

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4087 As Amended ORDINANCE COUNCIL SERIES NO. 09-

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY PLANNING

INTRODUCED BY: MR. BELLISARIO SECONDED BY: MR. STEFANCIK

ON THE 4<sup>TH</sup> DAY OF JUNE, 2009

ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE, VOLUME 1 – ZONING, BY ADOPTING THE RECOMMENDATION OF THE ST. TAMMANY PARISH ZONING COMMISSION, AS AMENDED, RELATIVE TO THE COMPREHENSIVE REZONING OF THE SOUTH EAST 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 East Study Area" (being the third of five study areas) generally bounded by the town of Pearl River on the north, by U.S. Highway 11 on the west, Lake Pontchartrain on the south, and the Mississippi State Line on the east, encompassing all property between the Town of Pearl River and the Rigolets; and

WHEREAS, the St. Tammany Parish Planning Department, after holding a kickoff meeting for the South East Study Area, received 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 five public meetings, including two public hearings, reviewed the staff recommendation for the South East 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, as amended.

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 May 19, 2009, as amended (See Attached Map). The attached map being the Zoning Commission recommendation for a Zoning Base Map for the South East Study Area, with amendments.

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BE IT FURTHER ORDAINED that, upon the effective date of this ordinance, all land uses within the area bounded by the town of Pearl River on the north, by U.S. Highway 11 on the west, Lake Pontchartrain on the south, and the Mississippi State Line on the east, encompassing all property between the Town of Pearl River and the Rigolets 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 final 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 \_\_\_\_\_ 2009; AND BECOMES ORDINANCE COUNCIL SERIES NO. 09-.

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

ATTEST:

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

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

Published introduction: MAY 28, 2009  
Published adoption on: \_\_\_\_\_, 2009

Delivered to Parish President: \_\_\_\_\_, 2009 @ \_\_\_\_\_  
Returned to Council Clerk: \_\_\_\_\_, 2009 @ \_\_\_\_\_

# South East Study Area Zoning Commission Recommendations

MAY 19, 2009

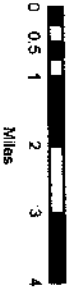


St. Tammany Parish Government  
P.O. Box 122  
Covington, LA 70444

Kenn C. Davis,  
President

## Recommended Zoning

E-1	HC-2
E-2	HC-3
E-3	HC-4
E-4	HC-5
A-1	I-1
A-1A	I-2
A-2	I-3
A-3	I-4
A-4	MD-1
A-4A	MD-2
A-6	MD-3
A-6	MD-3
A-7	PF-1
A-7	PF-2
A-8	PF-3
NC-1	ED-1
NC-2	ED-2
NC-3	AT-1
NC-4	RBG
NC-5	PUD
NC-6	MHO
PBC-1	TND-1
PBC-2	TND-2
HC-1	



This map was produced by the St. Tammany Parish Planning Department. Note: This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering document, and it is not intended to be used as such. Map layers were created from various sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2008 St. Tammany Parish, Louisiana. All rights reserved.

