

**TEXT STUDY STAFF REPORT**  
Unified Development Code



**PLANNING & DEVELOPMENT**

Ross Liner  
Director

MICHAEL B. COOPER  
PARISH PRESIDENT

985-898-2529

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

[stpgov.org/planning](http://stpgov.org/planning)

**Study Title:** Unified Development Code Phase 2:  
Implementation, "Housekeeping" Text Amendments  
No. 6

**Public Notice:**  
10/30/2024; 11/6/2024

**Purpose:** To make additional minor changes and clarify the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC), which was adopted on December 18, 2023, via Ordinance No. 23-5339, amended on July 11, 2024 via Ordinance No. 24-7619, and became effective August 2, 2024.

**Planning & Zoning Commission:** 11/12/2024  
**Recommendation:** Approved with the recommendation to modify Exhibit 600-3-17: Side and Rear Landscape Area Requirements by Type

**Parish Council:** 12/5/2024

**Location:** Parishwide

**FINDINGS**

1. *History.* A summary of key Council Actions relevant to this Text Study is summarized below.

Ord. No.	Adopted	Effective	Title	Summary	Relevant Code of Ordinances Impacted
23-5339	12/18/23	7/1/24	<b>Comprehensive Rewrite, Part II UDC</b>	Streamlined Part II of the Parish Code of Ordinances into a Unified Development Code.	Ch. 30, 40, 100, 120, 125, and 130
24-7591	6/6/24	6/6/24	<b>UDC Effective date extension</b>	Amended the effective date of St. Tammany Parish Ordinance Council Series No. 23-5339 relative to the renaming and reorganization of the St. Tammany Parish Code of Ordinances Part II: Unified Development Code (Parishwide).	Part II: UDC Chapters 100 - 900
24-7619	7/11/24	8/2/24	<b>Part I Reference Alignment with Part II UDC</b>	Updated and clarified references throughout Part I of the Code of Ordinances (The Code) to correctly reference the Unified Development Code (Part II) prior to its effective date. (Parishwide)	Part I of the Code of Ordinances
24-7620	7/11/24	8/2/24	<b>Part II UDC Housekeeping Amendments 1 and 2</b>	Addressed public comments, improved Code administration, made minor changes and corrections, and clarified the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 prior to its effective date on August 02, 2024. (Parishwide)	Part II: UDC Chapters 100 - 900

24-5592	10/3/24	10/4/24	<b>Part II UDC Housekeeping Amendment 3</b>	Updated policies, corrected errors, and clarified standards throughout the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 after its effective date on August 02, 2024 (Parishwide).	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900
Ord. Calendar No. 7721	TBD	TBD	<b>Part II UDC Housekeeping Amendment 4</b>	Updated policies, corrected errors, and clarified standards throughout the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 after its effective date on August 02, 2024 (Parishwide).	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900
Ord. Calendar No. 7748	TBD	TBD	<b>Part II UDC Housekeeping Amendment 5</b>	Updated policies, corrected errors, and clarified standards throughout the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) adopted December 18, 2023, per Ordinance No. 23-5339 after its effective date on August 02, 2024 (Parishwide).	Part I of the Code of Ordinances and Part II: UDC Chapters 100-900

2. *An iterative development process.* Following its effective date (08/02/2024), Parish staff have actively engaged with the UDC, identifying areas for improvement based on their direct experience with its implementation. The edits in Housekeeping No. 6 stem from the practical insights gained by staff while working with the UDC. These changes focus on refining, correcting, and enhancing the UDC to better support its application. The intent behind Housekeeping No. 6 is to ensure the UDC continues to function effectively by incorporating staff-driven improvements based on real-world use and experience.

- The Planning and Zoning Commission has reviewed and approved (as amended) two “Housekeeping” Text Studies (Public hearing on 3/18/24, 5/14/24, and 8/13/2024). Housekeeping No. 1 and 2 were combined into one ordinance (Ord. No. 24-7620), which was approved by the Parish Council on July 11, 2024
- Housekeeping No. 3 was adopted by the Parish Council at the October 3, 2024 Council hearing (Ord. No. 24-5592).
- Housekeeping No. 4 was adopted by the Parish Council at the November 7, 2024 Council hearing (Ord No.24-5611).
- Housekeeping No. 5 was introduced at the November 7, 2024 Council hearing (Ord. Calendar No. 7748) and will be heard for final action at the December 5, 2024 Council hearing.
- This text study is the 6<sup>th</sup> Housekeeping Study and follows the same spirit of amendments proposed and approved in Housekeeping Text Studies 1, 2, 3, 4, and 5. This text study has been heard by the Planning and Zoning Commission on November 12, 2024 and was recommended for unanimous approval subject to a modification to Exhibit 600-3.4 as referenced in (b): clarification – (v): recommendation no. 9 below.

