

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6098

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1075-ZC) AN ORDINANCE TO AMEND THE TEXT OF CHAPTER 130 ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, SECTION 130-2163. MINIMUM OFF-STREET LOADING REQUIREMENTS TO AMEND THE REQUIRED NUMBER OF PARKING SPACES FOR INSTITUTIONAL AND COMMERCIAL MEDICAL USES, CLINICS & MEDICAL OFFICE BUILDINGS. (2018-1075-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No.. 2018-1075-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the text of Chapter 130 St. Tammany Parish Unified Development Code, Section 130-2163. Minimum off-street loading requirements be amended to modify the required number of parking spaces for Institutional and commercial medical uses, clinics & medical office buildings; and

WHEREAS, the St. Tammany Parish Government considered the possibility that the amendment below may be advantageous to the economic development of St. Tammany Parish; and

WHEREAS, the St. Tammany Parish Government has determined that it is in the best interest of the businesses and citizens of St. Tammany Parish to amend the ordinance addressing the minimum off-street loading requirements; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends Chapter 130 St. Tammany Unified Development Code, Section 130-2163. Minimum off-street loading requirements as follow:

Sec. 130-2163. - Minimum parking requirements.

The following table sets forth minimum off-street parking space requirements:

Zoning District Classification or Use	Minimum Off-Street Parking Space Requirement
Health and Medical Uses	
	1 space per each 175 sq. ft. of gross floor area plus 1-
Institutional and commercial medical uses, clinics, medical office buildings	space per doctor on duty and 2 for every 3 employees on duty-
	5 spaces per 1000 sq.ft. of building

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 6 DAY OF DECEMBER, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 24, 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

Parking requirements for Office & Medical Office Buildings

	Office (per 1000 sq ft)	Med. office (per 1000 sq ft)	5.7 plus staff
ST TAMMANY	2.85		
Sacramento County, CA	3.5	4.5	
Fountain Valley, CA	4	7	
Salt Lake City, UT	3	5	
Virginia Beach, VA	3	3.7	
Ontario	4	5.7	
Pasco County, FL	3.3	5	
Jacksonville, FL	3	4	
San Diego, CA	4	5	
Lancaster, TX	3.3	5	
Covington, LA	4	5	
Mandeville, LA	5	6.6	
Slidell, LA	5	5	
Average	3.8	5.1	
Citeseer (50 MOB study)		4.5	
Office Finder (Top Ten Req. MOB)		4.5	
Texas Real Estate (1970s/80s)	3.3	5.5	
ITE parking rates	3.45	4.27	

2018-1075-2C

Administrative Comments

2018-1075

An ordinance to amend the St. Tammany Parish Unified Development Code, Section 130-2163. Minimum off-street loading requirements to amend the required number of parking spaces for Institutional and commercial medical uses, clinics & medical office buildings.