

AGENDA
ST. TAMMANY PARISH SPECIAL ZONING COMMISSION MEETING
5:00 PM - MONDAY, MARCH 18, 2024
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 5:00 PM on Monday, March 18, 2024

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Please silence all phones and electronic devices
 - Appeals
 - Speaker Cards
 - Please exit the building
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- **Amendments to the Code of Ordinances, Part II: Unified Development Code – Chapters 100-900**

ADJOURNMENT

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MEMORANDUM



To: St. Tammany Parish Council and Administration
CC: Ross Liner, Director of Planning and Development Department
From: Alexandra “Alex” Gelpi Carter, AICP, Desire Line President and CEO
Date: March 11, 2024
RE: **Implementation of the UDC; Next Steps: Housekeeping Text Amendment Study**

To support the successful review and interpretation of the **UDC Housekeeping Text Amendment Study**, please find herein a professional assessment of the text amendment process and recommendations currently underway to support local consideration and decision-making.

What is a Housekeeping Text Study?

As part of the Council’s deliberation and adoption of Part II: The Unified Development Code (UDC) on December 18, 2023, via Ordinance No. 23-5339 (unanimously approved, with 1 absent); there was a decision to avoid continuous delay associated with edits involving over 600 pages of proposed code language. To this effect, the UDC was approved by the Council with the understanding that the Code would become effective July 1, 2024, after a final “housekeeping” study was completed to address any remaining comments, corrections, or clarifications. This was an important step that has saved time, money, and allowed the parish, stakeholders, and the project team to focus efforts on the remaining items and to address inconsistencies in a document that is considered “static,” while also preparing the Parish for UDC implementation on July 1, 2024.

Why is the Housekeeping Study Necessary?

One main focus of the housekeeping study is to facilitate the resolution of comments provided by stakeholders in late 2023, as well as to address minor edits not yet fully resolved or incorporated. In addition to comments requiring more deliberation and understanding, it is a common practice to find areas of adopted Code that may have been unintentionally amended as part of a comprehensive rewrite and to delay the effective date of implementation in order to address these issues “as the dust settles.”

Engagement

When conducting a housekeeping study, there is a balance that must be struck with regards to engagement. To this effect, it is not necessary to re-engage everyone—*because 1,000 new issues will arise*. It is more important to deliberately facilitate the discussions needed to resolve (or agree to disagree on) open issues discussed in the final stages of a comprehensive code’s adoption. It is also important to allow a focused workflow, so minute details can be addressed and resolved that may have been overlooked during the comprehensive update. Because engagement efforts are more focused, it is crucial to document and explain changes as deliberately and clearly as possible. To this effect, fully explained, formatted, tracked changed code amendments are included within the staff report, as Attachment A.

Comments and edits

With regards to comments and edits captured in Attachment A of the staff report: success is measured in compromise; i.e., if everyone feels as though they sacrificed some but also experienced some wins, it’s likely the process was a success. This is an accurate characterization of the Housekeeping study recommendations. The most significant proposed change is a reduction in size and placement of a landscaped buffer (referred to as a “Natural Area Requirement”) surrounding residential subdivisions.

During the course of the UDC’s development, the Natural Area Requirement was a topic that experienced both heightened support by some and disfavor from others. At the December 7 and December 18 Council meetings when

this issue was discussed, Council leadership stressed the need to **compromise and better utilize incentives** to achieve the goals associated with the Natural Area Requirement (i.e. improve the parish's tree canopy, preserve trees, as well as enhance and maintain community character and environmental quality, etc.). While the Natural Area Requirement was reduced from 50' surrounding a residential subdivision (respectively) to 50' along any external, street-facing, subdivision border; parish staff were able to utilize developers' request to consider both increased density and lower impact fees as a predictable tool to preserve more green space, increase connectivity, provide more public and civic spaces, promote development of more housing options, and better ensure a balanced approach to development. The proposed Code essentially aims to establish a new relationship between developers and the community, where if a developer receives a density or impact fee credit, it is in direct response from their provision of additional community benefits above and beyond what is required.

Additional edits and comments were addressed within the UDC Housekeeping study, but all are relatively minor and reflect the spirit of the Natural Area requirement. For example, Ch. 900 – Infrastructure edits clarify a significant number of infrastructure standards to increase predictability and accountability for future development applications, while also requiring recreational amenities. In contrast, difficult and overly burdensome landscaping requirements for tree surveys and tree preservation as part of residential subdivision development were improved with the intent to rely more heavily on Major Subdivision Incentives.

To build public trust around new dynamics proposed in the UDC Housekeeping study, the use of incentives should be monitored, measured, and evaluated as the Code is implemented to ensure density and fee credits are met with meaningful community benefits. Similarly, parish staff should undertake limited and regular UDC training that supports more predictable and consistent Code interpretations, which will help to avoid unnecessary deliberation and support a positive permitting experience for all in the parish—residents and developers alike.

Next Steps

Updates to Part I of the Code of Ordinances. In addition to addressing unresolved comments and edits in Part II: UDC, the project team is actively reviewing and developing an ordinance with Parish Administration to ensure Part I of the Code of Ordinances correctly references and works in alignment with the adopted UDC. While not in the purview of the Planning and Zoning Commission, the Council will be presented with both the Housekeeping study (and its accompanying ordinance), as well as an ordinance that addresses alignment with Part I.

Planned Unit Developments (PUD). Despite much debate, it is important to note that no changes are being proposed to the Planned Unit Development District at this time. It remains adopted as a zoning district, processed like a major subdivision application in three phases, that allows flexibility in proposed development patterns provided the proposal includes a mix of uses, demonstrates innovative planning and development techniques, and does not represent a development pattern that would otherwise be permitted in another zoning district in the UDC. Proposed amendments to the PUD require separate focus and attention, and training and preparation for the implementation of the UDC in July is the priority item to support next steps.

It has been a pleasure working in partnership with the Parish Council, Planning and Zoning Commission, Parish Administration, stakeholders and the public to advance this project. Thank you for the continued opportunity to support St. Tammany Parish. Should you be interested in more detail, the staff report is forthcoming and will provide a more detailed overview of all proposed changes to the UDC.

Sincerely,



Alexandra G. Carter
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TEXT STUDY STAFF REPORT

Unified Development Code



PLANNING & DEVELOPMENT

Ross Liner
Director

MICHAEL B. COOPER
PARISH PRESIDENT

985-898-2529

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

stpgov.org/planning

Study Title: UDC: Phase 2 – “Housekeeping” Text Amendments

Public Notice: 2/21/2024; 2/28/2024; 3/6/2024

Purpose: To address public comments, improve Code Administration, make minor changes and corrections, and clarify the St. Tammany Parish Code of Ordinances: Part II Unified Development Code (UDC), which was adopted on December 18, 2023, via Ordinance No. 23-5339 prior to its effective date on July 1, 2024.