3. *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 Section 100-5 to add a definition for Heritage Tree. (Part II – Unified Development Code, Chapter 100, Appendix A, Recommendation No. 1)
- ii. Amend Exhibit 400-2 Site and Structure Standards: Residential Districts, Sec. 400-2.2 Single-Family Residential Districts, and Sec. 400-2.3 Two-Family Residential Districts to amend the required front yard setbacks for the S-2 Suburban Residential District and the TF Two-Family Residential District. (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. 3)
- iii. Amend Exhibit 400-3 Permitted Uses: Commercial Districts and Sec. 400-3.5 Highway Commercial Districts to list Outdoor Storage Yard uses as Conditional Uses in the HC-2, HC-2A, HC-3, and HC-4 Highway Commercial Districts and list Multi-Family Dwelling uses as Conditional Uses in the HC-2 and HC-2A Highway Commercial Districts, and Sec. 400-8 Use Standards to add minimum standards for conditional use permit requests for Outdoor Storage Yard uses and Multiple-Family uses. (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. 5)
- iv. Amend Sec. 600-4.3 Sign Standards to clarify size and permit requirements for miscellaneous signs related to nonresidential uses and remove reference to driveway signs. (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 10)
- v. Amend Sec. 900-3.2 General Planning and Layout Requirements for Streets to add requirements for a second entrance and exit way for multi-family development (Part II – Unified Development Code, Chapter 900, Appendix A, Recommendation No. 11)

b. Clarifications include:

- i. Amend Section 100-5 to clarify size requirements for private directional signs. (Part II – Unified Development Code, Chapter 100, Appendix A, Recommendation No. 1)
- ii. Amend Section 200-3.8 Land Clearing Applications to clarify all Live Oaks and Cypress 8” or greater dbh must be preserved where applicable (Part II – Unified Development Code, Chapter 200, Appendix A, Recommendation No. 2)
- iii. Amend Section 400-8 to clarify minimum standards for Commercial Excavation uses. (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. 6)
- iv. Amend Section 600-3.3 Tree Preservation and Mitigation to clarify protection standards for Live Oak and Cypress trees (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 7)
- v. Amend Exhibit 600-3-17 to clarify and provide visual examples of the landscape area requirements for commercial and industrial developments **with a recommendation to modify Exhibit 600-3-17: Side and Rear Landscape Area Requirements by Type to clarify the title of diagram “F” to state “Industrial abutting Residential and Commercial” rather than “Industrial abutting non-Industrial” and to clarify that other more stringent standards may be required for certain development types as listed in Sec. 400-8 Use Standards.** (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 9)

- vi. Amend Sec. 600-4.3 Sign Standards to clarify location requirements for billboards. (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. **10**)
- c. Corrections include:
  - i. Amend Section 400-4 Site & Structure Standards: Commercial Districts and Sec. 400-3.3 General Commercial Districts to correct the maximum building size allowable within the GC-1 General Commercial District and the GC-2 Public, Cultural, and Recreational District (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. **4**)
  - ii. Amend Sec. 600-3.3 Tree Preservation and Mitigation to clarify all Live Oaks and Cypress trees 8” or greater dbh must be preserved where applicable and remove references to Heritage trees outside of the Major Subdivision Incentives ordinance. (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. **8**)

**APPENDIX A**  
**PROPOSED AMENDMENTS**  
**TO**  
**PART II: LAND DEVELOPMENT CODE**  
**ST. TAMMANY CODE OF ORDINANCES**  
*(dated August 2024)*

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

Proposed amendments to St. Tammany Parish’s Code of Ordinances, Part II - Unified Development Code, include the following:

**1. Amend Chapter 100 – Administration, Sec. 100-5 Definitions to clarify size requirements for *private directional signs* and add a definition for *heritage tree*, to read as follows:**

**Heritage Tree. A hardwood tree which is 18-inch dbh or greater, which is assigned a Grade B or better which does not include pine trees.**

\* \* \*

*Sign, Private Directional.* On-premise signs that direct vehicular or pedestrian traffic into or within a premise **and do not exceed four square feet in size.**

**2. Amend Chapter 200 – Procedures, Sec. 200-3.8 Land Clearing Applications to clarify all Live Oaks and Cypress 8” or greater dbh must be preserved where applicable, to read as follows:**

**Sec. 200-3.8 Land Clearing Applications.**

\* \* \*

**B. Submittal Requirements.**

\* \* \*

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

- a. Recorded boundary survey, with legal description.
- b. Tree survey showing all live oaks and cypress ~~18~~ inches in caliper or larger for commercial development, including multi-family.

**3. Amend Chapter 400 – Zoning, Exhibit 400-2 Site & Structure Standards: Residential Districts, Sec. 400-2.2 Single Family Residential Districts, and Sec. 400-2.3 Two-Family Residential Districts to amend the required front yard setbacks for the S-2 Suburban Residential District and TF Two Family Residential Districts, to read as follows:**

