

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 7748

ORDINANCE COUNCIL SERIES NO: 24-5641

COUNCIL SPONSOR: LAUGHLIN/COOPER

PROVIDED BY: PARISH PRESIDENT'S OFFICE

INTRODUCED BY: MR. SMITH

SECONDED BY: MR. CORBIN

ON THE 7TH DAY OF NOVEMBER, 2024

ORDINANCE TO ADDRESS PUBLIC COMMENTS, IMPROVE CODE ADMINISTRATION, MAKE MINOR CHANGES AND CORRECTIONS, AND CLARIFY THE ST. TAMMANY PARISH CODE OF ORDINANCES. (PARISHWIDE)

WHEREAS, to improve land management in St. Tammany Parish, the Parish Council adopted Part II: The Unified Development Code (UDC) on December 18, 2023, via Ordinance No. 23-5339 (unanimously approved, with 1 absent), to streamline, simplify, and improve overall code navigation and to reduce permitting confusion, remove redundancy, and align Parish procedures; and

WHEREAS, this work addressed much needed policy amendments, procedural clarification, code reorganization, as well as updates that provided regulation consistency with regards to code terminology, references, and formatting; and

WHEREAS, the Parish Council amended the effective date of the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC) to August 2, 2024 to allow the Parish Council and Parish Administration time to review and amend codal provisions as necessary prior to the original July 1, 2024 effective date, via Ordinance No. 24-5484; and

WHEREAS, Round 1 and Round 2 of the UDC Housekeeping amendments were considered and adopted to revise Part II: The Unified Development Code (UDC) on July 11, 2024, via Ordinance No. 24-5513, and Round 3 of the UDC Housekeeping amendments were considered and adopted to revise Part 1: Code of Ordinances and Part II: The Unified Development Code (UDC) on October 3, 2024, via Ordinance No. 24-5592; all of which to address much needed policy amendments, procedural clarification, code reorganization, as well as updates that provided regulation consistency with regards to code terminology, references, and formatting; and

WHEREAS, Round 4 of the UDC Housekeeping amendments were unanimously recommended for approval at the September 10, 2024 Planning and Zoning Commission hearing with a recommendation to remove the proposed changes to the Planned Corridor Overlay listed under (b) – Clarifications; Numbers iii and iv, and have been introduced at the October 3, 2024 Council hearing under Ordinance Calendar No. 7721; and

WHEREAS, following the UDC's August 2, 2024 implementation date, Parish staff, Councilmembers, and Commissioners isolated additional edits or changes, and conducted a series of meetings with stakeholders to discuss comments, deliberate, and reach consensus; and

WHEREAS, this ordinance aims to resolve these comments in support of UDC implementation which took effect August 2, 2024 to clarify, correct, and reincorporate previous standards necessary for the successful and predicable management of land in the Parish; and

WHEREAS, the UDC is intended to be a living document: updated and amended as community values change and evolve and as procedural improvements become practical; and

WHEREAS, the Parish acknowledges this amendment to Part I: Code of Ordinances and Part II: Unified Development Code is not the final opportunity to amend existing Parish land development standards, but represents another critical step in creating a usable and clear code from which to continuously advance goals of the 2040 Comprehensive Plan; and

WHEREAS, on October 8, 2024 the Planning and Zoning Commission recommended unanimous approval of the proposed Round 5 of the UDC Housekeeping Amendments detailed in **Exhibit A**.

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends Part I: Code of Ordinances and Part II: Unified Development Code in accordance with code amendments detailed in **Exhibit A**, to continue to refine, correct, and improve the UDC through public hearings that include a review of edits that are tracked for the public's awareness, reference, and feedback.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall be effective December 5, 2024.

MOVED FOR ADOPTION BY: MR. IMPASTATO

SECONDED BY: MS. SEIDEN

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: SMITH, ROLLING, CAZAUBON, SEIDEN, PHILLIPS, TANNER, IMPASTATO, BURKE, COUGLE, O'BRIEN, LAUGHLIN, BINDER, CORBIN, STRICKLAND (14)

NAYS: (0)

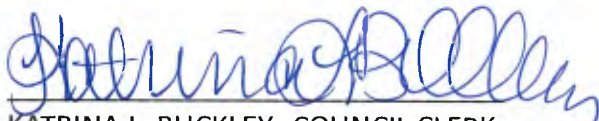
ABSTAIN: (0)

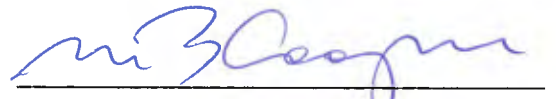
ABSENT: (0)

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 5TH DAY OF DECEMBER, 2024; AND BECOMES ORDINANCE COUNCIL SERIES NO. 24-5641.


ARTHUR A. LAUGHLIN, COUNCIL CHAIR

ATTEST:


KATRINA L. BUCKLEY, COUNCIL CLERK


MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: OCTOBER 30, 2024

Published Adoption: December 18, 2024

Delivered to Parish President December 06, 2024 at 4:20pm

Returned to Council Clerk: December 11, 2024 at 8:58am



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. 5

Public Notice:
9/25/2024; 10/2/2024

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: 10/8/2024
Recommendation: Approval
Parish Council: 11/7/2024
Recommendation:
Location: Parishwide

