

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3902

ORDINANCE COUNCIL SERIES NO. 08-

COUNCIL SPONSOR BINDER/DAVIS

PROVIDED BY PLANNING

INTRODUCED BY \_\_\_\_\_

SECONDED BY \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_ 2008

ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE, VOLUME 1 – ZONING, BY ADOPTING THE RECOMMENDATION OF THE ST. TAMMANY PARISH ZONING COMMISSION RELATIVE TO THE COMPREHENSIVE REZONING OF THE SOUTH CENTRAL STUDY AREA

WHEREAS, St. Tammany Parish's last comprehensive re-zoning was conducted from 1984 to 1988 by the St. Tammany Parish Police Jury; and

WHEREAS, in the late 1990's, the St. Tammany Parish Police Jury recognized the need for and initiated a new comprehensive planning effort to address the continuing rapid growth expected for St. Tammany Parish Government; and

WHEREAS, the new Charter government continued that effort through numerous public meetings, including but not limited to the New Directions 2025 planning effort, and initiated the drafting of a new Unified Development Code; and

WHEREAS, the text of the Unified Development Code, Vol. 1- Zoning was adopted by the Parish Council on May 3, 2007 as the basis for the regulation of land use in St. Tammany Parish; and

WHEREAS, the St. Tammany Parish Government then initiated the process to map out the zoning patterns in the "South Central Study Area" (being the first of five "study areas" generally bounded by Louisiana Highway 59, Louisiana Highway 36, U.S. Highway 11 and the northern shoreline of Lake Pontchartrain; and

WHEREAS, the St. Tammany Parish Planning Department after holding a kickoff meeting for the South Central Study Area, receiving public input at the kickoff meeting, during walk-in periods dedicated to this project and correspondence with citizens made a recommendation to the Zoning Commission for the new zoning base map for the subject area; and

WHEREAS, the St. Tammany Parish Zoning Commission, having held four public meetings, including two public hearings, reviewed the staff recommendation for the South Central Study Area and forwarded said recommendation, with amendments to the Parish Council; and

WHEREAS, the St. Tammany Parish Council has held its public hearings in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare to adopt the recommendations of the Zoning Commission, with amendments.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Unified Development Code, Volume 1 is hereby amended to include the Zoning Map recommended by the St. Tammany Parish Zoning Commission on July 15, 2008 as amended. (See Attached Map). The attached map being the amended Zoning Commission recommendation for a Zoning Base Map for the South Central Study Area.

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BE IT FURTHER ORDAINED that, upon the effective date of this ordinance, all land uses within the area bounded by Louisiana Highway 59, Louisiana Highway 36, U.S. Highway 11 and the northern shoreline of Lake Pontchartrain shall be regulated in accordance with the Unified Development Code and this map.

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 become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008; AND BECOMES ORDINANCE COUNCIL SERIES NO. 08-.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published introduction: July 31, 2008  
Published adoption on: \_\_\_\_\_, 2008

Delivered to Parish President: \_\_\_\_\_, 2008 @ \_\_\_\_\_  
Returned to Council Clerk: \_\_\_\_\_, 2008 @ \_\_\_\_\_

South Central Study Area  
 Zoning Commission  
 Recommendations  
 JULY 15, 2008



St. Tammany Parish Government  
 Planning & Zoning Commission  
 Chamberlin, LA 70344  
 Kevin C. Davis  
 President

**Legend**

- Major Roads
- Roads & Streets
- Streams
- Planting Areas**
- 1
- 2
- 3
- 4
- REC\_ZONING**
- A-1
- A-1A
- A-2
- A-3
- A-4
- A-4A
- A-5
- A-6
- A-7
- A-8
- E-1
- ED-1
- ED-2
- HC-1
- HC-2
- HC-3
- I-1
- I-2
- I-4
- NC-1
- MC-3
- MH-0
- NC-1
- NC-2
- NC-3
- NC-4
- NC-6
- NC-6
- NC-6
- PBC-1
- PBC-2
- PE-1
- PF-2
- PF-3
- PUD
- TND

0 0.5 1 2 3 4  
 Miles

This map was produced by St. Tammany Parish Government Services, Inc. The map shows the zoning recommendations of the Zoning Commission for the South Central Study Area. The map is for informational purposes only. It is not intended to be used as a basis for any legal action. The map is not a substitute for a site plan. All rights reserved. Copyright © 2008 St. Tammany Parish Government. All rights reserved.

