

EXHIBIT A

Key:

Underlined text = Amended Text

* * * = Skipped, Unchanged Text (Not Amended)

All other text (Bold or italicized) = Unchanged (Not amended)

1. In Chapter 100 – Administration, amend Sec. 100-3.1 Commission Generally, to revert to the original representation of St. Tammany Parish on the Regional Planning Commission (prior to UDC adoption) and better reflect current practice, where the Parish President and two members of the Parish Council are members of the Regional Planning Commission, to read as follows:

SEC. 100-3.1 COMMISSION GENERALLY.

D. Membership.

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7. The 5 members from the Parish of St. Tammany shall include the following:
- a. The Parish President;
 - b. Two members of the St Tammany Parish Council, provided same is not otherwise prohibited by law, to be appointed by the Parish Council;

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2. In Chapter 100 – Administration, amend Sec. 100-5 Definitions, to (1) clarify that a Short Term Rental is a commercial use, (2) add a definition for “Plantable Soil,” and (3) reincorporate and streamline the previous definition of “Regional Commercial or Office Center,” to read as follows:

SEC. 100-5. – DEFINITIONS.

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Commercial. A land use or other activity involving the sale of goods or services for financial gain including, without limitation, Short Term Rentals.

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Planned Unit Development. A Planned Unit Development (PUD) is a zoning designation intended to create a built environment superior to that which is accomplished through conventional zoning districts and development standards. A PUD District is authorized by Parish Council Ordinance pursuant to the process outlined in **Chapter 200** of the UDC.

Plantable soil. Topsoil that contains organic material; is prepared with the intent to support vegetative growth and through the removal of rock, gravel, construction debris, and roots (as applicable); and is not primarily composed of inorganic matter (sand, silt and clay).

Plant Material. Any plant including trees, vines, shrubs, Ground Covers and annuals or vegetation of any size, species, or description.

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Recreational Vehicle or RV Park. An area or commercial campground for users of recreational vehicles, travel trailers, and similar vehicles to reside, park, rent, or lease on a temporary basis.

Regional Commercial or Office Center. A coordinated development site that includes office, commercial, or advanced manufacturing land uses; provides a regional economic impact; and may be permitted to meet Code requirements across lot lines in accordance with standards and criteria provided for within the Regional Business Center Overlay in **Chapter 400 – Zoning, Sec. 400-7 Overlay Districts.**

Regional Planning Commission. The Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany, and Tangipahoa Parishes, is a 31-member board of local elected officials and citizen members, appointed to represent each community on regional issues in accordance with **Chapter 100, Sec. 100-3.**

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Short Term Rental. A dwelling unit rented by guests for a period of less than 30 days. A short-term rental involves any establishment or person engaged in the commercial business of furnishing one or more sleeping rooms, cottages, cabins, or any other similar lodging to transient guests in a location including but not limited to a house, apartment, condominium, camp, cabin, or other building structure used as a residence. A Short-Term Rental is a nonresidential commercial use, not a residential use.

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Exhibit 100-16 Yard Types Illustration.

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3. In Chapter 200 – Procedures, amend Sec. 200-3.5 Development Plan Review, to add more specific site plan requirements and better support UDC administration, to read as follows:

SEC. 200-3.5 DEVELOPMENT PLAN REVIEW.

B. Submittal Requirements.

1. All applications shall be filed with the Department of Planning and Development in accordance with the requirements of **Sec. 200-2.B** of this chapter and reviewed for completeness.
2. Development Plan Review applications include submittal of a site plan with the following information clearly illustrated:
 - a. The project title;
 - b. Project planner and developer identified by name;
 - c. Boundaries of the property involved;
 - d. Plat with scale, date, north arrow, and general vicinity map illustrating existing land uses within 500 feet of the proposed development;
 - e. All existing physical site features including streets, buildings, watercourses, easements, parking spaces, service bays and loading areas, sidewalks, and signs.
 - f. Parking layout indicating the number of required and proposed parking spaces; the location of ingress, egress and access streets; the location of pedestrian and vehicular ways; and the proposed site circulation patterns indicating the movement of pedestrians, goods and vehicles.
 - g. A landscape plan detailing the total square footage of landscaping; the type, size and number of plants proposed; location of existing trees to be preserved; the location and dimensions of proposed planting beds, barrier curbs, sight triangles, fences, buffers and screening; and the elevation of all fences and type of materials to be used.
 - h. Table indicating the maximum permitted square footage of each land use and the proposed square footage of each land use within the property involved.
 - i. The proposed height and setback of all buildings or structures;
 - j. The location, dimensions, area, type of materials and elevations of all proposed signs and support structures;
 - k. Location of trash disposal system and details on proposed screening, including type, height and elevation of proposed dumpsters and fencing;
 - l. Site lighting illustrating the location, number, type, height and materials of fixtures;
 - m. Approved drainage plan by the Department of Engineering;
 - n. Utility Plan; and
 - o. If the proposed development proposed in phases, the application must indicate the project schedule, including the following minimum details:
 - i. The project phasing order;
 - ii. The approximate construction start date of each project phase;
 - iii. The infrastructure and on-site improvements that will be included in each phase delineated for the development, including but not limited to service areas, access drives, parking, landscaping, buildings, and other structures; and
 - iv. If phasing is not proposed at the time a Development Plan Review application is submitted, the project shall be reviewed as a single development review request and future phases involving the same of property must go through a separate development plan review when or if changes are proposed in the future.
4. **In Chapter 200 – Procedures, amend Sec. 200-3.8 Land Clearing Applications, to clarify that a tree survey for land clearing permits for residential subdivisions is not required, not including multi-family developments, to read as follows:**

SEC. 200-3.8 LAND CLEARING APPLICATIONS.

* * *

B. Submittal Requirements.

1. All applications shall be filed with the department of planning and development in accordance with the requirements of **Sec. 200-2.B** of this chapter and reviewed for completeness.
2. In addition to the information required on parish-provided application forms, the land clearing application must include the following attachments:
 - a. Recorded boundary survey, with legal description.
 - b. Tree survey showing all live oaks and cypress 18 inches in caliper or larger for commercial development, including multi-family.

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5. In Chapter 400 – Zoning, amend Sec. 400-2 Residential Zoning District Regulations to (1) clarify density requirements in single-family residential districts, (2) include references to minimum lot area requirements associated with legal nonconforming lots, specifically the contiguous lot regulations and renumber as needed, to read as follows:

SEC. 400-2 RESIDENTIAL ZONING DISTRICT REGULATIONS.

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

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C. Permitted Use & Site and Structure Standards Tables.

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
* * *											
* The lot area requirements as described in Exhibit 400-2 shall be applicable to residential uses only. Within all single-family residential districts (E, R-1, R-2, L-1, L-2, S-1, S-2) each dwelling unit shall be located on a separate lot of record. Variances to this standard may be granted by the Board of Adjustment under the provision and process found in Chapter 100 – Administration and 200 – Procedures of this Code. Where nonresidential uses are permitted, the minimum lot area requirement for nonresidential uses shall be 40,000 square feet, unless otherwise stated in the table, and except that public utility facilities may be located on lots of lesser area with administrative approval by the Director of the Department of Planning and Development.											
** Properties with frontage on Lakeview Drive are subject to additional rear yard requirements per Section 400-2.2.G.4.e.											
*** Uses incidental to farming, such as silos, windmills, etc., and any other non-habitable structure (e.g., radio, TV tower) may exceed this height limitation; provided one foot of setback is provided for every one foot over 45 feet from existing dwellings or residences and/or property lines. In addition, properties in the M-M and M-H Districts are subject to additional height restrictions per Section 400-2.4.B.4.e.ii and Section 400-2.4.C.4.e.ii.											

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SEC. 400-2.2 SINGLE FAMILY RESIDENTIAL DISTRICTS.

A. E Estate Residential District.

* * *

4. Site and structure provisions.

* * *

- e. Rear yard. There shall be a rear yard having a depth of not less than 25 feet.
- f. Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
- g. Maximum lot coverage. The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

* * *

B. R-1 Rural Residential District.

* * *

4. Site and structure provisions.

* * *

b. Minimum area regulations.

* * *

- iv. Rear yard. There shall be a rear yard having a depth of not less than 25 feet.
- v. Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.

c. Maximum lot coverage.

* * *

C. R-2 Rural Residential District.

* * *

4. Site and structure provisions.

* * *

b. Minimum area regulations.

* * *

- iv. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
- v. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in **Sec. 500-2.1 Legal Nonconforming Lots**, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
- vi. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

* * *

D. L-1 Large Lot Residential District.

* * *

- 4. *Site and structure provisions.*
- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
- f. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in **Sec. 500-2.1 Legal Nonconforming Lots**, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
- g. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.

* * *

E. L-2 Large Lot Residential District.

* * *

- 4. *Site and structure provisions.*
- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
- f. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in **Sec. 500-2.1 Legal Nonconforming Lots**, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
- g. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.

* * *

F. S-1 Suburban Residential District.

* * *

- 4. *Site and structure provisions.*
- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
- f. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in **Sec. 500-2.1 Legal Nonconforming Lots**, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
- g. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.

* * *

G. S-2 Suburban Residential District.

* * *

- 4. *Site and structure provisions.*

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- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
 - i. *Standard requirement.* There shall be a rear yard having a depth of not less than 25 feet.
 - ii. *Special requirement.*
 - 1. *Lakeview Drive, Slidell.* Except as provided in **Sec. 400-2.2.G.4.e.ii.B** below, all properties fronting the south side of Lakeview Drive shall adhere to the standard rear yard requirements and, in addition, shall not extend the distance of the primary structure on the property more than 135 feet lakeward of the front property line adjacent to the Lakeview Drive right-of-way.
 - (B) All properties with road frontage along Lakeview Drive where any portion of said frontage is within 700 feet of the eastern right-of-way of U.S. Highway 11 may have a primary structure located beyond the setback provided for in **Sec. 400-2.2.G.4.e.ii.A** above, except that no primary structure shall be located more than 350 feet from the front property line.
- f. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in **Sec. 500-2.1 Legal Nonconforming Lots**, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
- g. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.

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SEC. 400-2.3 TWO-FAMILY RESIDENTIAL DISTRICTS.

A. TF Two-Family Residential District.

* * *

- 4. *Site and structure provisions.*
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- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
- f. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in **Sec. 500-2.1 Legal Nonconforming Lots**, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
- g. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

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SEC. 400-2.4 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS.

A. M-L Low Multiple-Family District.

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- 4. *Site and structure provisions.*
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- c. *Required yards.*
 - * * *
- d. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in **Sec. 500-2.1 Legal Nonconforming Lots**, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
- e. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

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

- * * *
4. *Site and structure provisions.*
- * * *
- c. *Required yards.*
- * * *
- d. Legal nonconforming lots of record. For applications meeting all minimum requirements described in **Sec. 500-2.1 Legal Nonconforming Lots**, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
- e. Maximum lot coverage. The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

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

- * * *
4. *Site and structure provisions.*
- * * *
- c. *Required yards.*
- * * *
- d. Legal nonconforming lots of record. For applications meeting all minimum requirements described in **Sec. 500-2.1 Legal Nonconforming Lots**, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
- e. Maximum lot coverage. The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

- 6. In Chapter 400 – Zoning, amend Sec. 400-2.3 Two Family Residential Districts, to make wording consistent with similar districts regarding the prohibition of commercial uses, to read as follows:**
- SEC. 400-2.3 TWO-FAMILY RESIDENTIAL DISTRICTS.

A. TF Two-Family Residential District.

1. *Purpose.* The TF Two-Family Residential District is intended to provide a greater density of residential uses by permitting the placement of two-family dwelling units without the more intense uses of general multi-family districts. This district is to primarily be located in a Growth Management Area and be characterized by central utility systems, convenience to commercial and employment centers, and efficient access to major transportation routes. To protect the intention of the district, permitted activities are limited to residential dwellings of one or two units and utility uses. All commercial uses are prohibited in the TF District.

* * *

- 7. In Chapter 400 – Zoning, amend Sec. 400-2.4 Multiple-Family Residential Districts, to make wording consistent with similar districts regarding the prohibition of commercial uses, to read as follows:**

SEC. 400-2.4 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS.

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

1. *Purpose.* The M-M Medium Multiple-Family Residential District is intended to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and certain utility uses. All commercial uses are prohibited in the M-M District.

* * *

- 8. In Chapter 400 – Zoning, amend Sec. 400-3.1 Commercial Zoning Districts and Uses Established, to: (1) add multiple family to the list of permitted uses in the HC-3 Highway Commercial District; (2) to add “Manufacturing, artisan” as a permitted use in the HC-2, HC-2A, and HC-3 Districts; (3) add a maximum building size for HC-3 and HC-4 Highway Commercial Districts and renumber as needed, to read as follows:**

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

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B. Permitted Use & Site Structure Standards Tables.

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Exhitibt 400-3: Permitted Uses: Commercial Districts

Use Category Specific Use	Commercial Zoning Districts										Use Standards
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	
Residential											
* * *											
Dwelling, Multiple-Family					P				<u>P</u>		
* * *											
Industrial											
Distribution or Warehousing Facility						P	P	P	P	P	
Food Processing						P	P	P	P	P	
<u>Manufacturing, Artisan</u>							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Outdoor Storage Yard							P	P	P	P	Section 400-8.BB
Warehouse, Self-Storage							P	P	P	P	Section 400-8.Y
* * *											

Exhibit 400-4: Site & Structure Standards: Commercial Districts

Site & Structure Standards	Commercial Zoning Districts									
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4
Building Size (Max)	5,000 sf	10,000 sf	20,000 sf	15,000 sf	<u>250,000</u> <u>sf</u>	20,000 sf	40,000 sf	75,000 sf	<u>250,000</u> <u>sf</u>	<u>250,000</u> <u>sf</u>
* * *										
Height (Max)* <i>(applies to structures used for dwelling and business purposes)</i>	35'				<u>150'</u>	60'				
* For properties zoned HC-1, HC-2, HC-2A, HC-3, and HC-4 that are located within 100 feet of a residentially zoned property, the maximum height allowed is 35 feet.										

