

TEXT STUDY STAFF REPORT
Unified Development Code



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Study Title: Unified Development Text Amendments
No. 17

Public Notice: 12/10/2025; 12/24/2025; 1/7/2026

Purpose: To make additional minor changes and clarify the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC)

Planning & Zoning Commission: 1/12/2026

Recommendation: Approval

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	TBD	Part II UDC Housekeeping Amendment 16	Part II: UDC Chapters 100, 200, 400, 600, & 800

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 400 – Zoning, Section 400-2 Residential Zoning District Regulations, Exhibit 400-1 Permitted Uses: Residential Districts and Sec. 400-2.4 Multiple-Family Residential Districts to permit single family and two-family dwellings within the M-M Medium Multi-Family Residential District and M-H High Multi-Family Residential District zoning classifications (Appendix A, **Recommendation No. 1**).
- ii. Amend Chapter 400 – Zoning, including Section 400-3 Commercial Zoning District Regulations and Exhibit 400-3 Permitted Uses: Commercial Districts, to allow townhouses as a permitted use within the NC-1 Neighborhood Office District, NC-2 Neighborhood Commercial District, GC-1 General Commercial District, GC-2 Public, Cultural and Recreational District, PBC Planned Business Campus District, and the HC-1, HC-2, and HC-3

Highway Commercial Districts; allow two-family residential dwellings within the HC-3 Highway Commercial District; and amend Sec. 400-8 to add minimum standards for townhouse and two-family residential developments (Appendix A, **Recommendation No. 2**).

b. Clarifications include:

- i. Amend Chapter 400 – Zoning, Section 400-2 Residential Zoning District Regulations, Exhibit 400- 2 Site & Structure Standards: Residential Districts and Section 400-2.4 Multiple-Family Residential Districts to clarify the required lot size for single-family and two-family residential uses within any multi-family zoning classification including M-L, M-M, and M-H (Appendix A, **Recommendation No. 3**).
- ii. Amend Chapter 400 – Zoning, Section 400-3 Commercial Zoning District Regulations, Exhibit 400-4 Site & Structure Standards: Commercial Districts to clarify the required lot size for single-family and two-family residential uses within any commercial zoning classification where the uses are permitted (Appendix A, **Recommendation No. 4**).

c. Corrections include:

- i. Amend Chapter 400 – Zoning, Section 400-8 Use Standards to remove fencing standards for Agricultural and Decorative Ponds (Appendix A, **Recommendation No. 5**).

APPENDIX A
PROPOSED AMENDMENTS
TO
PART II: LAND DEVELOPMENT CODE
ST. TAMMANY CODE OF ORDINANCES
(last amended per Council Ord. No. 26-5906)

Proposed Changes Key:
Blue, Bold, and Underlined Text – Added Text
~~Red and strikethrough text~~ - Deleted Text

1. Amend Chapter 400 – Zoning, Section 400-2 Residential Zoning District Regulations, Exhibit 400-1 Permitted Uses: Residential Districts and Sec. 400-2.4 Multiple-Family Residential Districts to permit single family and two-family dwellings within the M-M Medium Multi-Family Residential District and M-H High Multi-Family Residential District zoning classifications.

Sec. 400-2 RESIDENTIAL ZONING DISTRICT REGULATIONS

* * *

Exhibit 400-1 Permitted Uses: Residential Districts.

Use Category Specific Use	Residential Zoning Districts											Use Standards
	E	R-1	R-2	L-1	L-2	S-1	S-2	TF	M-L	M-M	M-H	
Residential												
Community Home	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 400-8- J
Day Care Home	P*	P*	P*	P*	P*							
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	Section 400-8
Dwelling, Two-Family								P	P	<u>P</u>	<u>P</u>	Section 400-8
Dwelling, Multiple-Family									P	P	P	
Nursing Home									P	P	P	
Townhouse									P	P	P	Section 400-8
Agricultural and Open Space												
Agriculture, Household Stables and Kennels	P	P	P	P	P	P	P	P	P	P	P	Sec. 400-8- C
Agricultural and Decorative Ponds	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 400-8- B
Farm	P	P	P	P*	P*							
Farm Stand	P	P	P	P*	P*							
Greenhouse	P	P	P	P*	P*							