Planning Commission Hearing: 3/18/2024

Recommendation: Approved

Zoning Commission Hearing: 3/18/2024

Recommendation: Approved

Parish Council:

Recommendation:

Location: Parishwide

FINDINGS

1. *Context.* To improve land management in St. Tammany Parish, the Parish Council adopted Part II: The Unified Development Code (UDC) on December 18, 2023, via Ordinance No. 23-5339 (unanimously approved, with 1 absent), to streamline, simplify, and improve overall code navigation and to reduce permitting confusion, remove redundancy, and align parish procedures. This work addressed much needed policy amendments, procedural clarification, code reorganization, as well as updates that provided regulation consistency with regards to code terminology, references, and formatting.
2. *Remaining Comments.* As part of the UDC development process, stakeholder meetings were conducted over more than a 6-month period, and the draft UDC was made available for online comment from March to October 2023. Comments received (having consensus) were incorporated into the proposed UDC and presented to the Planning Commission and Parish Council in late 2023. As part of this process, tracked changes of all edits were posted publicly and continuously highlighted in documents to elevate where changes were being made in comparison to documents posted in March 2023. In meetings in December 2023, stakeholders commented that more time was required to fully appreciate how, when, and if their comments were incorporated as requested.¹ This stakeholder feedback and the associated comments are the focus of this housekeeping study, with additional corrections and references updated to support UDC implementation in July 2024.
3. *Engagement.* In January and February, parish staff completed review of the adopted UDC to isolate additional edits or changes, met with the Parish Council to discuss the Housekeeping process, and conducted a series of meetings with stakeholders to discuss comments, deliberate over resolution, and ultimately reach consensus on proposed changes presented herein.
4. *Comment Summary.*
 - a. *Requirement of a 50' Natural Area or managed buffer around residential subdivisions.* While supported by the general public and parish staff to preserve and support natural areas, tree canopy, wildlife habitat, and drainage; commentors in late 2023 claimed this natural buffer would become inaccessible greenspace, fire hazards, or dead zones. They suggested reducing this area to only the front of a development along an external road, that it count towards greenspace requirements, and that utilities be permitted within this area. See No. 5 below “Policy decisions” for more detail on the outcome of these deliberations.
 - b. *Planned Unit Developments (PUD).* The PUD is a zoning district that requires: (1) a mix of uses (residential and commercial), (2) at least 30 acres of proposed development, and (3) a demonstrated innovative planning technique not otherwise permitted in zoning districts of the UDC. Commentors in late 2023 advised that—as adopted—the UDC would eliminate PUDs in the parish and suggested to control density by: (1) capping

¹ Refer to Attachment B – Letter from St. Tammany Chamber of Commerce

the number of lots per acre on residential zoned areas of PUDs to 3 single-family lots per acre and (2) reducing the required minimum acreage from 30 to 10 acres. See No. 5 “Policy decisions” for more detail on the outcome of these deliberations. No change is proposed to the PUD requirements in the UDC at this time.

- c. *Building and height restrictions.* Commentors in late 2023 correctly pointed out inconsistencies in height and maximum building sizes in the Planned Business Campus District (PBC). Such changes are incorporated in proposed recommendations.
- d. *Contiguous, substandard lot regulations.* Commentors in late 2023 requested these standards be reincorporated into the UDC to promote housing affordability and address long-standing site constraints for lots subdivided before the Code of Ordinances was adopted. Such changes are incorporated in proposed recommendations.
- e. *Major Subdivisions.* Commentors in late 2023 requested redefining what constitutes a “Major Subdivision” and their associated requirements be applicable for developments over 100 lots, not 25. No change is proposed to increase the size of a Major Subdivision in the parish as part of this Study.
- f. *Tree Surveys.* Commentors in late 2023 requested reducing the requirement for tree surveys and tree preservation efforts for Major Subdivisions because of the impracticality of preserving trees when utilizing fill. These changes have been reasonably incorporated; see No. 5 “Policy decisions” for more detail on the outcome of these deliberations.
- g. *12-month probation period if performing work without a permit or work order.* Commentors advised that a 12-month probation period was severe and requested a fine or similar penalty that was less likely to put local businesses out of work. Fines for the first and second penalty have been incorporated, but a probation period is maintained for the third offense to avoid a “pay to cut” approach for those willing to pay a fine.
- h. *Greenspace requirements.* Commentors requested that the Greenspace requirements for a Major Subdivision be partially met by the proposed Natural Area requirement. See No. 5 “Policy decisions” for more detail on the outcome of these deliberations.
- i. *4’ paved shoulders.* Commentors requested removal of a perceived requirement for 4’ paved shoulders on uncurbed roadways due to increased costs and runoff. This issue was resolved by clarifying graphics in Ch. 900 and confirming that neither the old Code, nor the UDC, require paved 4’ shoulders on uncurbed roadways.
- j. *Directional drilling.* Commentors requested directional drilling under roadways be allowed to be uncased as per DOTD standards. Such changes are incorporated in proposed recommendations.
- k. *Traffic Impact Analysis (TIA).* Commentors requested UDC standards be consistent with DOTD standards. Parish staff have demonstrated the UDC’s TIA alignment with DOTD standards. No change is proposed to the TIA requirements as part of this Study.

5. *Policy decisions.*

Proposed **Incentives for Major Subdivisions** (shown below as an excerpt from proposed text changes) became a consensus building point in early 2024 deliberations. Through the implementation of such incentives, tree survey and natural area requirements were reasonably reduced to reflect a policy decision to more proactively incentivize community benefits through credits that allow reductions in lot area and impact fees.

With the implementation of Major Subdivision Incentives, the Parish aims to leverage developers desire to reduce impact fees and lot area to construct more sidewalks, develop more green space, dedicate more civic and public spaces, increase housing choices, and improve connectivity to reduce long-term traffic, congestion, and enhance public health. To maximize the effectiveness of proposed major subdivision incentives, allowances for waivers are removed to reduce lot width and area, and a new Greenspace requirement for active recreational amenities has been included in the code for PUDs and major subdivisions involving 25 lots or more.

Exhibit 600-3-3 Incentives for Major Subdivisions.

PROVISION	INCENTIVE	THRESHOLD / CLARIFICATIONS
Additional Natural Area Preserved	Either a 5 percent decrease in minimum lot width or area <u>or</u> 5 percent credit on the total impact fee for every 5 percent of additional natural area preserved.	<ul style="list-style-type: none"> Only additional natural area beyond that which is required can count towards the incentive. No more than 20 percent of the total impact fees assessed for the subdivision may be credited. Both lot width/area and impact fee incentives may be applicable for a maximum of 20 percent lot width or area reduction and 20 percent credit towards impact fees.
Internal Subdivision Street Canopy	5 percent decrease in minimum lot width or area for every 2,000 linear feet of internal streets planted with 1 Class A or 1 Class B tree per every 30 ft.	<ul style="list-style-type: none"> Preserved trees contributing to the internal subdivision canopy can count towards the incentive, provided they meet minimum requirements associated with “Tree Preservation Credit” - Section 600-3.3(D)(1). All sections of roadway or areas planted with street trees associated with this incentive must be dedicated and maintained by the HOA and include an irrigation plan.
Sidewalk Construction	10 percent decrease in minimum lot width or area when sidewalks are provided throughout at least 50 percent of the subdivision.	<ul style="list-style-type: none"> Maximum 10 percent credit. 50 percent of the subdivision includes all internal roads having sidewalks on one side constructed in accordance with the requirements of this UDC.
Dedication of Public Space for Civic and/or Recreational Use	15 percent decrease in minimum lot width or area for dedication of space 3x the average lot area in the proposed subdivision.	<ul style="list-style-type: none"> Maximum 15 percent credit. Examples of dedicated public space for civic and/or recreational uses includes providing land to accommodate a police station, library, fire station, post office, church, ballfield, playground, or similar use that is available for use by all residents of St. Tammany. Average lot area in the proposed subdivision shall be calculated using the mean average, not median or mode methods.
Provision of Housing Choice Options	15 percent decrease in minimum lot width or area when at least 10 percent of units provided are not single-family dwellings.	<ul style="list-style-type: none"> Maximum 15 percent credit. Provision of housing choice options includes development of multi-family, duplexes, condos, and/or townhomes. When the calculation of 10 percent of units results in less than 1 unit, a duplex will satisfy this requirement. When 10 percent results in fraction of a unit (i.e. 1.3 units), the applicant shall round up to the next whole number to be eligible for this incentive.

