

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

Study Title: Unified Development Code Phase 2:
Implementation, "Housekeeping" Text Amendments
No. 7

Public Notice:
11/28/2024; 12/4/2024

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: 12/10/2024

Recommendation: Approval

Parish Council: 1/9/2025 and 2/6/2025

Recommendation:

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	Comprehensive Rewrite, Part II UDC	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	UDC Effective date extension	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	Part I Reference Alignment with Part II UDC	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	Part II UDC Housekeeping Amendments 1 and 2	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	Part II UDC Housekeeping Amendment 3	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

24-5611	11/7/2024	11/7/2024	Part II UDC Housekeeping Amendment 4	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
24-5641	12/5/2024	12/5/2024	Part II UDC Housekeeping Amendment 5	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. 7763	TBD	1/9/2025	Part II UDC Housekeeping Amendment 6	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 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. 7 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. 7 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 adopted by the Parish Council at the December 5, 2024 Council hearing (Ord. No. 24-5641).
- Housekeeping No. 6 was introduced at the December 5, 2024 Council hearing (Ord. Calendar No. 7763) and will be heard for final action at the January 9, 2025 Council hearing.
- This text study is the 7th Housekeeping Study and follows the same spirit of amendments proposed and approved in Housekeeping Text Studies 1, 2, 3, 4, 5, 6.

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 200-3.12 state any increase in density is considered a Major Amendment to the PUD. (Part II – Unified Development Code, Chapter 200, Appendix A, Recommendation No. **3**).
- ii. Amend Sec. 400-1.2, Sec. 400-3.1, Exhibit 400-3, Exhibit 400-4, and Sec. 400-3.5 to omit the HC-2A Highway Commercial District zoning classification and revise the max building size in the HC-2 Highway Commercial District (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. **4**).
- iii. Amend Sec. 600-3.2 to state that where a major subdivision utilizes an incentive which allows up to a 20% reduction in lot width or area, a 20% reduction of lot setbacks is also applicable (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. **6**).
- iv. Amend Exhibit 600-3-13 to require larger buffers where a commercial or industrial use abuts a residential use and amend Exhibit 600-3.4 Landscape Regulations to match (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. **8**).

b. Clarifications include:

- i. Amend Section 2-752 to clarify fees for zoning change appeals related to the decisions of the Planning and Zoning Commission (Part I – Code of Ordinances, Chapter 2, Appendix A, Recommendation No. **2**).
- ii. Amend Section 600-4.3 to clarify standards for flags and add snipe signs to the list of prohibited signs (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. **7**).

c. Corrections include:

- i. Amend Section 2-740 to be consistent with TIA fees assessed in Part II – Unified Development Code (Part I – Code of Ordinances, Chapter 2, Appendix A, Recommendation No. **1**).
- ii. Amend Section 600-2 to add regulations for building façade areas (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. **5**).

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

Proposed Changes Key:**Blue, Bold, and Underlined Text** – Added Text~~Red and strikethrough text~~ - Deleted Text**Proposed amendments to St. Tammany Parish’s Code of Ordinances, Part I – Code of Ordinances, include the following:****1. Correct Chapter 2 – Administration, Sec. 2-740 – Concept Subdivision Plan Review to be consistent with TIA fees assessed in Part II – Unified Development Code, to read as follows:**

* * *

CHAPTER 2 – ADMINISTRATION

* * *

ARTICLE XVII – PARISH FEES

* * *

Sec. 2-740 – Concept Subdivision Plan Review

The following fees are for tentative subdivision stages Concept Subdivision Plan Review:

- (1) Lot fee, \$500.00 filing fee plus \$40.00 per lot.
- (2) Traffic impact fee analysis. If required, ~~\$250.00~~ **\$500.**
- (3) Drainage impact fee analysis. If required, \$250.00.
- (4) If a PUD would be assessed, \$500.00 filing fee at preliminary.
- (5) Add \$75.00 advertising fee.
- (6) Minor Modification to Concept Subdivision Plans: \$500

