

**T.P. Ordinance No. 22-64**

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 –  
PLANNING AND DEVELOPMENT, ARTICLE IV – STANDARDS FOR  
SUBDIVISION OF PROPERTY, SECTION 36-90 – MINOR SUBDIVISION  
STANDARDS, (A), (11) STRUCTURES ON SURVEYS

**BE IT ORDAINED** by the Tangipahoa Parish Council-President Government, State of Louisiana, acting as the Governing Authority thereof revises and amends the Tangipahoa Parish Code of Ordinance as follows:

**CHAPTER 36 PLANNING AND DEVELOPMENT**

**ARTICLE IV – STANDARDS FOR SUBDIVISION OF PROPERTY**

**Sec. 36-90. Minor Subdivision Standards.**

- (a) *General standards for minor subdivisions pertaining to the division and partition of property.*
- (1) *Generally.* Minor subdivisions are considered the following:
    - a. Residential minor partitions known as mini partitions and small partitions.
    - b. Minor commercial partitions.
    - c. These types of divisions can be administratively approved and must be submitted on 11-inch by 17-inch sheets for review. These subdivisions shall follow the following requirements unless otherwise specified in this subsection.
  - (2) *Frontage.* Lots shall have a minimum road frontage of 125 feet on either a public road, existing private road as recorded with the parish's 911 office, existing permanent access right-of-way, easement, or servitude recorded at the office of the parish clerk of court, or new private road, or right-of-way as approved for certain uses in these standards.
  - (3) *Total square footage.*
    - a. *Residential minor partitions.* Lots shall have a minimum total square footage of 21,780 square feet or one-half acre.
    - b. *Minor commercial partitions.* Lots shall have a minimum total square footage of 43,560 square feet or one acre.
  - (4) *Residential minor partitions.* A minimum 60-foot width must be provided for any new right-of-way or private road for road access, drainage, utilities and sewage. This must be provided for any new lots not fronting on an existing publicly-maintained road, existing private road or existing recorded easement or servitude.
    - a. *Mini partitions.* For a new 60-foot right-of-way or private road to be allowed to be created, the original parcel (parent tract) to be divided must be a minimum of three acres or more.
    - b. *Small partitions.* Creating new 60-foot rights-of-way or private roads for property divisions are not allowed. Any new lots created by these partitions must have frontage on existing roads.
  - (5) *Residential minor partition setbacks.* Side and rear setbacks shall be ten feet from the property line. The front setback shall be a minimum of 25 feet from public right-of-way lines. In cases when the right-of-way lines cannot be determined, the setback line will begin 18 inches behind the back slope of the drainage ditches.
  - (6) *Minor commercial partition setbacks.* Minor commercial setbacks shall follow all prescribed setbacks and buffer area requirements as set forth in this chapter.
  - (7) *Residential minor partitions.* Any partition seeking administrative approval and not meeting the standards of this subsection shall be required to seek planning commission approval.
    - a. Planning commission approval for minor partitions must meet current lot size and frontage requirements as identified in section 36-91(d)(3) and (4); and
    - b. The applicant may be required to provide any other information requested by the planning commission.
  - (8) *Exceptions.*
    - a. Divisions for utility placement do not have specific size requirements.
    - b. Residential minor partition lots that obtain access at the dead end of a road shall have no minimum frontage required.
  - (9) *Planning commission approval, when required.* Amendments to any required statements on minor partitions require planning commission approval.
  - (10) All minor subdivisions point of egress and ingress shall be upon a public right-of-way with a minimum average paved surface width of 16 feet. If the average width of the paved surface is less than 16 feet, the developer shall be responsible for obtaining the necessary right-of-way expansions and shall bear the costs of any expansion of the right-of-way and widening of the

paved surface. In the event an expansion is necessary, the widening shall be performed the full length of the frontage road to the next major intersection of a publicly maintained right-of-way.

**(11) Structures. All surveys must show any structures that are as close as 10 feet of said setbacks set herein.**

**BE IT FURTHER ORDAINED** that this ordinance shall become effective immediately upon signature of the Parish President and all previous ordinances in conflict with said ordinance are hereby repealed.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council shall take effect immediately upon the signature of the Tangipahoa Parish President.

On motion by Mr. Vial and seconded by Mr. Ingraffia, the foregoing ordinance was hereby declared adopted on this 14<sup>th</sup> day of November, 2022 by the following roll-call vote:

**YEAS:** Forrest, Ingraffia, Joseph, Bruno, Ridgel, Mayeaux, Wells, Vial, Hyde, Coates

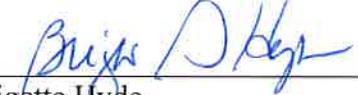
**NAYS:** None

**ABSENT:** None

**NOT VOTING:** None

**ATTEST:**

  
\_\_\_\_\_  
Jill DeSouge  
Clerk of Council  
Tangipahoa Parish Council

  
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Brigitte Hyde  
Chairwoman  
Tangipahoa Parish Council

INTRODUCED: October 11, 2022

PUBLISHED: November 10, 2022 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: November 14, 2022

DELIVERED TO PRESIDENT: 16th day of November, 2022 at 2:00pm

APPROVED BY PRESIDENT:   
\_\_\_\_\_  
Robby Miller Date

VETOED BY PRESIDENT: \_\_\_\_\_  
Robby Miller Date

RECEIVED FROM PRESIDENT: 16th day November, 2022 at 4:00pm