

TEXT STUDY STAFF REPORT
Unified Development Code



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Study Title: Unified Development Text Amendments
No. 19 **Public Notice:** 4/8/2026; 4/22/2026; 5/6/2026

Purpose: To make additional minor changes and clarify the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) **Planning & Zoning Commission:** 5/12/2026
Recommendation: Approval, Denial, Postponement **Location:** Parishwide

FINDINGS

1. *History.* Following the effective date of the Unified Development Code (08/02/2024), Parish staff have actively engaged with the UDC, identifying areas for improvement based on their direct experience with its implementation. A summary of key Council Actions relevant to this Text Study is summarized below.

Ord. No.	Adopted	Effective	Title	Relevant Code of Ordinances Impacted
23-5339	12/18/23	7/1/24	Comprehensive Rewrite, Part II UDC	Ch. 30, 40, 100, 120, 125, and 130
24-7591	6/6/24	6/6/24	UDC Effective date extension	Part II: UDC Chapters 100 - 900
24-7619	7/11/24	8/2/24	Part I Reference Alignment with Part II UDC	Part I of the Code of Ordinances
24-7620	7/11/24	8/2/24	Part II UDC Housekeeping Amendments 1 and 2	Part II: UDC Chapters 100 - 900
24-5592	10/3/24	10/4/24	Part II UDC Housekeeping Amendment 3	Part II: UDC Chapters 100 - 900
24-5611	11/7/24	11/7/24	Part II UDC Housekeeping Amendment 4	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900
24-5641	12/5/24	12/5/24	Part II UDC Housekeeping Amendment 5	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900
25-5700	3/6/2025	3/10/2025	Part I & II UDC Housekeeping Amendment 6, 7, & 8	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900

25-5728	5/1/2025	5/5/2025	Part II UDC Housekeeping Amendment 9	Part II: UDC Chapters 100-900
25-5729	5/1/2025	5/5/2025	Part II UDC Housekeeping Amendment 10	Part II: UDC Chapters 100-900
25-5760	6/5/2025	6/9/2025	Part II UDC Housekeeping Amendment 11	Part II: UDC Chapters 100-900
Ord. Cal. No. 7897 – Postponed Indefinitely	N/A	N/A	Part II UDC Housekeeping Amendment 12	Part II: UDC Chapter 400
25-5781	7/10/2025	7/10/2025	Part II UDC Housekeeping Amendment 13	Part I Code of Ordinances & Part II: UDC Chapters 100-900
25-5795	8/7/2025	8/7/2025	Part II UDC Housekeeping Amendment 14	Part II: UDC Chapter 900
25-5796	8/7/2024	8/7/2025	Part II UDC Housekeeping Amendment 15	Part II: UDC Chapters 100 & 400
26-5906	1/8/2026	1/24/25	Part II UDC Housekeeping Amendment 16	Part II: UDC Chapters 100, 200, 400, 600, & 800
26-5934	3/12/2026	4/6/26	Part II UDC Housekeeping Amendment 17	Part II: UDC Chapter: 400
Ord. Cal. No. 8086	5/7/2026	5/17/2026	Part II UDC Housekeeping Amendment 18	Part II: UDC Chapters 400, 600, & 900

2. *Summary of proposed changes.* Proposed changes are listed and categorized by the type of change involved below. These proposed changes are also shown in a ‘marked up’ version of the Code in **Appendix A**. In some cases, changes summarized manifest in the Code as part of multiple recommendations in **Appendix A**. To help ‘toggle’ between the proposed change summarized below and the recommended changes tracked in **Appendix A**, the corresponding numbers are listed at the end of each summary item below.

a. Policy changes include:

- i. Amend Chapter 200 – Procedures, to add Section Sec. 200-5 *Costs Borne by Appellants* to clarify that the party which takes an appeal to the 22nd Judicial District Court is responsible for the costs of preparing and filing the record. (Appendix A, **Recommendation No. 1**).
- ii. Amend Chapter 100 – Administration, Section 100-5 Definitions and Chapter 400 – Zoning, to update existing regulations for Solar Farm uses. (Appendix A, **Recommendation No. 2**).
- iii. Amend Chapter 100 – Administration and Chapter 400 – Zoning, including Section 400-3 Commercial Zoning Districts, Section 400-4 Specialized Zoning Districts, Section 400-5 Industrial Districts, 400-7 Overlay Districts, and Section 400-8 Use Standards to add “Outdoor Shooting Range” as a conditional use and include minimum standards. (Appendix A)
 - i. This item was postponed for two months and has been removed from Appendix A.
- iv. Amend Chapter 600 – General Development Standards, Section 600-3.4 Landscape Regulations to add language within the *Alternative Compliance for Existing Conditions* to allow administrative considerations of certain site design requirements for existing developed sites. (Appendix A, **Recommendation No. 4**)
- v. Amend Chapter 600 – General Development Standards, Section 600-5 Parking and Storage to clarify requirements for the storage of recreational vehicles and to allow them as a temporary residence as a Conditional Use (Appendix A, **Recommendation No. 5**)

b. Clarifications include:

- i. Amend Chapter 200 – Procedures, Section 200-8 Land Clearing Standards to clarify the requirements for commercial land clearing permits. (Appendix A, **Recommendation No. 3**)

APPENDIX A
PROPOSED AMENDMENTS
TO
PART II: LAND DEVELOPMENT CODE
ST. TAMMANY CODE OF ORDINANCES
(last amended per Council Ord. No. 26-592)

Proposed Changes Key:

Blue, Bold, and Underlined Text – Added Text

~~Red and strikethrough text~~ - Deleted Text

1. Amend Chapter 200 – Procedures to add Sec. 200-5 *Costs Borne by Appellants* to clarify that the party which takes an appeal to the 22nd Judicial District Court is responsible for the costs of preparing and filing the record, to read as follows:

Chapter 200 – Procedures

* * *

SEC. 200-5 COSTS BORNE BY APPELLANTS

- A. The agency or department responsible for preparation of the record upon an appeal to the 22nd Judicial Court District taken from any action resulting from the application of this Unified Development Code shall immediately estimate the cost of the preparation of the record on appeal, including the fee for preparing any transcript or filing fee required by the 22nd Judicial District Court. The agency shall send notices of the estimated costs by certified mail to the appellant and by first class mail to the appellee.
- B. Within twenty (20) days of the mailing notice, the appellant shall pay the amount of the estimated costs to the agency or department which prepared the estimate.
- C. After preparation of the record on appeal has been completed, the agency or department shall, as the situation may require, either refund to the appellant the difference between the estimated costs and the actual costs if the estimated costs exceed the actual costs, or send a notice by certified mail to the appellant of the amount of additional costs due, if the actual costs exceed the estimated costs. If the payment of additional costs is required, the appellant shall pay the amount of additional costs within twenty (20) days of the mailing of the notice.
- D. If the appellant fails to pay the estimated costs, or the difference between the estimated costs and the actual costs, within the time specified, the judge hearing the appeal, on his/her own motion or upon motion by any party of interest, and after a hearing, shall:
 - 1. Enter a formal order of dismissal on the grounds of abandonment; or
 - 2. Grant a ten day period within which costs must be paid in full, in default of which the appeal is dismissed as abandoned.

2. Amend Chapter 100 – Administration, Section 100-5 Definitions and Chapter 400 – Zoning, to update existing regulations for Solar Farm uses.

Chapter 100 - Administration

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SEC 100-5 Definitions.

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Solar Energy Systems. Any active Solar Energy System that uses mechanical, physical, or chemical means to convert energy collected from sunlight into an alternative form of energy. Solar Energy Systems include, but are not limited to photovoltaic cells, solar hot water heaters, etc.

Solar Energy System, Battery Energy Storage System (BESS). A system of electrochemical batteries, battery modules, racks, containers, inverters, transformers, HVAC/cooling, controls, and related equipment used to store energy to discharge at a later time.

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Solar Energy System, Salvage Value. The actual or estimated scrap value of the intact and raw materials and components once removed from the solar power generation facility and made available for sale at market value.

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Chapter 400 – Zoning

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Sec. 400-3.1 Commercial Zoning Districts and Uses Established.

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Exhibit 400-3 Permitted Uses: Commercial Districts.

	Commercial Zoning Districts									
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-3	HC-4	Use Standards
Utilities										
Solar Energy Systems					P*	P*	P*	P*	P*	Sec. 400-8. LL

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Sec. 400-8 – Use Standards

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MM. Solar Energy Systems.

1. Purpose. The purpose of this Section is to regulate the placement, design, construction, operation, and decommissioning of ground mounted Solar Energy Systems exceeding Small-Scale within St. Tammany Parish in a manner that:
- a. Protects public health, safety, and welfare;

b. Preserves neighborhood character, scenic resources, agricultural lands, and environmental features;

c. Minimizes adverse impacts related to noise, glare, drainage, and visual appearance

d. Ensures proper decommissioning and site restoration;

e. Encourages responsible renewable energy development while maintaining local land use authority pursuant to applicable state law.
2. Applicability.