Increasing Connectivity via Pedestrian Ways, Open Space, and Internal Streets	5 percent decrease in minimum lot width or area when at least 3 connections are demonstrated in plans.	<ul style="list-style-type: none"> Maximum 5 percent credit. Connections must link the proposed subdivision to adjacent areas, such as to existing subdivisions, commercial areas, recreational amenities, or Natural Areas. Connections can be established via: <ol style="list-style-type: none"> Sidewalks, where sidewalks must meet the minimum requirements of this UDC and be at least 25 percent the total length of interior streets to qualify as a connection. Streets, where only proposed connections to streets that are external to the proposed subdivision qualify as a connection. A maximum 2 street connections can count towards this credit. Open spaces or Natural Areas that are strategically placed abutting existing Natural Areas on adjacent sites. Proposed connections that are internal to the proposed subdivision and do not provide increased connectivity to surrounding areas do not qualify for this incentive.
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- Edits and clarification.* In addition to addressing comments from late 2023, this housekeeping study includes minor amendments throughout the UDC that were not fully incorporated or require correction to support Code consistency. These are described in detail within the recommendation section of this report and in **Attachment A**.
- Task alignment.* While outside of the Planning and Zoning Commissions' authority, the effort to implement the UDC beginning July 1, 2024 also requires all references and requirements in Part I of the Code of Ordinances to correctly align with the recently adopted UDC. A separate ordinance is being prepared to this effect and will be made available to the Planning and Zoning Commission for reference as part of the Council's review and decision-making on this Study in the Spring.

CONSISTENCY WITH THE COMPREHENSIVE PLAN: This Text Study advances the Comprehensive Plan Goals and Objectives, specifically Land Use and Development Goals and Strategies: Goal 2 – Policy 2, which reads “The Unified Development Code and Subdivision Ordinances shall be updated continuously to reflect updated Comprehensive Plan goals, policies, and strategies.”

RECOMMENDATION: Update Part II: Unified Development Code consistent with Parish Administration, Parish Council, the Planning and Zoning Commission, public and stakeholder feedback, and best planning and engineering practices—to address remaining comments presented to the Parish Council in December 2023 (as deliberated and resolved in February and March of 2024), as well as to make minor changes and corrections, in order to best prepare for and support successful UDC implementation in July 2024. Proposed changes are summarized below and detailed in **Attachment A**:

CHAPTER 100 – ADMINISTRATION

- Amend Sec. 100-3.1 Commission Generally, to revert to the original representation of St. Tammany Parish on the Regional Planning Commission (prior to UDC adoption) and better reflect current practice, where the Parish President and two members of the Parish Council are members of the Regional Planning Commission.
- Amend Sec. 100-5 Definitions, to clarify that a Short Term Rental is a commercial use, to add a definition of Plantable Soil, and to renumber as needed.

CHAPTER 200 - PROCEDURES

3. Amend Sec. 200-3.5 Development Plan Review, to add more specific site plan requirements and better support UDC administration.
4. Amend Sec. 200-3.8 Land Clearing Applications, to clarify that a tree survey for land clearing permits for residential subdivisions is not required, not including duplexes or multi-family developments.

CHAPTER 300 – BUILDINGS AND CONSTRUCTION *(no changes)*

CHAPTER 400 – ZONING

5. Amend Sec. 400-2 Residential Zoning District Regulations to include references to minimum lot area requirements associated with legal nonconforming lots, specifically the contiguous lot regulations, and renumber as needed.
6. Amend Sec. 400-2.3 Two Family Residential Districts, to make wording consistent with similar districts regarding the prohibition of commercial uses.
7. Amend Sec. 400-2.4 Multiple-Family Residential Districts, to make wording consistent with similar districts regarding the prohibition of commercial uses.
8. Amend Sec. 400-3.1 Commercial Zoning Districts and Uses Established, to: (1) add multiple family to the list of permitted uses in HC-2, HC-2A, and HC-3 Highway Commercial Districts; (2) increase maximum building size for PBC Planned Business Campus District; (3) increase the maximum height in PBC Planned Business Campus District; (4) add a maximum building size for HC-3 and HC-4 Highway Commercial Districts; and (5) renumber as needed.
9. Amend Sec. 400-3.4 Planned Business Campus District, to: (1) increase maximum building size, (2) increase maximum building height, and (3) renumber as needed.
10. Amend Sec. 400-3.5 Highway Commercial Districts, to add Dwelling, Multiple Family to the list of permitted uses in HC-2, HC-2A and HC-3 Highway Commercial Districts and to renumber as needed.
11. In Chapter 400 – Zoning, amend Sec. 400-3.5 Highway Commercial Districts to add a maximum building size for HC-3 and HC-4 Highway Commercial Districts and to renumber as needed.
12. Amend Sec. 400-4 Specialized Zoning District Regulations to remove the building size requirement from the CBF-1 Community-Based Facilities District.
13. Amend Sec. 400-5.1 Industrial Zoning Districts and Uses Established, to add an effective date (e.g.; July 1, 2024) for the prohibition of residential uses within the I-1 Light Industrial and Warehouse District.
14. Amend Sec. 400-8 Use Standards, to remove the reference to solar energy systems located in Historic Districts, and to renumber as needed.
15. Amend Sec. 400-7 Overlay Districts, specifically the Planned Corridor District to reincorporate standards that limit hours of operation within the Planned Corridor District for commercial uses abutting residential uses; and renumber as needed.

CHAPTER 500 – NONCONFORMITIES

16. Amend Sec. 500-2.1(A) to add a reference to procedures and requirements associated with the subdivision of substandard lots of records in Sec. 800-5.2; (2) reincorporate, clarify, and streamline regulations for contiguous lots of record; and (3) renumber as needed.

CHAPTER 600 – GENERAL DEVELOPMENT STANDARDS

17. Amend Sec. 600-3.1 Generally, to reduce and clarify requirements for managed buffer areas (specifically the 50-foot natural area requirement) and to remove the requirement to submit a tree survey for land clearing permits for residential subdivisions, not including duplexes or multi-family developments.
18. Amend Sec. 600-3.2 Land Clearing Standards, to: (1) clarify and reduce square footage requirements for natural areas; (2) add incentives for major subdivisions that encourage the preservation of additional natural areas, preservation and development of internal subdivision street canopies, and the development of sidewalks, active

public spaces and uses, and more housing choices; (3) clarify qualifications, required trees, and soil conditions for replanting plans; and (4) update graphics to reflect changes.