Nursery	P	P	P	P*	P*							
Family-Owned Cemetery	P	P	P									Sec. 400-8- H
Utilities												
Community Central Water Treatment Facilities	P	P	P	P	P	P	P	P	P	P	P	
Stormwater Retention or Detention Facility	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	
Small Wireless Facility	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	
Electrical Energy Substation	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	
Solar Energy Systems	p*	p*	p*									Sec. 400-8- KK

* * *

Sec. 400-2.4 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

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

* * *

2. *Permitted uses.* Only those uses of land listed under Exhibit 400-1: Permitted Uses as permitted uses or the uses detailed in the list below are allowed within the M-M District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:

- a. Agricultural and decorative ponds*
- b. Agriculture, household stables and kennels
- c. Community central water treatment facilities
- d. Community home*
- e. ~~Dwelling, multiple-family~~ Dwelling, single-family
- f. ~~Electrical energy substation*~~ Dwelling, multiple-family
- g. ~~Nursing Home~~ Dwelling, two-family*
- h. ~~Small wireless facility*~~ Electrical energy substation*
- i. ~~Townhome~~-Nursing home
- j. ~~Stormwater retention or detention facility*~~ Small wireless facility*
- k. Townhome*

l. Stormwater retention or detention facility*

* * *

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

* * *

2. *Permitted uses.* Only those uses of land listed under Exhibit 400-1: Permitted Uses as permitted uses or the uses detailed in the list below are allowed within the M-M District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:

- a. Agricultural and decorative ponds*
- b. Agriculture, household stables and kennels
- c. Community central water treatment facilities
- d. Community home*
- e. ~~Dwelling, multiple-family~~ Dwelling, single-family
- f. ~~Electrical energy substation*~~ Dwelling, multiple-family
- g. ~~Nursing home~~ Dwelling, two family*
- h. ~~Small wireless facility*~~ Electrical energy substation*
- i. ~~Townhome~~ Nursing home
- j. ~~Stormwater retention or detention facility*~~ Small wireless facility*
- k. Townhome*
- l. Stormwater retention or detention facility*

2. Amend Chapter 400 – Zoning, including Section 400-3 Commercial Zoning District Regulations and Exhibit 400-3 Permitted Uses: Commercial Districts, to allow townhouses as a permitted use within the NC-1 Neighborhood Office District, NC-2 Neighborhood Commercial District, GC-1 General Commercial District, GC-2 Public, Cultural and Recreational District, PBC Planned Business Campus District, and the HC-1, HC-2, and HC-3 Highway Commercial Districts; allow two-family residential dwellings within the HC-3 Highway Commercial District; and amend Sec. 400-8 to add minimum standards for townhouse and two-family residential developments.

Sec. 400-3 COMMERCIAL ZONING DISTRICT REGULATIONS

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Exhibit 400-3 Permitted Uses: Commercial Districts.

Use Category Specific Use	Commercial Zoning Districts									Use Standards
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-3	HC-4	
Residential										
Community Home	P*	P*	P*	P*	P*	P*	P*			Section 400-8. J
Day Care Home	P	P	P	P	P	P	P			
Dwelling, Single-Family	P	P	P	P	P	P	P			
Dwelling, Two-Family	P	P	P	P	P	P	P	<u>P*</u>		Section 400-8
Dwelling, Multiple-Family					P		C*	P	P	Section 400-8. N
Residential Care Facility			P	P	P	P	P	P		
<u>Townhouse</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>		Section 400-8

* * *

Sec. 400-3.2 NEIGHBORHOOD COMMERCIAL DISTRICTS.

A. NC-1 Neighborhood Office District

* * *

2. Permitted Uses.

- i. Stormwater retention or detention facility
- j. ~~Veterinary clinic, no outdoor kennels~~ [Townhouse](#)
- k. Veterinary clinic, no outdoor kennels

* * *

B. NC-2 Neighborhood Commercial District.

* * *

2. Permitted Uses.

- x. Stormwater retention or detention facility
- y. ~~Veterinary clinic, no outdoor kennels~~ [Townhouse](#)
- z. Veterinary clinic, no outdoor kennels

* * *

Sec. 400-3.3 GENERAL COMMERCIAL DISTRICTS.