* * *

9. In Chapter 400 – Zoning, amend Sec. 400-3.4 Planned Business Campus District, to increase maximum building size and maximum building height, and renumber as needed to read as follows:

SEC. 400-3.4 PLANNED BUSINESS CAMPUS DISTRICT.

A. PBC Planned Business Campus District.

* * *

5. Site and Structure Provisions.

- a. *Maximum building size.* The maximum building size in the PBC District shall be 250,000 square feet.

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- f. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 150 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in **Chapter 900** of this UDC.

* * *

10. In Chapter 400 – Zoning, amend Sec. 400-3.5 Highway Commercial Districts, to (1) add “Dwelling, Multiple Family” to the list of permitted uses in the HC-3 Highway Commercial Districts, (2) add “Manufacturing, artisan” as a permitted use in the HC-2, HC-2A, and HC-3 Districts, (3) add a maximum building size for HC-3 and HC-4 Highway Commercial Districts, and to renumber as needed, to read as follows:

SEC. 400-3.5 HIGHWAY COMMERCIAL DISTRICTS.

* * *

B. HC-2 Highway Commercial District.

* * *

2. Permitted uses.

* * *

ll. Manufacturing, artisan

* * *

C. HC-2A Highway Commercial District.

* * *

2. Permitted uses.

* * *

ll. Manufacturing, artisan

* * *

D. HC-3 Highway Commercial District.

* * *

2. Permitted uses.

* * *

r. Distribution or warehousing facility

s. Dwelling, multiple family

t. Educational facility, adult secondary

* * *

mm. Manufacturing, artisan

* * *

4. Site and Structure Provisions.

* * *

a. Maximum building size. The maximum building size in the HC-3 District shall be 250,000 square feet.

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

c. Minimum lot width. Minimum lot width shall not be less than 80 feet.

d. Transitional yard. Where an HC-3 District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

* * *

e. 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.

* * *

f. Height regulations.

* * *

g. Special use restrictions.

* * *

h. Design criteria

* * *

E. HC-4 Highway Commercial District.

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4. Site and Structure Provisions.

* * *

- a. Maximum building size. The maximum building size in the HC-3 District shall be 250,000 square feet.
- b. Minimum lot area. No new lot shall be created that is less than 20,000 square feet in area.
- c. Minimum lot width. Minimum lot width shall not be less than 80 feet.
- d. Transitional yard. Where an HC-4 District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

* * *

- e. 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.

* * *

- f. Height regulations.

* * *

- g. Design criteria.

* * *

11. In Chapter 400 – Zoning, amend Sec. 400-4 Specialized Zoning District Regulations to remove the building size requirement from the CBF-1 Community-Based Facilities District, to read as follows:

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

* * *

Exhibit 400-6: Site & Structure Standards: Specialized Districts

Site & Structure Standards	Specialized Zoning Districts								
	MOCD	MHD	MRD	PF-1	PF-2	CBF-1	ED-1	ED-2	AT
Building Size (Max)	N/A	N/A	N/A	N/A	N/A	<u>N/A</u>	N/A	N/A	40,000 sf
* * *									

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SEC. 400-4.3 PUBLIC FACILITIES DISTRICTS.

* * *

C. CBF-1 Community-Based Facilities District.

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4. Site and structure provisions.

- a. Maximum structure size. No structure located within 200 feet of any residentially zoned property may have a ground floor area exceeding 500 square feet in area.

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12. In Chapter 400 – Zoning, amend Sec. 400-5.1 Industrial Zoning Districts and Uses Established, to (1) add the effective date for the prohibition of residential uses within the I-1 Light Industrial and Warehouse District, (2) add a maximum building size to the I-1 Light Industrial and Warehouse District, I-2 Industrial District, I-3 Heavy Industrial District, and the AML Advanced Manufacturing and Logistics District, and (3) increase the maximum height to 65 feet in the I-1, I-2, and I-3 Districts, to read as follows:

SEC. 400-5 INDUSTRIAL ZONING DISTRICT REGULATIONS.

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

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C. I-1 Light Industrial and Warehouse District.

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3. Prohibited uses:

* * *

- b. Residential uses established after the effective of this ordinance on August 2, 2024 are prohibited in the I-1 District.

* * *

4. Site and structure provisions.

- a. Maximum building size. The maximum building size in the I-1 District is 40,000 square feet.
- b. Minimum lot area. No new lot shall be created that is less than 20,000 square feet in area.
- c. 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.
- d. Maximum lot coverage. The lot coverage of all principal and accessory buildings on an I-1 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 business purposes shall exceed 65 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

* * *

D. I-2 Industrial District.

* * *

3. Site and structure provisions.

- a. Maximum building size. The maximum building size in the I-2 District is 200,000 square feet.
- b. Minimum lot area. No new lot shall be created that is less than 20,000 square feet in area.
- c. 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.
- d. Design criteria.

* * *

- e. 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.
- f. Height regulations. No building or dwelling for residential or business purposes shall exceed 65 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

* * *

E. I-3 Heavy Industrial District.

* * *

4. Site and structure provisions.

- a. Maximum building size. The maximum building size in the I-3 District is 500,000 square feet.

- b. *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- c. *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.
- d. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on an I-3 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 business purposes shall exceed 65 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

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H. AML Advanced Manufacturing and Logistics District.

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3. *Site and structure provisions.*
- a. *Maximum building ground floor area.* The maximum building ground floor area is 1,000,000 square feet. Ground floor area calculations shall include the area within 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 lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet.
 - d. *Transitional yard.* Where an AML District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:
- * * *
- e. *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.
 - f. *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, whichever is higher.
 - g. *Design criteria.*

* * *

13. Amend Chapter 400 – Zoning, Sec. 400-7 Overlay Districts, to reincorporate and streamline standards for the Planned Corridor District and the Regional Business Center Overlay, to read as follows:

SEC. 400-7 OVERLAY DISTRICTS.

* * *

D. Planned Corridor District.

1. *Purpose.* The purpose of the Planned Corridor District is to provide for the preservation of certain existing special standards for all development, excepting single-family residential, along the Louisiana Highway 21 corridor the Tammany Trace. The permitted uses are determined by the underlying zoning classification upon which the overlay rests. Minimum standards such as signs and lighting, landscaping, parking, height, and setbacks shall as set forth in the other provisions of this UDC, except that the special design standards set forth in this section shall be applicable if they are more restrictive than said minimum standards.
- * * *
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:
- * * *
- iv. *Setback requirements.* For lots with frontage along Highway 21 only, the following setbacks requirements shall be applied:
- A. Principal buildings: 100 feet from the property line.

- B. Accessory structures: 100 feet from the property line.
- v. Hours of operation for any commercial establishment abutting residentially zoned property which customarily produces noise at or above 70 dB(A) as defined in **Sec. 26-112** shall be limited to 7:00 a.m. to 7:00 p.m.
- 5. *Special design standards for the Tammany Trace Overlay in the Planned Corridor Overlay.* The minimum standards for the Tammany Trace Overlay will be the same as the standards for all commercial development unless otherwise stated below:

* * *

G. RBC Regional Business Center Overlay.

- 1. *Purpose.* To promote well-designed, unified, commercial or office development projects that provide regional economic benefits by allowing land use and development requirements to be met across lot lines.
- 2. *Applicability.* Proposed planned commercial or office developments must be at least 100 acres in area, be located and permitted within the HC-3, PBC-1, PBC-2, or AML districts, and meet the minimum criteria within this section to be eligible for Planning and Zoning Commission review and Council decision-making.
- 3. *Effect.* Approved planned commercial or office developments are indicated on the official zoning map of the Parish with a RBC Overlay District designation, which ties standards to the specific request approved by the Parish Council via Ordinance. The RBC Overlay does not change the underlying zoning classification of a property. All underlying zoning district regulations and standards will continue to apply unless specifically authorized by the property-specific RBC Overlay Ordinance.
- 4. *Preapplication Conference and Concept Plan Review.* To support compliance with the Code and the provisions of this section, applicants requesting a RBC Overlay must complete a pre-application conference and submit a conceptual plan consistent with the requirements of a Planned Unit Development (PUD), as per **Chapter 200 – Sec. 3.12 Planned Unit Development (D) Required Preapplication Conference and (E) Concept Plan Approval.** The Concept Plan must also include:
 - a. The title of the project and the names of the project planner and developer.
 - b. A legal description of the property including township, section and range.
 - c. Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within 500 feet of all boundaries of the proposed RBC, as well as all existing physical features of the site such as streets, buildings, watercourses, easements, soil conditions, vegetative cover and topography.
 - d. Proposed boundaries of the RBC Overlay.
 - e. Architectural and design guidelines to be imposed as part of the RBC overlay, including but not limited to building site and / or design, landscaping, parking, signage, lighting, driveway, and / or other miscellaneous guidelines.
 - f. Loading, storage, and refuse areas.
 - g. Utilities.
 - h. Walls, fences and screening.
 - i. Other equipment and site furniture.
- 5. *RBC Overlay Map Change Request.* Requests for a RBC Overlay is processed as a Zoning Map Change as per **Chapter 200 – Procedures, Sec. 200-3.3 Zoning Map Changes**, with the following deviations:
 - a. The proposed RBC Overlay need not demonstrate that it is more suitable than the current zoning classification because the overlay—if approved—will not replace the underlying zoning classification.
 - b. A preapplication conference is required.
 - c. The concept plan is the approved plan for the development and must be incorporated into the RBC Overlay Ordinance as an exhibit that clearly illustrates all terms, conditions, safeguards, and stipulations in RBC Overlay. These shall be binding upon the applicant or any successors in interest.
- 6. *Enforcement.* Deviations from an approved RBC Overlay or failure to comply with any requirements, conditions, or safeguards included in the approved Ordinance shall constitute a violation of these zoning regulations.

7. Amendments. Amendments to the RBC overlay shall be processed in the same manner as an amendment to a PUD as per **Chapter 200 – Procedures, Sec. 3.12 Planned Unit Development (H) Changes** to an Approved PUD.
14. In Chapter 400 – Zoning, amend Sec. 400-8 Use Standards, to remove reference to solar energy systems located in Historic Districts and renumber as needed, to read as follows:
- SEC. 400-8 USE STANDARDS.

* * *

- JJ. Solar Energy Systems.
1. Solar Energy Systems (SES), including “Solar Farms” and roof mounted systems may exceed the height limits applicable to each zoning district by a maximum of 5 feet.
 2. When installing a utility-scale solar energy system and/or medium-scale solar energy system, a site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit, subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**. The plan shall indicate, at a minimum:

* * *

15. In Chapter 500 – Nonconformities, amend Sec. 500-2.1(A) to (1) add a reference to procedures and requirements associated with the subdivision of substandard lots of records in Sec. 800-5.2, (2) reincorporate, clarify, and streamline regulations for contiguous lots of record and renumber as needed, to read as follows:

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 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. The lot is a minimum 5,000 square feet in area;
 - b. The residential use is permitted in the residential district in which it is located;
 - c. The site is serviced by central sewerage and water; and
 - d. 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 in 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.
 - (C) Lots with widths 50 feet or more: Minimum 7.5 feet per side yard.
 - (D) 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 be part of the request and should provide new parcels that meet the applicable lot and block standards of this UDC.

16. In Chapter 600 – General Development Standards, amend Sec. 600-3.1 Generally, to (1) clarify requirements for natural areas, specifically the 50-foot natural area requirement and (2) remove the requirement to submit a tree survey for land clearing permits for residential subdivisions, not including multi-family developments, to read as follows:

SEC. 600-3.1 GENERALLY.

* * *

B. Applicability.

1. **Section 600-3.2** provides predevelopment standards associated with the timing and degree to which land can be cleared for development and establishes the requirement for preservation of natural areas.

* * *

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

Requirement Criteria: <i>Land Use, Lot Size and Number of Lots</i>	Land Clearing Permit	Tree Survey	Planting Plan	NAT & LA Areas	Mitigation Plan	Natural and Landscaped Area Size
Residential						
Single-Family and Duplex - Lot ≥ 5 acres outside a platted subdivision	Y	N	N	NAT	Y	25' street & 50' side and rear buffer on each individual lot
Subdivision with 6 to 24 lots (including single-family and duplex) and ≥ 5 acres	Y	N	N	NAT	Y	<u>50' natural area (NAT) along all external roadways</u>
Subdivision (including single-family and duplex) ≥ 25 lots	Y	<u>N</u>	N	NAT	Y	<u>50' natural area (NAT) along all external roadways</u>
Multifamily (3+ units)	Y	Y	Y	LA	Y	Commercial Landscape Standards 600-3.4.D
* * *						

17. In Chapter 600 – General Development Standards, amend Sec. 600-3.2 Land Clearing Standards, to: (1) clarify and reduce requirements for natural areas; (2) add incentives for major subdivisions that encourage the preservation of additional natural areas, preservation and development of internal subdivision street canopies, and the development of sidewalks, active public spaces and uses, and more housing choices; (3) clarify qualifications, required trees, and soil conditions for replanting plans; and (4) update graphics to reflect changes described herein, to read as follows:

SEC. 600-3.2 LAND CLEARING STANDARDS.

* * *

D. Natural Area Requirements and Incentives.

1. *Requirement.* Natural areas shall consist of at least a 50-foot-wide uncleared area of existing canopy and understory trees and vegetated ground cover.
- * * *
3. *Applicability.* Natural areas must be provided in accordance with **Exhibit 600-3-1** to the following developments or areas:

a. The Tammany Trace;

b. Single-family residential lots greater than or equal to 5 acres developed outside of a platted subdivision;

c. Major residential subdivisions over 5 acres including between 6 and 24 lots; and

d. Major residential developments containing more than 25 lots.
4. *Natural area requirements.*

a. *Clearing of vegetation limited.* Invasive vines and species (such as tallow) and dead or diseased trees approved by the department of planning and development may be removed within the Natural Area.

b. *Natural area delineation.* Natural areas shall be indicated on the plot plan submitted with a land clearing application and on all plats submitted for approval.

c. *Tree Survey.* A tree survey is not required for natural areas.

d. *Limited interruption in Natural area permitted.* Gaps or breaks of the natural area are permitted for approved roads and streets. These gaps or breaks must be kept to the minimum required to achieve their intended function. **Exhibit 600-3-2** illustrates an example application of the Natural area requirement.

e. Natural Areas cannot be cleared unless activated for an approved recreational use.

