

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4020As Amended ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

REINTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. GOULD

ON THE 2 ND DAY OF APRIL, 2009.

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME I (ZONING), SECTION 5.20 THROUGH 5.23A, BEING THE HC- HIGHWAY COMMERCIAL ZONING DISTRICTS RELATIVE TO HEIGHT REGULATIONS

WHEREAS, the Parish of St. Tammany has determined that it is within the best interest of the citizens of St. Tammany Parish to limit the height of building within Highway Commercial Zoning Districts when these districts abut residentially zoned property.

WHEREAS, all public hearings and advertisement requirements having been held and done pursuant to St. Tammany Parish Land Use Ordinance 523, Section 8, and in accordance with law; and

WHEREAS, the St. Tammany Parish Council has determined that it is in the best interest of the businesses and citizens of St. Tammany Parish to provide such amendment;

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the St. Tammany Parish Unified Development Code, Volume I (Zoning) Section 5.20 through 5.23A, E. Height Regulations, as follows:

Section 5.20

E. Height Regulations

1. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed **thirty-five (35)** feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
2. In no case shall any No-building or dwelling for residential or business purposes shall exceed sixty (60) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher."

AND Section 5.21

E. Height Regulations

1. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed **thirty-five (35)** feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
2. In no case shall any No-building or dwelling for residential or business purposes shall exceed sixty (60) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher."

AND Section 5.22

E. Height Regulations

1. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed **thirty-five (35)** feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
2. In no case shall any ~~No~~ building or dwelling for residential or business purposes shall exceed sixty (60) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

AND Section 5.23A

E. Height Regulations

1. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed **thirty-five (35)** feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
2. In no case shall any ~~No~~ building or dwelling for residential or business purposes shall exceed sixty (60) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

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 immediately upon 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 DULY 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 ReIntroduction: April 23, 2009

Published Adoption: _____, 2009

Delivered to Parish President: _____, 2009 at _____

Returned to Council Clerk: _____, 2009 at _____