**Sec. 400-3.5 Highway Commercial Districts.**

\* \* \*

**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
<b>Lot Area (Min)*</b>	7 acres	5 acres	3 acres	1 acre	0.5 acre	11,000 sf	7,500 sf	Res.: 7,500 sf Nonres: 12,500 sf	Res: 20,000 sf Nonres: 6,000sf	Res.: 20,000 sf Nonres: 6,000sf	Res.: 20,000 sf Nonres: 6,000sf
<b>Lot Width (Min)</b>	300'	300'	200'	150'	100'	90'	75'	75'	N/A	N/A	N/A
<b>Front Yard (Min)</b>	50'	50'	50'	50'	30'	30'	<del>20'</del> 30'	<del>30'</del> 40'	25'	25'	25'
<b>Side Yard (Min)</b>	15'	15'	15'	15'	10'	10'	7.5'	10'	10'	10'	10'
<b>Corner Side Yard (Min)</b>	N/A	N/A	N/A	N/A	N/A	20'	15'	10'	20'	20'	20'
<b>Rear Yard (Min)**</b>	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
<b>Lot Coverage (Max)</b>	50%	50%	50%	60%	60%	60%	60%	50%	50%	50%	50%
<b>Height (Max)**</b>	35'	35'	35'	35'	35'	35'	35'	45'	45'	60'	60'

\* \* \*

**Sec. 400-2.2 Single-Family Residential Districts.**

\* \* \*

**G. S-2 Suburban Residential District.**

\* \* \*

*4. Site and structure provisions.*

\* \* \*

c. *Front yard.* Buildings shall be set back a minimum of ~~20~~ 30 feet from the front property line.

\* \* \*

**Sec. 400-2.3 Two-Family Residential Districts.****A. TF Two-Family Residential District.**

\* \* \*

*4. Site and structure provisions.*

\* \* \*

c. *Front yard.* Buildings shall be set back a minimum of ~~30~~ 40 feet from the front property line.

\* \* \*

**4. Amend Chapter 400 – Zoning, Exhibit 400-4 Site & Structure Standards: Commercial Districts and Sec. 400-3.3 General Commercial Districts to correct the maximum building size allowable within the GC-1 General Commercial District and GC-2 Public, Cultural, and Recreational District, to read as follows:**

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

Site & Structure Standards	Commercial Zoning Districts									
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4
Building Size (Max)	5,000 sf	10,000 sf	<del>20,000</del> 15,000 sf	<del>15,000</del> 20,000 sf	250,000 sf	20,000 sf	40,000 sf	75,000 sf	250,000 sf	250,000 sf
Lot Area (Min)	20,000 sf									
Lot Width (Min)	60'				N/A	80'				
Lot Coverage (Max)	50%									
Height (Max)* (applies to structures used for dwelling and business purposes)	35'				150'	60'				
* For properties zoned HC-1, HC-2, HC-2A, HC-3, and HC-4 that are located within 100 feet of a residentially zoned property, the maximum height allowed is 35 feet.										

\* \* \*

**Sec. 400-3.3 General Commercial Districts**

**A. GC-1 General Commercial District**

\* \* \*

*5. Site and structure provisions.*

- a. *Maximum building size.* The maximum building size in the GC-1 District shall be ~~20,000~~ 15,000 square feet.

\* \* \*

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

\* \* \*

*5. Site and structure provisions.*

- a. *Maximum building size.* The maximum building size in the GC-1 District shall be ~~15,000~~ 20,000 square feet.

\* \* \*



5. Amend Chapter 400 – Zoning, Exhibit 400-3 Permitted Uses: Commercial Districts and Sec. 400-3.5 Highway Commercial Districts to clarify that *Outdoor Storage Yard* uses are conditional uses in the HC-2, HC-2A, HC-3, and HC-4 Highway Commercial Districts and *Dwelling, Multiple-Family* uses are conditional uses in the HC-2 and HC-2A Highway Commercial Districts, and revise Sec. 400-8 Use Standards to clarify minimum standards for conditional use permit requests for *Outdoor Storage Yard* uses, and add minimum standards for conditional use permit requests for *Dwelling, Multiple-Family* uses, and renumber as appropriate, to read as follows:

**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-2A	HC-3	HC-4	
Residential											
Community Home	P*	P*	P*	P*	P*	P*	P*	P*			Section 400-8. J
Dwelling, Multiple-Family					P		C*	C*	P*		Section 400-8.N
Commercial											
Day Care Center, Adult		P	P	P	P	P	P	P	P	P	Section 400-8.⓪ P
Day Care Center, Child		P	P	P	P	P	P	P	P	P	Section 400-8.HH P
Outdoor Retail Sales							P	P	P	P	Section 400-8.BB CC
Outdoor Display of Building, Pool, and Playground Equipment							P	P	P	P	Section 400-8.D EE
Recreational Vehicle Park				P	P	P	P	P	P	P	Sec. 400-8.H JJ
Restaurant, Drive-Thru						P*	P	P	P	P	Section 400-8.P Q
Short Term Rental	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Section 400-8.JJ KK
Industrial											
Outdoor Storage Yard							P C*	P C*	P C*	P C*	Section 400-8.BB-O
Warehouse, Self-Storage							P	P	P	P	Section 400-8.¥ Z
Utilities											
Solar Energy Systems					P*	P*	P*	P*	P*	P*	Sec. 400-8.KK LL