19. Amend Sec. 600-3.3 Tree Preservation and Mitigation, to: (1) remove the requirement for preparation and submittal of a tree survey for minor and major residential subdivisions, which reflects the approach of promoting such preservation through Major Subdivision Incentives; (2) clarify when hard fencing is required to protect existing trees and tree canopy preserved as part of Major Subdivision Incentives; (3) correct an outlier 6" caliper tree that should read 8;" (4) clarify replanting activities must take place in plantable soil; and (5) renumber as needed.
20. Amend Sec. 600-3.4 Landscape Regulations, to: (1) remove reference to a licensed Louisiana horticulturalist regarding preparation of landscape plans; (2) add language that clarifies all landscaped areas must be planted in plantable soil; (3) increase the number of required canopy trees from 4 to 6 in the street planting area; (4) increase and clarify requirements for vegetation provided along the banks of retention ponds; and (5) update graphics and renumber as needed.
21. Amend Sec. 600-5.1 Parking Requirements, to: (1) clarify short-term rentals are a commercial use, (2) remove tourist homes as a use, and (3) clarify parking space requirements for restaurants and amusement establishments.

CHAPTER 700 – COASTAL MANAGEMENT (no changes)

CHAPTER 800 – SUBDIVISION REGULATIONS

22. Amend Sec. 800-1.1 General Provisions, to: (1) update and clarify increased fines for failure to obtain a permit or work order before conducting site work, followed by a probation period after a third violation; (2) clarify applicants accountability related to failure to obtain a work permit; (3) align exhibit naming conventions; and (4) renumber as needed.
23. Amend Sec. 800-1.2 Rights of Appeal, to align exhibit naming conventions.
24. Amend Sec. 800-2.1 Generally, to align exhibit naming conventions.
25. Amend Sec. 800-3 Major Subdivisions, specifically subsection 800-3.1 Generally, to remove the option to reduce lot area and width through an approved Planning and Zoning Commission waiver to better facilitate community benefits through the application of Major Subdivision Incentives.
26. Amend Sec. 800-3.5 As Built Plan Approval and Warranty Obligation, to require a statement be added to As Built Plans and each title or deed that acknowledges the entity responsible for providing and maintaining Native Canopy Trees in accordance with Sec. 600-3.4.
27. Amend Sec. 800-5 Dormant Subdivisions, to correct the title and include Legal Nonconforming Subdivisions.
28. Amend Sec. 800-5.2 Legal Nonconforming Subdivisions, to clarify legal nonconforming lots must connect to central sewer and water services.

CHAPTER 900 – INFRASTRUCTURE

29. Amend Sec. 900-2.3 Lot Standards, to clarify greenspace requirements and include new active recreation amenities within the required greenspace for newly created or extended subdivisions or PUDs with more than 25 lots. Add language to require all lots within newly created or extended subdivisions or PUDs with more than 25 lots provide a minimum of one planted tree within the front yard of each lot based on the average width of the properties within the subdivision.
30. Amend Sec. 900-3.2 General Planning and Layout Requirements for Streets, to: (1) replace Exhibit 900-3-2 to only require one 12 ft. ingress and reduce the radius requirement for dead-end streets; (2) replace Exhibit 900-3-4 to detail a 10 ft. wide minimum utility servitude and details within the 50 ft. wide right-of-way.
31. Amend Sec. 900-3.3 Street Design Requirements to replace Exhibit 900-3-6, Exhibit 900-3-7, Exhibit 900-3-8, Exhibit 900-3-9, Exhibit 900-3-10, Exhibit 900-3-11, Exhibit 900-3-12, Exhibit 900-3-13, Exhibit 900-3-14, Exhibit 900-3-15, and Exhibit 900-3-16 to: (1) correct inconsistencies between right-of-way widths, (2) remove minimum ditch bottom widths, (3) depict utilities on the cross sections, and (4) to renumber as needed.
32. Amend Sec. 900-3.7 Access, to specify procedures regarding cross-access agreements.

33. Amend Sec. 900-3.9 Traffic Signs and Control Devices, to align exhibit naming conventions.
34. Amend Sec. 900-5 Bikeway and Trails, to align exhibit naming conventions.
35. Amend Sec. 900-7.6 Construction Criteria Potable Water Systems, to correct a typo in the section name and address procedures and standards for directional drilling.
36. Amend Sec. 900-8.8 Construction Criteria for Sewerage Systems, to address procedures and standards for directional drilling.

ATTACHMENT A
PROPOSED AMENDMENTS
TO
PART II: UNIFIED DEVELOPMENT CODE
ST. TAMMANY CODE OF ORDINANCES
(anticipated UDC effective date: July 1, 2024)

Proposed Changes Key:**Blue and Bold Text** – Added Text~~Red and strikethrough text~~ - Deleted Text

Proposed amendments to St. Tammany Parish’s Code of Ordinances, Part II - Unified Development Code, include the following:

1. **In Chapter 100 – Administration, amend Sec. 100-3.1 Commission Generally, to revert to the original representation of St. Tammany Parish on the Regional Planning Commission (prior to UDC adoption) and better reflect current practice, where the Parish President and two members of the Parish Council are members of the Regional Planning Commission, to read as follows:**

SEC. 100-3.1 COMMISSION GENERALLY.

D. Membership.

* * *

7. The 5 members from the Parish of St. Tammany shall include the following:

- a. **The Parish President;** ~~The Parish President shall appoint or designate any other member of the Parish Council in his stead to serve on, attend, or otherwise participate in his stead. The appointment or designation by the Parish President of a councilmember may be made without the need of parish ordinance or resolution. In the event the Councilmember does not desire to attend or participate, then the Parish President may appoint or designate any person other than a Parish Councilmember in his stead to serve, attend or participate without further approval or ratification by the Parish Council;–~~
- b. Two members **of the St Tammany Parish Council** ~~who must otherwise hold elected or appointed office in the parish~~, provided same is not otherwise prohibited by law, to be appointed by the Parish Council;

* * *

2. **In Chapter 100 – Administration, amend Sec. 100-5 Definitions, to clarify that a Short Term Rental is a commercial use, to add a definition of Plantable Soil, and to renumber as needed, to read as follows:**

SEC. 100-5. – DEFINITIONS.

* * *

Commercial. A land use or other activity involving the sale of goods or services for financial gain **including, without limitation, Short Term Rentals.**

* * *

Planned Unit Development. A Planned Unit Development (PUD) is a zoning designation intended to create a built environment superior to that which is accomplished through conventional zoning districts and development standards. A PUD District is authorized by Parish Council Ordinance pursuant to the process outlined in **Chapter 200** of the UDC.

***Plantable soil.* Topsoil that contains organic material; is prepared with the intent to support vegetative growth and through the removal of rock, gravel, construction debris, and roots (as applicable); and is not primarily composed of inorganic matter (sand, silt and clay).**

Plant Material. Any plant including trees, vines, shrubs, Ground Covers and annuals or vegetation of any size, species, or description.