- a. Solar Energy Systems serving on-site energy demand and classified as Building-Integrated, Building-Mounted, Roof-Mounted, or Small-Scale Systems as defined in Chapter 100 shall remain regulated primarily through building, electrical, and zoning compliance as provided elsewhere in the Code.
 - b. Ground-Mounted Solar Energy Systems exceeding Small-Scale Solar Energy Systems as defined in Chapter 100, including Medium-Scale and Large-Scale facilities, shall be subject to additional siting, design, and operational standards set forth herein.
3. General Development Standards.
- a. Height. The height of each solar panel shall be measured from the highest natural grade below each solar panel to the leading upper edge of that panel at full operational tilt. The leading edge of any solar panel at full tilt shall not exceed 15 feet above natural grade. No separate tilt-angle limit is imposed and compliance is determined solely by the leading-edge height standard. Poles, racking structures, wiring, inverters, and other components reasonably necessary to connect the Solar Energy System to the electrical grid shall not be subject to this requirement.
 - b. Setbacks and Screening.
 - i. All components of a Solar Energy System shall be setback from all project boundary lines, lease lines, or property lines which make up the site perimeter by a minimum of one hundred (100) feet. Within this required setback, a natural area buffer of at least fifty (50) feet shall be provided. The required buffer shall be located within and count toward the required setback and shall not be in addition to the setback. The required buffer shall be exclusive of any servitudes or easements. Additionally, all Solar Energy System structures shall be located at least three hundred (300) feet from all existing residential dwellings, including single-family, duplex, townhouse, and multi-family structures, and from any non-residential structure used for active business operations and maintaining an occupational license.
 - ii. A tree survey stamped by a Louisiana licensed Land Surveyor or a Louisiana licensed Landscape Architect identifying all live oaks and cypress within the development site and any non-invasive trees 8 inches in caliper or larger within the required natural area buffers is required. Natural area buffers must meet the following planting requirements per 100' of linear frontage:
 - 1. Class A Trees = 5
 - 2. Class B Trees = 5
 - 3. Shrubs - 10
 - 4. Where a natural area buffer does not adhere to the above landscape requirements, a landscape plan stamped by a Louisiana licensed Landscape Architect is required. For existing vegetative buffer locations where gaps are within the visual barrier as seen

from the street, shrubs or Class B trees must be added to create an opaque barrier.

- iii. Perimeter fencing shall not be required for Solar Energy Systems, except for substations, Battery Energy Storage Systems (BESS), and other equipment areas where a physical security perimeter is required in accordance with NERC CIP-006, or any successor standard. Where fencing is required, such fencing shall be a minimum of (7) feet in height and shall be constructed of durable, corrosion-resistant chain link, incorporating anti-climb and anti-cut features and secure access points, consistent with the applicant’s approved physical security plan. Solar array fields and all undeveloped portions of the site, including but not limited to natural area buffers, conservation areas, wetlands, and drainage features, shall not be required to be enclosed by fencing. Where the applicant elects to install fencing beyond what is required herein, such fencing shall be designed to allow for the passage of wildlife. Acceptable designs may include, but are not limited to, elevated fencing, wildlife gaps, or alternative materials that maintain site security while permitting wildlife movement. All gates and access points shall comply with emergency access requirements set forth in Sec. 14-4 Gate Access System Requirements.
- iv. The applicant shall submit a Vegetation Management Plan, prepared by a Louisiana licensed Landscape Architect, describing the ground cover management approach within the project boundary. Native low-growing ground cover or managed grasses shall be required and maintained for the life of the project. Panel arrangement and row spacing shall be determined by the applicant’s engineering design and are not subject to the prescriptive vegetation-clearance standard; however shall be managed so as not to interfere with system operations, maintenance, or safety. The Vegetation Management Plan shall, at a minimum, address the following:
 - 1. Measures to prevent the establishment and spread of invasive species, including initial planting specifications and ongoing monitoring and control methods;
 - 2. Fire risk management practices consistent with applicable Parish and State fire codes, including fuel load management and access considerations; and
 - 3. Provision of adequate maintenance and emergency access throughout the site.
- v. All components of the Solar Energy System must adhere to the required Waterway Buffers as identified in Sec. 600-3.5 Waterway Buffers.
- vi. Failure to continuously maintain the foregoing visual buffers will constitute a violation.