2. Clarify Chapter 2 – Administration, Sec. 2-752 – Appeal Fee for Minor and Major Subdivisions to clarify fees for zoning change appeals, to read as follows:

CHAPTER 2 – ADMINISTRATION

* * *

ARTICLE XVII – PARISH FEES

* * *

Sec. 2-752 – Appeal fee for ~~minor and major subdivisions~~ **decisions of the Planning and Zoning Commission.**

The following are fees for appeals from decisions of the Planning and Zoning Commission to the Parish Council:

- (1) Fees for appeal of minor subdivision and major subdivision applications \$250.00.
- (2) **Fees for appeal of zoning change applications \$250.00.**

~~(2)~~**(3)** Exemptions. If a manifestly unreasonable financial hardship is demonstrated by an applicant for a for a conditional use or planned corridor development appeal on a single-family residential parcel, the appeal fee may be waived, subject to the following parameters:

- a. A manifestly unreasonable hardship shall be defined as a situation where the demonstrated income of the property owner falls within the parameters set by the most recent US. Department of Housing and Urban Development ~ Public Housing and Section 8 Income Limits for Very Low Income (50% of regional median income).
- b. Adequate financial documentation shall be presented to the impact fee administrator to determine Qualifications for said waiver.
- c. No individual may receive more than a single waiver of said fees

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

3. Amend Chapter 200 – Procedures, Sec. 200-3.12 Planned Unit Development to state any increase in density is considered a Major Amendment to the PUD, to read as follows:

Sec. 200-3.12 Planned Unit Development.

* * *

H. Changes to an Approved PUD.

* * *

b. Major Changes to the PUD plan include changes to:

- i. The use of the land.
 - a. The location of significant buildings and structures.
 - b. A cumulative reduction in total open space by more than five percent and/or below the minimum of 25 percent of required open space.
 - ~~c. A cumulative increase in the density of a development by more than 5 percent of the total originally approved overall acreage.~~ **Any increase in density of an approved PUD plan.**
 - d. A setback adjustment for an entire phase and/or 10 lots or more of a subdivision.

4. Amend Chapter 400 – Zoning including Sec. 400-1.2 Zoning Districts Established, Sec. 400-3.1 Commercial Zoning Districts and Uses Established, Exhibit 400-3 Permitted Uses: Commercial Districts, Exhibit 400-4 Site & Structure Standards: Commercial Districts, and Sec. 400-3.5 Highway Commercial Districts to omit the HC-2A Highway Commercial District zoning classification and revise the max building size in the HC-2 Highway Commercial District so as not to create any legal non-conforming structures, to read as follows:

* * *

Sec. 400-1.2 Zoning Districts Established.

* * *

A. Base Zoning Districts.

The unincorporated areas of St. Tammany Parish are divided into the following base zoning districts, which promote a single use or permit a limited variety of use types:

HC-1 Highway Commercial District.

HC-2 Highway Commercial District.

~~HC-2A Highway Commercial District.~~

HC-3 Highway Commercial District.

HC-4 Highway Commercial District.

* * *

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

A. Districts.

The following commercial zoning districts are hereby established in order to promote commercial development that is compatible with adjacent land uses and districts and supports the health, safety, and welfare of the residents of St. Tammany Parish:

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.

HC-1 Highway Commercial District.

HC-2 Highway Commercial District.

~~HC-2A Highway Commercial District.~~

HC-3 Highway Commercial District.

HC-4 Highway Commercial District.

* * *

Exhibit 400-3 Permitted Uses: Commercial Districts.