- f. Partial removal of the existing tree canopy within the required 50' natural area along the street may be permitted in accordance with **Section 600-3.3(E)** - Exceptions and Replanting.

Exhibit 600-3-2 Example of a Natural Area Requirement.



5. *Natural Area Incentive.* For every 5 percent of additional natural area retained beyond the required 50 feet of managed natural area along external roadways, a corresponding 5 percent decrease in minimum lot area or lot width will be permitted up to a maximum 20 percent.
- a. *Location and application of additional Natural Areas.* To qualify for the natural area incentive, the location of additional natural areas must advance their intended purpose and be appropriately sized, located away from structures, and be at an appropriate elevation to support long-term vegetative health.
- b. Calculation.
- * * *
- c. The Natural Area incentive will apply equally to all platted lots within the subdivision. For example:
- * * *
6. Major Subdivision Incentives. For subdivisions having greater than or equal to 25 lots, the incentives prescribed in **Exhibit 600-3-3** are permitted, subject to the following:
- a. Provisions and thresholds described in Exhibit 600-3.2-2 must be provided and met; and
- b. Lot width or area cannot be reduced by more than 20 percent of the required underlying zoning district standards; and
- c. Credits (including maximums) for Major Subdivision Incentives may be combined, but—through this combination—cannot reduce lot area or width by more than 20 percent of the required lot area and width minimums; and
- d. Incentives cannot be applied to a property or site that is eligible for or employs the regulatory relief provided by nonconforming lots of record and associated contiguous lot regulations provided for in Chapter 500 of this UDC; and

- e. All approved credits applied to a subdivision must be notated on the approved and recorded plat.

Exhibit 600-3-3 Incentives for Major Subdivisions.

<u>PROVISION</u>	<u>INCENTIVE</u>	<u>THRESHOLD / CLARIFICATIONS</u>
<u>Additional Natural Area Preserved</u>	<u>Either a 5 percent decrease in minimum lot width or area or 5 percent credit on the total impact fee for every 5 percent of additional natural area preserved.</u>	<ul style="list-style-type: none">• <u>Only additional natural area beyond that which is required can count towards the incentive.</u>• <u>No more than 20 percent of the total impact fees assessed for the subdivision may be credited.</u>• <u>Both lot width/area and impact fee incentives may be applicable for a maximum of 20 percent lot width or area reduction and 20 percent credit towards impact fees.</u>
<u>Internal Subdivision Street Canopy</u>	<u>5 percent decrease in minimum lot width or area for every 2,000 linear feet of internal streets planted with 1 Class A or 1 Class B tree per every 30 ft.</u>	<ul style="list-style-type: none">• <u>Preserved trees contributing to the internal subdivision canopy can count towards the incentive, provided they meet minimum requirements associated with “Tree Preservation Credit” - Section 600-3.3(D)(1).</u>• <u>All sections of roadway or areas planted with street trees associated with this incentive must be dedicated and maintained by the HOA and include an irrigation plan.</u>
<u>Sidewalk Construction</u>	<u>10 percent decrease in minimum lot width or area when sidewalks are provided throughout at least 50 percent of the subdivision.</u>	<ul style="list-style-type: none">• <u>Maximum 10 percent credit.</u>• <u>50 percent of the subdivision includes all internal roads having sidewalks on one side constructed in accordance with the requirements of this UDC.</u>
<u>Dedication of Public Space for Civic and/or Recreational Use</u>	<u>15 percent decrease in minimum lot width or area for dedication of space 3x the average lot area in the proposed subdivision.</u>	<ul style="list-style-type: none">• <u>Maximum 15 percent credit.</u>• <u>Examples of dedicated public space for civic and/or recreational uses includes providing land to accommodate a police station, library, fire station, post office, church, ballfield, playground, or similar use that is available for use by all residents of St. Tammany.</u>• <u>Average lot area in the proposed subdivision shall be calculated using the mean average, not median or mode methods.</u>
<u>Provision of Housing Choice Options</u>	<u>15 percent decrease in minimum lot width or area when at least 10 percent of units provided are not single-family dwellings.</u>	<ul style="list-style-type: none">• <u>Maximum 15 percent credit.</u>• <u>Provision of housing choice options includes development of multi-family, duplexes, condos, and/or townhomes.</u>• <u>When the calculation of 10 percent of units results in less than 1 unit, a duplex will satisfy this requirement.</u>• <u>When 10 percent results in fraction of a unit (i.e. 1.3 units), the applicant shall round up to the next whole number to be eligible for this incentive.</u>
<u>Increasing Connectivity via Pedestrian Ways, Open Space, and Internal Streets</u>	<u>5 percent decrease in minimum lot width or area when at least 3 connections are demonstrated in plans.</u>	<ul style="list-style-type: none">• <u>Maximum 5 percent credit.</u>• <u>Connections must link the proposed subdivision to adjacent areas, such as to existing subdivisions, commercial areas, recreational amenities, or Natura Areas.</u>• <u>Connections can be established via:</u><ul style="list-style-type: none">(1) <u>Sidewalks, where sidewalks must meet the minimum requirements of this UDC and be at least 25 percent the total length of interior streets to qualify as a connection.</u>

PROVISION	INCENTIVE	THRESHOLD / CLARIFICATIONS
		<p>(2) <u>Streets, where only proposed connections to streets that are external to the proposed subdivision qualify as a connection. A maximum 2 street connections can count towards this credit.</u></p> <p>(3) <u>Open spaces or Natural Areas that are strategically placed abutting existing Natural Areas on adjacent sites.</u></p> <ul style="list-style-type: none">• <u>Proposed connections that are internal to the proposed subdivision and do not provide increased connectivity to surrounding areas do not quality for this incentive.</u>
<u>Preservation of Heritage Trees</u>	<u>5 percent decrease in lot width or area for every 125 caliper inches of heritage trees preserved.</u>	<ul style="list-style-type: none">• <u>All trees must be located within a natural area and/or buffer area that has not been and will not be graded or filled for development.</u>• <u>All trees must be protected in accordance with the requirements of this UDC and must survive construction to be counted towards the incentive.</u>• <u>If any trees die during construction, the applicant must provide the lot width or area as required by the applicable zoning classification or make up the difference through the use of another incentive, such as the Internal Subdivision Street Canopy Incentive.</u>

7. Remediation.

* * *

- c. *Required minimum planting.* Minimum requirements for remediated vegetation located in a Natural Area must reflect the mix of species cleared from the parcel or located on adjacent parcels, be planted in Plantable Soil as defined in Chapter 100 of this UDC, and be provided in accordance with **Exhibit 600-3-4.**

Exhibit 600-3-4 Remediation Planting Requirements for Natural Areas.

Remediation Planting Requirements for Natural Area			
Per 1,250 square feet or 25' x 50' area	<u>2</u> Canopy trees Minimum 5-gallon root ball & 5 feet in height. Must be native trees per STP Native Tree List	<u>1</u> Understory trees Minimum 3-gallon root ball & 4 feet in height. Must be native trees per STP Native Tree List	<u>5</u> Shrubs Minimum 1- to 3-gallon root ball & 2 feet in height at time of planting. Must be selected from STP list or native species approved by Parish licensed landscape architect.
<i>Note: Plant height shall be measured from the top of the root ball to the tip of the highest branch at the time of planting.</i>			

* * *

- e. *Responsibility for remediation plan development, installation, and maintenance.*

* * *

- iii. *Letter certifying remediation completion.* Upon completion of the remediation activities, a letter by the licensed landscape architect or licensed landscape horticulturist certifying completion in accordance with this section and the approved landscape or plantings plan shall be submitted to the Department of Planning and Development.

* * *

18. In Chapter 600 – General Development Standards, amend Sec. 600-3.3 Tree Preservation and Mitigation to: (1) remove the requirement for preparation and submittal of a tree survey for minor and major residential subdivisions, which reflects the approach of promoting such preservation through Major Subdivision Incentives; (2) clarify when hard fencing is required to protect existing trees and tree canopy preserved as part of Major Subdivision Incentives; (3) correct an outlier 6” caliper tree to 8”; (4) clarify replanting activities must take place in plantable soil; and renumber as needed, to read as follows:

SEC. 600-3.3 TREE PRESERVATION AND MITIGATION.

* * *

B. Applicability.

1. The tree preservation requirements apply to the following developments: two-family developments located on lots greater than 0.5 acres in size, multifamily developments with 3 or more dwelling units, and all nonresidential developments including commercial, medical, institutional, parks/recreation, and industrial land uses. Agricultural uses shall be exempt from the tree preservation requirements of this subsection.
2. *Protected trees.* All applicable developments shall be required to identify and protect existing, mature, non-invasive trees, as required in **Exhibit 600-3-7** outlines the areas on a development site where certain mature trees shall be protected. This exhibit explains which trees must be protected within a required landscape area only or within the entire site.
3. *Required tree survey.* A developer or property owner shall submit a tree survey identifying all protected trees according to **Exhibit 600-3-7**. The tree survey shall be drawn to scale and indicate the required natural areas, landscape areas, and the location, size by caliper, and species of existing protected trees as required in **Exhibit 600-3-7**.

Exhibit 600-3-7 Protected Trees and Tree Survey Requirements.

Requirement Criteria: Land Use, Lot Size and Number of Lots	Natural Area or Landscaped Area Required	Tree Survey Required	Protected Trees*		
			All non-invasive trees ≥ 8"	≥ 8" Live Oak & Cypress	≥ 18" Live Oak & Cypress
Residential					
Single Family and Duplex > 5 acres (Outside of Platted Subdivision)	NAT	No	N/A		
Subdivision (Single-Family and Duplex) 6-24 Lots ≥ 5 acres	NAT	No	N/A		
Subdivision (Single Family and Duplex) ≥ 25 lots	NAT	<u>No</u>	N/A		
Multifamily (up to 3 units)	LA	Yes	N/A		50% preserved
Multifamily (3+ units)	LA	Yes	Limited to Landscape Area		50% preserved
Nonresidential					
* * *					

C. Removal of Protected Trees, Cypress, and Live Oak.

No more than 50 percent of all existing live oak trees and cypress trees on a site shall be removed for non-residential developments as identified in **Exhibit 600-3-7**.

* * *

D. Tree Preservation Credit

* * *

Exhibit 600-3-8 Credits for Preserved Trees.

<u>Tree Size</u>	<u>Credits</u>
2-6 Caliper Inches	1 Tree Credit
7-12 Caliper Inches	2 Tree Credits
13-18 Caliper Inches	3 Tree Credits
19-24 Caliper Inches	4 Tree Credits
Greater than 24 Caliper Inches	1 additional tree credit for each addition 8” caliper preserved

Note: No credit will be given for any invasive species such as tallow, mimosa, or tung oil trees retained.

E. Exceptions and Replanting.

1. The department of planning and development may approve exceptions to the tree preservation requirements. To acquire an approved exception, the owner/developer must submit a request with justification for removal, by tree, to the department of planning and development for review and approval. If the removal of a tree would cause the site to fall below the minimum standards set forth in this UDC, the owner/developer shall submit a replanting plan to the department for planning and development showing how they will return the site to compliance. Should the removal request be approved, replanting must be in plantable soil and completed within 6 months of approval. Permitted tree preservation exceptions include:

* * *

5. The department of planning and development shall inspect any protected tree requested for removal and grade it based on its existing condition. The grade will determine the number of caliper inches required to replace the removed tree. **Exhibit 600-3-9** identified the tree grading criteria.

* * *

Exhibit 600-3-9 Tree Grade and Required Replacement for Live Oaks and Cypress.

* * *

G. Tree Protection Requirements.

* * *

3. *Staking and flagging.* The applicant shall set stakes extending upward from the ground at least 3 feet delineating:

* * *

b. *Protected trees.*

- i. *Live oaks, cypress, and heritage trees.* Live oaks and cypress trees over 18 inches D.B.H. and heritage trees that are to be retained or counted toward a Major Subdivision Incentive shall be flagged. The flagging shall be marked with species and caliper prior to inspection by department of planning and development (ex.: 19-inch CYP).
- ii. All trees 8 inches D.B.H. or larger, required to be preserved, and located in a landscape area shall be flagged and labeled “KEEP.”
- iii. All other trees located on-site that the applicant is seeking credit for must be flagged “KEEP” and be shown on the tree survey.

* * *

4. *Fencing required.* Existing trees and Natural Areas that are retained, including those counted toward a Major Subdivision Incentive, must have their root zone protected with fencing located 2-feet from the drip line to prevent damage from heavy construction vehicles, materials, and other adverse activities.

- a. *Minimum requirement.* For protected trees, fencing includes chain link, wood, or flexible high visibility style fencing with stakes or posts sufficiently secured to remain in place throughout the entirety of the building process. For additional Natural Areas provided and credited towards a Major Subdivision Incentive, hard fencing is required. All required fencing must be a minimum of 3 feet high and located 2 feet from the dripline to protect the root zone in accordance with Exhibit 600-3-10 Protected Root Zone. Fenced in areas shall be maintained at pre-construction grade; fill in these areas is prohibited.

Exhibit 600-3-10 Protected Root Zone.

* * *

19. In Chapter 600 – General Development Standards, amend Sec. 600-3.4 Landscape Regulations, to: (1) remove reference to a licensed Louisiana horticulturalist regarding preparation of landscape plans; (2) add language that clarifies all landscaped areas must be planted in plantable soil; (3) increase the number of required canopy trees from 4 to 6 in the street planting area; (4) increase and clarify requirements for vegetation provided along the banks of retention ponds; and (5) update graphics and renumber as needed, to read as follows:

SEC. 600-3.4 LANDSCAPE REGULATIONS.

* * *

C. Landscape Plan and Tree Preservation Plan.

- 1. Landscape plans shall be prepared by a licensed Louisiana landscape architect and shall have their seal affixed to the plans.

* * *

D. Landscape Requirements.

* * *

- 10. Species diversity. Diversity among required plant material for on-site landscape is required to reduce the risk of losing a large population of plants due to disease. **Exhibit 600-3-11** indicates the percentage of diversity required based on the total quantity of species utilized on site.