c. Engineering Requirements

- i. Individual photovoltaic panels must be arranged in a fashion that allows the passage of runoff between each module, thereby minimizing the creation of concentrated runoff.
 - ii. The overall site design regarding this use must conform with the following criteria:
 - 1. The site shall be designed such that it does not allow the change in natural elevation by more than two (2) feet. The Department of Engineering may provide allowances for the administrative review of deviations to this requirement where the applicant supplies justification outlining such need for such deviation to accommodate stormwater management, drainage design, or solar facility construction requirements.
 - 2. The site design and plan submittals required for this use must meet all applicable requirements outlined in UDC Section 900-6: Drainage and Flood Prevention.
- d. Noise. Pre-construction ambient noise levels shall be established by a qualified acoustical consultant and submitted with the Solar Energy System application. Ambient noise measurements shall be conducted in accordance with industry-accepted standards and shall reflect representative conditions. No Solar Energy System shall produce noise that exceeds the lesser of:
 - iii. 60 dBA measured at the project boundary lines, lease lines, or property lines which make up the site perimeter; or
 - iv. 10 dBA above the pre-construction ambient noise level, as measured at the nearest occupied residential dwelling or at the boundary of the nearest residentially-zoned parcel, whichever is closer to the facility.
- e. Lighting. Lighting of Solar Energy Systems and accessory structures must be limited to the minimum necessary. Full cut-off lighting, such as dark sky compliant lighting may be required when determined necessary to mitigate visual impacts. Lights must be shielded and downcast and fully compliant with Outdoor Lighting regulations within Chapter 600.
- f. Battery Energy Storage System (BESS). Where a battery energy storage system is proposed in conjunction with a Solar Energy System, the following shall apply:
 - i. BESS locations and equipment shall be shown on the required site plan.
 - ii. BESS shall meet all required setbacks and buffering applicable to the facility and shall be located to comply with all fire and building code requirements.
 - iii. The applicant shall submit an emergency response plan and 24-hour emergency contact information to the Parish Fire Marshal prior to operation.
 - iv. An environmental quality and protection plan shall be required to prevent on site pollution.
 - v. BESS shall comply with the noise standards of this Section.

- vi. Decommissioning financial assurance shall include removal and proper disposal of battery components and related equipment.
- g. Hazards.
 - i. Fire Protection. All Solar Energy Systems must have a defensible space for fire protection in accordance with State and Parish fire code.
 - ii. All Solar Energy Systems are required to use the Federal Aviation Administration (FAA)’s Notice Criteria Tool to determine whether a project triggers a filing obligation under 14 C.F.R. Part 77. If a “you do not exceed notice criteria” is achieved, then the applicant meets the requirements set forth herein and no further action is required. If the applicant receives an “exceeds notice criteria” in the Notice Criteria Tool, the applicant shall file an FAA Form 7460-1 (Notice of Proposed Construction or Alteration) and proceed according to the FAA process. In the event the FAA issues a Determination of Hazard, the applicant shall modify the project accordingly or demonstrate through independent glare analysis how the proposed design mitigates such hazard as follows:
 - 1. Flight Protection. In the event the FAA issues a Determination of Hazard, the application must be supplemented with a detailed map analysis highlighting all airport operations and designated flight paths within five nautical miles of the outermost proposed development boundaries, and, for all such airport operations or designated flight paths located therein, must additionally include:
 - a. A certified letter of a notice of intent to construct a Solar Energy System containing, at minimum, the types of solar technology devices to be used and the overall size including total acreage and surface areas of all panels or other reflective devices.
 - b. A full report of potential aviation glare hazards arising from the proposed Solar Energy System on all such airport operations and/or designated flight paths using the most recent version of the Department of Energy's Sandia National Laboratories glare hazard assessment tool (or any other assessment tool required or otherwise recommended by the FAA) in accordance with its user manual, and applying the same evaluation standards required and otherwise recommended by the FAA for evaluating any potential aviation glare hazards of off-airport solar projects. It is the intent of this section to require all applicants to utilize the most recent and thorough evaluation techniques of measuring potential aviation glare hazards available and required or otherwise recommended by the FAA, as modified from time to time.
 - c. The applicant shall provide evidence that a certified letter and full report has been sent to all the following: the local

airport district office or the FAA with oversight of the Parish for any airport operated under FAA regulations as part of the National Plan of Integrated Airport Systems (NPIAS); the airport management for all NPIAS and non-NPIAS airports; and the affected military airport or low altitude flight paths in said area.