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A. GC-1 General Commercial District.

* * *

2. Permitted Uses.

- bb. Tower, radio, telecommunications, television or microwave*
- cc. ~~Veterinary clinic, no outdoor kennels~~ [Townhouse](#)

dd. Veterinary clinic, no outdoor kennels

* * *

B. GC-2 Public, Cultural, and Recreational District..

* * *

2. Permitted Uses.

mm. Tower, radio, telecommunications, television or microwave*

nn. ~~Veterinary clinic, no outdoor kennels~~ Townhouse

oo. Veterinary clinic, no outdoor kennels

* * *

Sec. 400-3.4 Planned Business Campus District.

A. PBC Planned Business Campus District

* * *

2. Permitted Uses.

ss. Tower, radio, telecommunications, television or microwave*

tt. ~~Utility Facility~~ Townhouse

uu. ~~Veterinary clinic, no outdoor kennels~~ Utility Facility

vv. Veterinary clinic, no outdoor kennels

* * *

Sec. 400-3.5 HIGHWAY COMMERCIAL DISTRICTS.

* * *

A. HC-1 Highway Commercial District.

* * *

2. Permitted Uses.

zz. Tower, radio, telecommunications, television or microwave*

aaa. ~~Veterinary clinic, no outdoor kennels~~ Townhouse

bbb. ~~Wholesale goods establishment~~ Veterinary clinic, no outdoor kennels

ccc. Wholesale goods establishment

* * *

B. HC-2 Highway Commercial District.

* * *

2. Permitted Uses.

hhh. Tower, radio, telecommunications, television or microwave*

iii. ~~Veterinary clinic, no outdoor kennels~~ Townhouse

jjj. ~~Veterinary clinic, outdoor kennels~~ Veterinary clinic, no outdoor kennels

kkk. ~~Warehouse, self-storage~~ Veterinary clinic, outdoor kennels

lll. ~~Wholesale goods establishment~~ Warehouse, self-storage

mmm. Wholesale goods establishment

* * *

C. HC-3 Highway Commercial District.

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2. Permitted uses.

* * *

s. Dwelling, multiple family

t. ~~Educational facility, adult secondary~~ Dwelling, two-family

u. ~~Educational facility, business college or school~~ Educational facility, adult secondary

v. ~~Educational facility, learning center~~ Educational facility, business college or school

* * *

ooo. Tower, radio, telecommunications, television or microwave*

ppp. ~~Transportation terminal~~ Townhouse

qqq. ~~Vehicle impound lot~~ Transportation terminal

rrr. ~~Veterinary clinic, no outdoor kennels~~ Vehicle impound lot

sss. ~~Veterinary clinic, outdoor kennels~~ Veterinary clinic, no outdoor kennels

ttt. ~~Warehouse, self-storage~~ Veterinary clinic, outdoor kennels

uuu. ~~Wholesale goods establishment~~ Warehouse, self-storage

vvv. Wholesale goods establishment

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SEC. 400-8 USE STANDARDS.

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P. ~~Outdoor and Contractor's Storage Yard~~ Dwelling, Townhouse

1. Development Election. At the time of site plan review or Concept Subdivision Plat submittal, the applicant shall elect either a Fee-Simple Townhouse Lot Development or a Unified Townhouse Development. Once elected, all applicable standards for that development type shall apply.

a. Fee-Simple Townhouse Lot Development – A townhouse development in which individual dwelling units are located on separately platted lots intended for individual ownership.

b. Unified Townhouse Development - A townhouse development consisting of multiple dwelling units located on a single parcel under common ownership, condominium ownership, or homeowners' association control.

2. Development Standards. Where Townhouse Dwellings are permitted, development shall comply with the following minimum standards:

a. Fee-Simple Townhouse Lot Development Standards:

i. Minimum Lot Standards.