* * *

Short Term Rental. A dwelling unit rented by guests for a period of less than 30 days. A short-term rental involves any establishment or person engaged in the **commercial** business of furnishing one or more sleeping rooms, cottages, cabins, or any other similar lodging to transient guests in a location including but not limited to a house, apartment, condominium, camp, cabin, or other building structure used as a residence. **A Short-Term Rentals is a nonresidential commercial use, not a residential use.**

* * *

Exhibit 100-~~13~~16 Yard Types Illustration.

* * *

3. In Chapter 200 – Procedures, amend Sec. 200-3.5 Development Plan Review, to add more specific site plan requirements and better support UDC administration, to read as follows:

SEC. 200-3.5 DEVELOPMENT PLAN REVIEW.

B. Submittal Requirements.

1. All applications shall be filed with the Department of Planning and Development in accordance with the requirements of **Sec. 200-2.B** of this chapter and reviewed for completeness.
2. **Development Plan Review applications include submittal of a site plan with the following information clearly illustrated:**
 - a. **The project title;**
 - b. **Project planner and developer identified by name;**
 - c. **Boundaries of the property involved;**
 - d. **Plat with scale, date, north arrow, and general vicinity map illustrating existing land uses within 500 feet of the proposed development;**
 - e. **All existing physical site features including streets, buildings, watercourses, easements, parking spaces, service bays and loading areas, sidewalks, and signs.**
 - f. **Parking layout indicating the number of required and proposed parking spaces; the location of ingress, egress and access streets; the location of pedestrian and vehicular ways; and the proposed site circulation patterns indicating the movement of pedestrians, goods and vehicles.**
 - g. **A landscape plan detailing the total square footage of landscaping; the type, size and number of plants proposed; location of existing trees to be preserved; the location and dimensions of proposed planting beds, barrier curbs, sight triangles, fences, buffers and screening; and the elevation of all fences and type of materials to be used.**
 - h. **Table indicating the maximum permitted square footage of each land use and the proposed square footage of each land use within the property involved.**
 - i. **The proposed height and setback of all buildings or structures;**

- j. The location, dimensions, area, type of materials and elevations of all proposed signs and support structures;
 - k. Location of trash disposal system and details on proposed screening, including type, height and elevation of proposed dumpsters and fencing;
 - l. Site lighting illustrating the location, number, type, height and materials of fixtures;
 - m. Approved drainage plan by the Department of Engineering;
 - n. Utility Plan; and
 - o. If the proposed development proposed in phases, the application must indicate the project schedule, including the following minimum details:
 - i. The project phasing order;
 - ii. The approximate construction start date of each project phase;
 - iii. The infrastructure and on-site improvements that will be included in each phase delineated for the development, including but not limited to service areas, access drives, parking, landscaping, buildings, and other structures; and
 - iv. If phasing is not proposed at the time a Development Plan Review application is submitted, the project shall be reviewed as a single development review request and future phases involving the same of property must go through a separate development plan review when or if changes are proposed in the future.
4. In Chapter 200 – Procedures, amend Sec. 200-3.8 Land Clearing Applications, to clarify that a tree survey for land clearing permits for residential subdivisions is not required, not including duplexes or multi-family developments, to read as follows:

SEC. 200-3.8 LAND CLEARING APPLICATIONS.

* * *

B. Submittal Requirements.

- 1. All applications shall be filed with the department of planning and development in accordance with the requirements of **Sec. 200-2.B** of this chapter and reviewed for completeness.
 - 2. In addition to the information required on parish-provided application forms, the land clearing application must include the following attachments:
 - a. Recorded boundary survey, with legal description.
 - b. Tree survey showing all live oaks and cypress 18 inches in caliper or larger **for commercial development, including multi-family and duplex developments over 0.5 acres.**
- * * *
5. In Chapter 400 – Zoning, amend Sec. 400-2 Residential Zoning District Regulations to include references to minimum lot area requirements associated with legal nonconforming lots, specifically the contiguous lot regulations, and to renumber as needed, to read as follows:

SEC. 400-2 RESIDENTIAL ZONING DISTRICT REGULATIONS.

* * *

SEC. 400-2.2 SINGLE FAMILY RESIDENTIAL DISTRICTS.

A. E Estate Residential District.

* * *

4. *Site and structure provisions.*

* * *

e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.

f. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

g. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

* * *

B. R-1 Rural Residential District.

* * *

4. *Site and structure provisions.*

* * *

b. *Minimum area regulations.*

* * *

iv. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.

v. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

c. *Maximum lot coverage.*

* * *

C. R-2 Rural Residential District.

* * *

4. *Site and structure provisions.*

* * *

b. *Minimum area regulations.*

* * *

iv. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.

v. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

- vi. ~~h.~~ Maximum lot coverage.** The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

* * *

D. L-1 Large Lot Residential District.

* * *

4. *Site and structure provisions.*

* * *

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.

- f. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

- g. ~~f.~~ Maximum lot coverage.** The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.

* * *

E. L-2 Large Lot Residential District.

* * *

4. *Site and structure provisions.*

* * *

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.

- f. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

- g. ~~f.~~ Maximum lot coverage.** The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.

* * *

F. S-1 Suburban Residential District.

* * *

4. *Site and structure provisions.*

* * *

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.

- f. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

- g. ~~f~~ Maximum lot coverage.** The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.

* * *

G. S-2 Suburban Residential District.

* * *

4. Site and structure provisions.

* * *

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
- i. *Standard requirement.* There shall be a rear yard having a depth of not less than 25 feet.
- ii. *Special requirement.*
- (A) *Lakeview Drive, Slidell.* Except as provided in Sec. 400-2.2.G.4.e.ii.B below, all properties fronting the south side of Lakeview Drive shall adhere to the standard rear yard requirements and, in addition, shall not extend the distance of the primary structure on the property more than 135 feet lakeward of the front property line adjacent to the Lakeview Drive right-of-way.
- (B) All properties with road frontage along Lakeview Drive where any portion of said frontage is within 700 feet of the eastern right-of-way of U.S. Highway 11 may have a primary structure located beyond the setback provided for in Sec. 400-2.2.G.4.e.ii.A above, except that no primary structure shall be located more than 350 feet from the front property line.
- f. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***
- g. ~~f~~ Maximum lot coverage.** The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.

* * *

SEC. 400-2.3 TWO-FAMILY RESIDENTIAL DISTRICTS.

A. TF Two-Family Residential District.

* * *

4. Site and structure provisions.

* * *

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
- f. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot***

regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.

- g. ~~f~~** *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

* * *

SEC. 400-2.4 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS.

A. M-L Low Multiple-Family District.

* * *

4. *Site and structure provisions.*

* * *

- c. *Required yards.*

* * *

- d. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

- e. ~~f~~** *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

* * *

B. M-M Medium Multi-Family Residential District.

* * *

4. *Site and structure provisions.*

* * *

- c. *Required yards.* ~~Minimum area regulations.~~

* * *

- d. ***Legal nonconforming lots of record. For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.***

- e. ~~f~~** *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

* * *

C. M-H High Multi-Family Residential District.

* * *

4. *Site and structure provisions.*

* * *

- c. *Required yards.* ~~Minimum area regulations.~~

* * *

- d. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.