4. Submission Requirements.

- a. All applications for Ground-Mounted Solar Energy Systems exceeding Small-Scale systems, including Medium-Scale and Large-Scale facilities shall provide a scaled site plan stamped by a Civil Engineer including the location of all existing and proposed structures, points of ingress and egress, including internal circulation and parking and a traffic plan for construction.
 - b. The applicant shall comply with all Permit requirements as provided for within Chapter 300 – Buildings and Construction.
 - c. Permit applications shall adhere to Parish Fees as listed within Article XVII – Parish Fees and shall also incur the following review fee: \$50.00 per acre; maximum acreage fee \$10,000.00.
 - d. All civil plans required for review must be stamped by a licensed Louisiana State Engineer.
 - e. All solar photovoltaic models incorporated into a Solar Energy System shall be listed and labeled in accordance with UL 1703, IEC 61215, IEC 61730, or an equivalent standard recognized by a nationally recognized testing laboratory (NRTL) as defined under 29 C.F.R. 1910.7. The applicant shall submit manufacturer documentation including the applicable module datasheet and certification listing confirming NRTL listing status for all module models proposed for installation. A Louisiana licensed professional engineer seal shall be required only for the site-specific electrical design drawings, single-line diagrams, and structural racking calculations submitted as part of the permit application, which shall be prepared and sealed in accordance with applicable Louisiana professional licensing requirements.
 - f. When accessed from a Parish right-of-way, the Department of Public Works shall review and determine if a road bond is required.
 - g. Any permit issued pursuant to this section will expire five (5) years from the date of issuance, unless construction has commenced. The permit holder may apply to the Director of Permits and Inspections for one (1) extension of up to two (2) additional years upon written demonstration of good-faith progress toward construction, including evidence of active utility interconnection application or agreement, power purchase agreement execution, or other substantial project development activity. After the expiration of a permit, the applicant may reapply.
5. As-Built Plans. Upon completion of site construction, a certified As-Built Plan stamped by a Civil Engineer licensed in the State of Louisiana in accordance with Sec. 900-6: Drainage and Flood Prevention must be submitted to the Department of Engineering for review and approval within ninety (90) days of the commercial operations date of the

facility. The As-Built Plan shall receive approval prior to final drainage and landscape inspections and prior to issuance of a Certificate of Occupancy.

6. Decommissioning, abandonment, hazard abatement.

- a. Decommissioning Plan Required. A decommissioning plan shall be submitted with the building permit application. The plan shall run with the land and be binding on the owner, operator, and any successor in interest. A facility's decommissioning plan shall comply with the following requirements:
 - i. Preparation. The plan must be prepared, signed, and sealed by a licensed Louisiana professional engineer.
 - ii. Facility Description. The plan shall include the following information and any other information reasonably required by the Department of Planning and Development regarding the subject facility:
 1. The location of the facility, the total number of acres within the facility footprint, the expected life of the facility, and the facility's megawatt (MW) capacity for generation and battery storage.
 2. An itemized inventory of all solar devices, equipment, and component parts used or planned to be used in the facility's operations.
 3. A detailed map of the facility footprint that illustrates the anticipated or actual location of all solar devices, equipment, and component parts used or planned to be used in the facility's operations including but not limited to all routes of ingress and egress to a public road and all applicable setback plans.
 4. A description of the historical and pre-development use(s) of the land and all site work performed or planned to be performed thereon.
 5. Decommissioning Schedule. The plan shall include a statement of the anticipated sequence of removal activities and restoration activities and the anticipated time needed to complete them.
 6. Decommissioning Activities. The plan shall include a detailed statement regarding the anticipated labor and equipment needed to complete the required removal activities, including the removal of all non-utility owned equipment, panels, conduits, structures, fencing, foundations, and associated improvements and restoration of the site to its pre-development condition, including regrading and revegetation.
 7. Waste Management. The plan shall identify all solar devices, equipment, component parts, and other materials making up the facility that may be considered hazardous waste and provide a summary of how they will be properly disposed of or recycled in accordance with applicable laws and regulations.

8. Decommissioning Cost Estimate. The plan shall provide an itemized schedule estimating, to the extent practicable, all costs necessary for or related to decommissioning as required by this Chapter. The decommissioning cost estimate shall include the following in an itemized format:
 - a. The gross cost of all decommissioning activities, including all related labor, materials, equipment, and site restoration;
 - b. The projected salvage value of the solar devices, integrated equipment, and other materials associated with the facility as determined by a qualified cost estimator;
 - c. The net decommissioning cost, calculated as the difference between the gross cost and the salvage value of the facility.
- b. Triggering Events. The decommissioning plan shall be initiated upon:
 - i. Abandonment of the Solar Energy System;
 - ii. Cessation of operations for a continuous period of twelve (12) months after its final day of power generation. A facility shall be presumed to have reached its final day of power generation and considered abandoned if the facility has not generated power for 12 consecutive months. A responsible party, designated operator, or landowner may rebut the presumption by providing written notice to the Department of Planning and Development showing good cause therefore and, if applicable, providing a timeline for commencement of power generation;
 - iii. Revocation or expiration of required permits;
 - iv. Occurrence of a condition constituting a public safety or environmental hazard, as determined by the Parish or State.
- c. Financial Assurance.
 - i. The owner or operator shall post a bond or letter of credit acceptable to the Parish in the amount equal to one hundred percent (100%) of the estimated decommissioning cost prior to occupancy.
 - ii. The decommissioning cost estimate shall be prepared and certified by a qualified cost estimator or other professional acceptable to the Parish and shall be reevaluated every five (5) years.
 - iii. An updated financial security reflecting the revised cost estimate and changes in salvage value shall be posted upon each reevaluation period.
 - iv. The owner or operator shall submit annual written verification to the Parish demonstrating that all required premiums or financial obligations associated with the security instrument remain in effect.
- d. Timeframe. Decommissioning activities shall commence within sixty (60) days of a triggering event and shall be completed within twelve (12) months, unless an extension is granted by the Parish Council for good cause shown.