1. Minimum Lot Area: 2,000 sq. ft. per townhouse lot

2. Minimum Lot Width: 25'

3. Minimum Lot Depth: 80'

ii. Minimum Setback Requirements:

1. Front Yard Setback: 15-20'

2. Side Yard Setback: 5'; 10' when adjacent to single-family residential zoning or a perimeter lot line of the development

- site. Side yard setbacks shall apply only to perimeter lots or end units not sharing a common wall.
3. Corner Side Yard Setback: 10'
 4. Rear Yard Setback: 20% of the depth of the lot
- b. Unified Townhouse Development Standards:
- i. Maximum Density: 20 dwelling units per acre. Density shall be calculated on gross area of the lot.
 - ii. Minimum Setback Requirements:
 1. Outer Development: All Unified Townhouse Development Standards shall be considered commercial development and shall comply with Exhibit 600-3-13 Landscape Area Requirements. In addition, all other regulations typically assessed for commercial development types within the Unified Development Code shall apply.
 2. Interior Development:
 - a. Minimum Setback from Private Streets or Drive Aisles: 10'
 - b. Minimum Setbacks from Property Lines: 10'
 - iii. Ownership and Maintenance: Unified townhouse developments shall provide recorded covenants establishing responsibility for maintenance of common areas, private streets, stormwater facilities, and shared infrastructure.
- c. Building Design Standards (Both Development Types).
- i. Facade Variation:
 1. No more than two abutting units may share identical front facade designs.
 2. Facade variation shall be achieved through changes in roofline, wall plane offsets, materials, colors, or entry features.
 3. No more than three (3) units within any continuous building facade shall share the same front building setback line.
 - ii. Maximum Building Height: 45' above the natural grade of the property at the location of the structure as established in this UDC.
 - iii. Maximum number of attached units: 8
 - iv. Fire and Property Line Requirements. All fire resistance requirements of the Louisiana State adopted building codes shall be enforced including fire ratings of exterior walls and overhangs related to property lines. Under no circumstance shall any portion of a structure or its servicing equipment cross property lines.
 - v. Open Space Required: Where townhouse dwellings are proposed, each dwelling unit shall be provided with a porch, patio, or balcony. In lieu of providing such private outdoor space, the development shall provide additional common active greenspace at a rate of 150 square feet per dwelling unit, in addition to any common greenspace otherwise required by the Unified Development Code. Required common active greenspace shall be internal to the development, usable for active recreation, and accessible to all residents. Landscape buffers, stormwater detention areas, easements, and servitudes shall not be counted toward this requirement.
 - vi. Parking: A minimum of two (2) off-street parking spaces per townhouse dwelling unit shall be provided. Required parking shall be provided within the buildable area of individual townhouse lots or within a

- common parking area.
- vii. Utilities. All townhouse uses must be provided with central sewerage and water systems in accordance with minimum standards established within this UDC.

R. ~~Day-Care-Centers.~~ Dwelling, Two-Family

1. Development Standards. Where a Two-Family Dwelling is permitted within a commercial zoning district, development shall comply with the following:
 - a. Lots 0.5 acres or greater:
For properties equal to or greater than one-half (0.5) acres in size:
 - i. All applicable commercial development standards shall apply, including but not limited to tree survey requirements, landscape plans, drainage plans, and all related submittals.
 - ii. Buffer determinations set forth within Exhibit 600-3-13 Landscape Area Requirements, shall be based on the residential nature of the use.
 - b. Lots less than 0.5 acres.
For properties less than one-half (0.5) acres in size, all Site and Structure Provisions applicable to the TF Two Family Residential District shall apply.
 2. Access and Driveways. Where more than one two-family dwelling is developed on a single lot, shared driveways shall be encouraged and given preference to minimize curb cuts and vehicular conflicts.
 3. Fire and Property Line Requirements. All fire resistance requirements of the Louisiana State adopted building codes shall be enforced including fire ratings of exterior walls and overhangs related to property lines. Under no circumstance shall any portion of a structure or its servicing equipment cross property lines.
 4. Height. The maximum height of any two-family residential structure shall not exceed 45 ft. above the natural grade of the property at the location of the structure as established in this UDC.
 5. Legal nonconforming lots of record. Notwithstanding other provisions of this UDC, contiguous lot regulations may apply to legal non-conforming lots of record and may allow limited reductions in lot area requirements where necessary to mitigate long-standing site development constraints.
 6. Utilities. All two-family residential uses must be provided with central sewerage and water systems in accordance with minimum standards established within this UDC.
 7. Parking. Off-street parking and loading shall be provided in accordance with minimum standards established in Chapter 600 of this UDC. At least one 9' x 18' parking space must be provided outside of the required front yard building setback and must therefore be located within the buildable area of the site.
3. Amend Chapter 400 – Zoning, Section 400-2 Residential Zoning District Regulations, Exhibit 400-2 Site & Structure Standards: Residential Districts and Section 400-2.4 Multiple-Family Residential Districts to clarify the required lot size for single-family and two-family residential uses within any multi-family zoning classification including M-L, M-M, and M-H.