	Commercial Zoning Districts										
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	Use Standards
Residential											
Community Home	P*	P*	P*	P*	P*	P*	P*	P*			Section 400-8.J
Day Care Home	P	P	P	P	P	P	P	P			
Dwelling, Single-Family	P	P	P	P	P	P	P	P			
Dwelling, Two-Family	P	P	P	P	P	P	P	P			
Dwelling, Multiple-Family					P				P		
Residential Care Facility			P	P	P	P	P	P	P		
Commercial											
Adult Use										P	Section 400-8.A
Animal Services	P	P	P	P	P	P	P	P	P	P	
Art Studio		P	P	P	P	P	P	P	P	P	
Automobile Sales							P	P	P	P	Section 400-8.Y
Auto Racing										P	
Auto Repair and Service							P*	P	P*	P*	Section 400-8.D
Bank and Financial Institution					P	P	P	P	P	P	
Bar (without Food Service)									P	P	
Bed and Breakfast		P	P	P	P	P	P	P	P	P	Section 400-8.E

	Commercial Zoning Districts										
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	Use Standards
Building Supply Showroom						P	P	P	P	P	
Car Wash						P	P	P	P	P	Section 400-8.HH
Catering Facility						P	P	P	P	P	
Cemetery								P	P	P	Section 400-8.H
Club or Lodge		P	P	P	P	P	P	P	P	P	
Convention Center				P	P	P	P	P	P	P	
Day Care Center, Adult		P	P	P	P	P	P	P	P	P	Section 400-8.O
Day Care Center, Child		P	P	P	P	P	P	P	P	P	Section 400-8.HH
Distribution or Warehousing Facility						P	P	P	P	P	
Food Processing						P	P	P	P	P	
Entertainment, Indoor							P	P	P	P	
Entertainment, Live Performances									P	P	
Funeral Home or Crematorium									P	P	
Garden Supply and Greenhouse		P	P	P	P	P	P	P	P	P	
Gas Station with Convenience Store						P	P	P	P	P	Section 400-8.M
Hotel					P		P	P	P	P	
Kennels, Commercial							P	P	P	P	Section 400-8.C
Laboratory			P	P	P	P	P	P	P	P	
Liquor Store						P	P	P	P	P	
Manufacturing, Artisan							P	P	P	P	
Marina, Commercial				P	P	P	P	P	P	P	
Medical Facility, Clinic	P	P	P	P	P	P	P	P	P	P	
Office	P	P	P	P	P	P	P	P	P	P	
Outdoor Retail Sales							P	P	P	P	Section 400-8.BB

	Commercial Zoning Districts										
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	Use Standards
Outdoor Display of Building, Pool, and Playground Equipment							P	P	P	P	Section 400-8.DD
Outdoor Storage Yard							P	P	P	P	Section 400-8.BB
Parking Lot					P	P	P	P	P	P	
Place of Worship		P	P	P	P	P	P	P	P	P	
Personal Service Establishment		P	P	P	P	P	P	P	P	P	
Printing Establishment						P	P	P	P	P	
Recreation, Commercial									P	P	
Recreational Vehicle Park				P	P	P	P	P	P	P	Sec. 400-8.II
Retail Establishment		P	P	P	P	P	P	P	P	P	
Restaurant, Delicatessen		P	P	P	P	P	P	P	P	P	
Restaurant, Dine-In with Lounge.		C	C	C	C	P	P	P	P	P	
Restaurant, Dine-In without Lounge		P	P	P	P	P	P	P	P	P	
Restaurant, Drive-Thru						P*	P	P	P	P	Section 400-8.P
Sales Center with Assembly Processes							P	P	P	P	
Short Term Rental	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Section 400-8.JJ
Transportation Terminal									P	P	
Truck Stop (video poker prohibited)										P	
Vehicle Impound Lot									P	P	
Veterinary Clinic, No Outdoor Kennels	P	P	P	P	P	P	P	P	P	P	Section 400-8.C
Veterinary Clinic, Outdoor Kennels							P	P	P	P	Section 400-8.C
Warehouse, Self-Storage							P	P	P	P	Section 400-8.Y
Wholesale Goods Establishment						P	P	P	P	P	
Agricultural and Open Space											
Athletic Field				P	P	P	P	P	P	P	