- e. Transfer of Ownership. In the event the Solar Energy System, lease, contract, or any interest therein is sold or transferred, the new owner or operator shall assume all obligations of the recorded decommissioning plan and financial security requirements.
 - f. Recorded Notice; Covenant Running with the Land Requirement. Prior to the issuance of a building or site work permit for any Medium-Scale or Large-Scale Solar Energy System, the owner or operator shall record a notice with the St. Tammany Parish Clerk of Court identifying the property as the site of a Solar Energy System subject to the requirements of this Section. The recorded notice shall run with the land and be binding upon all current and future owners, operators, lessees, successors, and assigns.
 - i. A legal description of the property subject to the Solar Energy System approval; and
 - ii. Reference to the approved decommissioning plan and any associated financial assurance requirements; and
 - iii. Notice that the property may contain former or existing solar energy infrastructure, underground facilities, or environmental constraints associated with prior Solar Energy System operations; and
 - iv. Notice that future owners and transferees are responsible for reviewing all approved permits, decommissioning plans, environmental documentation, and recorded obligations associated with the site;
 - g. Acknowledgement of Responsibility. The decommissioning plan shall include a signed statement from the party responsible for implementation acknowledging financial and operational responsibility for decommissioning.
 - h. Enforcement. Upon failure to initiate or complete decommissioning in accordance with this Section, the Parish may take any action authorized by law, including but not limited to calling the financial security, revoking permits, or initiating civil or criminal enforcement proceedings.
7. Violations.
- a. Notice of Violation. Upon finding any inappropriate or illegal activity that violates the provisions of this Section, the Director of the Department of Planning and Development shall notify in writing the person(s) responsible for such violation. The notice shall include:
 - i. The nature of the violation(s);
 - ii. The actions necessary to correct the violations(s);
 - iii. The date by which corrective action must be completed;
 - iv. The actions that may be taken by the Parish if corrective action is not completed.
 - b. Enforcement Actions. If corrective action is not taken within the specified timeframe, or is deemed inadequate, the Parish may:

- i. Issue an order to discontinue the use or occupation of any land, building, or structure;
 - ii. Revoke or suspend permits or approvals;
 - iii. Call any financial security posted pursuant to this Section;
 - iv. Initiate any other action authorized by law to ensure compliance or prevent continued violation.
 - c. Penalties. Any person violating any provision of this Section shall be guilty of a misdemeanor and, upon conviction, shall be punished by a fine not to exceed five hundred dollars (\$500) or imprisonment not to exceed thirty (30) days, or both. Each day a violation continues shall be deemed a separate offense.
- ~~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:~~
 - ~~a. Location of all structures on site including proposed structures.~~
 - ~~b. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.~~
 - ~~c. Approved landscape plan.~~
 - ~~d. A decommissioning plan to remove all components in accordance with all local, state, and federal laws and restore the site to its original state within 90 days of discontinued operations. This decommissioning plan shall be submitted along with the building permit application to the Department of Planning and Development along with the building permit application and re-submitted for approval every 3 years while the system is in operation.~~
 - ~~e. Additional information shall be submitted as determined by the Department of Planning and Development.~~
 - ~~3. On parcels zoned for agricultural use, ground mounted solar energy systems shall not exceed 25 percent of the total surface area of the parcel. This limit may be waived if the applicant can demonstrate that the areas beneath and around the solar collectors will be planted with appropriate vegetation and made available to pollinators and/or livestock.~~
 - ~~4. Ground mounted solar energy systems shall be installed in such a way that they do not adversely affect the drainage of the surrounding area. An impact analysis shall be conducted by the applicant which determines the drainage effects of ground mounted systems covering more than 2,500 square feet with impervious surface.~~
3. **Amend Chapter 200 – Procedures, Section 200-8 Land Clearing Standards to clarify the requirements for commercial land clearing permits, to read as follows:**

Chapter 200 – Procedures

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Sec. 200-3.8 Land Clearing Applications

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B. Submittal Requirements.