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

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

Site & Structure Standards	Residential Zoning Districts										
	E	R-1	R-2	L-1	L-2	S-1	S-2	TF	M-L	M-M	M-H
Lot Area (Min)*	7 acres	5 acres	3 acres	1 acre	0.5 acre	11,000 sf	7,500 sf	Single Family Dwellings: 7,500 sf Two Family Dwellings and Nonres: 10,800 sf	Multi-Family: 20,000 sf Nonres: 6,000sf Single Family Dwellings: 7,500 sf Townhouse: Sec. 400-8 Two Family Dwellings: 10,800 sf		
Density: Lot Area per Dwelling Unit (Max)	N/A							One Single Family Dwelling or One Two Family Dwelling Per Lot	4,000 sf per 1 unit	2,500 sf per 1 unit	1,500 sf per 1 unit
Lot Width (Min)	300'	300'	200'	150'	100'	90'	75'	75'	Multi-Family: N/A Single-Family: 75' Townhouse: Sec. 400-8 Two-Family: 37.5' were a lot line divides a two-family dwelling.		
Front Yard (Min)	50'	50'	50'	50'	30'	30'	25'	25'	25'	25'	25'
Side Yard (Min)	15'	15'	15'	15'	10'	10'	7.5'	10'	10'	10'	10'
Corner Side Yard (Min)	N/A	N/A	N/A	N/A	N/A	20'	15'	10'	20'	20'	20'
Rear Yard (Min)**	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
Lot Coverage (Max)	50%	50%	50%	60%	60%	60%	60%	50%	50%	50%	50%
Height (Max)**	35'	35'	35'	35'	35'	35'	35'	45'	45'	60'	60'

* * *

SEC. 400-2.4 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS.

A. M-L Low Multiple-Family District.

* * *

4. Site and structure provisions.

a. Lot area.

- i. ~~Residential uses.~~ **Multi-family uses.** Minimum lot area is 20,000 square feet.
- ii. *Nonresidential uses.* Minimum lot area is 6,000 square feet, except that public utility facilities may be located on a lot of area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.
- iii. Single-Family Dwellings: 7,500 square feet**
- iv. Two-Family Dwellings: 10,800 square feet, or 5,400 square feet where a lot line divides a two-family dwelling.**
- v. Townhouses: See minimum standards, Sec. 400-8**

b. Lot width.

- i. Multi-family uses. No minimum lot width.**
- ii. Single-Family Dwellings: 75'**
- iii. Two-Family Dwellings: 75' or 37.5' where a lot line divides a two-family dwelling.**
- iv. Townhouses: See minimum standards, Sec. 400-8**

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

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4. *Site and structure provisions.*

a. *Lot area.*

- i. ~~Residential uses.~~ **Multi-family uses.** Minimum lot area is 20,000 square feet.
- ii. *Nonresidential uses.* Minimum lot area is 6,000 square feet, except that public utility facilities may be located on a lot of area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.
- iii. Single Family Dwellings: 7,500 square feet**
- iv. Two-Family Dwellings: 10,800 square feet, or 5,400 square feet where a lot line divides a two-family dwelling.**
- v. Townhouses: See minimum standards, Sec. 400-8**

b. Lot width.