Use Category Specific Use	Commercial Zoning Districts										Use Standards
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	
Tower, Radio, Telecommunications, Television or Microwave			P*	P*	P*	P*	P*	P*	P*	P*	Section 400-8. <del>RR</del> <b>SS</b>

\* \* \*

### Sec. 400-3.5 Highway Commercial Districts.

#### B. HC-2 Highway Commercial District.

\* \* \*

##### 2. Permitted uses.

\* \* \*

qq. ~~Outdoor storage yard~~ Park

rr. Parking lot

ss. Personal service establishment

tt. Place of worship

uu. Playground

vv. Printing establishment

ww. Recreational vehicle park

xx. Residential care facility

yy. Restaurant, delicatessen

zz. Restaurant, dine-in with lounge

aaa. Restaurant, dine-in without lounge

bbb. Restaurant, drive-thru

ccc. Retail establishment

ddd. Sales center with assembly processes

eee. Short term rental\*

fff. Stormwater retention or detention facility

**ggg.** Tower, radio, telecommunications, television or microwave\*

**hhh.** Veterinary clinic, no outdoor kennels

**iii.** Veterinary clinic, outdoor kennels

**jjj.** Warehouse, self-storage

**kkk.** Wholesale goods establishment

3. ***Conditional uses.*** The following uses are deemed conditional uses in the HC-2 Highway Commercial District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

a. **Dwelling, Multiple-Family**

b. **Outdoor Storage Yard**

3. ***4. Permitted temporary uses.*** The following temporary uses are permitted within the HC-2 District subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:

\* \* \*

**~~D.~~ C. HC-2A Highway Commercial District.**

\* \* \*

2. ***Permitted uses.***

\* \* \*

rr. ~~Outdoor storage yard~~ Park

**ss.** Parking lot

**tt.** Personal service establishment

**uu.** Place of worship

**vv.** Playground

**ww.** Printing establishment

**xx.** Recreational vehicle park

**yy.** Restaurant, delicatessen

**zz.** Restaurant, dine-in with lounge

**aaa.** Restaurant, dine-in without lounge

**bbb.** Restaurant, drive-thru

**ccc.** Retail establishment

**ddd.** Sales center with assembly processes

**eee.** Short term rental\*

**fff.** Stormwater retention or detention facility

**ggg.** Tower, radio, telecommunications, television or microwave\*

**hhh.** Veterinary clinic, no outdoor kennels

**iii.** Veterinary clinic, outdoor kennels

**jjj.** Warehouse, self-storage

**kkk.** Wholesale goods establishment

3. ***Conditional uses.*** The following uses are deemed conditional uses in the HC-2A Highway Commercial District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

**a. Dwelling, Multiple-Family**

**b. Outdoor Storage Yard**

~~3.~~ **4. *Permitted temporary uses.*** The following temporary uses are permitted within the HC-2A District subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:

\*            \*            \*

~~E. D.~~ **HC-3 Highway Commercial District.**

\*            \*            \*

2. *Permitted uses.*

\*            \*            \*

**ss.** ~~Outdoor storage yard~~ Park

**tt.** Parking lot

**uu.** Personal service establishment

**vv.** Place of worship

**ww.** Playground

**xx.** Printing establishment

**yy.** Recreation, commercial

**zz.** Recreational vehicle park

**aaa.** Restaurant, delicatessen

**bbb.** Restaurant, dine-in with lounge

**ccc.** Restaurant, dine-in without lounge

**ddd.** Restaurant, drive-thru

**eee.** Retail establishment

**fff.** Sales center with assembly processes

**ggg.** Short term rental\*

**hhh.** Stormwater retention or detention facility

**iii.** Tower, radio, telecommunications, television or microwave\*

**jjj.** Transportation terminal

**kkk.** Vehicle impound lot

**lll.** Veterinary clinic, no outdoor kennels

**mmm.** Veterinary clinic, outdoor kennels

**nnn.** Warehouse, self-storage

**ooo.** Wholesale goods establishment

**3. *Conditional uses.* The following uses are deemed conditional uses in the HC-3 Highway Commercial District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:**

**a. Outdoor Storage Yard**

~~3.~~ **4.** Permitted temporary uses. The following temporary uses are permitted within the HC-3 District subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:

\*       \*       \*

~~F.~~ **E. HC-4 Highway Commercial District.**

\*       \*       \*

*2. Permitted uses.*

\*       \*       \*

~~tt. Outdoor storage yard~~ Park

**uu.** Parking lot

**vv.** Personal service establishment

**ww.** Place of worship

**xx.** Playground

**yy.** Printing establishment

**zz.** Recreation, commercial

**aaa.** Recreational vehicle park

**bbb.** Restaurant, delicatessen

**ccc.** Restaurant, dine-in with lounge

**ddd.** Restaurant, dine-in without lounge

**eee.** Restaurant, drive-thru

**fff.** Retail establishment

**ggg.** Sales center with assembly processes

**hhh.** Short term rental\*

**iii.** Stormwater retention or detention facility

**jjj.** Tower, radio, telecommunications, television or microwave\*

**kkk.** Transportation terminal

**lll.** Truck stop

**mmm.** Vehicle impound lot

**nnn.** Veterinary clinic, no outdoor kennels

**ooo.** Veterinary clinic, outdoor kennels

**ppp.** Warehouse, self-storage

**qqq.** Wholesale goods establishment

**3. Conditional uses.** The following uses are deemed conditional uses in the HC-4 Highway Commercial District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