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2. In addition to the information required on parish-provided application forms, the land clearing application must include the following attachments:

- A. a. Recorded boundary survey with legal description and servitudes. All applications for land clearing permits require a boundary survey with legal description. All clearing applications in support of commercial or industrial development, subdivisions, and road construction shall depict all existing and proposed servitudes and utility locations.

4. Amend Chapter 600 – General Development Standards, Section 600-3.4 Landscape Regulations to add language within *Alternative Compliance for Existing Conditions* to allow administrative considerations of certain site design requirements for existing developed sites, to read as follows:

Chapter 600 – General Development Standards

* * *

Sec. 600-3.4 Landscape Regulations

* * *

G. Alternative Compliance for Existing Conditions

- 1. *Rationale.* The landscaping standards contained in this UDC are intended to encourage development that is environmentally functional, economically viable, and aesthetically pleasing. The standards contained herein are not intended to inhibit creative development or limit the ability to provide landscaping. It is acknowledged that conditions may arise where normal compliance is impractical or impossible and that a design proposal that offers superior results or maximum achievement of parish objectives may only be obtained through alternative compliance.
- 2. *Applicability.* Alternative compliance is available to existing ~~developments~~ developed sites, including redevelopment, reuse, expansion, or change of use of an existing structure or previously developed parcel, where one or more ~~where either~~ of the following circumstances can be demonstrated:
 - a. The development proposal involves the redevelopment of an existing structure on a site where the current positioning of the structure precludes the placement of the required landscape areas or the installation of the required planting mix according to this section.

- b. An alternative location or planting mix would enhance stormwater management and drainage within the site, and a calculated benefit to flood impacts on neighboring properties could be demonstrated.
 - c. Strict application of current off-street parking requirements to an existing developed site would create practical site constraints, inhibit reinvestment or adaptive reuse, or require unnecessary demolition or substantial site reconfiguration.
 - d. Strict application of irrigation requirements to an existing developed site would create practical site constraints, require unreasonable disturbance of existing improvements, or impose disproportionate cost relative to the scope of proposed work.
- 3. *Submittal and approval process.* Developers must submit their proposed alternative compliance landscape plan to the department of planning and development along with the site plan and any drainage calculations. The Director can approve, approve with modifications to ensure compliance with the intent of these regulations, or deny the alternative compliance plan.
- 4. *Administrative Parking Reduction for Existing Developed Sites.* The off-street parking requirements of this UDC are intended to ensure that development provides adequate parking to serve its use while minimizing adverse impacts to adjacent properties and the public right-of-way. It is recognized that strict application of parking ratios to existing developed sites may, in certain circumstances, inhibit reinvestment, adaptive reuse, or redevelopment where practical site constraints exist and where the required number of spaces exceeds the functionality of the proposed use.
 - a. *Authorization.* The Planning Director may authorize a reduction in the minimum required off-street parking for the redevelopment, reuse, or change of use of an existing developed site where:
 - i. The proposed number of spaces is found to be adequate to serve the anticipated parking demand of the use;
 - ii. The reduction will not result in a demonstrable adverse impact to adjacent properties or allow parking within the public right-of-way;
 - iii. Safe vehicular circulation and pedestrian access are maintained; and
 - iv. Full compliance would require demolition, substantial site redesign, or acquisition of additional property, or would otherwise unreasonably hinder reinvestment in the site.
 - b. *Documentation Required.* The applicant shall provide one or more of the following, as applicable:
 - i. A parking demand study prepared by a qualified professional;

- ii. Evidence of comparable local uses with similar scale and parking demand;
 - iii. Operational characteristics (hours, employees per shift, seating count, etc.) demonstrating reduced demand.
 - c. Limitations.
 - i. This provision applies only to existing developed sites previously permitted under a prior development code and shall not apply to new development on undeveloped land.
 - ii. The Planning Director may reduce required parking by no more than 30% of the otherwise required spaces without further review by the Board of Adjustments.
 - iii. Approval may be conditioned upon operational limitations, including but not limited to maximum occupancy, seating count, or hours of operation.
 - iv. Approval shall run with the approved use and intensity. A subsequent change of use or expansion shall require reevaluation of parking compliance.
 - d. Revocation. If documented conditions show the approved reduction is causing recurring adverse parking impacts, the Director of Planning and Development may require corrective measures or reevaluation of parking compliance.
- 5. Administrative Irrigation Modification for Existing Developed Sites. The irrigation requirements of this UDC are intended to promote healthy landscaping, efficient water use, and long-term site sustainability. It is recognized that strict application of irrigation requirements to existing developed sites may, in certain circumstances, inhibit reinvestment, adaptive reuse, redevelopment, or minor expansions where practical site constraints exist.
 - a. Authorization. The Planning Director may approve a reduction, phased installation, partial irrigation coverage, or waiver of irrigation requirements for the redevelopment, reuse, expansion, addition to, or change of use of an existing developed site where:
 - i. The proposed work is limited in scope and does not substantially expand landscaped areas;
 - ii. Existing site conditions make full irrigation installation impractical due to pavement, utilities, building placement, drainage infrastructure, or other existing site constraints;
 - iii. Full compliance would require unreasonable disturbance of existing improvements.
 - b. Limitations. This provision applies only to existing developed sites previously permitted under a prior development code and shall not apply to new development on undeveloped land.