FINDINGS

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

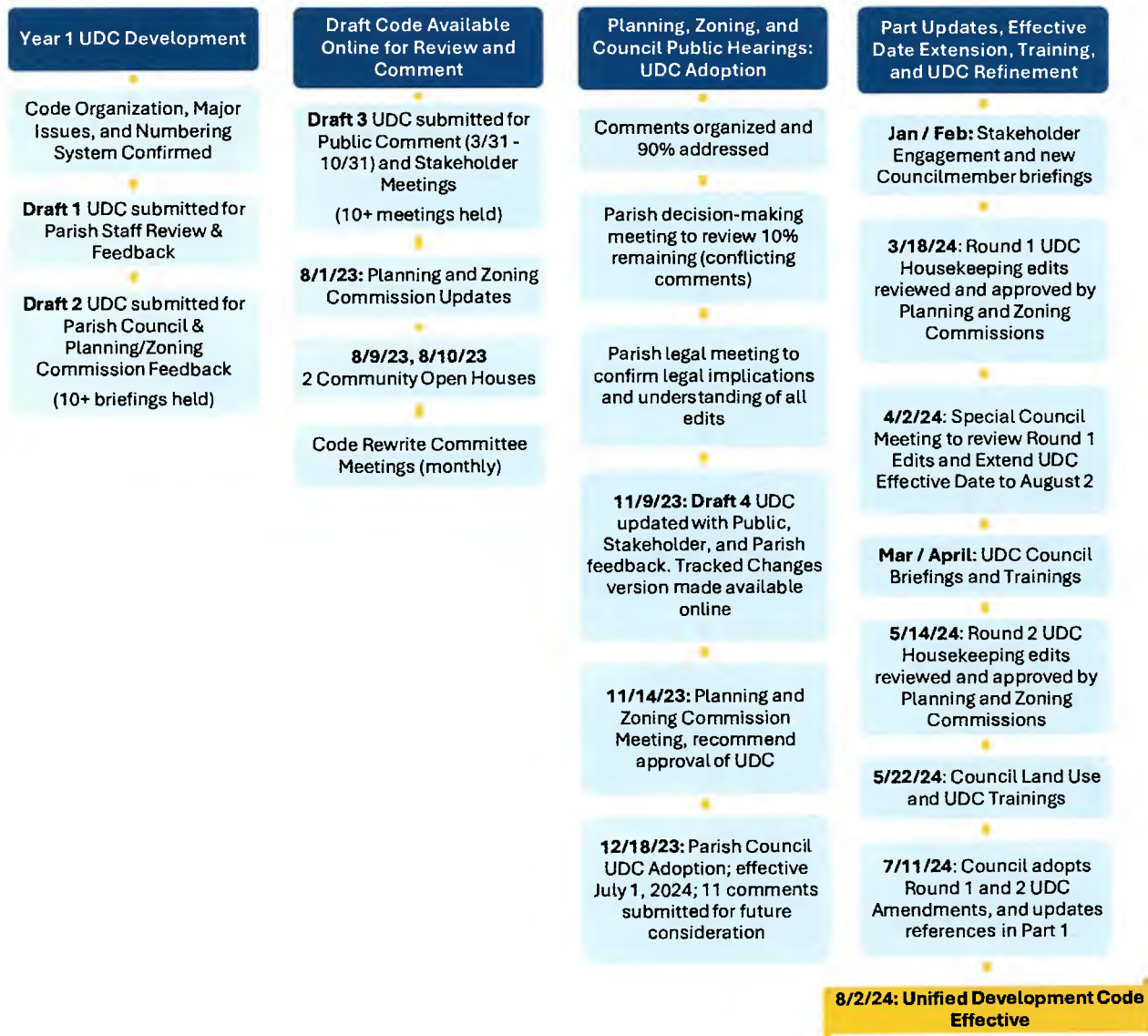
| Ord. No. | Adopted | Effective | Title | Summary | Relevant Code of Ordinances Impacted |
|----------------|----------|-----------|--|--|--|
| 23-5339 | 12/18/23 | 7/1/24 | Comprehensive Rewrite, Part II UDC | Streamlined Part II of the Parish Code of Ordinances into a Unified Development Code. | Ch. 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 |
| Ord. Cal #7698 | TBD | TBD | 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 |

| | | | | | |
|------------------------------|-----|-----|---|---|--|
| Ord. Calendar No. 7721 | TBD | TBD | 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 |
|------------------------------|-----|-----|---|---|--|

2. *Context.* After the adoption of the UDC in December 2023 and during the amendment of the UDC from January to July 2024, the Parish has been preparing for the Unified Development Code’s August 2, 2024, effective date. This work prompted additional parish staff to become familiar with the UDC and existing applications to be updated to the new standards and organization of the Code. As expected, this additional review prompted the need for “housekeeping” amendments that clarify, correct, or reincorporate previous standards necessary for the successful and predictable management of land in the Parish. To date:

- 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 (Ord. Calendar No. 7698) is being considered for adoption by the Parish Council at the October 3, 2024 Council hearing.
- Housekeeping No. 4 (Ord. Calendar No. 7721) is being introduced by the Parish Council at the October 3, 2024 Council hearing.
- This text study is the fifth Housekeeping Study and follows the same spirit of amendments proposed and approved in Housekeeping Text Studies 1, 2, 3, and 4.

3. *UDC Development Process.* A high-level timeline of the UDC development process including Housekeeping Text Studies 1-4 is provided below:



4. *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. 5 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. 5 is to ensure the UDC continues to function effectively by incorporating staff-driven improvements based on real-world use and experience.

5. *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. Remove the distance restrictions related to zoning classifications for applications of high alcohol content (Part 1 – Code of Ordinances, Chapter 6, Appendix A, Recommendation No. 1)
- b. Clarifications include:
 - i. Amend Section 100-5: Definitions to streamline and clarify terminology related to “Warehouse or Distribution Center” and “Warehouse, Self-Storage Facilities” (Part II – Unified Development Code, Chapter 100, Appendix A, Recommendation No. 4)
 - ii. Amend existing Use Standards to add additional standards for Microbrewery and Gas Station with Convenience Store when located within the HC-1 Highway Commercial District (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. 9).
 - iii. Clarify requirements for commercial and industrial properties to file for and receive land clearing permits (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 10).
 - iv. Clarify requirements for tree surveys (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 11).
 - v. Clarify which zoning districts non-traditional accessory structures are prohibited within and to allow Agricultural Buildings above the Urban Growth Boundary Line with minimum requirements (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 12).
 - vi. Clarify that guest homes must meet the minimum setbacks indicated within the subject property’s respective zoning classification (Part II – Unified Development Code, Chapter 600, Appendix A, Recommendation No. 13).
- c. Corrections include:
 - i. Update the Noise and Sound ordinance to be consistent with the new zoning classifications as adopted within the current Unified Development Code (Part 1 – Code of Ordinances, Chapter 26, Appendix A, Recommendation No. 2)
 - ii. Update the Offenses and Miscellaneous Provisions regarding the discharge of firearms near single/multifamily zoned subdivision developments to be consistent with the new zoning classifications as adopted within the current Unified Development Code (Part 1 – Code of Ordinances, Chapter 28, Appendix A, Recommendation No. 3)
 - iii. Amend Section 100-5: Definitions to add a definition for “Agricultural building or structure”, “Microbrewery” and “Fabrication and Assembly” (Part II – Unified Development Code, Chapter 100, Appendix A, Recommendation No. 4)
 - iv. Add “Office, Warehousing” as a permitted use and remove “Distribution or Warehousing Facility” as a permitted use in all Highway Commercial Districts; Add “Microbrewery” as a Conditional Use in the HC-1, HC-2, and HC-2A Highway Commercial Districts and as a permitted use in the HC-3 and HC-4 Highway Commercial Districts, and revise “Gas Station and Convenience Store” to a Conditional Use in the HC-1 Highway Commercial District (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. 5).
 - v. Clarify the site and structure provisions for structures within the CBF-1 zoning district located within 200 feet of single-family residentially zoned property (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. 6).
 - vi. Add low impact development review standards to the Design Criteria section of the AML Advanced Manufacturing and Logistics District (Part II – Unified Development Code, Chapter 400, Appendix A, Recommendation No. 7).
 - vii. Add “Distribution or Warehousing Facility” as a permitted use in all Industrial Zoning Classifications and the Advanced Manufacturing and Logistics District; add “Brewery or Distillery” and “Microbrewery” as a permitted use in the I-1 Light Industrial District and I-2