Exhibit 600-3-11 Species Diversity Requirements.

* * *

E. Required Landscape Areas.

1. *Type.* Nonresidential sites shall include 4 required landscape areas which may be leveraged to meet drainage requirements: the street or interstate landscape area, side yard landscape area, rear yard landscape area, and parking lot landscape area as illustrated in **Exhibit 600-3-12** Location and Type of Required Landscape Areas.

Exhibit 600-3-12 Location and Type of Required Landscape Areas.

* * *

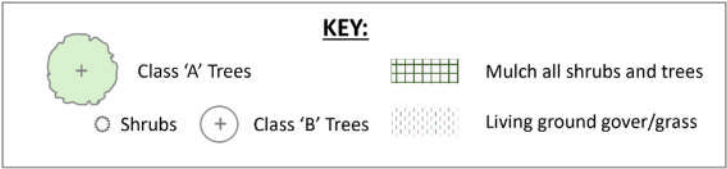
2. *Requirements.* Landscape areas shall be provided in plantable soil in accordance with the requirements set forth in **Exhibit 600-3-13 Landscape Area Requirements**.

Exhibit 600-3-13 Landscape Area Requirements.

Landscape Type	Depth of Landscape Area	Plant Requirement per 100' Linear Frontage
A - Street	25'	Class A Trees = 4
	<u>*For lots greater than 150 feet in depth, the street planting area shall include 1 additional foot for every additional 10 feet in depth</u>	Class B Trees = <u>6</u>
		Shrubs = 20
* * *		

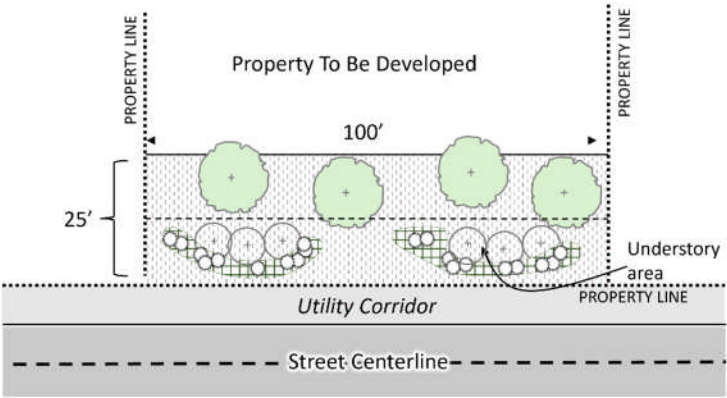
- b. *Street and interstate landscape areas (Types A, Aa, and B).* The street and interstate landscape areas provide landscaping to screen a property’s frontage along a public right-of-way, interstate, or street. Landscaping must be installed in accordance with **Exhibit 600-3-13** and the requirements of this section. Example street (Type A) and interstate (Type B) landscape areas are illustrated in **Exhibit 600-3-14**.

Exhibit 600-3-14 Example Street (A) and Interstate (B) Landscape Areas.



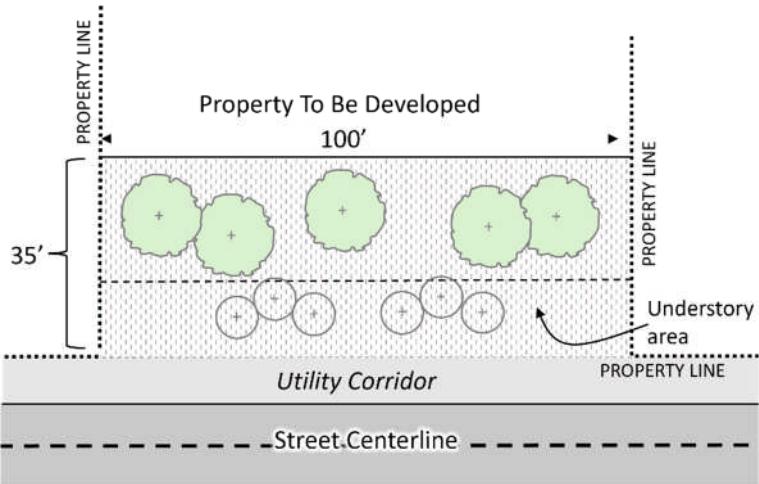
Type A - Street Landscape Buffer Area

Minimum Buffer – 25 Feet*
Minimum Buffer plantings per 100 feet of frontage:
4 Class 'A' Trees
6 Class 'B' Trees
20 Shrubs



Type B - Interstate Buffer Area

Minimum Buffer – 35 Feet
Minimum Buffer plantings per 100 feet of frontage:
5 Class 'A' Trees
5 Class 'B' Trees
0 Shrubs



e. *Street and interstate landscape buffer and utility conflicts.*

* * *

ii. *Landscaping within a utility easement or servitude.*

* * *

(B) Trees should be planted in accordance with the requirements outlined in **Exhibit 600-3-15** below.

Exhibit 600-3-15 Planting requirements for Street Landscape Area with Utility Easements.

* * *

(C) Class A trees shall be planted in the canopy planting area as illustrated below, and Class B trees, shrubs and groundcover may be planted within the understory planting area, as illustrated in **Exhibit 600-3-16**.

Exhibit 600-3-16 Street or Interstate Landscape Areas.

* * *

4. *Side and rear landscape areas (Types C, D, E, and F).*

* * *

- c.** *Width and planting requirements.* Side and rear yard landscape requirements are dependent upon adjacent land uses. **Exhibit 600-3-17** provides the requirement for each type of side and rear landscape area. There are 4 types of side and rear yard planting areas identified as types C, D, E, and F; all 4 types must include soil suitable for planting or plantable soil as defined in Chapter 100 of this UDC.

* * *

Exhibit 600-3-17 Side and Rear Landscape Area Requirements by Type.

* * *

- e.** *Structures or elements permitted within side and rear landscape areas.*

* * *

- iv.** *Fences.* When fences are required, as listed in **Exhibit 600-3-Landscape Area Requirements**, they shall be 8 feet in height and 100 percent opaque. Fences may be constructed of wood or other opaque materials approved by the department of planning and development.

* * *

- m.** *Retention/detention planting requirements.* Required plantings shall:

- i.** Be established in a planting strip at least 5-feet wide running alongside the pond; and
- ii.** Be oriented to screen the pond from public view; and
- iii.** Not interfere with the pond’s maintenance; and
- iv.** Be planted at grade; and
- v.** Not be excavated or made a part of the slope of the retention/detention pond; and
- vi.** Not be located within any required buffer; and
- vii.** Be acknowledged on the applicable landscape plan as part of the retention/detention pond; and
- viii.** Be planted on retention/detention pond slopes having a maximum side slope of 3:1 in a configuration designed for successful growth and long-term maintenance. Terraces for planting and other low impact development practices are encouraged.

* * *

F. Installation Certification.

Upon complete installation of all landscaping, the landscape architect whose seal is affixed to the approved landscape plan shall submit a statement verifying inspection of the landscaping and certifying it was installed in conformance with the approved landscape plan by the parish. Said statement shall be made through signature block attached to approved plan stating that “through periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved landscape and irrigation plan.”

Exhibit 600-3-18 Example Certification.

* * *

I. Native Trees and Shrubs.

- 1.** *Requirement.* At least 60 percent of all new plantings, including Class A and Class B trees, shall be from the native species identified in **Exhibit 600-3-19**. None of the required ground cover need be a native species.

Exhibit 600-3-19 Approved Native Trees and Shrubs.

* * *

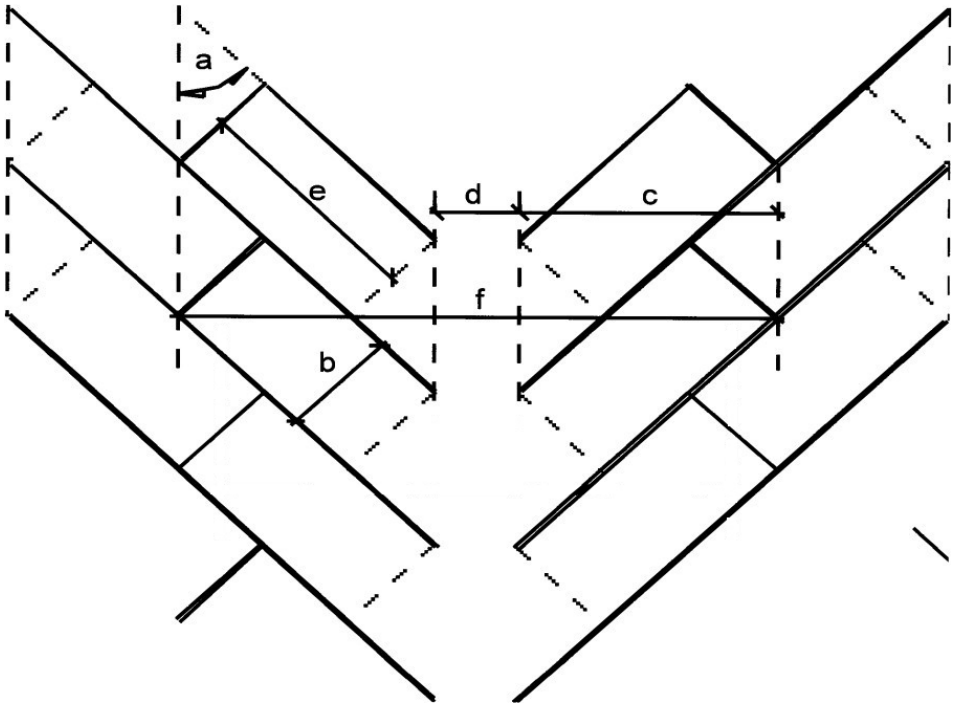
20. In Chapter 600 – General Development Standards, amend Sec. 600-5.1 Parking Requirements, to: (1) clarify short-term rentals are a commercial use, (2) remove tourist homes as a use, (3) clarify parking space requirements for restaurants and amusement establishments, (4) remove outdated measurement related to ‘overlap to curb’ requirements, (5) enlarge minimum aisle widths to 15 feet for parking angles less than 57 degrees, to read as follows:

SEC. 600-5.1 PARKING REQUIREMENTS.

A. Design Standard Requirements.

1. The following minimum design standards shall be observed in laying out off-street parking facilities:

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



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

* * *

B. Minimum Parking Requirements.

The following table sets forth minimum off-street parking space requirements:

Exhibit 600-5-3 Off-Street Parking Requirements.

Zoning District Classification or Use	Minimum Off-Street Parking Space Requirement
	* * *
<i>Residential Multi-Family</i>	
Multi-family including apartment complexes	1.5 per dwelling unit
	* * *
<i>Commercial Uses</i>	
	* * *
Restaurants and restaurants with lounges and brewery or distillery with tours	1 space per each 250 sq. ft. of <u>net</u> floor area <u>which excludes back of house areas utilized for staff only, plus 1 space for each employee at busiest shift</u>
Amusement establishments	<u>Total spaces shall be equal to the gross square footage of building(s) divided by 200.</u>
	* * *
Hotels and motels	1 space per each room
<u>Short term rental</u>	<u>1 space per permanent dwelling unit and 1 space per each 2 non-transient sleeping rooms.</u>
Liquor stores	1 space per each 450 sq. ft. of gross floor area
	* * *

21. Amend Chapter 600 – General Development Standards, Sec. 600-6.1 Accessory Building Standards, to clarify maximum accessory structure size standards for guest houses, to read as follows:

SEC. 600-6.1 ACCESSORY BUILDING STANDARDS.

* * *

6. *Additional Standards for Specific Accessory Uses.*

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:

* * *

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.

c. Private garages and accessory structures are permitted in all residential districts.

* * *

22. In Chapter 800 – Subdivision Regulations, amend Sec. 800-1.1 General Provisions, to (1) clarify applicants accountability related to failure to obtain a work permit; (2) align exhibit naming conventions, and renumber as needed, to read as follows:

* * *

B. Effect.

Any owners or developers of land within the unincorporated portions of the parish must obtain the approval of the parish Planning and Zoning Commission in accordance with Exhibit 800-1 Subdivision Categories and Approval Authority prior to any sale or recordation of any subdivision with the clerk of court's office.

* * *

E. Work without a Permit and Work Order Prohibited.

1. No individual, firm, or corporation shall deepen, widen, fill, or reroute or change the location of any existing ditch, stream, or drainage canal or reclaim, clear land, fill, dredge or otherwise change the natural condition of land without first obtaining a permit and work order from the parish, state, and federal agencies having jurisdiction. Failure to obtain a permit or work order prior to undertaking work that requires such permission will result in the individual, firm, or corporation receiving in a fine equal to double the permit fee for a first offense, a fine equal to four times the permit fee for a second offense, then—after a third offense—a probation period for the individual, firm, or corporation wherein a new work order will not be issued for 12 months.
2. To be considered an individual, firm, or corporation a party to a first, second, or third violation related to conducting work without a permit—thus triggering increased fines and penalties—only one person associated with the primary application need be a party to the violation to increase the fine or penalty severity. Different business names, partnerships, or associations will not exempt a person from increased fines and penalties if they were associated in any way with a previous work without a permit violation.

F. Categories for Review.

Subdivision of land shall be divided into 2 categories: minor and major (See **Exhibit 800-1 Subdivision Categories and Approval Authority**).

* * *

23. In Chapter 800 – Subdivision Regulations, amend Sec. 800-3 Major Subdivisions, specifically subsection 800-3.1 Generally, to remove the option to reduce lot area and width through an approved Planning and Zoning Commission waiver to better facilitate community benefits through the application of Major Subdivision Incentives, to read as follows:

SEC. 800-3 MAJOR SUBDIVISIONS.

SEC. 800-3.1 GENERALLY.

* * *

C. Review and Decision-Making Process.

* * *

2. The Planning and Zoning Commission, after considering the application and input from parish departments, shall decide whether to approve, approve with modifications, or deny the subdivision request. The Planning and Zoning Commission may waive provisions regarding frontage on a public street or infrastructure standards in accordance with **Chapter 900 Infrastructure** which sets forth requirements for infrastructure and specifies conditions under which the requirements can be waived by the Planning and Zoning Commission.