- i. Multi-family uses. No minimum lot width.**
- ii. Single-Family Dwellings: 75'**
- iii. Two-Family Dwellings: 75' or 37.5' where a lot line divides a two-family dwelling.**
- iv. Townhouses: See minimum standards, Sec. 400-8**

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

* * *

4. *Site and structure provisions.*

a. *Lot area.*

- i. ~~Residential uses.~~ Multi-family uses. Minimum lot area is 20,000 square feet.
- ii. *Nonresidential uses.* Minimum lot area is 6,000 square feet, except that public utility facilities may be located on a lot of area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.
- iii. Single Family Dwellings: 7,500 square feet
- iv. Two-Family Dwellings: 10,800 square feet, or 5,400 square feet where a lot line divides a two-family dwelling.
- v. Townhouses: See minimum standards, Sec. 400-8

b. Lot width.

- i. Multi-family uses. No minimum lot width.
- ii. Single-Family Dwellings: 75'
- iii. Two-Family Dwellings: 75' or 37.5' where a lot line divides a two-family dwelling.
- iv. Townhouses: See minimum standards, Sec. 400-8

- 4. Amend Chapter 400 – Zoning, Section 400-3 Commercial Zoning District Regulations, Exhibit 400-4 Site & Structure Standards: Commercial Districts to clarify the required lot size for single-family and two-family residential uses within any commercial zoning classification where the uses are permitted.

Sec. 400-3 COMMERCIAL ZONING DISTRICT REGULATIONS

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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-3	HC-4
Building Size (Max)	5,000 sf	10,000 sf	15,000 sf	20,000 sf	250,000 sf	20,000 sf	75,000 sf	250,000 sf	250,000 sf
Lot Area (Min)	<u>Multi-Family Uses: 20,000 sq. ft. Single Family Uses: 7,500 sq. ft</u> <u>*Two-Family and Townhouse uses as per Sec. 400-8</u>								
Lot Width (Min)	<u>Multi Family Uses: 60'</u> <u>Single Family Uses: 75'</u> <u>Two Family and Townhouse Uses: As per Sec. 400-8</u>				N/A	<u>Multi Family Uses: 80'</u> <u>Single Family Uses: 75'</u> <u>Two Family and Townhouse Uses: As per Sec. 400-8</u>			
Lot Coverage (Max)	50%								

* For properties zoned HC-1, HC-2, HC-3, and HC-4 that are located within 100 feet of a residentially zoned property, the maximum height allowed is 35 feet.

- 5. Amend Chapter 400 – Zoning, Section 400-8 Use Standards to remove fencing standards for Agricultural and Decorative Ponds.

Sec. 400-8 Use Standards

* * *

B. Agricultural and Decorative Ponds

1. A site work permit application shall be submitted to the Department of Planning and Development. The plan shall indicate, at a minimum:
 - a. Purpose and use of the pond.
 - b. Location, size, setbacks, and general shape of the pond.
 - c. Indicate whether or not dirt will be removed from the site.
 - d. Proposed hours and days of operation of heavy equipment.
 - e. Indicate timeframe to complete the pond.
 - f. Show where the dirt removed from the pond will be deposited on site and how it will be used.
 - g. Section through the pond showing depth and slopes of pond and levee. Depth of the pond must show the depth measurements at different intervals around the pond.
 - h. Indicate with arrows the general drainage patterns onto and off the site.
2. The pond shall be set back a minimum of 25 feet from the front, sides, and rear property lines.
3. The property shall be kept posted with warning signs set no further than 50 feet apart and clearly visible, indicating that the property is an excavation site.
- ~~4. The perimeter of the land containing the excavation shall be fenced by a wire mesh fence or as determined by the Department of Planning and Development of not less than 4 feet in height and all gates or entrances shall be locked when not in use.~~
5. The final depth of the pond shall not exceed 15 feet maximum.
6. Sloped sides for fishing and swimming at a 2:1 ratio.
7. The pond shall be inspected and monitored 6 months after completion.
8. Road bond must be secured prior to excavation, if required by the Parish Department of Public Works.
9. Plot plan review and approval required from the Department of Engineering.