	Commercial Zoning Districts										
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	Use Standards
Golf Course and Recreational Facility				P	P	P	P	P	P	P	
Gymnasium				P	P	P	P	P	P	P	
Park				P	P	P	P	P	P	P	
Playground				P	P	P	P	P	P	P	
Public and Institutional											
Community Center				P	P	P	P	P	P	P	
Educational Facility, Adult Secondary		P	P	P	P	P	P	P	P	P	
Educational Facility, Business College or School					P	P	P	P	P	P	
Educational Facility, Learning Center		P	P	P	P	P	P	P	P	P	
Educational Facility, Elementary or Middle School		P	P	P	P	P	P	P	P	P	
Educational Facility, High School		P	P	P	P	P	P	P	P	P	
Educational Facility, University and Associated Research Center				P	P	P	P	P	P	P	
Educational Facility, Vocational School				P	P	P	P	P	P	P	
Utilities											
Electrical Energy Substation	P	P	P	P	P	P	P	P	P	P	
Small Wireless Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Solar Energy Systems					P*	P*	P*	P*	P*	P*	Sec. 400-8.KK
Stormwater Retention or Detention Facility	P	P	P	P	P	P	P	P	P	P	
Tower, Radio, Telecommunications, Television or Microwave			P*	P*	P*	P*	P*	P	P*	P*	Section 400-8.RR
Utility					P						

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	20,000 sf	15,000 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. 400-3.5 HIGHWAY COMMERCIAL DISTRICTS.

* * *

B. HC-2 Highway Commercial District.

* * *

4. Site and Structure Provisions.

- a. Maximum building size. The maximum building size in the HC-2 District shall be ~~40,000~~ 75,000 square feet.

* * *

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

- ~~1. Purpose. The purpose of the HC-2A Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.~~
- ~~1. Permitted uses. Only those uses of land listed under Exhibit 400-3 Permitted Uses as permitted uses or the uses detailed in the list below are allowed within the HC-2A District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. 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. Animal services~~
 - ~~b. Art studio~~
 - ~~c. Athletic field~~
 - ~~d. Auto repair and service~~

- ~~e. Automobile sales~~
- ~~f. Bank or financial institution~~
- ~~g. Bed and breakfast~~
- ~~h. Building supply showroom~~
- ~~i. Car wash~~
- ~~j. Catering facility~~
- ~~k. Club or lodge~~
- ~~l. Community center~~
- ~~m. Community home*~~
- ~~n. Convention center~~
- ~~o. Day care center, adult~~
- ~~p. Day care center, child~~
- ~~q. Day care home~~
- ~~r. Distribution or warehousing facility~~
- ~~s. Dwelling, single family~~
- ~~t. Dwelling, two family~~
- ~~u. Educational facility, adult secondary~~
- ~~v. Educational facility, business college or school~~
- ~~w. Educational facility, learning center~~
- ~~x. Educational facility, elementary or middle school~~
- ~~y. Educational facility, high school~~
- ~~z. Educational facility, university and associated research center~~
- ~~aa. Educational facility, vocational school~~
- ~~bb. Entertainment, indoor~~
- ~~cc. Food processing~~
- ~~dd. Garden supply and greenhouses~~
- ~~ee. Gas station with convenience store~~
- ~~ff. Golf course and recreational facility~~
- ~~gg. Gymnasium~~
- ~~hh. Hotel~~
- ~~ii. Kennels, commercial~~

~~jj. Laboratory~~
~~kk. Liquor store~~
~~ll. Manufacturing, artisan~~
~~mm. Marina, commercial~~
~~nn. Medical facility, clinic~~
~~oo. Office~~
~~pp. Outdoor display of building, pool, and playground equipment~~
~~qq. Outdoor retail sales~~
~~rr. Outdoor storage yard~~
~~ss. Park~~
~~tt. Parking lot~~
~~uu. Personal service establishment~~
~~vv. Place of worship~~
~~ww. Playground~~
~~xx. Printing establishment~~
~~yy. Recreational vehicle park~~
~~zz. Residential care facility~~
~~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. Veterinary clinic, no outdoor kennels~~
~~kkk. Veterinary clinic, outdoor kennels~~
~~lll. Warehouse, self-storage~~
~~mmm. Wholesale goods establishment~~

