses.* The following uses are deemed conditional uses in the HC-2 Highway Commercial District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

Body Shop*

Dwelling, Multiple-Family

Outdoor Storage Yard

Microbrewery* or Microdistillery*

* * *

C. HC-3 Highway Commercial District

* * *

2. *Permitted uses.*

h. Bed and Breakfast

i. ~~Building supply showroom~~ Body Shop*

j. Building supply showroom

* * *

D. HC-4 Highway Commercial District

* * *

2. *Permitted uses.*

- j. Bed and Breakfast
- k. ~~Building supply showroom~~ **Body Shop***
- i.** Building supply showroom

* * *

Sec. 400-5 INDUSTRIAL ZONING DISTRICT REGULATIONS

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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							
M Brewery or Distillery and Microbrewery or Microdistillery	p*	p*					Section 400-8.G <u>i.</u>
Industrial							
Atomic Generating Plant			C				
<u>Body Shop</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>				<u>Section 400-8.H</u>
Recycling Facility							

* * *

C. I-1 Light Industrial and Warehouse District

* * *

2. *Permitted uses.*

- a. Auto Repair and service*
- b. ~~Civic~~ **Body Shop***
- c.** Civic

* * *

D. I-2 Industrial District

* * *

2. *Permitted uses.*

- a. Auto Repair and service*
- b. ~~Civic~~ **Body Shop***
- c.** Civic

* * *

E. I-3 Heavy Industrial District

* * *

2. *Permitted uses.*

- a. Auto Repair and service*
- b. ~~Civic~~ **Body Shop***
- c.** Civic

* * *

Sec. 400-8 USE STANDARDS

* * *

H. ~~Brewery or Distillery and Microbrewery or Microdistillery~~ **Body Shop**

1. **Outside body work, detailing, and painting or other repairs are not permitted.**
2. **The outdoor storage of junked, wrecked, or abandoned vehicles stored on the premises solely for the purpose of using parts to repair other vehicles shall not be permitted.**
3. **All outdoor storage of vehicles awaiting repair shall be screened from public view by a 100 percent opaque 6-foot-tall non-living screen or a 8-foot-tall 70 percent opaque living screen. Objects shall be stored a minimum of 5 feet from this screen.**
4. **Any fleet storage of vehicles utilized in connection with this use shall be screened by a 6-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.**
5. **If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.**
6. **A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:**
 - a. **Location of all structures on site including proposed structures.**
 - b. **Location of fuel storage tanks.**
 - c. **Proposed traffic movements and points of ingress and egress, including parking and sight triangles.**
 - d. **Additional information shall be submitted as determined by the Department of Planning and Development.**
7. **A minimum of 6 parking spaces shall be provided in addition to any other applicable requirements.**
8. **A minimum lot area of 20,000 square feet shall be required for this use.**
9. **Storage and disposal of chemicals shall adhere to federal requirements promulgated at 40 CFR 122.26(b)(8) and state requirements promulgated at LAC33: IX: § 2511.B.4 and LAC33: IX: § 2511.B.16.**
10. **If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate, and documentary records of pending repairs or other disposition**

I. Brewery or Distillery and Microbrewery or Microdistillery

* * *

JJ. Recreational Vehicle Park.

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

- ~~1. Outside body work, detailing, and painting or other repairs are not permitted.~~
 - ~~2. The outdoor storage of junked, wrecked, or abandoned vehicles stored on the premises solely for the purpose of using parts to repair other vehicles shall not be permitted.~~
 - ~~3. All outdoor storage of vehicles awaiting repair shall be screened from public view by a 100 percent opaque 6-foot-tall non-living screen or a 8-foot-tall 70 percent opaque living screen. Objects shall be stored a minimum of 5 feet from this screen.~~
 - ~~4. Any fleet storage of vehicles utilized in connection with this use shall be screened by a 6-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.~~
 - ~~5. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.~~
 - ~~6. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:~~
 - ~~Location of all structures on site including proposed structures.~~
 - ~~Location of fuel storage tanks.~~
 - ~~Proposed traffic movements and points of ingress and egress, including parking and sight triangles.~~
 - ~~Additional information shall be submitted as determined by the Department of Planning and Development.~~
- ~~A minimum of 6 parking spaces shall be provided in addition to any other applicable requirements.~~
- ~~1. A minimum lot area of 20,000 square feet shall be required.~~
 - ~~2. Storage and disposal of chemicals shall adhere to federal requirements promulgated at 40 CFR 122.26(b)(8) and state requirements promulgated at LAC33:IX: § 2511.B.4 and LAC33:IX: § 2511.B.16.~~
 - ~~3. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate, and documentary records of pending repairs or other disposition.~~

4. Amend Chapter 600 – General Development Standards, Sec. 600-4.2 to clarify where a non-residential sign is prohibited, to read as follows:

Sec. 600-4.2 ADMINISTRATION OF SIGN REGULATIONS

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C. Standards Applicable to Nonresidential Uses.

- 1. The following standards are applicable to all signs erected or displayed for commercial, industrial, and institutional uses and for all other uses except residential uses:

* * *

- i. No sign shall be erected or maintained on a residentially zoned or used property unless there is an active, legally established non-residential use or permitted principal structure on the site. Signs on vacant parcels, or parcels lacking a permitted non-residential building or active use, are prohibited.

5. Amend Chapter 600 – General Development Standards, Sec. 600-6.1 to correct standards for accessory structures, to read as follows:

SEC. 600-6.1 ACCESSORY BUILDING STANDARDS

* * *

3. Yards and Setbacks.

* * *

- iii. Accessory structures placed on buildable lots of record, on property zoned S-1 Single-Family Residential District or S-2 Single-Family Residential District, or accessory structures measuring less than ~~100~~ **200** 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.

6. Amend Chapter 800 – Subdivision Regulations, Sec. 800-3.3 to clarify the reviewing authority for the Planning and Zoning Commission at the Concept Subdivision Plan review phase of a major subdivision to read as follows:

SEC. 800-3.3 CONCEPT SUBDIVISION PLAN SUBMISSION REQUIREMENTS.

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E. Action by the Planning and Zoning Commission.

The standards and procedures for the conduct of the Planning and Zoning Commission public hearings are set forth in Sec. 100-2.2.GH of the UDC. Applicants shall familiarize themselves with the commission’s meeting procedures prior to participation at a Planning and Zoning Commission meeting. The Planning and Zoning Commission shall review whether the subdivision plans meet the minimum requirements and align with the best interests of public health, safety, and

welfare. The Commission reserves the right to mandate additional reasonable requirements for subdivisions, which are related to, but not limited to, the subdivision’s recreational areas, general street design, construction specifications, buffer zones and screening, and lot designs and configurations. ~~At the public hearing,~~ The Planning and Zoning Commission shall decide whether to approve, approve with modifications, defer, or deny the concept subdivision plan. See Sec 800-1.2 Rights of Appeal for appeals of a decision by the Planning and Zoning Commission.