**Industrial District (Part II – Unified Development Code, Chapter 400, Appendix A,
Recommendation No. 8)**

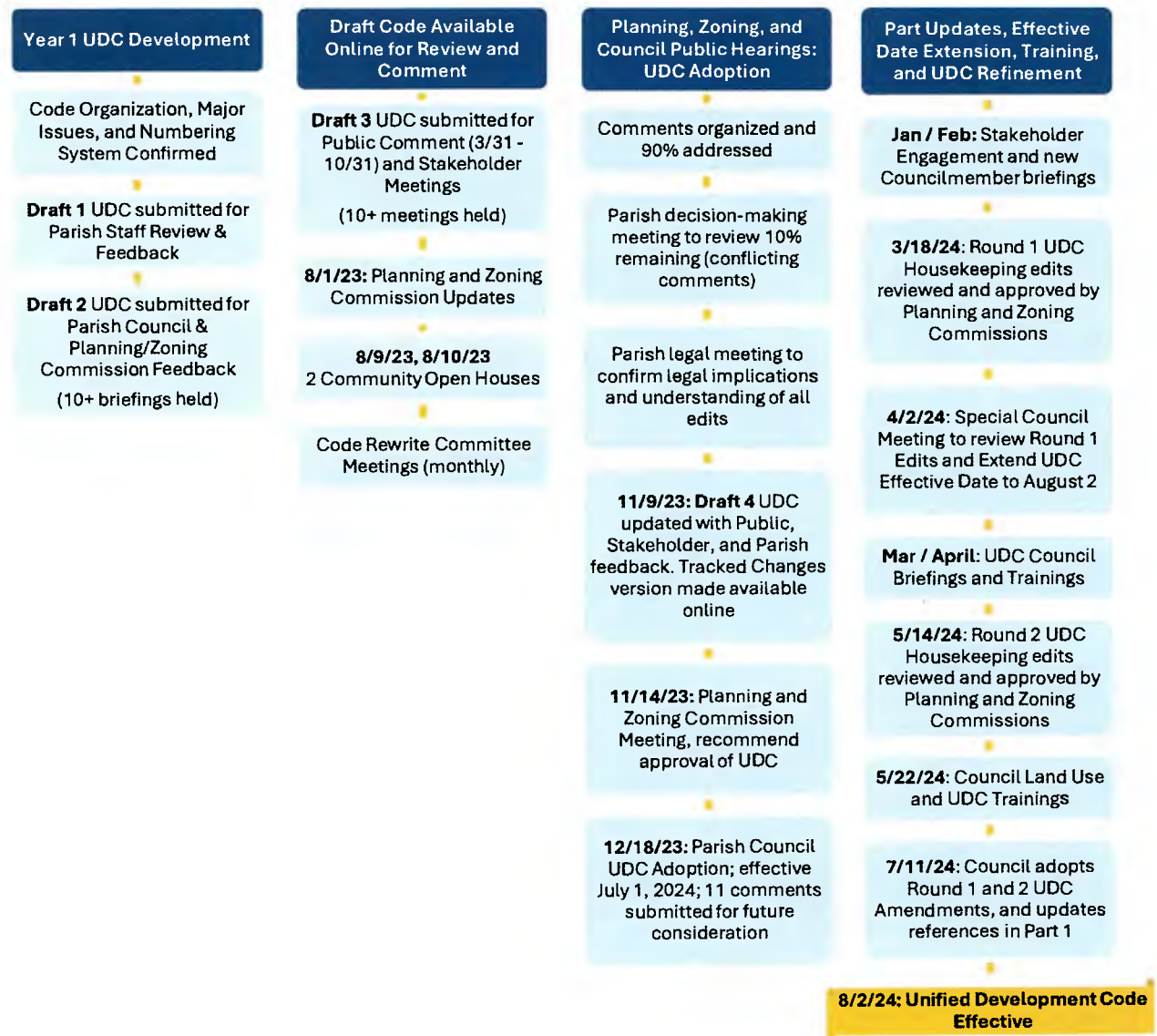
APPENDIX A
PROPOSED AMENDMENTS
TO
PART II: LAND DEVELOPMENT CODE
ST. TAMMANY CODE OF ORDINANCES
(dated August 2024)

| | | | | | |
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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 Part 1 – Code of Ordinances, Chapter 6 – Alcoholic Beverages to remove distance restrictions related to zoning classifications for applications of high alcohol content and renumber as necessary, to read as follows:

Sec. 6-34 – LOCATION RESTRICTIONS.

a) No permit except that listed in paragraph ~~(d)~~ **(b)** hereof required by the provisions of this article shall be granted for any premises situated within 500 feet or less distance of a public playground, a building occupied exclusively as a church, or synagogue, public library, public playground, full-time daycare center, correctional facility housing inmates, including, but not limited to, halfway houses, or school, except a school for business education conducted as a business college or school. The measurement to be taken shall be as a person walks using the sidewalk from the nearest point of the property line of the church or synagogue, public library, public playground, full-time day care center, correctional facility housing inmates, including, but not limited to, halfway houses, or school to the nearest point of the premises to be licensed as described in the application, provided, however that these restrictions shall not apply to any premises which are maintained as a bona fide hotel, railway car, or fraternal organization. In undeveloped rural areas, the distance shall be measured in a straight line from the nearest point to the nearest point of the respective premises or grounds. The restrictions contained in this section do not apply to any premises which are maintained as a bona fide hotel, railroad car, fraternal organization, nor to any premises which were licensed to deal in alcoholic beverages prior to June 1, 2015.