2. ~~*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:~~
 - a. ~~Christmas tree sales~~
 - b. ~~Firework sales~~
 - c. ~~Mobile food trucks~~
 - d. ~~On location television or film productions (no sets)~~
 - e. ~~On location television or film productions (sets)~~
 - f. ~~Seasonal produce or seafood stands~~
 - g. ~~Snowball stands~~
3. ~~*Site and Structure Provisions.*~~
 - a. ~~*Maximum building size.*~~ The maximum building size in the HC 2A District shall be 75,000 square feet.
 - b. ~~*Minimum lot area.*~~ No new lot shall be created that is less than 20,000 square feet in area.
 - c. ~~*Minimum lot width.*~~ Minimum lot width is 80 feet.
 - d. ~~*Transitional yard.*~~ Where an HC 2A District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:
 - i. ~~Where lots in an HC 2A District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.~~
 - ii. ~~In an HC 2A District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.~~
 - iii. ~~In an HC 2A District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.~~
 - iv. ~~In an HC 2A District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.~~

- v. ~~Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required in each yard. Each façade is measured separately, and the additional depth is required perpendicular to that façade.~~
- c. ~~Maximum lot coverage. The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.~~
- f. ~~Height regulations.~~
 - i. ~~No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Chapter 900, whichever is higher.~~
 - ii. ~~In no case shall any building or dwelling for residential or business purposes exceed 60 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Chapter 900, whichever is higher.~~
- g. ~~Special use restrictions.~~
 - i. ~~Automotive repair and service facilities shall not exceed 10,000 square feet.~~
 - ii. ~~Automotive sales shall not exceed 2 acres of display and storage.~~
- h. ~~Design criteria.~~
 - i. ~~Required landscape areas. All developments shall comply with the planting and landscape buffer requirements per Sec. 600-3.4 of this UDC.~~
 - ii. ~~Signage. All signage shall comply with the standards per Sec. 600-4 of this UDC.~~
 - iii. ~~Lighting. All site lighting shall comply with the standards per Sec. 600-2 of this UDC.~~
 - iv. ~~Parking/loading. All parking and loading shall comply with the standards per Sec. 600-5 of this UDC.~~

5. Amend Chapter 600 – General Development Standards, Sec. 600-2 Site Design and Performance Standards to add regulations for building façade areas, to read as follows:

SEC. 600-2 Site Design and Performance Standards.

* * *

Sec. 600-2.4 Building Façade Area

- A. Definition. The building façade area occurs when the exterior wall of the building, which contains the primary entrance, faces a vehicular access area. The building façade area is the area between such exterior wall and such vehicular access area.**

B. Area, location, width, length. The building façade area shall be the full length of the building exterior wall facing the vehicular access area. This area shall be no less than four feet in width.

C. Allowed in building façade areas. Concrete side walk not to exceed four feet in width. Trees, shrubs, landscaping, fountains and any other landscape architectural feature, specifically approved by the department of planning and development. Entrances, drainageways, underground utilities, eaves and other building overhangs are allowed in building façade planting areas. Everything not specifically allowed in this subsection is prohibited in building façade planting areas.

6. Amend Chapter 600 – General Development Standards, Sec. 600-3.2 Land Clearing Standards to state that where a major subdivision utilizes an incentive as shown in Exhibit 600-3-3 Incentives for Major Subdivisions which allow up to a 20% reduction in lot width or area, a 20% reduction of lot setbacks is also applicable, to read as follows:

Sec. 600-3.2 Land Clearing Standards.