- e. ~~4~~ *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 50 percent of the total area of the lot.

6. In Chapter 400 – Zoning, amend Sec. 400-2.3 Two Family Residential Districts, to make wording consistent with similar districts regarding the prohibition of commercial uses, to read as follows:

SEC. 400-2.3 TWO-FAMILY RESIDENTIAL DISTRICTS.

A. TF Two-Family Residential District.

1. *Purpose.* The TF Two-Family Residential District is intended to provide a greater density of residential uses by permitting the placement of two-family dwelling units without the more intense uses of general multi-family districts. This district is to primarily be located in a Growth Management Area and be characterized by central utility systems, convenience to commercial and employment centers, and efficient access to major transportation routes. To protect the intention of the district, permitted activities are limited to residential dwellings of one or two units and utility uses. All ~~strictly~~ commercial uses are prohibited in the TF District.

* * *

7. In Chapter 400 – Zoning, amend Sec. 400-2.4 Multiple-Family Residential Districts, to make wording consistent with similar districts regarding the prohibition of commercial uses, to read as follows:

SEC. 400-2.4 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS.

B. M-M Medium Multi-Family Residential District.

1. *Purpose.* The M-M Medium Multiple-Family Residential District is intended to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and certain utility uses. **All commercial uses are prohibited in the M-M District.**

* * *

8. In Chapter 400 – Zoning, amend Sec. 400-3.1 Commercial Zoning Districts and Uses Established, to: (1) add multiple family to the list of permitted uses in HC-2, HC-2A, and HC-3 Highway Commercial Districts; (2) increase maximum building size for PBC Planned Business Campus District; (3) increase the maximum height in PBC Planned Business Campus District; (4) add a maximum building size for HC-3 and HC-4 Highway Commercial Districts; and (5) renumber as needed, to read as follows:

SEC. 400-3.1 COMMERCIAL ZONING DISTRICTS AND USES ESTABLISHED.

* * *

B. Permitted Use & Site Structure Standards Tables.

* * *

Exhibit 400-3: Permitted Uses: Commercial Districts

Use Category Specific Use	Commercial Zoning Districts										Use Standards
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4	
Residential											
* * *											
Dwelling, Multiple-Family					P		P	P	P		
* * *											

Exhibit 400-4: Site & Structure Standards: Commercial Districts

Site & Structure Standards	Commercial Zoning Districts									
	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-2A	HC-3	HC-4
Building Size (Max)	5,000 sf	10,000 sf	20,000 sf	15,000 sf	15,000 sf 250,000 sf	20,000 sf	40,000 sf	75,000 sf	NA 250,000 sf	NA 250,000 sf
* * *										
Height (Max)* <i>(applies to structures used for dwelling and business purposes)</i>	35'				75' 150'	60'				
* For properties zoned HC-1, HC-2, HC-2A, HC-3, and HC-4 that are located within 100 feet of a residentially zoned property, the maximum height allowed is 35 feet.										

* * *

9. In Chapter 400 – Zoning, amend Sec. 400-3.4 Planned Business Campus District, to: (1) increase maximum building size, (2) increase maximum building height, and (3) renumber as needed, to read as follows:

SEC. 400-3.4 PLANNED BUSINESS CAMPUS DISTRICT.

A. PBC Planned Business Campus District.

* * *

5. Site and Structure Provisions.

- Maximum building size. The maximum building size in the PBC District shall be ~~15,000~~ 250,000 square feet.
- Minimum lot area.

* * *

- c. *Minimum lot width.* There shall be no minimum lot width in this district.

* * *

- d. *Transitional yard.* Where an PBC District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

* * *

- e. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

* * *

- f. *Height regulations.* No building or dwelling for residential or business purposes shall exceed ~~75~~ **150** feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Chapter 900 of this UDC.

* * *

- g. Design criteria.

* * *

10. In Chapter 400 – Zoning, amend Sec. 400-3.5 Highway Commercial Districts, to add Dwelling, Multiple Family to the list of permitted uses in HC-2, HC-2A and HC-3 Highway Commercial Districts and to renumber as needed, to read as follows:

SEC. 400-3.5 HIGHWAY COMMERCIAL DISTRICTS.

* * *

B. HC-2 Highway Commercial District.

* * *

2. Permitted uses.

* * *

- r. Distribution or warehousing facility

- s. Dwelling, multiple family**

- ~~st.~~ Dwelling, single-family

* * *

~~DC.~~ HC-2A Highway Commercial District.

* * *

2. Permitted uses.

* * *

- r. Distribution or warehousing facility

- s. Dwelling, multiple family**

- ~~st.~~ Dwelling, single-family

* * *

~~ED~~. HC-3 Highway Commercial District.

* * *

2. *Permitted uses.*

* * *

r. Distribution or warehousing facility

s. Dwelling, multiple family~~st.~~ Educational facility, adult secondary

* * *

~~FE~~. HC-4 Highway Commercial District.

* * *

11. In Chapter 400 – Zoning, amend Sec. 400-3.5 Highway Commercial Districts to add a maximum building size for HC-3 and HC-4 Highway Commercial Districts and to renumber as needed, to read as follows:**SEC. 400-3.5 HIGHWAY COMMERCIAL DISTRICTS.**

* * *

D. HC-3 Highway Commercial District.

* * *

4. *Site and Structure Provisions.*

* * *

a. Maximum building size. The maximum building size in the HC-3 District shall be 250,000 square feet.~~a-b.~~ *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.~~b-c.~~ *Minimum lot width.* Minimum lot width shall not be less than 80 feet.~~e-d.~~ *Transitional yard.* Where an HC-3 District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

* * *

~~d-e.~~ *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

* * *

~~e-f.~~ Height regulations.

* * *

~~f-g.~~ Special use restrictions.

* * *

~~g~~-**h**. Design criteria

* * *

E. HC-4 Highway Commercial District.

* * *

4. Site and Structure Provisions.

* * *

a. *Maximum building size.* The maximum building size in the HC-3 District shall be 250,000 square feet.

~~a~~-**b. *Minimum lot area.*** No new lot shall be created that is less than 20,000 square feet in area.

~~b~~-**c. *Minimum lot width.*** Minimum lot width shall not be less than 80 feet.

~~e~~-**d. *Transitional yard.*** Where an HC-4 District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

* * *

~~d~~-**e. *Maximum lot coverage.*** The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

* * *

~~e~~-**f. *Height regulations.***

* * *

~~f~~-**g. *Design criteria.***

* * *

12. In Chapter 400 – Zoning, amend Sec. 400-4 Specialized Zoning District Regulations to remove the building size requirement from the CBF-1 Community-Based Facilities District, to read as follows:

* * *

SEC. 400-4.1 SPECIALIZED ZONING DISTRICTS AND USES ESTABLISHED.