24. Amend Chapter 800 – Subdivision Regulations, Sec. 800-3.3 Concept Subdivision Plan Submission Requirements, to clarify that required setbacks must be indicated on concept plans with dashed lines (including front, side, corner, and rear yards), to read as follows:

SEC. 800-3.3 CONCEPT SUBDIVISION PLAN SUBMISSION REQUIREMENTS.

* * *

B. Application.

Applicants shall complete and submit, along with their proposed plans, a concept subdivision plan application and checklist provided by the Department of Planning and Development.

1. *Submittal requirements.* For a concept subdivision plan application to be determined complete, applicants shall submit materials, plans, and information consistent with the provisions of this section.

* * *

- d. *Content.* To be determined a complete, the concept subdivision plan must include the following information:

* * *

- xi. Proposed front, side, corner, and rear yard setbacks delineated with dashed lines.

* * *

25. In Chapter 800 – Subdivision Regulations, amend Sec. 800-3.5 As Built Plan Approval and Warranty Obligation, to require a statement be added to As Built Plans and each title or deed that acknowledges the entity responsible for providing and maintaining Native Canopy Trees in accordance with Sec. 600-3.4, to read as follows:

* * *

D. Subdivision Restrictions.

The following subdivision restrictions shall be recited in each title or deed in addition to the required listing on the As Built Plans for recordation:

* * *

7. A statement that acknowledges Native Canopy Tree(s) required per Sec. 600-3.4(I) shall be purchased, planted, and maintained by [name entity responsible].

26. Amend Chapter 800 – Subdivision Regulations, Sec. 800-3.6 Dedication of Infrastructure Improvements to the Parish, to clarify that developers must remove existing encroachments that are located in servitudes or easements as part of major subdivision developments, to read as follows:

SEC. 800-3.6 DEDICATION OF INFRASTRUCTURE IMPROVEMENTS TO THE PARISH.

A. Generally.

- 1. After the developer has completed construction or installation of the required infrastructure improvements and the applicable warranty period has ended, the developer shall request the parish accept dedication of the public infrastructure improvement.
- 2. It shall be mandatory, prior to final subdivision approval, for the developer to remove, or cause to be removed, any encroachments from any servitude or easement, of whatever nature or description, and from any right of ways that are dedicated, or are proposed to be dedicated to the Parish.

* * *

27. In Chapter 800 – Subdivision Regulations, amend Sec. 800-5 Dormant Subdivisions, to correct the title and include Legal Nonconforming Subdivisions, to read as follows:

SEC. 800-5 DORMANT SUBDIVISIONS AND LEGAL NONCONFORMING SUBDIVISIONS.

SEC. 800-5.1 DORMANT SUBDIVISIONS.

A. Applicability.

* * *

28. In Chapter 800 – Subdivision Regulations, amend Sec. 800-5.2 Legal Nonconforming Subdivisions, to (1) clarify legal nonconforming lots must connect to central sewer and water services and (2) remove limited 10% reduction in lot area when lot constraints exists and cannot otherwise be mitigated, to read as follows:

SEC. 800-5.2 LEGAL NONCONFORMING SUBDIVISIONS.

* * *

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.

* * *

29. In Chapter 900 – Infrastructure, amend Sec. 900-2.3 Lot Standards, to clarify greenspace requirements and include new active recreation amenities within the required greenspace for newly created or extended subdivisions or PUDs with more than 25 lots, to read as follows:

* * *

J. Greenspace Requirements.

- 1. All newly created or extended subdivisions or PUDs with more than 25 lots must have land set aside within the development for the use of residents. This land must have a minimum area of 580 square feet per residential lot in the total subdivision and is referred to as “Greenspace.”
- 2. The Greenspace must be within the subdivision development and must not be separated from the development by any major local roadway or federally maintained roadway.
- 3. Greenspace cannot include required Street Landscape Areas or Natural Areas, or be developed as part of a green belt, reserved easement, servitude, or golf course.
- 4. Greenspace located along existing roads must be a minimum of one-quarter acre in area and at least 100 feet in width along the roadway.
- 5. Greenspace located along any property boundary not fronting on a road must be a minimum of one quarter acre in area and at least 50 feet in width along the roadway.
- 6. At least one quarter of all required Greenspace must be dedicated to supporting residents’ active recreation. **Exhibit 900-2-4** provides appropriate recreational amenities based on the total number of lots or units proposed within a subdivision. **Exhibit 900-2-4** is not an exhaustive list of appropriate recreational amenities. Similar scaled amenities or waivers not listed in **Exhibit 900-2-4** may be approved for subdivisions with more than 25 lots subject to the Department of Planning and Development’s review and the Planning and Zoning Commission’s approval.

Exhibit 900-2-4 Active Recreation Amenities Permitted in Greenspace.

<u>Total Lots or Units Proposed</u>	<u>Recreational Amenity</u>
<u>26-199</u>	<div>1. <u>Neighborhood park with playground or picnic area</u></div> <div>2. <u>Nature trail</u></div> <div>3. <u>Community garden</u></div> <div>4. <u>Pocket park with benches and shade structures</u></div> <div>5. <u>Dog park</u></div>
<u>200-499</u>	<div>1. <u>Community centers with meeting rooms and fitness center</u></div> <div>2. <u>Outdoor recreational space for team sports/activities</u></div> <div>3. <u>Bike and pedestrian systems and greenways</u></div>
<u>500+</u>	<div>1. <u>Full-service recreational center, including a swimming pool or gym</u></div> <div>2. <u>Indoor sports courts for basketball, volleyball, etc.</u></div> <div>3. <u>Recreation park dedicated for public use</u></div>

* * *

K. Planting Requirements

1. All newly created or extended subdivisions or PUDs with more than 25 lots must provide planted Class A tree(s) in the front yard of each lot at least 30 ft. apart prior to the property owner obtaining occupancy of the structure per **Exhibit 900-2-5: Required Trees in Major Subdivisions.** As defined, a Class A tree, at the time of planting, shall have a minimum caliper of at least 2.5 inches, measured 6 inches above the root ball and a minimum height of 10 feet, as per the National Nursery Association Standards. A list of appropriate Class A trees can be found in **Exhibit 600-3-18: Approved Native Trees and Shrubs.** All required trees shall be watered, mulched, and maintained at all times and shall be located outside of any required easement or servitude. Any trees which are diseased or dying as certified by a registered landscape architect or arborist may be removed and replaced at the cost and expense of the owner.

Exhibit 900-2-5 Required Trees in Major Subdivisions.

<u>Average Width of Proposed Lots within the Subdivision</u>	<u>Number of Required Trees</u>
<u>60 ft. – 89 ft.</u>	<u>1 Class A Tree</u>
<u>90 ft. – 149 ft.</u>	<u>2 Class A Trees</u>
<u>150 ft. +</u>	<u>3 Class A Trees</u>

* * *

30. In Chapter 900 – Infrastructure, amend Sec. 900-3.2 General Planning and Layout Requirements for Streets, to (1) replace Exhibit 900-3-2 to only require one 12-foot ingress and reduce the radius requirement for dead-end streets; (2) replace Exhibit 900-3-4 to detail a 10-foot wide minimum utility servitude and details within the 50-foot wide right-of-way, to read as follows:

SEC. 900-3.2 GENERAL PLANNING AND LAYOUT REQUIREMENTS FOR STREETS

A. Arrangement.

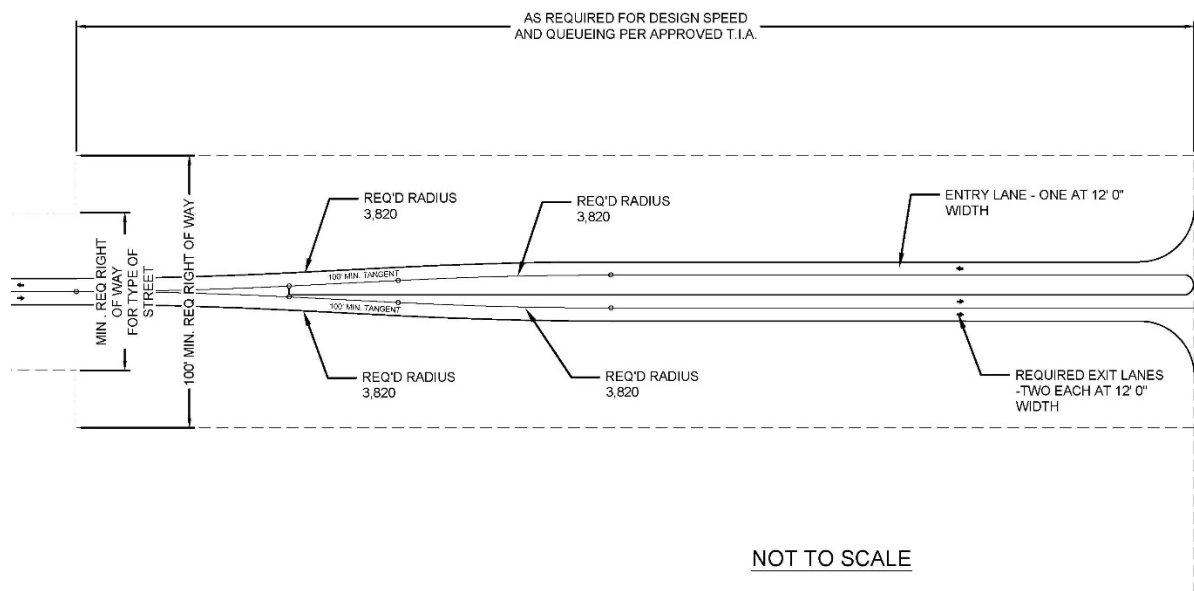
* * *

C. Subdivision Entrances.

In the interest of public health and safety, to provide for efficient traffic flow at subdivision entrances, and to promote aesthetic qualities, all proposed subdivisions where only one entrance is provided shall be required to build the entrance to the following minimum standards:

1. *Right of way width.* An 80’ wide right of way shall be reserved at the entrance of subdivisions.
2. *Median Required for Entrance.* For all single access subdivisions the applicant shall design and construct a median at the entrance to segregate traffic flow. The applicant shall provide one 12-foot-wide ingress travel lane on the entrance side of the median and a minimum of two 12-foot-wide each egress travel lanes on the exit side of the median. This entrance shall contain directional arrows and be striped accordingly with materials as approved by The Department of Public Works and as provided for within this UDC. The transition from this boulevard section to other roadway section shall be constructed in accordance with the requirements set forth in **Exhibit 900-3-2**.
3. *Minimum Median Width.* The minimum width of the median shall be 6 feet wide with a minimum radius at both ends of 3 feet.
4. *Median Design.* The median shall be of a curb and crowned design with a turf or vegetative cover or other similar material.
5. *Curbing.* The curbing shall have a minimum height of 6 inches and minimum width of 7 inches at the bottom of the curb face and a minimum width of 6 inches at the top of the curb face.
6. *Curb material.* Curbing shall be constructed of Portland cement concrete.
7. *Groundcover.* The turf or vegetative cover shall be made up of grass and/or any other combination of living landscape materials such as trees, bushes, shrubs and flower beds.
8. *Maintenance.* Maintenance of the median shall be the responsibility of the applicant and/or homeowners association following acceptance of the work by the Department of Engineering and Planning and Zoning Commission.

Exhibit 900-3-2 Requirements for Subdivision Where One Entrance is Provided.



9. *Dead End Streets.* Dead end streets are prohibited, however, cul-de-sacs or other approved turnarounds may be constructed, provided that the following minimum standards are met.
- a. *Radius.* The radius of a cul-de-sac shall be 60 feet when the design employs open swale ditches and 55 feet when subsurface drainage is used.

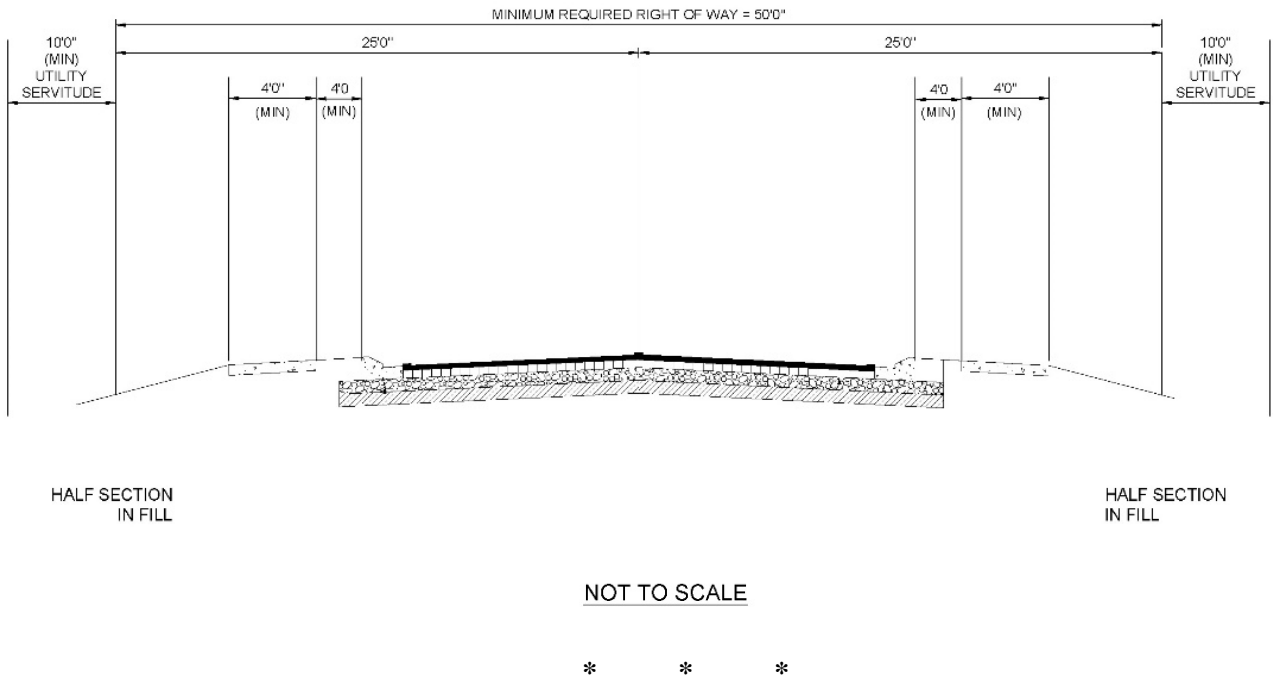
* * *

D. Minimum Widths of the Right-of-Way.

1. *Minimum width.* The minimum width of right-of-way of public or private streets in any subdivision shall be 60 feet, except where subsurface drainage is provided. Streets having these features may be reduced to 50 feet in width.

