

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 8030

ORDINANCE COUNCIL SERIES NO: 26-_____

COUNCIL SPONSOR: MR. COUGLE

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 8TH DAY OF JANUARY, 2026

ORDINANCE TO EXTEND A SIX (6) MONTH MORATORIUM WITHIN THE BOUNDARIES OF COUNCIL DISTRICT 9, AS ESTABLISHED BY ORDINANCE COUNCIL SERIES NO. 24-5360, ON THE RECEIPT OF SUBMISSIONS BY THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT AND/OR THE ISSUANCE OF PERMITS BY THE ST. TAMMANY PARISH DEPARTMENT OF PERMITS AND INSPECTIONS FOR THE REZONING AND/OR SUBDIVISION/RESUBDIVISION AND/OR ANY CONSTRUCTION OR PLACEMENT FOR ANY OF THE FOLLOWING: (1) ANY PARCEL OF LAND TEN (10) ACRES OR LARGER WHICH WOULD RESULT IN AN ALLOWABLE DENSITY OF ANY RESIDENTIALLY ZONED PARCEL GREATER THAN OR MORE DENSE THAN A-2 SUBURBAN DISTRICT (ONE [1] SINGLE FAMILY UNIT PER ACRE); OR (2) ANY PARCEL OF LAND LESS THAN OR SMALLER THAN TEN ACRES (10) WHICH WOULD RESULT IN AN ALLOWABLE DENSITY GREATER THAN OR MORE DENSE THAN A-3 SUBURBAN DISTRICT (TWO (2) SINGLE FAMILY UNITS PER ACRE); OR (3) ANY RESIDENTIAL PERMITTED USE IN A PLANNED UNIT DEVELOPMENT OVERLAY ("PUDS") OR; (4) ANY RESIDENTIAL PERMITTED USE IN A TRADITIONAL NEIGHBORHOOD DEVELOPMENT ("TNDs"); OR (5) ANY SINGLE-FAMILY DWELLING AND/OR LODGING PERMITTED USE IN ANY HIGHWAY COMMERCIAL ZONING DISTRICT OR; (6) ANY RESIDENTIAL PERMITTED USE IN A PLANNED BUSINESS CAMPUS ("PBC") ZONING DISTRICT OR; (7) ANY RESIDENTIAL PROPERTIES ONE ACRE OR GREATER ON ALL ROADS WITHOUT A LAND CLEARING PERMIT, AND TO AMEND THE MORATORIUM TO EXCLUDE THE ISSUANCE OF PERMITS FOR TIMBER HARVESTING LAND CLEARING PERMITS.

WHEREAS, on February 08, 2024, the Parish Council adopted Ordinance Council Series No. 24-5360, imposing a six (6) month moratorium on the receipt of submissions by the Parish Planning and Zoning Commission and/or the issuance of permits by the St. Tammany Parish Department of Permits and Inspections for the rezoning and/or subdivision/resubdivision and/or any construction or placement for any of the following: (1) any parcel of land ten (10) acres or larger which would result in an allowable density of any residentially zoned parcel greater than or more dense than A-2 suburban District (one [1] unit per acre; or (2) any parcel of land less than or small than ten acres (10) which would result in an allowable density of any residentially zoned parcel, suburban or suburban agricultural, greater than or more dense than A-3 suburban district [two (2) single family units per acre]; or (3) any residential permitted use in a Planned Unit Development Overlay ("PUDs"); or (4) any residential permitted use in a Traditional Neighborhood Development ("TNDs"); or (5) any single family dwelling and/or lodging permitted use in a Highway Commercial (HC) zoning district; or (6) any residential permitted use in a Planned Business Campus ("PBC") zoning district; or (7) any residential properties one acre or greater on all roads without a land clearing permit, within the boundaries of Council District 9 as established by Ordinance Council Series No. 22-5061; and

WHEREAS, the moratorium was extended on August 01, 2024 by adoption of Ordinance Council Series No. 24-5517, on February 06, 2025 by adoption of Ordinance Council Series No. 25-5681, and on August 07, 2025 by adoption of Ordinance Council Series No. 25-5789; and

WHEREAS, high density residential developments within the Parish are rapidly expanding to outpace the Parish's current infrastructure, including roads, bridges, and highways; drainage; water and sewerage utilities; schools; and fire, law enforcement, and recreational resources; and,

WHEREAS, St. Tammany Parish Government is currently conducting multiple studies and drafting long-range plans in order to accommodate this extensive growth including, but not limited to, revisions to the Unified Development Code (UDC), updates to the St. Tammany Parish Comprehensive Plan (New Directions 2040), development of the Parishwide Comprehensive Drainage Plan, development of a Parishwide Comprehensive Transportation Plan, and development of a Parish Wetlands Plan, and,

