

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 8064

ORDINANCE COUNCIL SERIES NO: 26-_____

COUNCIL SPONSOR: MS. TANNER/ PRES. COOPER

PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 12TH DAY OF MARCH, 2026

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE TO ADOPT TEXT AMENDMENTS ESTABLISHING THE CENTRAL ST. TAMMANY OVERLAY DISTRICT; TO CREATE AND APPLY THE CORRIDOR ENHANCEMENT SUBAREA; AND TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY (PARISHWIDE)

WHEREAS, the St. Tammany Parish Council has adopted the Unified Development Code (“UDC”) to promote orderly growth, protect public health, safety, and welfare, and guide development consistent with the Parish’s 2040 Comprehensive Plan; and

WHEREAS, the construction of Louisiana Highway 3241 and its connection to Louisiana Highway 434 is expected to significantly alter development patterns and intensify development pressure within central St. Tammany Parish; and

WHEREAS, the Department of Planning and Development, in coordination with the Parish Council, initiated a corridor study and public outreach process to proactively manage future growth, preserve rural and scenic character, and enhance the quality of development along key transportation corridors; and

WHEREAS, the Planning and Zoning Commission conducted a duly advertised public hearing on February 3, 2026, and recommended approval of text amendments to the Unified Development Code and the creation of the Central St. Tammany Overlay District, including the Corridor Enhancement Subarea; and

WHEREAS, the proposed Corridor Enhancement Subarea is intended to apply enhanced architectural, site design, landscaping, access management, and signage standards to designated segments of US Highway 190 and Louisiana Highway 434 in order to support a pedestrian-friendly, visually cohesive, and economically resilient corridor; and

WHEREAS, the proposed text amendments establishing the Central St. Tammany Overlay District and the Corridor Enhancement Subarea are more particularly described in “Attachment A,” attached hereto and incorporated herein by reference; and

WHEREAS, the geographic limits of the Corridor Enhancement Subarea are established by and more particularly described in a legal description titled “Attachment B,” which revises the Official Zoning Map and is attached hereto and incorporated herein by reference;

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS:

SECTION I. That Chapter 100 – Administration, Chapter 200 – Procedures, and Chapter 400 – Zoning of the Unified Development Code are hereby amended to establish the Central St. Tammany Overlay District and the Corridor Enhancement Subarea, as outlined in Attachment A, attached hereto.

SECTION II. That the Official Zoning Map of St. Tammany Parish is hereby amended to reflect the Central St. Tammany Overlay District and the Corridor Enhancement Subarea, consistent with the Planning and Zoning Commission recommendation under Item No. 2025-4445-ZC, and as more particularly described in Attachment B, attached hereto.

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 10 days after final signature.

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 9TH DAY OF APRIL, 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: FEBRUARY 25, 2026

Published Adoption: _____, 2026

Delivered to Parish President: _____, 2026 at _____

Returned to Council Clerk: _____, 2026 at _____

The CST-OD Corridor Enhancement Subarea contains the following legally defined subareas, as further delineated on the Official Zoning Map. All lots of record with frontage on US Highway 190 between the intersection of Snow Street in Section 48, T8S, R12E and Transmitter Road in Section 33, T8S, R12E, and all lots of record with frontage on Louisiana Highway 434 between the intersection of US Highway 190 and Vortisch Road.

Then starting in Section 18, T8S, R13E and the intersection of Cappel Road and Louisiana Highway 434, all lots that front Cappel Road and at the intersection of LBP Boulevard and Louisiana Highway 434, heading westerly all lots fronting on LBP Drive for 1,215 feet.

Then lots that front I-12 along the frontage of Exit 74 eastbound at Highway 434.

Then beginning in Section 17, T8S, R13E at the intersection of Krentel Road and Louisiana Highway 434, all lots that front Krentel Road from Louisiana Highway 434 to the intersection of Krentel Road and Krentel Road South.

Then all lots fronting the east side of Krentel Road from the intersection of Krentel Road and Krentel Road South, headed north on Krentel Road for 3,500 feet.

Then all lots or portions of lots located in the north half of Section 17, T8S, R13E.

Then beginning at the intersection of North Dixie Ranch Road and Louisiana Highway 434, lots fronting the north and east sides of North Dixie Ranch Road for 1,675 feet.

Then in Section 4, T8S, R13E, all lots that front the west and east sides of Centerpoint Boulevard.

Then beginning at Joe Moran Road and Vorisch Road, all lots fronting on the south of Joe Moran Road for 2,450 feet.

Then beginning at the intersection of Legends Boulevard and Legacy Road, all lots that front Legacy Road.

Then beginning at Section 8, T8S, R12E, at the intersection of Ezell Road and Louisiana Highway 434, all lots fronting Ezell Road.

Then all lots or portions of lots located with the northwest quarter of Section 9, T8S, R13E

FISCAL NOTE

TITLE	AN ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE TO ADOPT TEXT AMENDMENTS ESTABLISHING THE CENTRAL ST. TAMMANY OVERLAY DISTRICT; TO CREATE AND APPLY THE CORRIDOR ENHANCEMENT SUBAREA; AND TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY (PARISHWIDE).
INTRODUCED	March 5, 2026
EXPENDITURE EXPLANATION	The proposed ordinance amends Chapters 100, 200, and 400 of the St. Tammany Parish Code of Ordinances to establish the Central St. Tammany Overlay District and the associated Corridor Enhancement Subarea and to amend the Official Zoning Map accordingly. Implementation of the ordinance will be carried out by existing Parish staff as part of their normal job duties and will not result in any additional expenditures.
REVENUE EXPLANATION	Not applicable

EXPENDITURES			
	FY 2026	FY 2027	FY 2028
GENERAL FUND	\$	\$	\$
DEDICATED FUNDS:	\$-0-	\$-0-	\$-0-
PUBLIC WORKS			
GRANT FUNDS:	\$	\$	\$
OTHER FUND:	\$	\$	\$
OTHER FUND:	\$	\$	\$
ANNUAL TOTAL	\$-0-	\$-0-	\$-0-

REVENUES			
	FY 2026	FY 2027	FY 2028
GENERAL FUND	\$	\$	\$
DEDICATED FUNDS:	\$	\$	\$
GRANT FUNDS:	\$	\$	\$
OTHER FUND:	\$	\$	\$
OTHER FUND:	\$	\$	\$
ANNUAL TOTAL	\$	\$	\$

PROVIDED BY:	Departments of Finance and Engineering
DATE:	February 10, 2026