

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4812

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. GOULD

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 12 DAY OF JULY , 2012

SEE ATTACHED FOR COMPLETE DOCUMENT

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME I (ZONING) SECTION 5.29 MD-3 (MEDICAL FACILITY DISTRICT), RELATIVE TO HEIGHT REGULATIONS & SECTION 5.29A, MD-4 (MEDICAL RESEARCH DISTRICT), RELATIVE TO BUFFER, SETBACK AND HEIGHT REGULATIONS. (ZC12-06-046)

WHEREAS,

THE PARISH OF ST. TAMMANY HEREBY ORDAINS:

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF NOVEMBER , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

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ORDINANCE CALENDAR NO. 4812 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. GOULD PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 12 DAY OF JULY, 2012

ORDINANCE TO AMEND THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE, VOLUME I (ZONING) SECTION 5.29 MD-3 (MEDICAL FACILITY DISTRICT), RELATIVE TO HEIGHT REGULATIONS & SECTION 5.29A MD-4 (MEDICAL RESEARCH DISTRICT), RELATIVE TO BUFFER, SETBACK AND HEIGHT REGULATIONS. (ZC12-06-046)

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

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends the St. Tammany Parish Unified Development Code, Volume I (Zoning) Section 5.2904 MD-3 Medical Residential relative to height regulations be amended as follows:

Section 5.2904

D. Height Regulations (amended 04/01/10 ZC10-02-020 OCS#10-2246)

1. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residential zoned property shall exceed thirty (30) 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 building or dwelling for residential or business purposes exceed ~~sixty (60)~~ seventy (70) 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, which ever is higher.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends the Parish Unified Development Code, Volume I (Zoning), Section 5.29A, MD-4 Medical Research District, to add provisions regarding uses, buffers and setbacks as follows, to wit:

Section 5.2904A

D. Buffer, Setback and Height Regulations

1. 1. No portion of any building shall exceed one hundred (100) 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. Where MD-4 zoned property abuts a residentially zoned property (the "Common Property Line") being hereinafter defined as the boundary line between the MD-4 zoned property and the residentially zoned property:

a) The first seventy-five (75) feet from the Common Property Line shall be maintained as a no cut buffer, except that diseased and/or dead trees and vegetation may be removed and new trees and/or new vegetation shall be planted. A path not to exceed ten (10) feet in width, with a natural ground or soft or hard surface, may be cleared next to the Common Property Line to allow for the installation and/or maintenance of a fence on the Common Property Line, to facilitate surveillance of the perimeter of the MD-4 zoned property, and installation and/or maintenance of utility lines.

b) No building shall be constructed within seventy-five (75) feet from the Common Property Line.

- c) Between the distance of seventy-five (75) feet and one hundred fifty (150) feet from the Common Property Line, no portion of any building shall exceed forty-five (45) 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.
- d) ~~Between the For~~ distances of one hundred fifty (150) feet ~~and two hundred fifty (250) feet~~ from the Common Property Line and greater, no portion of any building shall exceed ~~seventy-five(75)~~ seventy (70) 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
- e) ~~At a distance of two hundred fifty (250) feet and greater from the Common Property Line, no portion of any building shall exceed one hundred (100) 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.~~
- f) e) Exterior fenced areas used for animal housing are not permitted within two hundred (200) feet of the Common Property Line.

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:

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MARTIN GOULD, JR, COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, COUNCIL CLERK

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