**a. Outdoor Storage Yard**

~~3.~~ **4.** Permitted temporary uses. The following temporary uses are permitted within the HC-4 District subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5:

\*       \*       \*

**Sec. 400-8 Use Standards.**

\*       \*       \*

**N. Dwelling, Multiple-Family**

- 1. Multi-family residential uses should fit with the surrounding neighborhood’s character including density, style, and scale.**
- 2. All multi-family uses in the HC Highway Commercial Districts including HC-2, HC-2A, and HC-3 must be serviced by central utility systems including sewer and water.**
- 3. Multi-family uses in the HC-2 Highway Commercial District shall have a maximum allowable density of 1 unit per 1,250 sq. ft.**
- 4. Multi-family uses in the HC-2A Highway Commercial District shall have a maximum allowable density of 1 unit per 1,000 sq. ft.**
- 5. Public amenities shall be required for the residents of all multi-family districts which exceed 100 units or more including but not limited to neighborhood parks with playgrounds, dog parks, nature trails, or community gardens.**

- 6. All entrance and exit ways as required within Sec. 900-3.2 General Planning and Layout Requirements for Streets must be adhered to.**
- 7. Where a multi-family residential use adjoins a residential district, higher setbacks and buffers shall be provided in accordance with the following regulations:**
  - a. A buffer of 50 feet shall be imposed along all property lines which abut a single-family residential district.**
  - b. Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required. Each façade is measured separately, and the additional depth is required perpendicular to that façade.**

**~~N.~~ O. Outdoor and Contractors’ Storage Yards.**

- 1.** This use shall be screened from public view along the front, sides and rear by a 100 percent opaque 8-foot-tall screen consisting of wood, solid masonry, concrete, or other material as approved by the Department of Planning and Development.
- 2.** If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate and documentary records of pending repairs or other disposition.
- 3.** Objects shall not be stacked higher than 8 feet high within 40 feet of the visual screen. Objects may be stacked 1 foot above the 8 feet for each additional 5 feet of setback beyond the original 40 feet. However, stacking of portable storage containers is limited to 3 storage containers in height.
- 4.** Sales and rentals of portable storage containers shall be considered an allowed use only in the I-1, I-2, and I-3 zoning districts.
- 5.** A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This 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.** Landscaping.
  - d.** Signage
  - e.** Lighting.
  - f.** Parking/loading.
  - g.** Additional information shall be submitted as determined by the Department of Planning and



Development.

**6. Outdoor and Contractors’ Storage Yards located within the HC-2, HC-2A, HC-3, and HC-4 Highway Commercial Districts are only permitted through the Conditional Use Procedure outlined in Sec. 200-3.4 Conditional Uses.**

**P.** Day Care Centers

**Q.** Drive-thru Restaurants

**R.** Farm Winery

**S.** Garage Sales

**T.** Heliports

**U.** Methadone Centers and Clinics

**V.** Manufactured or Mobile Homes

**W.** Massage Establishment

**X.** Mobile Food Trucks

**Y.** Manufactured Home Parks

**Z.** Mini-Warehouses (or Warehouse, Self-Storage)

**AA.** Motor Vehicle and Boat Sale and Rental

**BB.** On-location Television or Film Productions

**CC.** Outdoor Retail Sales and Storage Yards

**DD.** Outdoor Salvage Yards

**EE.** Outside Display of Pre-Assembled Accessory Building, Pool, and Playground Equipment

**FF.** Portable Storage Containers Used for Storage

**GG.** Private Landing Strips

**HH.** Public and Private Utility Facilities Located in or adjacent to Residential and Commercial Zoning Districts.

**II.** Retail Repair Establishments of Automobiles, Boats, Trucks, Trailers, Tractors and Mobile Homes, Including Car Washes and Detailing Shops.

**JJ.** Recreational Vehicle Park

**KK.** Short Term Rentals

**LL.** Solar Energy Systems

**MM.** Solid Waste Management Facility

**NN.** Storage Facilities Associated with Insurance Offices and Related Facilities

**OO.** Swimming Pools

**PP.** Temporary Construction Sales Office

**QQ.** Temporary Residence

**RR.** Temporary Seasonal Uses

**SS.** Towers, **Radio, Telecommunications, Television or Microwave**

**TT.** Walk-Up Only Pick-Up Window

\* \* \*

**6. Amend Sec. 400-8 Use Standards to clarify minimum standards for Commercial Excavation, to read as follows:**

**Sec. 400-8 Use Standards.**

\* \* \*

**I. Commercial Excavation.**

*2. Criteria.*

- a. All commercial excavations shall ~~be set back a minimum of~~ provide **a natural area (NAT)** of 100 feet from the front, sides, and rear property lines of the site.
- b. On sites where any property line abuts federal or state roadways, lands or waterways, or the Tammany Trace, the excavation shall ~~be set back a minimum~~ **provide a natural area (NAT)** of 500 feet from the abutting property line. For purposes of this provision only, federal and state lands shall mean those lands owned by the United States government or the state and actively managed as a park, wildlife preserve, or government facility. A waterway is a body of water such as a river, bayou, stream, or improved canal whether navigable or non-navigable.
- c. On sites which are traversed by a waterway or the Tammany Trace, the excavation shall also ~~be set back a minimum~~ **provide a natural area (NAT)** of 500 feet from the nearest bank of the waterway or the centerline of the Tammany Trace.