* * *

Exhibit 400-6: Site & Structure Standards: Specialized Districts

Site & Structure Standards	Specialized Zoning Districts								
	MOCD	MHD	MRD	PF-1	PF-2	CBF-1	ED-1	ED-2	AT
Building Size (Max)	N/A	N/A	N/A	N/A	N/A	30,000 sf* N/A	N/A	N/A	40,000 sf
* * *									

* * *

SEC. 400-4.3 PUBLIC FACILITIES DISTRICTS.

* * *

C. CBF-1 Community-Based Facilities District.

* * *

4. *Site and structure provisions.*

- a. *Maximum structure size.* ~~i. No structure may have a ground floor area greater than 30,000 square feet in floor area.~~ ii. No structure located within 200 feet of any residentially zoned property may have a ground floor area exceeding 500 square feet in area.

* * *

13. In Chapter 400 – Zoning, amend Sec. 400-5.1 Industrial Zoning Districts and Uses Established, to add effective date for the prohibition of residential uses within the I-1 Light Industrial and Warehouse District, to read as follows:

SEC. 400-5.1 INDUSTRIAL ZONING DISTRICTS AND USES ESTABLISHED.

* * *

C. I-1 Light Industrial and Warehouse District.

* * *

3. *Prohibited uses:*

* * *

- b. Residential uses established after the **effective adoption** of this ordinance on ~~[DATE]~~ **July 1, 2024** are prohibited in the I-1 District.

* * *

14. In Chapter 400 – Zoning, amend Sec. 400-8 Use Standards, to remove reference to solar energy systems located in Historic Districts, and to renumber as needed, to read as follows:

SEC. 400-8 USE STANDARDS.

* * *

JJ. Solar Energy Systems.

1. Solar Energy Systems (SES), including “Solar Farms” and roof mounted systems may exceed the height limits applicable to each zoning district by a maximum of 5 feet.

~~2. Solar energy systems located in Historic Districts must be designed, sized, and located to minimize their effect on the character of a historic building.~~

- ~~3.2.~~ When installing a utility-scale solar energy system and/or medium-scale solar energy system, a site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit, subject to development plan review by the Department of Planning and Development in accordance with Chapter 200, Sec. 200-3.5. The plan shall indicate, at a minimum:

* * *

15. In Chapter 400 – Zoning, amend Sec. 400-7 Overlay Districts, specifically the Planned Corridor District to reincorporate standards that limit hours of operation within the Planned Corridor District for commercial uses abutting residential uses, and renumber as needed, to read as follows:

SEC. 400-7 OVERLAY DISTRICTS.

* * *

D. Planned Corridor District.

1. *Purpose.* The purpose of the Planned Corridor District is to provide for the preservation of certain existing special standards for all development, excepting single-family residential, along the Louisiana Highway 21 corridor the Tammany Trace. The permitted uses are determined by the underlying zoning classification upon which the overlay rests. Minimum standards such as signs and lighting, landscaping, parking, height, and setbacks shall as set forth in the other provisions of this UDC, except that the special design standards set forth in this section shall be applicable if they are more restrictive than said minimum standards.

* * *

4. *Special design standards in the Planned Corridor Overlay.* The minimum standards for the Highway 21 Planned Corridor Overlay will be the same as the standards for all commercial development unless otherwise stated below:

* * *

- iv. *Setback requirements.* For lots with frontage along Highway 21 only, the following setbacks requirements shall be applied:

A. Principal buildings: 100 feet from the property line.

B. Accessory structures: 100 feet from the property line.

- v. **Hours of operation for any commercial establishment abutting residentially zoned property which customarily produces noise at or above 70 dB(A) as defined in section 26-112 shall be limited to 7:00 a.m. to 7:00 p.m.**

5. *Special design standards for the Tammany Trace Overlay in the Planned Corridor Overlay.* The minimum standards for the Tammany Trace Overlay will be the same as the standards for all commercial development unless otherwise stated below:

* * *

- 16. In Chapter 500 – Nonconformities, amend Sec. 500-2.1(A) to add a reference to procedures and requirements associated with the subdivision of substandard lots of records in Sec. 800-5.2; (2) reincorporate, clarify, and streamline regulations for contiguous lots of record; and (3) renumber as needed, to read as follows:**

SEC. 500-2.1 LEGAL NONCONFORMING LOTS.

A. Conditions for Remaining.

Any substandard lot of record lawfully existing at the time of enactment of the ordinance from which these regulations are derived may remain as a legal nonconforming or substandard lot even though said lot does not conform with the provisions of these regulations for the use district in which it is located, with the following exceptions:

1. *Generally.* **All buildings constructed on such lots must adhere to the setback requirements applicable to the building type and zoning district.**
2. *Contiguous lot regulations.* **When a lot of record is documented as legally established, defined by deed or act of sale subdivisions, and properly recorded with the parish clerk of court prior to July 28, 1967; a residential structure and its accessory buildings may be erected on such lot of record or parcel of land when all of the following conditions are met:**
 - a. **The lot is a minimum 5,000 square feet in area;**
 - b. **The residential use is permitted in the residential district in which it is located;**
 - b. **The site is serviced by central sewerage and water; and**
 - c. **The following minimum setback requirements are met:**
 - i. **Front yard setback: 25 feet.**
 - ii. **Rear yard setback: 20 percent of lot depth or 25 feet, whichever is less.**
 - iii. **Side yard setbacks.**
 - (A) **Lots with widths 50 feet or less: Minimum 5 feet per side yard.**
 - (B) **Lots with widths 50 feet or less and located in an area of special concern: 7.5 feet per side yard. The Department of Engineering may approve a reduction in side yard setbacks no smaller than 5 feet per setback, upon determining that drainage impacts are adequately addressed and demonstrated by approval of either a drainage plan or plans for subsurface drainage.**
 - (C) **Lots with widths 50 feet or more: Minimum 7.5 feet per side yard.**
 - (D) **All corner lots: Minimum 10-foot side yard setback from the side street.**
 - iv. **No driveway accessing a dwelling or accessory building may be located within any side yard setback.**
- 2.3. **Lots undergoing subdivision will be required to comply with the lot and block standards of this UDC, including standards and procedures for Legal Nonconforming Subdivisions located in Sec. 800-5.2 of this UDC. In these instances, if a property owner owns adjacent property to a substandard lot(s) sufficient to remediate the lot deficiency, the adjacent property should be part of the request and should provide new parcels that meet the applicable lot and block standards of this UDC.**

17. In Chapter 600 – General Development Standards, amend Sec. 600-3.1 Generally, to clarify requirements for natural areas, specifically the 50-foot natural area requirement and to remove the requirement to submit a tree survey for land clearing permits for residential subdivisions, not including duplexes or multi-family developments, to read as follows:

SEC. 600-3.1 GENERALLY.

* * *

B. Applicability.

1. Section 600-3.2 provides predevelopment standards associated with the timing and degree to which land can be cleared for development and establishes the requirement for preservation of natural areas ~~around major residential subdivisions.~~

* * *

Exhibit 600-3-1-1 Summary of Land Clearing, Buffer, and Landscaping Requirements.