1) For purposes of determining the method of measurement under the provisions of this section, undeveloped rural areas are those areas of unincorporated St. Tammany Parish situated north of the urban growth boundary line.

~~b) Except with the written consent or approval provided for in paragraph (1) herein below, a permit for the sale of beverages of high alcoholic content, other than one specifically limited to the sale of beer and wine, shall not be granted for any facility selling alcoholic beverages for consumption on premises that is situated on property located adjacent to single family residentially zoned property or where the facility selling alcoholic beverages is situated within 500 feet or less of single family residentially zoned property. The measurement to be taken shall be as provided for in paragraph (a) herein above.~~

- ~~1) To be issued a permit when the provisions of paragraph (b) of this section apply, the owner of a facility applying for an alcoholic beverage permit shall apply for and obtain approval of an entertainment overlay zoning designation issued by the zoning commission through the process and procedures set forth in the Unified Development Code [chapter 130, article V, division 10]. If the residentially zoned property is a subdivision, the owner of the facility shall obtain the written notarized consent of the homeowners' association, if existing, or must apply for and obtain an entertainment overlay issued by the zoning commission.~~
- ~~e) The provisions of paragraph (b) of this section shall exclude special events as defined elsewhere in this article, convenience stores or any facility selling packaged liquor, which will not be consumed on premises, country clubs, marinas, facilities within mixed use developments, such as TNDs and PUDs, commercial developments which supply and maintain 100-foot no-cut buffers between the development and single family residentially zoned properties, and shall not apply to any facility that is permitted prior to June 20, 2015.~~

d)b) A Class B permit shall be granted for any premises situated:

- 1) Three hundred feet for greater than the locations referenced herein; or
- 2) Within 300 feet or less of a building occupied exclusively as a church or synagogue, public library, public playground, full-time daycare center, correctional facility housing inmates, including, but not limited to, halfway houses, or school, except a school for business education conducted as a business college or school provided the applicant submits a written waiver of opposition from all of the affected entities listed herein.

* * *

2. Amend Part 1 – Code of Ordinances, Chapter 26 – Nuisances to refer to the updated zoning classifications as adopted within the current Unified Development Code, to read as follows:

Sec. 26-113 – READINGS OF Db(A) BY ZONING DISTRICT.

- (a) An increase of ten dB(A) is allowed for impulsive sounds.
- (b) To determine the sound level, three readings will be taken at the complainant's dwelling or structure and the mean of these readings will determine the actual decibel count.
 - (1) ~~E-1, E-2, E-3, E-4, A1, A-1A, A-2, A-3, A-4, A-4A, A-5, A-6, A-7, A-8, PUD, TND-1, TND-2, E, R-1, R-2, L-1, L-2, S-1, S-2, TF, M-L, M-M, M-H, PUD,~~ and all zoning districts with a manufactured housing overlay:

| | | |
|---------------|----|----------------------------------|
| Maximum dB(A) | | |
| Daytime | 65 | 7:00 a.m. to 9:00 p.m. weekdays |
| | | 8:00 a.m. to 10:00 p.m. weekends |

| | | |
|-----------|----|----------------------------------|
| Nighttime | 60 | 9:00 p.m. to 7:00 a.m. weekdays |
| | | 10:00 p.m. to 8:00 a.m. weekends |

(2) HC-1, HC-2, HC-2A, HC-3, HC-4, ~~HC-5, RBG, MD-1, MD-2, MD-3, MD-4~~, **MOCD, MHD, MRD**, PF-1, PF-2, CBF-1, ED-1, ED-2, ~~AT-1, AT-2~~, **AT, PBC, PBC-1, PBC-2**, and all zoning districts with a Regional Business Center Overlay:

| | | |
|---------------|----|-------------------------------------|
| Maximum dB(A) | | |
| Daytime | 70 | 7:00 a.m. to 11:00 p.m. entire week |
| Nighttime | 60 | 11:00 p.m. to 7:00 a.m. entire week |

(3) I-1, I-2, I-3, ~~I-4~~, SWM-1, SWM-2, and AML:

| | | |
|---------------|----|-------------------------------------|
| Maximum dB(A) | | |
| Daytime | 75 | 7:00 a.m. to 11:00 p.m. entire week |
| Nighttime | 65 | 11:00 p.m. to 7:00 a.m. entire week |

(4) NC-1, NC-2, ~~NC-3, NC-4, NC-5, NC-6~~, **GC-1, GC-2** and all zoning districts with a rural overlay:

| | | |
|---------------|----|-------------------------------------|
| Maximum dB(A) | | |
| Daytime | 70 | 7:00 a.m. to 11:00 p.m. entire week |
| Nighttime | 60 | 11:00 p.m. to 7:00 a.m. entire week |

* * *

3. Amend Part 1 – Code of Ordinances, Chapter 28 – Offenses and Miscellaneous Provisions to refer to the updated zoning classifications as adopted in Chapter 400 of the current Unified Development Code, to read as follows:

Sec. 28-170 – DISCHARGE OF FIREARMS NEAR SINGLE/MULTIFAMILY ZONED SUBDIVISION DEVELOPMENTS.

(a) *Prohibited.* It shall be unlawful for any person to discharge a firearm within a 1,000-foot perimeter zone of any single-family residentially zoned subdivision or multifamily residentially zoned development measured as is hereinafter provided.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Perimeter area means that area surrounding the subdivisions as shall be measured in a straight line from each of the subdivision's four boundaries (i.e., front, rear and two side lines) as shown on the subdivision plot thereof filed with the parish and thence outward 1,000 feet.