**7. Amend Chapter 600 – General Development Standards, Sec. 600-3.3 Tree Preservation and Mitigation to clarify protection standards for Live Oak and Cypress trees, to read as follows:**

**SEC. 600-3.3 Tree Preservation and Mitigation.**

\* \* \*

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

No more than 50 percent of all existing live oak trees and cypress trees on a site shall be removed for non-residential developments as identified in Exhibit 600-3-7. **Preference shall be given to the healthier live oaks on the site as well as the live oaks which contribute to the street canopy of St. Tammany Parish.**

8. Amend Chapter 600 – General Development Standards, Sec. 600-3.3 Tree Preservation and Mitigation to clarify all Live Oaks and Cypress trees 8” or greater dbh must be preserved where applicable and remove references to Heritage trees outside of Major Subdivision Incentives ordinance, to read as follows:

**SEC. 600-3.3 Tree Preservation and Mitigation.**

\* \* \*

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

Requirement Criteria: Land Use, Lot Size and Number of Lots	Natural Area or Landscaped Area Required	Tree Survey Required	Protected Trees*	
			All non- invasive trees ≥ 8"	≥ 8" Live Oak & Cypress <del>≥ 18" Live Oak &amp; Cypress</del>
Residential				
Single Family and Duplex > 5 acres (Outside of Platted Subdivision)	NAT	No	N/A	
Subdivision (Single Family and Duplex) 6-24 Lots ≥ 5 acres	NAT	No	N/A	
Subdivision (Single Family and Duplex) ≥ 25 lots	NAT	No	N/A	
Multifamily (up to 3 units)	LA	Yes	N/A	50% preserved
Multifamily (3+ units)	LA	Yes	Limited to Landscape Area	50% preserved
Nonresidential				
Commercial, Medical, Institutional, & Industrial	LA	Yes	Limited to Landscaped Area	50% preserved
Forestry/Agriculture > 5 acres	NAT	No	N/A All noninvasive trees and vegetation in SMB are protected per <b>Sec. 600-3.2.D.3</b>	
"N/A" = Not applicable				
"LA" = Landscape Area as required per <b>Sec. 600-3.4.D</b>				
Natural Area per <b>Sec. 600-3.2.D</b>				
<del>*Heritage Trees: Credit toward landscape planting requirements for nonresidential uses can be received for heritage trees (18" or greater dbh, and Grade B or better) not located in any buffer and are required to be preserved throughout construction. Credits can be applied to the closest proximate buffer at 1 credit per 8 caliper inches of applicable heritage tree.</del>				

\* \* \*

**D. Tree Preservation Credit.**

In order to preserve more mature trees on a site, existing, healthy trees within the required landscape areas ~~and heritage trees~~ not located in a landscape area will count towards the tree planting requirements of Exhibit 600-3-1.

\* \* \*

2. Location of Credit. Tree credits can only be applied in the same landscape area in which the preserved trees are located. Credit for preserved trees cannot be interchanged between different required landscape areas. ~~Tree credits applied to heritage trees, which are 18 inches or greater dbh and Grade B or better, will be applied to the closest proximate landscape area.~~

\* \* \*

**G. Tree Protection Requirements.**

\* \* \*

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

\* \* \*

b. Protected trees.

i. Live oaks, cypress, and heritage trees. Live oaks and cypress trees ~~over 18 inches D.B.H.~~ and heritage trees that are to be retained or counted toward a Major Subdivision Incentive shall be flagged. The flagging shall be marked with species and caliper prior to inspection by department of Planning and Development (ex.: 19-inch CYP).

\* \* \*

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

\* \* \*

b. Location. The location of tree protection fencing must be shown on the demolition and land clearing plan, be submitted as part of the construction drawing package, and address all the following requirements:

i. Protected trees. Protected cypress, live oak, and heritage trees **which are to be retained or counted toward a Major Subdivision Incentive** shall be fenced in accordance with Exhibit 600-3-9 Protected Root Zone.