	*	*	*
D. Natural Area Requirements and Incentives.			
	*	*	*

6. Major Subdivision Incentives. For subdivisions having greater than or equal to 25 lots, the incentives prescribed in Exhibit 600-3-3 are permitted, subject to the following:

a. Provisions and thresholds described in Exhibit 600-3.2-2 must be provided and met; and

b. Lot width or area cannot be reduced by more than 20 percent of the required underlying zoning district standards; and

c. **Where the lot width is reduced by up to 20 percent within a major subdivision, the required side yard setbacks may also be reduced by the corresponding width reduction percentage. Where the lot area is reduced by up to 20 percent within a major subdivision, the required front yard, side yard, corner side yard, and rear yard setbacks may also be reduced by the corresponding area reduction percentage.**

~~e.~~ **d.** Credits (including maximums) for Major Subdivision Incentives may be combined, but - through this combination - cannot reduce lot area or width by more than 20 percent of the required lot area and width minimums; and

~~e.~~ e. Incentives cannot be applied to a property or site that is eligible for or employs the regulatory relief provided by nonconforming lots of record and associated contiguous lot regulations provided for in Chapter 500 of this UDC; and

~~e.~~ f. All approved credits applied to a subdivision must be notated on the approved and recorded plat.

7. Amend Chapter 600 – General Development Standards, Sec. 600-4.3 Sign Standards to clarify standards for flags and add snipe signs to the list of prohibited signs, 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:

* * *

3. Flags. ~~Flags are allowed.~~ Flags and insignia of any government, except when displayed in connection with a commercial promotion, are allowed.

* * *

H. Prohibited Signs.

1. Prohibited signs are subject to removal (except legal nonconforming signs as defined by this UDC) by the parish at the owner's or user's expense.

2. The following sign types are prohibited:

- a. All signs not expressly permitted or exempted in this UDC.
- b. Abandoned signs.
- c. Animation on electronic changeable message signs.
- d. Audible signs.
- e. Permanent beacons, search lights, or other lights visible from a significant distance.
- f. Flashing signs.
- g. Lasers.

- h. Parapet signs.
- i. Portable or trailer signs.
- j. Projecting signs.
- k. Revolving or rotating signs.
- l. Pole signs.
- m. Pylon signs, except as provided as part of regional commercial/office centers.
- n. Roof signs.
- o. Signs that resemble traffic control devices or emergency devices.
- p. Signs that encroach into a public right-of-way.
- q. Snipe signs.
- ~~r.~~ r. Any sign that prevents free ingress or egress from any door, window, or fire escape.

8. Amend Chapter 600 – General Development Standards, Exhibit 600-3-13 Landscape Area Requirements to require larger buffers where a commercial or industrial use abuts a residential use and amend Exhibit 600-3.4 Landscape Regulations to match, to read as follows:

Exhibit 600-3-13 Landscape Area Requirements.

Landscape Type		Depth of Landscape Area	Plant Requirement per 100' Linear Frontage
A - Street		25'	Class A Trees = 4
			Class B Trees = 6
			Shrubs = 20
Aa – Multiple Street Frontages		20'	Class A Trees = 4
			Class B Trees = 4
			Shrubs = 20
B - Interstate		35'	Class A Trees = 5
			Class B Trees = 5
			Shrubs = 0
Side or Rear Yard Landscape Areas	C - Commercial Use to Commercial or Industrial Use	10'	Class B Trees = 3 Shrubs = 10
	D – Commercial Use to Residential Use	15' <u>25'</u>	Class A Trees = 2 <u>4</u> Class B Trees = 5 <u>6</u> 8 ft. high, 100 % opaque wood or masonry fence
	E – Industrial Use to Industrial Use	10'	Class B Trees = 3
	F – Industrial Use to Non-Industrial Use	25' <u>35'</u>	Class A Trees = 2 <u>5</u> Class B Trees = 5 8 ft. high, 100 % opaque wood or masonry fence