5. Amend Chapter 600 – General Development Standards, Section 600-5 Parking and Storage to clarify requirements for the storage of recreational vehicles and to allow them as a temporary residence through the Land Development Review process, to read as follows:

Chapter 600 – General Development Standards

* * *

Sec. 600-5 Parking and Storage

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B. General Requirements

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11. Recreational vehicles. Recreational Vehicles may be parked or stored on the sites of 1-, 2-, 3-, or 4-family dwellings including manufactured homes and townhouses, subject to the following conditions:

- a. Shall not be occupied or used for living, sleeping, or housekeeping purposes and shall not be utilized for habitable purposes on a developed site where a habitable structure exists as determined by the Director of Permits and Inspections.
- b. Setback Requirements:
 - i. Recreational vehicles not parked or stored inside of a fully enclosed garage shall be parked or stored completely behind the front building line of the principal structure or not less than 60 feet from the front lot line, whichever is closest to the front lot line.
 - ii. If a variance is granted to the building line or setback requirement for recreational vehicles they shall comply with the screening requirements listed below and shall not be parked in a required front yard.
 - iii. Recreational vehicles 7 feet or less in height, measured from grade to their top edge, excluding any minor, incidental projections and including substantial projections considered by the Planning Director, shall be located no less than 3 feet from a side or rear lot line, unless screened from view of the abutting property in accordance with screening requirements below.
 - iv. Recreational vehicles over 7 feet in height shall be located no less than 5 feet from a side or rear lot line.
 - v. On corner lots, recreational vehicles shall not be parked or stored closer to the abutting side street than the side building line of the principal structure unless screened in accordance with the screening requirements listed below.
- c. Recreational vehicles may be parked anywhere on the premises for loading or unloading purposes no longer than 24 hours and shall not extend into any public right of way. In situations

such as hurricanes or similar weather phenomenon that necessitates an evacuation, the limitation on hours for loading and unloading in this section are waived.

- d. All recreational vehicles shall be in an operable condition and parked or stored on a surface that is maintained in good condition, free of weeds, dust, trash and debris.
- e. Recreational vehicles may be in a garage or accessory structure constructed in accordance with this code.

f. Standards for Temporary Residences on Residential Construction Sites.

- a. A temporary permit for a manufactured home or recreational vehicle used as a temporary residence during the construction, repair, or renovation of a permanent residential structure on the same site may be reviewed and approved by the Director of the Department of Planning and Development in accordance with the Land Development Review procedures provided within Chapter 200 for a period not to exceed six (6) months from the date the permit is issued.
- b. The temporary permit may be granted one extension of an additional period of not more than three months by the Director of Permits and Inspections if such extension is necessary to complete the construction, repair or renovation of the primary structure on the same site.
- c. Temporary residences used on construction sites shall be removed from the site no later than thirty (30) days after obtaining a final occupancy permit for the permanent residence.
- d. The provisions of this section shall not apply to temporary housing authorized in connection with any local, state, or federally declared emergency or disaster event.
- e. Utility Connections.
 - i. Any recreational vehicle approved for temporary residential occupancy under this section shall be connected to potable water and sanitary sewer facilities in compliance with all applicable Federal, State, and Parish regulations.
 - ii. Where central water and central sewer service are available to the site, the recreational vehicle shall be connected to such central systems and shall not utilize private wells, septic systems, holding tanks, or portable waste disposal systems unless expressly approved by the Director of Environmental Services.
 - iii. Where central water and/or sewer service is not available, connections to an approved private well or individual sewage treatment system shall comply

with all State and Parish requirements. Proof of approval from the appropriate regulatory authority shall be submitted prior to occupancy.

- iv. All utility connections shall be installed in accordance with applicable building, plumbing, and electrical codes, and shall be inspected and approved prior to occupancy of the recreational vehicle.
- v. Temporary utility connections shall be removed upon expiration or termination of the temporary permit and prior to issuance of a certificate of occupancy for the permanent residential structure.