WHEREAS, the State and Federal Governments are currently addressing and planning infrastructure improvements, such as improvements to local, state, and federal highways; improvements in drainage; and improvements to water distribution and sewerage collection and treatment; and,

WHEREAS, the data on which these plans and studies are based must be relatively stable in order to provide the most accurate means to address the parish's infrastructure needs; and,

WHEREAS, in order to maintain such stability, it is necessary to suspend receipt of high-density applications for rezoning or subdivision/resubdivision and/or construction or placement of structures on certain lot/parcels while the Parish's studies are performed and plans are formulated; and,

WHEREAS, to protect and preserve the health, safety, and property interests of residents from the adverse effects of lack of adequate infrastructure to support the rapidly expanding high density residential developments, it is necessary to extend the moratorium on the receipt of submissions by the Parish Planning and Zoning Commission for the re-subdivision or re-zoning of certain property and/or on the issuance of certain permits by the Parish Department of Planning and Development/Permits for the construction or placement of certain building structures on property in said area until a study is completed to determine what improvements are necessary to support long term growth and responsible development of the area; and

WHEREAS, in order to maintain such stability, it is necessary to suspend receipt and/or issuance of certain clear-cutting permits on a lot or parcel greater than one-half (1/2) acre, where such a tree has a diameter greater than 6 inches at the height of six feet or more above existing grade, while the Parish's studies are performed and plans are formulated, except for purposes of approved timber harvesting where the timber company is certified by The Sustainable Forestry Initiative (SFI), and is unassociated with further development of the land.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it extends the six (6) moratorium on the receipt of submissions by the Parish Planning and Zoning Commission and/or the issuance of permits by the St. Tammany Parish Department of Permits and Inspections for the rezoning and/or subdivision/resubdivision and/or any construction or placement for any of the following: (1) any parcel of land ten (10) acres or larger which would result in an allowable density of any residentially zoned parcel greater than or more dense than A-2 suburban District (one [1] unit per acre; or (2) any parcel of land less than or small than ten acres (10) which would result in an allowable density of any residentially zoned parcel, suburban or suburban agricultural, greater than or more dense than A-3 suburban district [two (2) single family units per acre]; or (3) any residential permitted use in a Planned Unit Development Overlay ("PUDs"); or (4) any residential permitted use in a Traditional Neighborhood Development ("TNDs"); or (5) any single family dwelling and/or lodging permitted use in a Highway Commercial (HC) zoning district; or (6) any residential permitted use in a Planned Business Campus ("PBC") zoning district; or (7) any residential properties one acre or greater on all roads without a land clearing permit, within the boundaries of Council District 9 as established by Ordinance Council Series No. 22-5061.

BE IT FURTHER ORDAINED that this moratorium shall not apply to any property under the jurisdiction and boundaries of the Township of Pearl River, Louisiana.

BE IT FURTHER ORDAINED that any requests to rezone from commercial to residential zoning on tracts of property ten (10) acres or greater shall be limited to an allowable density of any residentially zoned parcel no greater than A-2 suburban District, resulting in no greater density than one (1) single family unit per acre.

BE IT FURTHER ORDAINED that, prior to the expiration of this moratorium, the Department of Planning and Development shall provide an update on the progress of the Parish Wetlands Plan, revisions to the Unified Development Code (UDC), St. Tammany Parish Comprehensive Plan (New Directions 2040), and Comprehensive Transportation Plan; the Department of Engineering shall provide an update on the Comprehensive Drainage Plan; the Department of Utilities shall provide an update on water and sewer facilities; and the Office of the President and/or the Office of the CAO shall advise the Parish Council as to whether in its opinion the moratorium should be extended, based on the aforementioned updates provided to Parish Administration.

BE IT FURTHER ORDAINED that nothing in this moratorium shall prevent the Parish Zoning and Planning Commission from considering matters for which an application has been received by the Department of Planning and Development prior to the effective date of this moratorium.

BE IT FURTHER ORDAINED that this ordinance shall be effective immediately upon final adoption and shall remain in effect until August 06, 2026.

BE IT FURTHER ORDAINED that the moratorium imposed may be vacated, in whole or in part, by resolution of this governing body pursuant to Chapter 5, Article II, Section 5-056.00 of the Parish Code of Ordinances.

BE IT FURTHER ORDAINED that this moratorium shall not apply to the issuance of permits for the purpose of timber harvesting.

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

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

EFFECTIVE DATE: This Ordinance shall be effective upon adoption and signature of the Council Chairman and Parish President.

MOVED FOR ADOPTION BY: _____

SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 5TH DAY OF FEBRUARY, 2026; AND BECOMES ORDINANCE COUNCIL SERIES NO. 26-.

CHERYL TANNER, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: DECEMBER 31, 2025

Published Adoption: _____, 2026

Delivered to Parish President: _____, 2026 at _____

Returned to Council Clerk: _____, 2026 at _____