Single-family residentially zoned subdivisions mean those portions or parcels of ground located in the unincorporated area of the parish bearing the following zoning designations as identified on the official zoning map of the parish as follows:

- (1) ~~A-1 Suburban~~; **E Estate Residential District**
- (2) ~~A-2 Suburban~~; **R-1 Rural Residential**
- (3) ~~A-3 Suburban~~; **R-2 Rural Residential**
- (4) ~~A-4 Single-Family Residential~~; **L-1 Large Lot Residential District**
- (5) ~~A-1-A Residential Zoning District~~; **L-2 Large Lot Residential District**
- (6) ~~A-2-A Residential Zoning District~~; **S-1 Suburban Residential District**
- (7) ~~A-3-A Residential Zoning District~~; **S-2 Suburban Residential District**
- (8) ~~A-4-A Residential Zoning District~~; **TF Two-Family Residential District**
- (9) ~~A-5 Two-Family Residential District~~; **M-L Low Multi-Family Residential District**
- (10) ~~A-6 Three and Four-Family Residential District~~; **M-M Medium Multi-Family Residential District**
- (11) ~~A-7 General Multiple-Family Residential District~~; **M-H High Multi-Family Residential District**
- (12) ~~A-8 Planned Multiple-Family Residential District~~; **Planned Unit Development District**
- ~~(13) B-2 Planned Residential Districts;~~
- ~~(14) SA Suburban Agricultural; or~~
- ~~(15) SI Suburban.~~

* * *

4. Amend Chapter 100 – Administration, Sec. 100-5 Definitions, to add a definition for *Agricultural building or structure*, *Microbrewery* and *Fabrication and Assembly* and to streamline and clarify terminology related to *Warehouse or Distribution Center* and *Warehouse, Self-Storage Facilities*, to read as follows:

SEC. 100-5 DEFINITIONS.

* * *

- A -

Agricultural building or structure. Any building or structure existing or erected on land used principally for agricultural purposes, with the exception of dwelling units.

* * *

- F -

Fabrication and assembly. Means the manufacturing from standardized parts of a distinct object differing from the individual components.

Fabrication, Structural. A facility for the manufacturing and assembly of steel or concrete structures by bending, cutting, welding, and other similar methods.

* * *

- M -

Microbrewery. Means a retail establishment wherein beer and other malt beverages are brewed in small quantities, not to exceed fifteen thousand barrels of beer a year, and where such beverages are sold at retail for consumption on or off the licensed premises.

- W -

* * *

Walls, Breakaway. A wall that is not part of the structural support of a building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Warehouse. A facility for the storage and distribution of manufactured products, supplies, and equipment.

Warehouse or Distribution Center. A building used primarily for storage of goods and materials and its distribution to other locations. Also includes associated uses such as offices and retail sales. ~~with a maximum of combined uses totaling 9,000 square feet or less of the gross floor area.~~

Warehouse, Self-Storage (or Mini-Warehouse). A structure containing separate storage space of varying sizes leased or rented on an individual basis. ~~Individual Storage units may not exceed 500 square feet.~~ Outdoor storage yards may be an accessory to an existing mini warehouse, **when in compliance with minimum standards.**

* * *

- Amend Chapter 400 – Zoning, Sec. 400-3.5 Highway Commercial Districts to add *Office, Warehousing* as a permitted use and remove *Distribution or Warehousing Facility* as a permitted use in all Highway Commercial Districts, to add *Microbrewery* as a Conditional Use in the HC-1, HC-2, and HC-2A Highway Commercial Districts and as a permitted use in the HC-3 and HC-4 Highway Commercial Districts, and revise *Gas Station and Convenience Store* to a Conditional Use in the HC-1 Highway Commercial District, and to renumber sections accordingly, to read as follows:

| 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 | |
| Commercial | | | | | | | | | | | |
| Gas Station with Convenience Store | | | | | | P C* | P | P | P | P | Sec. 400-8(M) |
| Microbrewery | | | | | | C* | C* | C* | P* | P* | Sec. 400-8(G) |
| Office, Warehousing | | | | | | P | P | P | P | P | |

| | | | | | | | | | | | |
|---|--|--|--|--|--|--------------|--------------|--------------|--------------|--------------|--|
| Industrial | | | | | | | | | | | |
| Distribution or Warehousing Facility | | | | | | p | p | p | p | p | |

* * *

Sec. 400-3.5 Highway Commercial Districts.

A. HC-1 Highway Commercial District.

* * *

2. Permitted uses.

* * *

~~p. Distribution or warehousing facility~~ Dwelling, single-family

q. Dwelling, two-family

r. Educational facility, adult secondary

s. Educational facility, business college or school

t. Educational facility, learning center

u. Educational facility, elementary or middle school

v. Educational facility, high school

w. Educational facility, university and associated research center

x. Educational facility, vocational school

y. Food processing

z. Garden supply and greenhouses

aa. Gas station with convenience store*

bb. Golf course and recreational facility

cc. Gymnasium

dd. Hotel

ee. Laboratory

- ff.** Liquor store
- gg.** Marina, commercial
- hh.** Medical facility, clinic
- ii.** Microbrewery*
- jj.** Office
- kk.** Office, Warehouse
- ll.** Park
- mm.** Parking lot
- nn.** Personal service establishment
- oo.** Place of worship
- pp.** Playground
- qq.** Printing establishment
- rr.** Recreational vehicle park
- ss.** Residential care facility
- tt.** Restaurant, delicatessen
- uu.** Restaurant, dine-in with lounge
- vv.** Restaurant, dine-in without lounge
- ww.** Restaurant, drive-thru*
- xx.** Retail establishment
- yy.** Short term rental*
- zz.** Stormwater retention or detention facility
- aaa.** Tower, radio, telecommunications, television or microwave*
- bbb.** Veterinary clinic, no outdoor kennels
- ccc.** Wholesale goods establishment