Exhibit 900-3-4 Minimum Required Right-of-Way for Curb and Gutter Roadway.

Note: sidewalks are not required, but when provided must align with the required diagram below.



31. In Chapter 900 – Infrastructure, amend Sec. 900-3.3 Street Design Requirements to replace Exhibit 900-3-6, Exhibit 900-3-7, Exhibit 900-3-8, Exhibit 900-3-9, Exhibit 900-3-10, Exhibit 900-3-11, Exhibit 900-3-12, Exhibit 900-3-13, Exhibit 900-3-14, Exhibit 900-3-15, and Exhibit 900-3-16 to (1) correct inconsistencies between right-of-way widths, (2) remove minimum ditch bottom widths, (3) depict utilities on the cross sections, and to renumber as needed, to read as follows:

SEC. 900-3.3 STREET DESIGN REQUIREMENTS.

A. Purpose.

* * *

C. Geometric Design.

1. *For Existing or Proposed Roadways with an AADT of 400 or Less.* All horizontal and vertical geometry for local streets with an AADT of 400 or less shall meet the American Association of State Highway and Transportation Officials (AASHTO) “Guidelines for Geometric Design of Very Low Volume Local Roads (ADT less than or equal to 400).

* * *

6. *Longitudinal Profile.*

- a. *General.* Vertical curves shall be required when the algebraic difference in the change of grades is greater than 1%. Vertical curve shall be designed to meet the design values listed in American Association of State Highway and Transportation Officials (AASHTO) “A Policy on Geometric Design of Highways and Streets,” latest edition, criteria for the design speed of the roadway.

* * *

c. *Cross section elements and requirements.*

- i. The minimum width of all through travel lanes and auxiliary lanes shall be 10 feet with 4-foot vegetated shoulders.
- ii. The minimum width of all auxiliary lanes (such as turn lanes) shall be 11 feet.
- iii. Embankment foreslope and backslope shall not be steeper than 3H:1V.
- iv. A minimum of 4 ft. width shoulder on both sides of the road is required and must be shown on the cross section of all roadways and reflected in the plat.

* * *

Exhibit 900-3-6 Cross Section Elements and Requirements for Curbed Roadway, 2-Lane, Asphalt Concrete Pavement.

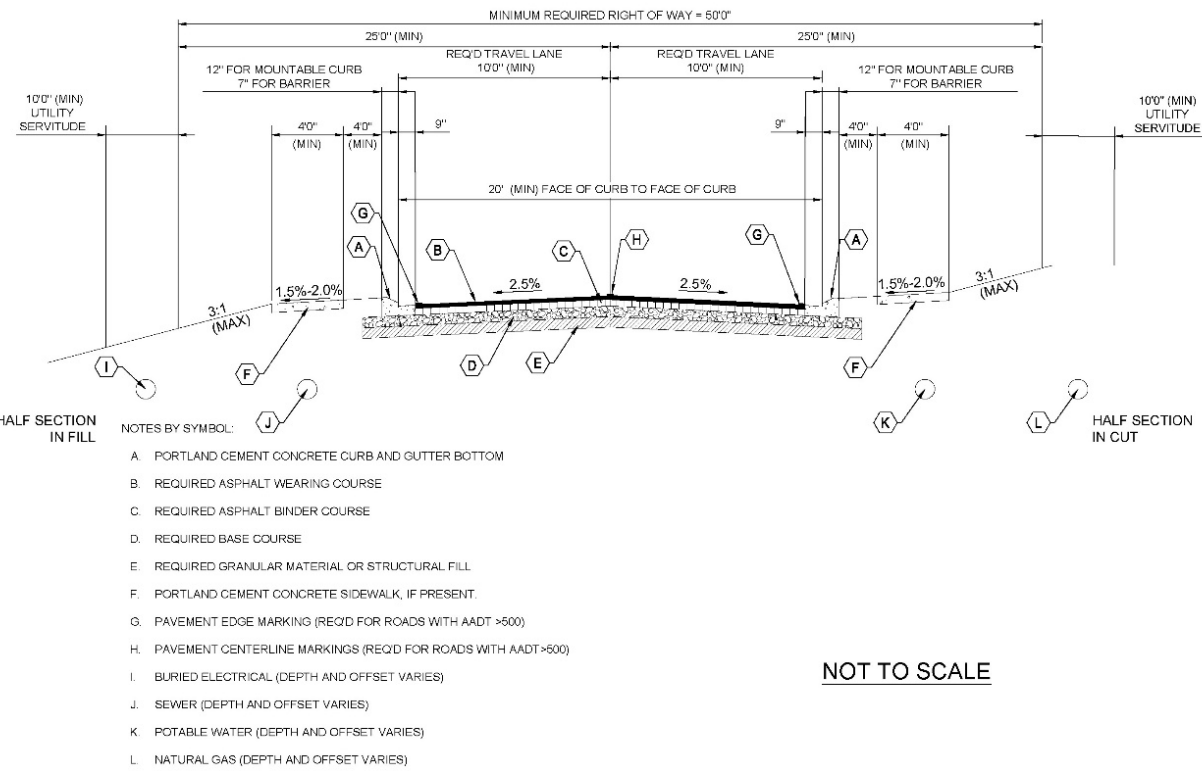


Exhibit 900-3-7 Cross Section Elements and Requirements for Curbed Roadway, 2-Lane, Portland Cement Concrete Pavement.

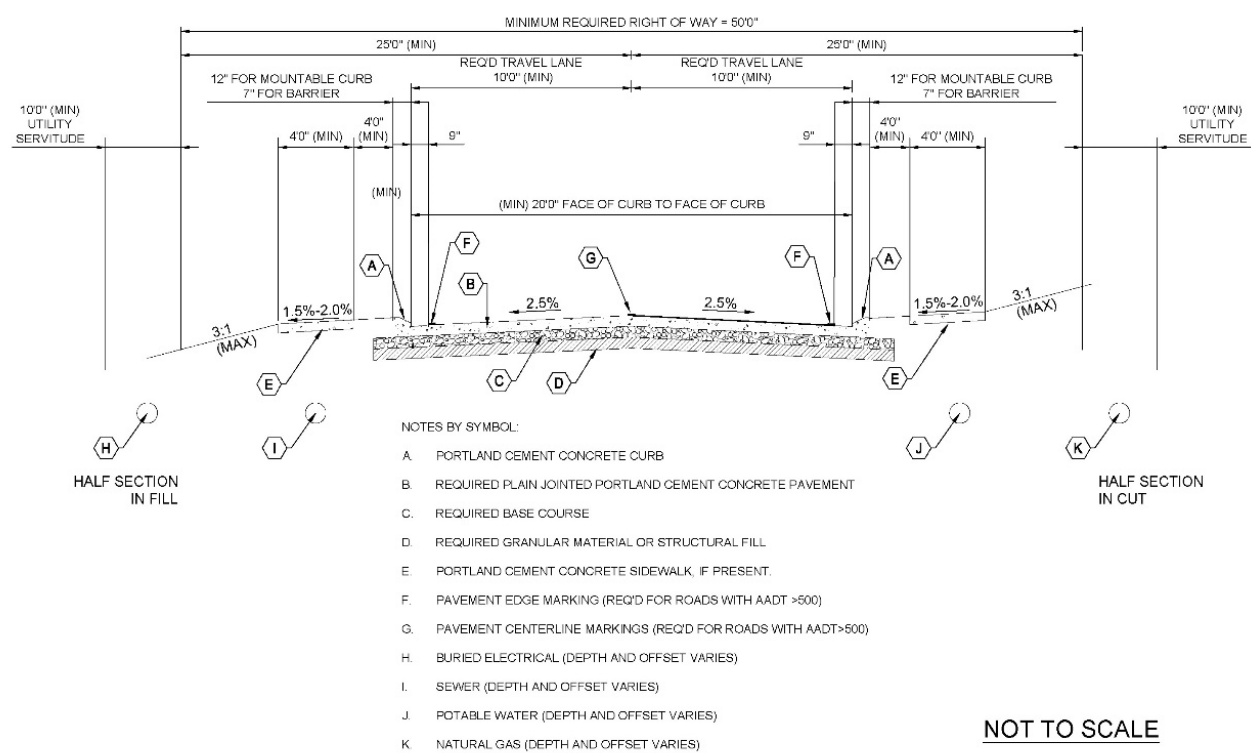


Exhibit 900-3-8 Cross Section Elements and Requirements for Uncurbed Roadway, 2-Lane, Asphalt Concrete Pavement

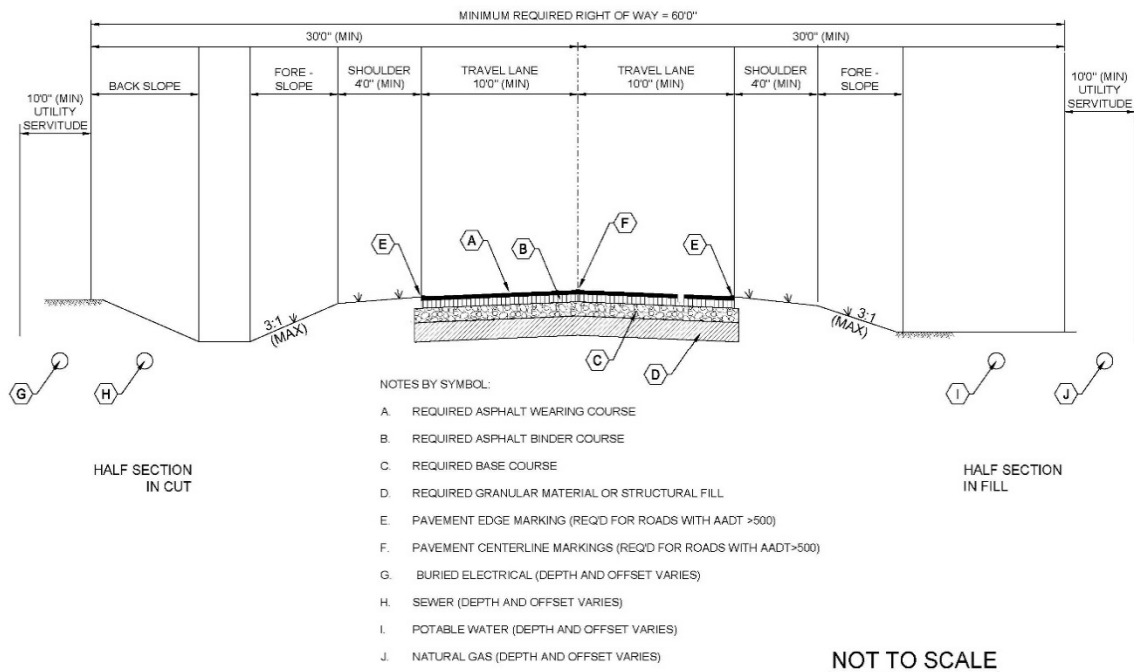


Exhibit 900-3-9 Cross Section Elements and Requirements for Uncurbed Roadway, 2-Lane, Portland Cement Concrete Pavement

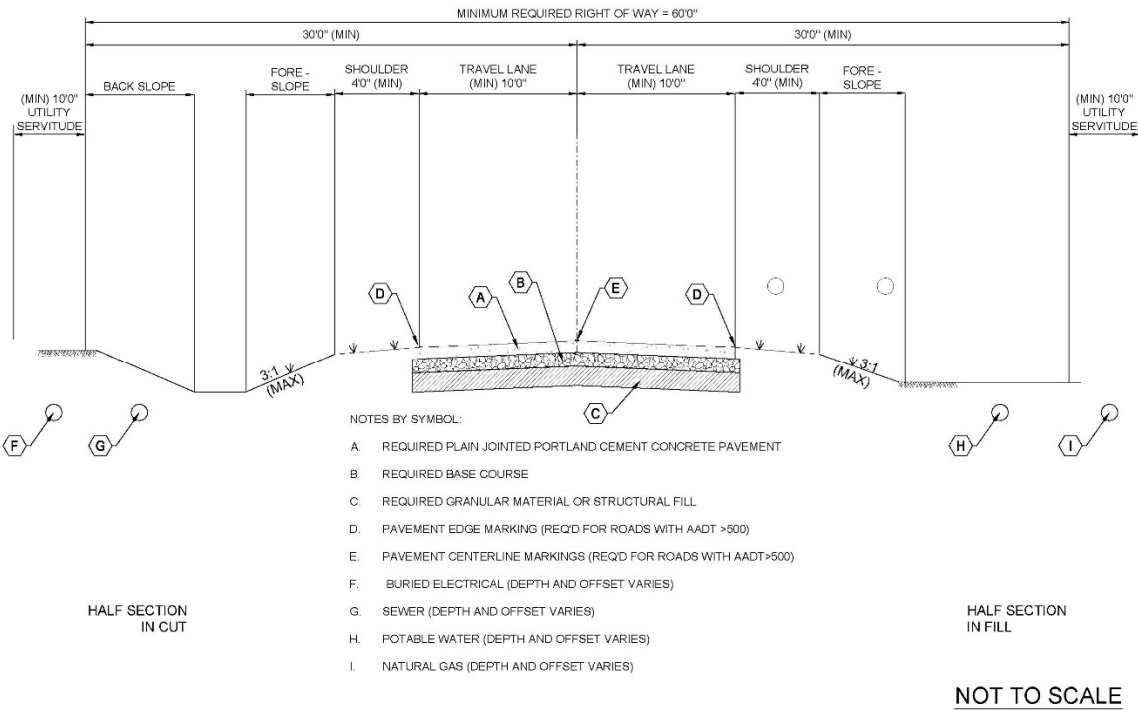


Exhibit 900-3-10 Cross Section Elements and Requirements for Uncurbed Roadway, 3-Lane Asphalt Concrete Pavement