\* \* \*

9. Amend Chapter 600 – General Development Standards, Section 600-3.4 Landscape Regulations, Exhibit 600-3-17 Side and Rear Landscape Area Requirements by Type to clarify and provide visual examples of the landscape area requirements for commercial and industrial developments, to read as follows:

### Section 600-3.4 Landscape Regulations

\* \* \*



#### E. Required Landscape Areas

\* \* \*

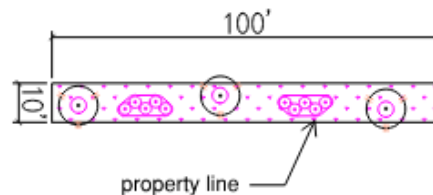
### Exhibit 600-3-17 Side and Rear Landscape Area Requirements by Type

Minimum Buffer Plantings per 100' of property


Landscape Area (width) 10'

-  (3) Class B Trees
-  (10) Shrubs
-  Mulch all Trees & Shrubs \*
-  Living Groundcover/Grass

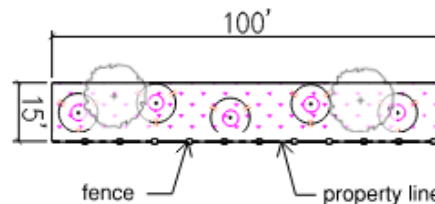
#### C Commercial abutting Commercial







Landscape Area (width) 15'

-  (5) Class B Trees
-  8' Opaque Fence
-  Mulch all Trees & Shrubs \*
-  Living Groundcover/Grass
-  (2) Class A Trees

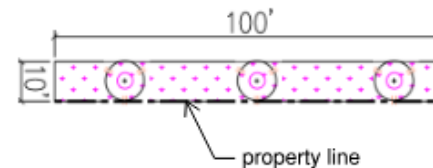
#### D Commercial abutting Residential



Landscape Area (width) 10'

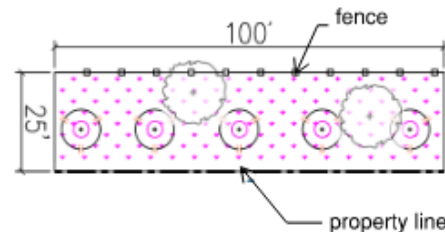
-  (3) Class B Trees
-  8' Opaque Fence
-  Mulch all Trees & Shrubs \*
-  Living Groundcover/Grass

#### E Industrial abutting Industrial



Fencing required for outdoor storage yards  
as per Sec 400-8 Use Standards

#### F Industrial abutting Residential and Commercial



\* Mulch must be organic. No gravel or rock will be permitted.

\*\*Exhibit 600-3-17 is not an exhaustive list of required landscape areas and/or plantings and should only be used as a reference to typical development types. More restrictive requirements may be listed within Sec. 400-8 Use Standards of this UDC.

10. **Amend Chapter 600 – General Development Standards, Sec. 600-4.3 Sign Standards to clarify size and permit requirements for miscellaneous signs related to nonresidential uses, remove reference to driveway signs, and clarify location requirements for billboards, to read as follows:**

SEC. 600-4.3 SIGN STANDARDS

\* \* \*

**B. Miscellaneous Signs for Nonresidential Uses.**

Subject to all provisions and requirements of this section, the following signs may be erected and displayed, for commercial, industrial, and institutional uses and any other use other than residential, without the necessity of a sign permit:

1. *Public directional signs.* ~~Public directional signs are allowed.~~ **Must include approval of the Parish Council.**
2. *Official notices.* Official notices duly issued by any court, public agency, or officer ~~are allowed.~~
3. *Flags.* ~~Flags are allowed.~~
4. *Integral decorative or architectural features of buildings.* Integral decorative or architectural features of buildings, other than neon lights, letters, trademarks, logos, or any feature containing moving parts or moving or flashing lights, are allowed.
5. ~~Driveway signs. Signs oriented toward driveways or internal circulation within a site, not exceeding 4 square feet in sign area per sign, are allowed.~~ *A-frame signs.* One A-frame sign is permitted, provided each sign is:
  - a. No more than 6 square feet in area per sign face;
  - b. No more than 4 feet in height;
  - c. Displayed outdoors only during the hours of 7:00 a.m. to 10:00 p.m. and stored indoors at all other times;
  - d. Limited to 1 sign per use;
  - e. Separated by a minimum distance of 20 linear feet from the nearest A-frame sign;
  - f. Located within 10 feet of a building entrance and directed towards pedestrian traffic; and
  - g. Located so as to not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes.
6. ~~Flags, streamers, banners, inflatable signs, and pennants. Flags, streamers, banners, pinwheels, spinners, or pennants may be displayed in connection with grand openings or special events no more than twice a year for any 1 business entity or applicant. Such signs may be displayed for a period not to exceed 14 consecutive calendar days upon the issuance of a temporary permit by the Department of Planning and Development. Applications for such a temporary permit must state the~~

~~name of the person, firm, corporation, or organization sponsoring the event, the locations where such devices are to be installed and the contemplated dates during which such devices shall remain on display. Banners shall not exceed 32 square feet and shall be limited to 1 banner per premises.~~