* * *

B. HC-2 Highway Commercial District.

* * *

2. Permitted uses.

* * *

r. ~~Distribution or warehousing facility~~ Dwelling, single-family

s. Dwelling, two-family

t. Educational facility, adult secondary

u. Educational facility, business college or school

v. Educational facility, learning center

w. Educational facility, elementary or middle school

x. Educational facility, high school

y. Educational facility, university and associated research center

z. Educational facility, vocational school

aa. Food processing

bb. Garden supply and greenhouses

cc. Gas station with convenience store

dd. Golf course and recreational facility

ee. Gymnasium

ff. Kennels, commercial

gg. Laboratory

hh. Liquor store

ii. Marina, commercial

jj. Manufacturing, artisan

- kk.** Medical facility, clinic
- ll.** Microbrewery*
- mm.** Office
- nn.** Office, Warehouse
- oo.** Outdoor display of building, pool, and playground equipment
- pp.** Outdoor retail sales
- qq.** Outdoor storage yard
- rr.** Park
- ss.** Parking lot
- tt.** Personal service establishment
- uu.** Place of worship
- vv.** Playground
- ww.** Printing establishment
- xx.** Recreational vehicle park
- yy.** Residential care facility
- zz.** Restaurant, delicatessen
- aaa.** Restaurant, dine-in with lounge
- bbb.** Restaurant, dine-in without lounge
- ccc.** Restaurant, drive-thru
- ddd.** Retail establishment
- eee.** Sales center with assembly processes
- fff.** Short term rental*
- ggg.** Stormwater retention or detention facility
- hhh.** Tower, radio, telecommunications, television or microwave*

iii. Veterinary clinic, no outdoor kennels

jjj. Veterinary clinic, outdoor kennels

kkk. Warehouse, self-storage

lll. Wholesale goods

* * *

C. HC-2A Highway Commercial District.

* * *

2. Permitted uses.

* * *

r. ~~Distribution or warehousing facility~~ Dwelling, single-family

s. Dwelling, two-family

t. Educational facility, adult secondary

u. Educational facility, business college or school

v. Educational facility, learning center

w. Educational facility, elementary or middle school

x. Educational facility, high school

y. Educational facility, university and associated research center

z. Educational facility, vocational school

aa. Entertainment, indoor

bb. Food processing

cc. Garden supply and greenhouses

dd. Gas station with convenience store

ee. Golf course and recreational facility

ff. Gymnasium

- gg.** Kennels, commercial
- hh.** Laboratory
- ii.** Liquor store
- jj.** Manufacturing, artisan
- kk.** Marina, commercial
- ll.** Medical facility, clinic
- mm.** Microbrewery*
- nn.** Office
- oo.** Office, Warehouse
- 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.** Restaurant, delicatessen
- aaa.** Restaurant, dine-in with lounge
- bbb.** Restaurant, dine-in without lounge
- ccc.** Restaurant, drive-thru
- ddd.** Retail establishment

eee. Sales center with assembly processes

fff. Short term rental*

ggg. Stormwater retention or detention facility

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

iii. Veterinary clinic, no outdoor kennels

jjj. Veterinary clinic, outdoor kennels

kkk. Warehouse, self-storage

lll. Wholesale goods establishment

* * *

D. HC-3 Highway Commercial District.

* * *

2. Permitted uses.

* * *

r. ~~Distribution or warehousing facility~~ Dwelling, multiple family

s. Educational facility, adult secondary

t. Educational facility, business college or school

u. Educational facility, learning center

v. Educational facility, elementary or middle school

w. Educational facility, high school

x. Educational facility, university and associated research center

y. Educational facility, vocational school

z. Entertainment, indoor

aa. Entertainment, live performances

bb. Food processing

- cc.** Funeral home or crematorium
- 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.** Microbrewery*
- pp. Office
- qq.** Office, Warehouse
- rr.** Outdoor display of building, pool, and playground equipment
- ss.** Outdoor retail sales
- tt.** Outdoor storage yard
- uu.** Park
- vv.** Parking lot
- ww.** Personal service establishment
- xx.** Place of worship
- yy.** Playground
- zz.** Printing establishment

aaa. Recreation, commercial

bbb. Recreational vehicle park

ccc. Restaurant, delicatessen

ddd. Restaurant, dine-in with lounge

eee. Restaurant, dine-in without lounge

fff. Restaurant, drive-thru

ggg. Retail establishment

hhh. Sales center with assembly processes

iii. Short term rental*

jjj. Stormwater retention or detention facility

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

lll. Transportation terminal

mmm. Vehicle impound lot

nnn. Veterinary clinic, no outdoor kennels

ooo. Veterinary clinic, outdoor kennels

ppp. Warehouse, self-storage

qqq. Wholesale goods establishment

* * *

3. **HC-4 Highway Commercial District.**

* * *

2. *Permitted uses.*

* * *

t. ~~Distribution or warehousing facility~~ Educational facility, adult secondary

u. Educational facility, business college or school

- v.** Educational facility, learning center
- w.** Educational facility, elementary or middle school
- x.** Educational facility, high school
- y.** Educational facility, university and associated research center
- z.** Educational facility, vocational school
- aa.** Entertainment, indoor
- bb.** Entertainment, live performances
- cc.** Food processing
- dd.** Funeral home or crematorium
- ee.** Garden supply and greenhouses
- ff.** Gas station with convenience store
- gg.** Golf course and recreational facility
- hh.** Gymnasium
- ii.** Hotel
- jj.** Kennels, commercial
- kk.** Laboratory
- ll.** Liquor store
- mm.** Manufacturing, artisan
- nn.** Marina, commercial
- oo.** Medical facility, clinic
- pp.** Microbrewery*
- qq.** Office
- rr.** Office, Warehouse
- ss.** Outdoor display of building, pool, and playground equipment