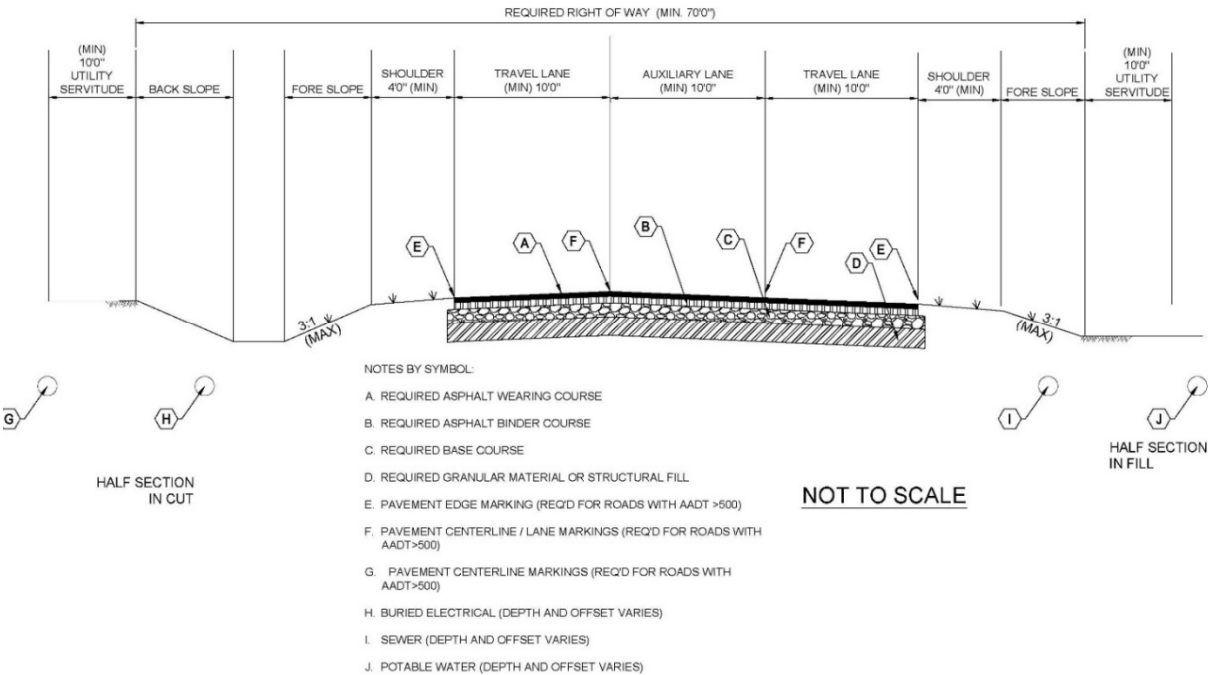


Exhibit 900-3-11 Cross Section Elements and Requirements for Uncurbed Roadway, 3-Lane Portland Cement Concrete Pavement.

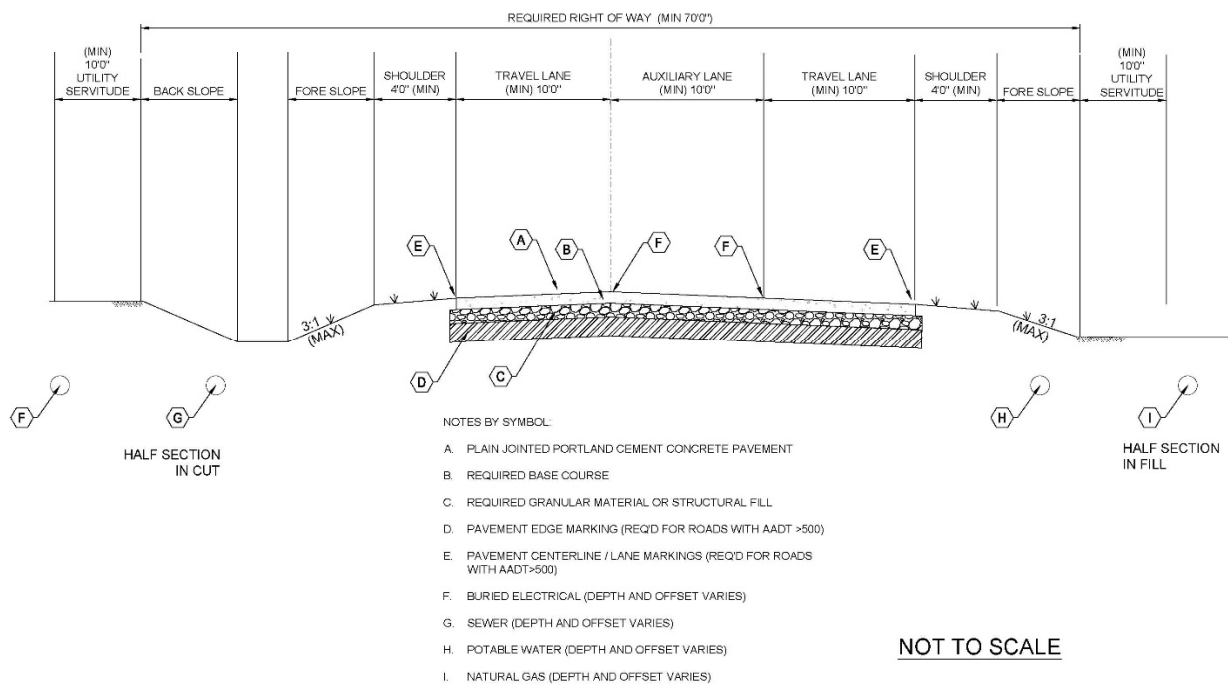


Exhibit 900-3-12 Cross Section Elements and Requirements for Curbed Roadway, 3-Lane Asphalt Concrete Pavement.

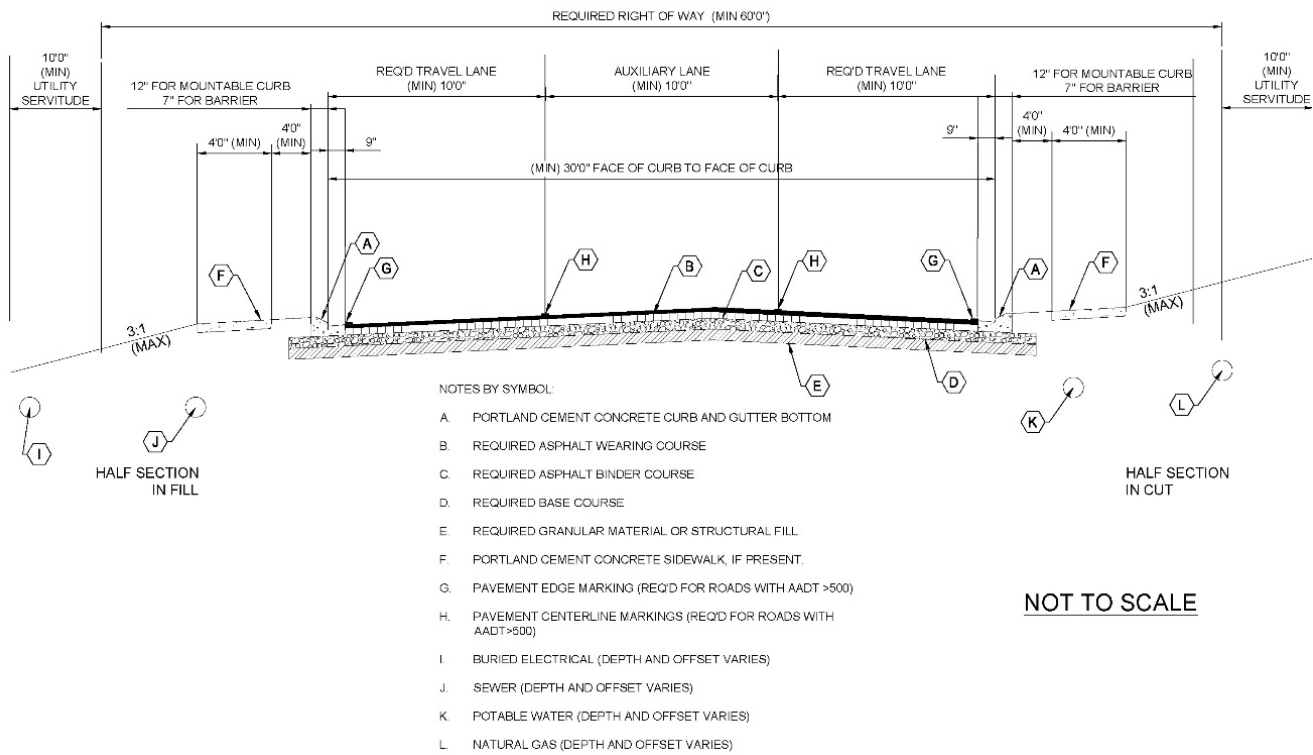


Exhibit 900-3-13 Cross Section Elements and Requirements for Curbed Roadway, 3-Lane Portland Cement Concrete Pavement.

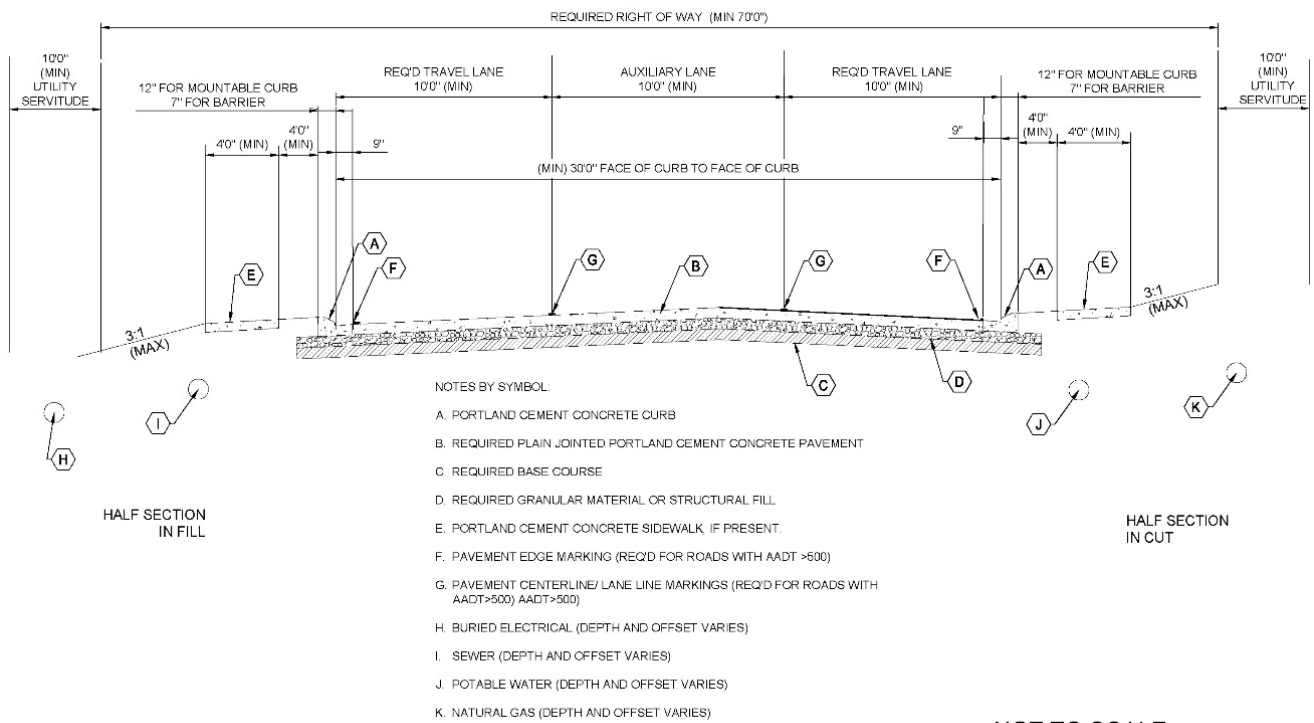


Exhibit 900-3-14 Cross-Section Elements and Requirements for Uncurbed Roadway, 4 Lanes, Portland Cement Concrete Pavement.

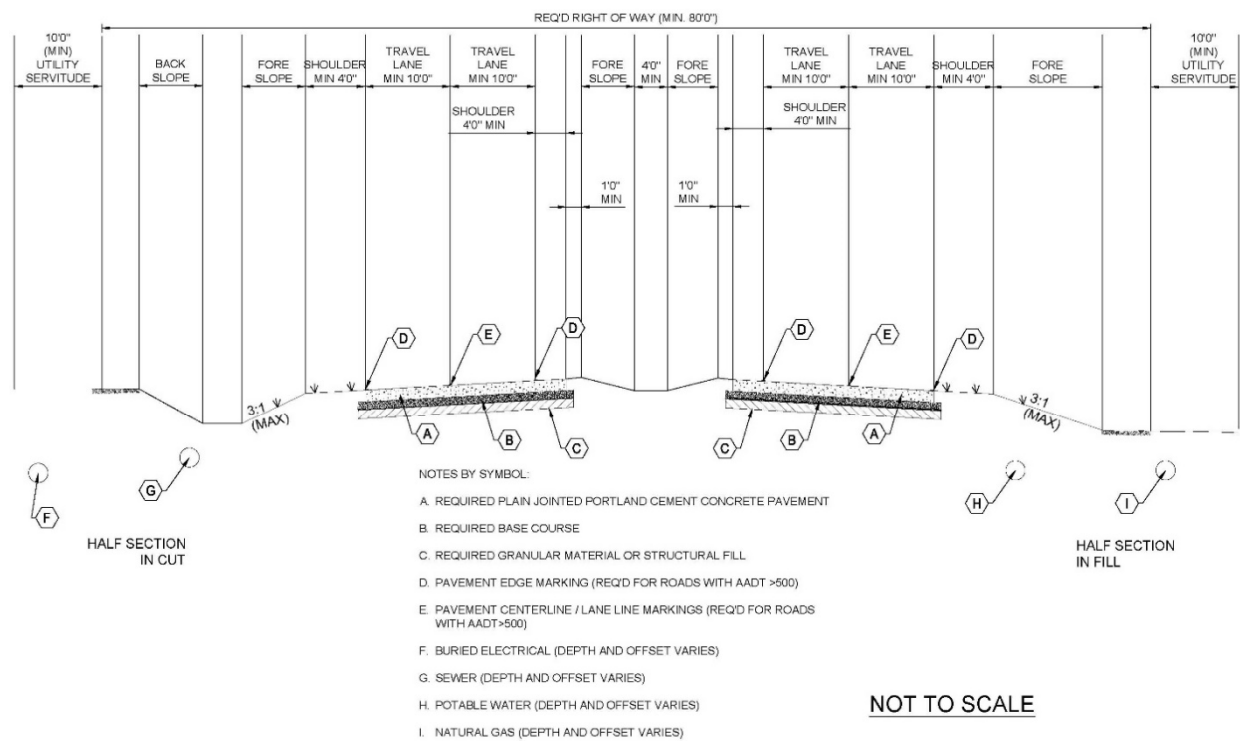


FIG 900-13 CROSS SECTION ELEMENTS AND REQUIREMENTS FOR UNCURBED ROADWAY, 4 LANES, PORTLAND CEMENT CONCRETE PAVEMENT

Exhibit 900-3-15 Cross Section Elements and Requirements for Uncurbed Roadway, 4 Lanes, Asphalt Concrete Pavement.