*Vehicle and trailer signs.*

- a. Vehicle and trailer signs may be displayed on any vehicle or trailer operated in the daily conduct of any business enterprise so long as such signs:
    - i. Are not parked in front of or in line with any greenbelt or planting areas when on the premises of the business entity operating or advertising on such vehicle or trailer;
    - ii. Are on a vehicle or trailer which is operable and not parked primarily for the purpose of signage.
  - b. Billboards may not be erected or displayed on any vehicle or trailer.
7. ~~Drive-through signs. Signage oriented toward drive-through facilities are subject to the following requirements:~~
- ~~a. The drive-through sign shall not exceed 48 square feet in sign area;~~
  - ~~b. The drive-through sign cannot be located within the front 20 feet of the development site or be visible from the street upon which the primary access is obtained;~~
  - ~~c. The drive-through sign shall be oriented to ensure noise does not intrude into surrounding development in accordance with the local noise ordinance;~~
  - ~~d. The drive-through sign shall have a maximum height of 8 feet; and;~~
  - ~~e. The drive-through sign shall be located a minimum of 20 feet from any lot line abutting a residential zoning district.~~

Licensed roadside vendor sign. One roadside vendor sign for licensed road vendors will be allowed on signs facing each side not to exceed 16 square feet per side.

8. Handicapped parking and access signs. Handicapped parking and access signs are allowed and are regulated in accordance with state or federal law.
9. Rear doors. One rear identification wall sign must be displayed on or at a rear door of each separate business entity for purposes of emergency access and deliveries only.
10. **Construction signs. Non-illuminated construction signs may be allowed on the premises being developed or improved subject to the following conditions and requirements:**
  - a. **Building permit required. A building permit for the project must have been obtained prior to the issuance of the sign permit.**

- b. **Residential district.** In residentially zoned districts such signs shall not exceed four square feet in area and shall be limited to the denoting of the architect, engineer, contractor, subcontractor, owner and/or financing agency providing labor, materials, services or financial capital for the proposed construction. Such sign may be displayed only during construction and for a period of not more than ten days after completion of actual construction identified by the first issuance of a certificate.
- c. **Nonresidential or combined use districts.** In any nonresidential or combined use district, one such sign shall be allowed not to exceed 32 square feet in area and all other signs shall not exceed four square feet in area. All such signs shall be limited to the name of the project and the denoting of the architect, engineer, contractor, subcontractor, owner and/or financing agency providing labor, materials, services or financial capital for the proposed construction. Such signs may be displayed only during actual construction and for a period of not more than ten days after completion of the construction as identified by the first issuance of a certificate of occupancy for the project or development in question or upon expiration of the building permit for the project or development, whichever is first to occur.
- d. **Setback requirements.** The location of such signs shall be on the property to which the sign is applicable. Without limiting the other provisions of this section, such signs shall not be placed on trees or in street rights-of-way.

Additionally, the following miscellaneous signs for nonresidential uses require permits:

1. **Flags, streamers, banners, inflatable signs, and pennants.** Flags, streamers, banners, pinwheels, spinners, or pennants may be displayed in connection with grand openings or special events no more than twice a year for any 1 business entity or applicant. Such signs may be displayed for a period not to exceed 14 consecutive calendar days upon the issuance of a temporary permit by the Department of Planning and Development. Applications for such a temporary permit must state the name of the person, firm, corporation, or organization sponsoring the event, the locations where such devices are to be installed and the contemplated dates during which such devices shall remain on display. Banners shall not exceed 32 square feet and shall be limited to 1 banner per premises.
2. **Drive-through signs.** Signage oriented toward drive-through facilities are subject to the following requirements:
  - a. The drive-through sign shall not exceed 48 square feet in sign area;



- b. The drive-through sign cannot be located within the front 20 feet of the development site or be visible from the street upon which the primary access is obtained;
- c. The drive-through sign shall be oriented to ensure noise does not intrude into surrounding development in accordance with the local noise ordinance;
- d. The drive-through sign shall have a maximum height of 8 feet; and;
- e. The drive-through sign shall be located a minimum of 20 feet from any lot line abutting a residential zoning district.

3. Private Directional Signs, which shall not exceed four square feet in size.

\* \* \*

**F. Billboards.**

\* \* \*

3. Location standards for billboard signs.

- a. A billboard sign must be located within 200 feet of the highway right-of-way. A billboard sign must be set back at least 15 feet from the highway right-of-way.

- ~~b.~~ A billboard sign is not allowed within or nearer than 500 feet **from the edge of the property line** of a residentially zoned district. ~~abutting the same highway to which the sign is oriented.~~

\* \* \*

**11. Amend Chapter 900 – Infrastructure, Sec. 900-3.2 General Planning and Layout Requirements for Streets to add requirements for a second entrance and exit way for Multi-Family development, to read as follows:**

**Sec. 900-3.2 General Planning and Layout Requirements for Streets**

**A. Arrangement**

\* \* \*

6. Subdivision entrance and exit ways.

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

adjacent public street material and planted with seed, sod, or other living landscape materials.

**7. Multi-Family entrance and exit ways.**

- a. *Purpose and minimum standard.* To ensure safe and efficient traffic flow, multi-family developments with more than 100 units shall have at least 2 ingress and 2 egress points providing vehicular access to an existing public street.**
- b. *Limited exceptions.* Exceptions to this standard may be provided by the Board of Adjustments upon determination that an additional entrance may pose a significant safety hazard or if the Louisiana Department of Transportation and Development determines otherwise in writing.**