- tt.** Outdoor retail sales
- uu.** Outdoor storage yard
- vv.** Park
- ww.** Parking lot
- xx.** Personal service establishment
- yy.** Place of worship
- zz.** Playground
- aaa.** Printing establishment
- bbb.** Recreation, commercial
- ccc.** Recreational vehicle park
- ddd.** Restaurant, delicatessen
- eee.** Restaurant, dine-in with lounge
- fff.** Restaurant, dine-in without lounge
- ggg.** Restaurant, drive-thru
- hhh.** Retail establishment
- iii.** Sales center with assembly processes
- jjj.** Short term rental*
- kkk.** Stormwater retention or detention facility
- lll.** Tower, radio, telecommunications, television or microwave*
- mmm.** Transportation terminal
- nnn.** Truck stop
- ooo.** Vehicle impound lot
- ppp.** Veterinary clinic, no outdoor kennels
- qqq.** Veterinary clinic, outdoor kennels

rrr. Warehouse, self-storage

sss. Wholesale goods establishment

* * *

6. Amend Chapter 400 – Zoning, Sec. 400-4 Specialized Zoning District Regulations to clarify the site and structure provisions for structures within the CBF-1 zoning district located within 200 feet of single family residentially zoned property, to read as follows:

C. CBF-1 Community-Based Facilities District

* * *

4. Site and structure provisions.

~~a. Maximum structure size. No structure located within 200 feet of any residentially zoned property may have a ground floor area exceeding 500 square feet in area~~

* * *

7. Amend Chapter 400 – Zoning, Sec. 400-5 Industrial Zoning District Regulations to add low impact development review standards to the Design Criteria section of the AML Advanced Manufacturing and Logistics District, to read as follows:

SEC. 400-5 INDUSTRIAL ZONING DISTRICT REGULATIONS.

* * *

H. AML ADVANCED MANUFACTURING AND LOGISTICS DISTRICT.

* * *

3. SITE AND STRUCTURE PROVISIONS.

* * *

g. 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 as are required for commercial uses.

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.

v. **Engineering report and low impact development. An engineering report shall be provided to the Department of Planning and Development and the department of Engineering detailing low impact development and green infrastructure feasibility on the site.**

* * *

8. Amend Chapter 400 – Zoning, Sec. 400-5 Industrial Zoning District Regulations to add *Distribution or Warehousing Facility* as a permitted use in all Industrial Zoning Classifications and the Advanced Manufacturing and Logistics District, add *Brewery or Distillery* and

Microbrewery as a permitted use in the I-1 Light Industrial District and I-2 Industrial District and to renumber sections accordingly, to read as follows:

* * *

Sec. 400-5.1 Industrial Zoning Districts and Uses Established.

* * *

| Use Category Specific Use | Industrial Zoning Districts | | | | | | Use Standards |
|--------------------------------------|-----------------------------|-----|-----|-------|-------|-----|-----------------|
| | I-1 | I-2 | I-3 | SWM-1 | SWM-2 | AML | |
| Commercial | | | | | | | |
| Microbrewery | P* | P* | | | | | Section 400-8.D |
| Industrial | | | | | | | |
| Brewery or Distillery | P* | P* | | | | | Section 400-8.D |
| Distribution or Warehousing Facility | P | P | P | | | P | |

* * *

C. I-1 Light Industrial and Warehouse District

* * *

2. Permitted uses.

* * *

- a. Auto repair and service*
- b. Entertainment, indoor
- c. Gas station
- d. Microbrewery***
- e. Office
- f. Outdoor display of building, pool, and playground equipment
- g. Recreation, commercial
- h. Restaurant, dine-in with lounge
- i. Restaurant, dine-in without lounge
- j. Brewery or Distillery***
- k. Contractor storage yard
- l. Distribution or Warehousing Facility**
- m. Food processing
- n. Manufacturing, artisan

- o.** Manufacturing, light
- p.** Outdoor storage yard
- q.** Warehouse
- r.** Electrical energy substation*
- s.** Small wireless facility*
- t.** Stormwater retention or detention facility*
- u.** Tower, radio, telecommunications, television or microwave*

* * *

D. I-2 Industrial District

* * *

2. Permitted uses.

* * *

- a.** Auto repair and service*
- b.** Crematorium
- c.** Entertainment, indoor
- d.** Gas station
- e.** Microbrewery*
- f.** Office
- g.** Outdoor display of building, pool, and playground equipment
- h.** Radio and television studios and broadcasting stations
- i.** Recreation, commercial
- j.** Restaurant, dine-in with lounge
- k.** Restaurant, dine-in without lounge
- l.** Beverage distilling
- m.** Book bindery
- n.** Brewery or Distillery*

- o.** Cannery, fruit and vegetable
- p.** Cleaning and dyeing works
- q.** Contractor storage yard
- r.** Dairy products manufacturing
- s.** Distribution or Warehousing Facility
- t.** Fabrication, structural
- u.** Food processing
- v.** Manufacturing, advanced
- w.** Manufacturing, artisan
- x.** Manufacturing, heavy
- y.** Manufacturing, light
- z.** Outdoor salvage yard
- aa.** Outdoor storage yard
- bb.** Petroleum product storage
- cc.** Septage treatment facility*
- dd.** Warehouse
- ee.** Welding shops
- ff.** Well drilling services
- gg.** Public utility facility
- hh.** Electrical energy substation*
- ii.** Small wireless facility*
- jj.** Stormwater retention or detention facility*
- kk.** Tower, radio, telecommunications, television or microwave

* * *

E. I-3 Industrial District

* * *

2. *Permitted uses.*

* * *

- a. Auto repair and service*
- b. Distribution or Warehousing Facility**
- c. Gas station
- d. Office
- e. Outdoor display of building, pool, and playground equipment
- f. Radio and television studios and broadcasting stations
- g. Restaurant, dine-in with lounge
- h. Restaurant, dine-in without lounge
- i. Cannery
- j. Cleaning and dyeing works
- k. Contractor storage yard
- l. Excavation, commercial*
- m. Fabrication, structural
- n. Manufacturing, advanced
- o. Manufacturing, artisan
- p. Manufacturing, heavy
- q. Manufacturing, light
- r. Natural gas gathering plant
- s. Non-atomic electric generating plants
- t. Manufacturing, light
- u. Outdoor salvage yard
- v. Outdoor storage yard
- w. Petroleum product storage

- x.** Pleasure boat dry dock hull repair
- y.** Septage treatment facility*
- z.** Steel mill
- aa.** Warehouse
- bb.** Waste tire collection and processing facility
- cc.** Welding shops
- dd.** Well drilling services
- ee.** Public utility facility
- ff.** Electrical energy substation*
- gg.** Small wireless facility*
- hh.** Stormwater retention or detention facility*
- ii.** Tower, radio, telecommunications, television or microwave

* * *

H. AML Advanced Manufacturing and Logistics District

* * *

2. Permitted uses.

* * *

- a. Data center and data warehousing
- b. Distribution or Warehousing Facility**
- c. Office
- d.** Research and development facility
- e. Food processing
- f.** Manufacturing, advanced
- g.** Manufacturing, artisan
- h.** Manufacturing, light
- i.** Warehouse

j Wastewater treatment facility, limited*

k. Electrical energy substation*

l. Small wireless facility*

m. Stormwater retention or detention facility*

n. Tower, Radio, Telecommunications, Television or Microwave

* * *

9. Amend Chapter 400 – Zoning, Sec. 400-8 Use Standards to add additional standards for *Microbrewery and Gas Station with Convenience Store* when located within the HC-1 Highway Commercial District.