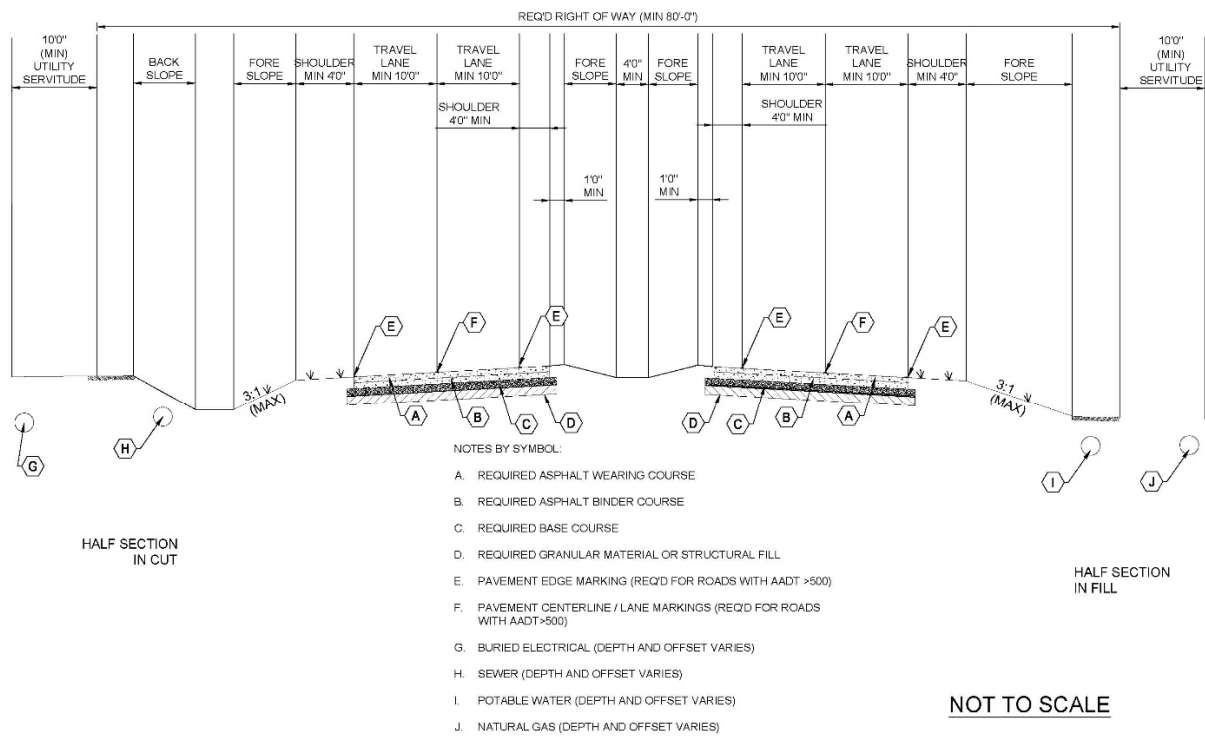
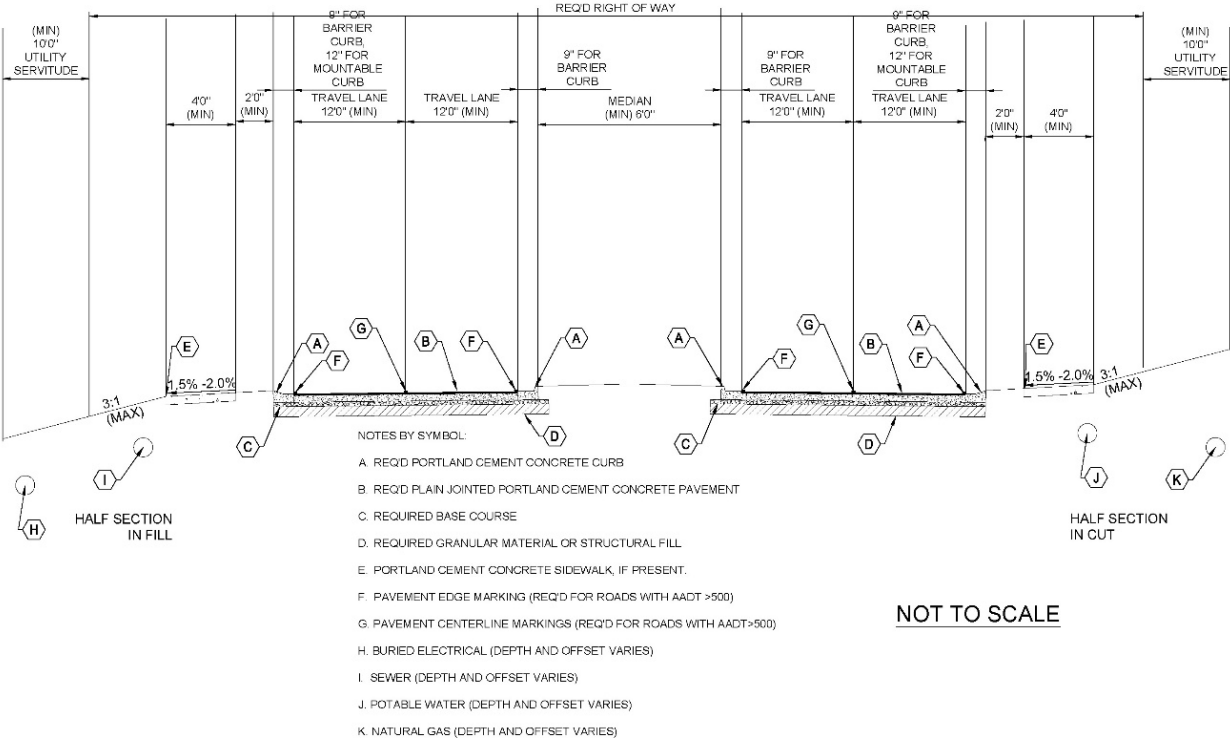


FIG 900-14 CROSS SECTION ELEMENTS AND REQUIREMENTS FOR UNCURBED ROADWAY, 4 LANES, ASPHALT CONCRETE PAVEMENT

Exhibit 900-3-16 Typical Section Requirements for 4 Lane Roadway (with Curb and Gutter).



* * *

32. In Chapter 900 – Infrastructure, amend Sec. 900-3.7 Access, to specify procedures regarding cross-access agreements, to read as follows:

SEC. 900-3.7 ACCESS.

A. Purpose, General.

* * *

C. Access Connection and Driveway Design.

1. Separation between access connections on all collectors and arterials under local jurisdiction that have not been assigned an access classification shall be based upon the posted speed limit.

* * *

6. *Joint and Cross Access and Shared Parking.* In order to reduce the volume of traffic on public streets and roads unified vehicle and pedestrian access, integrated vehicular and pedestrian circulation system, and shared parking between adjacent developments is encouraged.
- a. The Planning Commission may require new developments to provide joint or cross vehicular access for major commercial developments where commercial or office properties that are classified as major traffic generators (i.e., shopping plazas, office parks) are adjacent to each other.
 - b. When a plat reserves an easement to accommodate joint and cross access, the easement shall be recorded with the deed.
 - c. The Planning Commission may modify or waive the requirements of this section where the characteristics or layout of abutting properties would make development of a unified or shared access and circulation system impractical.
 - d. To establish and maintain a cross access agreement, the following requirements shall apply:
 - i. A recorded copy of the fully executed cooperative cross access agreement signed by each owner or lessee of the properties subject to the need for cross access
 - ii. The cross-access agreement shall be noted on the affected subdivision or site plan.
 - e. A cross access agreement shall be valid until determined null by the governing authority being LADOTD or the Parish and access for both property owners is separately defined and approved.

33. Amend Chapter 900 – Infrastructure, Sec. 900-3.2 General Planning and Layout Requirements for Streets, to add minimum access standards for major subdivision to improve emergency vehicle access, to read as follows:

SEC. 900-3.2 GENERAL PLANNING AND LAYOUT REQUIREMENT FOR STREETS.

A. Arrangement.

The arrangement of streets shall be structured to enable:

1. The continuation of the existing streets in adjoining areas.

* * *

6. Subdivision entrance and exit ways.

- a. Purpose and minimum standard. To ensure safe and efficient traffic flow, subdivisions with more than 100 lots shall have at least 2 ingress and 2 egress points providing vehicular access to an existing public street.
- b. Limited exceptions. Exceptions to this standard may be provided by the Planning and Zoning Commission upon determination that an additional entrance may pose a significant safety hazard or if the Louisiana Department of Transportation and Development determines otherwise in writing.
- c. Minimum design standards.
 - i. The entrance and exit points must be designed with a median at least 6 feet wide, 100 feet deep, and having a minimum 3-foot radius on each end.
 - ii. The median shall be constructed of a 5-inch high, 8-inch-wide curb compatible with adjacent public street material and planted with seed, sod, or other living landscape materials.

* * *

34. Amend Chapter 900 – Infrastructure, Sec. 900-6.3 Hydrologic and Hydraulic Analysis and Paving and Drainage Plan, to clarify requirements for as built paving and drainage plans and to add runoff coefficients typically used for small site designs in Exhibit 900-6-6 Allowable Runoff Coefficients, to read as follows:

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

* * *

E. Documents Required.

Documents required for drainage and paving plan review. In order to expedite the drainage plan review for all commercial, industrial, institutional and multifamily developments for townhouses, apartments, condominiums and nursing home uses, the Department of Engineering shall require at a minimum the following documents be provided:

- 1. A vicinity map indicating the location of the proposed project.
- 2. A pre-development drainage plan (existing conditions).
- 3. Identify fill area(s) and associated fill depth(s).
- 4. A post development paving and drainage plan and an as built paving and drainage plan.
- 5. If building has downspouts, an architect's drawing is required.
- 6. If the outfall needs to discharge to the ditch or pond, the invert elevations of associated culvert(s) and bottom elevation of accepted ditch or pond shall be provided.
- 7. If driveway culvert needs to be installed at the state highway ditch, an approval sheet from the state shall be provided prior to the parish approval.
- 8. Hydrological Analysis as provided for below.

* * *

Exhibit 900-6-6 Allowable Runoff Coefficients.

Allowable Runoff Coefficients, C	
Land Use	Allowable C Factor
* * *	
<u>Woods</u>	<u>0.25</u>
<u>Grass</u>	<u>0.3</u>
<u>Gravel/Aggregate/Limestone</u>	<u>0.7</u>
<u>Asphalt/Concrete</u>	<u>0.95</u>

* * *

F. Hydrological Analysis.

* * *

35. In Chapter 900 – Infrastructure, amend Sec. 900-7.6 Construction Criteria Potable Water Systems, to correct a typo in the section name and address procedures and standards for directional drilling, to read as follows:

SEC. 900-7.6 CONSTRUCTION CRITERIA FOR POTABLE WATER SYSTEMS.

A. Applicability.

* * *

C. Excavation, Bedding, and Backfilling.

The applicant shall provide all excavation required for the installation of water systems in accordance with the approved plans and the requirements of this code. Excavations for water lines and structures shall be prepared, bedded, and backfilled in accordance with the requirements below and as shown on the approved plans. Directional drilling under roadways may be uncased provided proposed improvements comply with LADOTD standards and are reviewed and approved by the utility company in accordance with this UDC. Should the utility company require directional drilling to be cased, the developer must comply with this direction to be considered in compliance with this UDC.

* * *

36. In Chapter 900 – Infrastructure, amend Sec. 900-8.8 Construction Criteria for Sewerage Systems, to address procedures and standards for directional drilling, to read as follows:

SEC. 900-8.8 CONSTRUCTION CRITERIA FOR SEWERAGE SYSTEMS.

A. General.

* * *

B. Excavation, Bedding, and Backfilling.

1. *Bedding and Backfilling.* Sewer force main bedding and backfill shall be in compliance with requirements set forth by the utility provider.
2. *Compaction.* Compaction regulations shall be in accordance with utility provider specifications.
3. *Pipe and Fittings.* New sewerage force mains installed, colored, and labelled per utility provider specifications.
4. *Drilling.*
 - a. Directional drilling. Directional drilling under roadways may be uncased provided proposed improvements comply with LADOTD standards and are reviewed and approved by the utility company in accordance with this UDC. Should the utility company require directional drilling to be cased, the developer must comply with this direction to be considered in compliance with this UDC.
 - b. Drilling logs. Upon completion of sewerage force main construction, the drilling logs for all HDD installed sewerage force mains shall be provided with the record drawings/as-built plans. The drilling logs shall follow specifications made by the utility provider.