* * *

G. Brewery or Distillery ~~with Tours~~ and Microbrewery

* * *

2. Where a brewery, ~~or~~ distillery, **or microbrewery with tours** is allowed, the proposed use shall meet the following criteria:

* * *

M. Convenience Store (with Gas)/Gas Station with Convenience Store

The sale of gas and other fuel shall be an accessory use permitted in the zoning district when the criteria of this section are met:

1. In the **HC-1 and** HC-2 Highway Commercial District, a minimum parcel size of 40,000 square feet is required for such use. On parcels that are a minimum of 40,000 square feet but less than 60,000 square feet in size, the number of fuel pumping units shall be limited to a total of 4 units. For purposes of this provision, a fuel pumping unit, also commonly known as a gas pump, is defined as a unit that is capable of dispensing gas or other fuel to no more than 2 vehicles at the same time, and only when each vehicle to be fueled is positioned on opposite sides of the pump. On parcels that are a minimum of 60,000 square feet but less than 90,000 square feet in size, the number of fuel pumping units shall be limited to a total of 6 units. On parcels that are 90,000 square feet or greater in size, the number of fuel pumping units shall not exceed 8 units.

* * *

10. Amend Chapter 600 – General Development Standards, Sec. 600-3 Land Clearing, Tree Preservation, and Landscaping to clarify requirements for commercial and industrial properties to file for and receive land clearing permits, to read as follows:

SEC. 600-3.2 LAND CLEARING STANDARDS

* * *

B. Applicability.

* * *

- 4. *Work not permitted.* The parish shall not consider requests for proposed grading, fill, or site work of any kind as part of a land clearing permit.
- 5. *Application process.* Permit application requirements and procedures shall be carried out in accordance with Chapter 200 - Procedures of this UDC.
- 6. *Permit validity.* Land clearing permits shall be valid for a period of 2 years, wherein all permitted activities and a compliance inspection must be completed.
- 7. **Clearing only. When an application for a land clearing permit of a site that has a zoning classification other than E, R-1, R-2, L-1, L-2, S-1, or S-2 is not accompanied by the required documents to apply for a site work permit and/or a building permit, the proposed clearing plan must show the protection of all Natural Areas required for the site which are outside of any required easement or servitude, as defined in Exhibit 600-3-13: Landscape Area Requirements and Exhibit 600-3-7: Protected Trees and Survey Requirements, and all protected tree species as defined in Exhibit 600-3-7: Protected Trees and Tree Survey Requirements.**

* * *

11. Amend Chapter 600 – General Development Standards, Sec. 600-3 Land Clearing, Tree Preservation, and Landscaping to clarify requirements for tree surveys where required, to read as follows:

SEC. 600-3.3 TREE PRESERVATION AND MITIGATION

* * *

B. Applicability.

* * *

- 3. *Required tree survey.* A developer or property owner shall submit a tree survey **stamped by a Louisiana licensed Land Surveyor or a Louisiana licensed Landscape Architect** identifying all protected trees according to Exhibit 600-3-7. The tree survey shall be drawn to scale and indicate the required natural areas, landscape areas, and the location, size by caliper, and species of existing protected trees as required in Exhibit 600-3-7.

* * *

12. Amend Chapter 600 – General Development Standards, Sec. 600-6 Accessory Use Standards to clarify which zoning districts non-traditional accessory structures are prohibited within, and to allow Agricultural Buildings above the Urban Growth Boundary Line with minimum requirements to read as follows:

SEC. 600-6.1 ACCESSORY BUILDING STANDARDS

* * *

4. *Maximum height and area.*

- a. The height of any accessory structure shall not exceed 20 feet.
- b. Accessory structures shall not exceed 7.5 percent of the area of the lot on which the primary structure is situated, or 2,500 square feet.
- c. The maximum height and area restrictions do not apply to accessory structures located on lots located above the urban growth boundary line and within the Rural Overlay District, or to accessory structures located on lots measuring 1 acre or more below the urban growth boundary line and within the Rural Overlay District

- 5. *Prohibited accessory structures in residential, commercial, and medical zoning districts.* The following accessory structures are prohibited within the **L-1 and L-2 Large Lot Residential**

Districts and the S-1 and S-2 Suburban Residential Districts: converted mobile homes, truck vans, trailers, recreational vehicles, bus body vehicles, shipping containers, cargo containers, railroad cars, and similar prefabricated items and structures.

* * *

SEC. 600-6.2 ACCESSORY USE STANDARDS

* * *

5. Agricultural buildings are permitted above the Urban Growth Boundary Line where a property is three acres or greater in size and does not have a Rural Overlay.

13. Amend Chapter 600 – General Development Standards, Sec. 600-6 Accessory Use Standards to clarify that guest homes must meet the minimum setbacks indicated within the subject property’s respective zoning classification, to read as follows:

SEC. 600-6.2 ACCESSORY USE STANDARDS.

* * *

- 2. Garage apartment or guest houses are permitted in all residential districts and shall not exceed 1,000 square feet of habitable floor space. For lots over 1 acre in area, a guest house may be scaled to 7.5 percent of the total lot provided the guest house does not exceed 2,500 square feet of habitable floor space. **All guest homes must meet the minimum primary setbacks required within the respective zoning classification for which the property is within. All guest homes must be located behind the main structure. Where a guest home is proposed to be located on a corner lot or through-lot, the guest home must meet the front yard setbacks against the closest adjacent street.**