Requirement Criteria: <i>Land Use, Lot Size and Number of Lots</i>	Land Clearing Permit	Tree Survey	Planting Plan	NAT & LA Areas	Mitigation Plan	Natural and Landscaped Area Size
Residential						
Duplex - Lot \geq 0.5 acres	Y	Y	Y	LA	Y	Commercial Landscape Standards 600-3.4.D
Single-Family - Lot \geq 5 acres outside a platted subdivision	Y	N	N	NAT	Y	25' street & 50' side and rear buffer on each individual lot
Subdivision with 6 to 24 lots and \geq 5 acres	Y	N	N	NAT	Y	25' street buffer & 50' Natural Area preserved along rear and sides of subdivision (outside of lots) 50' natural area (NAT) along all external roadways
Subdivision \geq 25 lots	Y	Y N	N	NAT	Y	50' Natural Area preserved around entire subdivision (outside of lots) 50' natural area (NAT) along all external roadways
Multifamily (3+ units)	Y	Y	Y	LA	Y	Commercial Landscape Standards 600-3.4.D
* * *						

18. In Chapter 600 – General Development Standards, amend Sec. 600-3.2 Land Clearing Standards, to: (1) clarify and reduce requirements for natural areas; (2) add incentives for major subdivisions that encourage the preservation of additional natural areas, preservation and development of internal subdivision street canopies, and the development of sidewalks,

active public spaces and uses, and more housing choices; (3) clarify qualifications, required trees, and soil conditions for replanting plans; and (4) update graphics to reflect changes described herein, to read as follows:

SEC. 600-3.2 LAND CLEARING STANDARDS.

* * *

D. Natural Area Requirements and Incentives.

1. *Requirement.* Natural areas shall consist of at least a 50-foot-wide uncleared area of existing canopy and understory trees and vegetated ground cover ~~surrounding a major residential subdivision. Natural areas can be used to support compliance with parish stormwater management, green space, and recreational amenity requirements.~~

* * *

3. *Applicability.* Natural areas must be provided in accordance with **Exhibit 600-3-1** to the following developments or areas:
 - a. The Tammany Trace;
 - b. Single-family residential ~~properties~~ **lots greater than or equal to over 5 acres developed outside of a platted subdivision;**
 - c. Major residential subdivisions over 5 acres including between 6 and 24 lots; and
 - d. Major residential developments containing more than 25 lots.
4. *Natural area requirements.*
 - a. *Clearing of vegetation limited.* ~~i.~~ Invasive vines and species (such as tallow) and dead or diseased trees approved by the department of planning and development may be removed within the Natural Area.
 - ~~ii. Paths or paved walkways may be approved within the Natural Area by the department of planning and development for use as a recreational amenity, provided the function of tree canopy and intent of the Natural Area is maintained.~~
 - b. *Natural area delineation.* Natural areas shall be indicated on the plot plan submitted with a land clearing application and on all plats submitted for approval.
 - c. *Tree Survey.* A tree survey is not required for natural areas.
 - d. *Limited interruption in Natural area permitted.* Gaps or breaks of the natural area are permitted for approved roads and streets, ~~utilities, and drainage structures.~~ These gaps or breaks must be kept to the minimum required to achieve their intended function. **Exhibit 300-2 600-3-2 and Exhibit 300-3** illustrates **an** example applications of the Natural area requirement.
 - e. **Natural Areas cannot be cleared unless activated for an approved recreational use.**
 - f. **Partial removal of the existing tree canopy within the required 50' natural area along the street may be permitted in accordance with Section 600-3.3(E) - Exceptions and Replanting.**

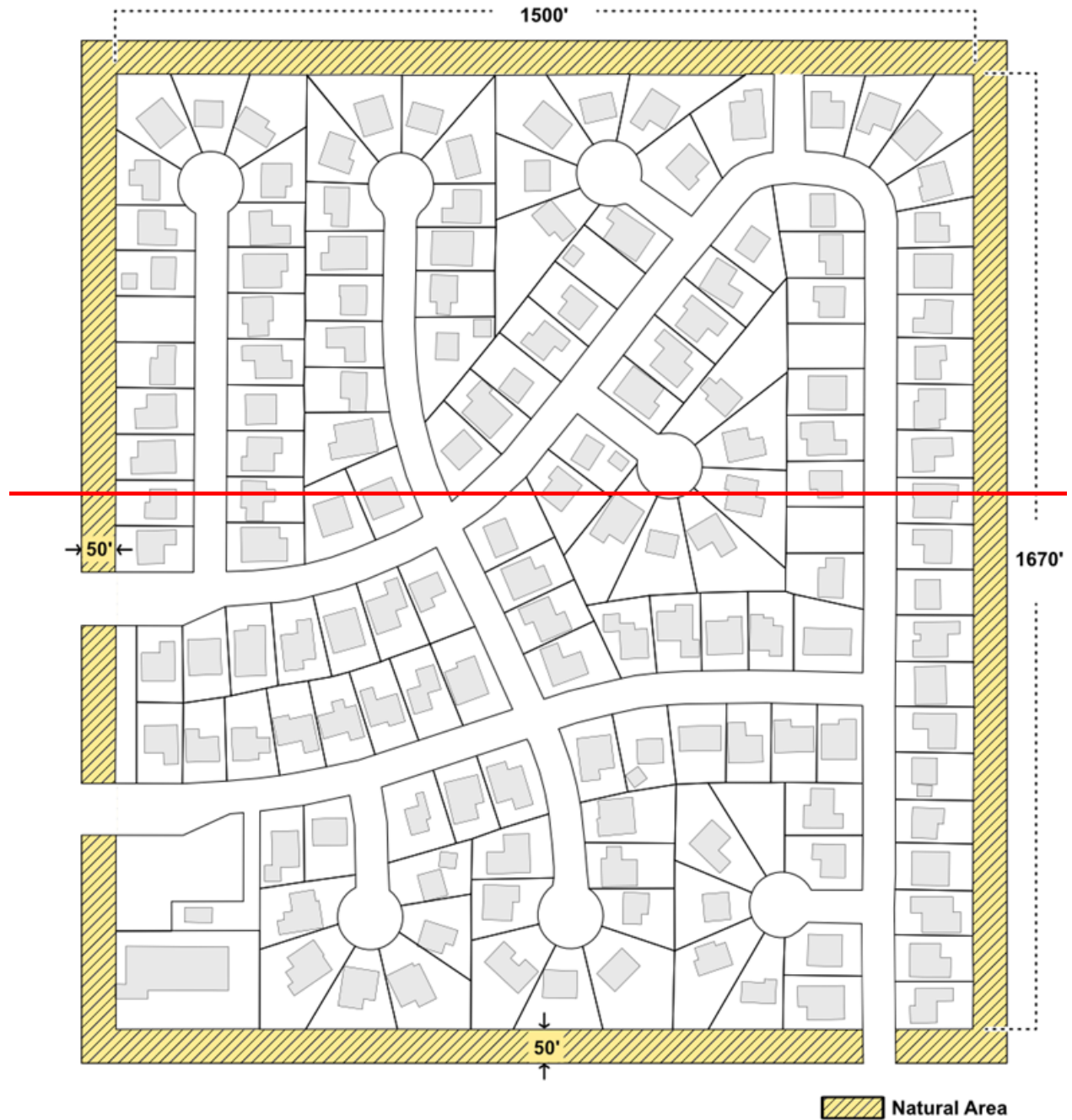
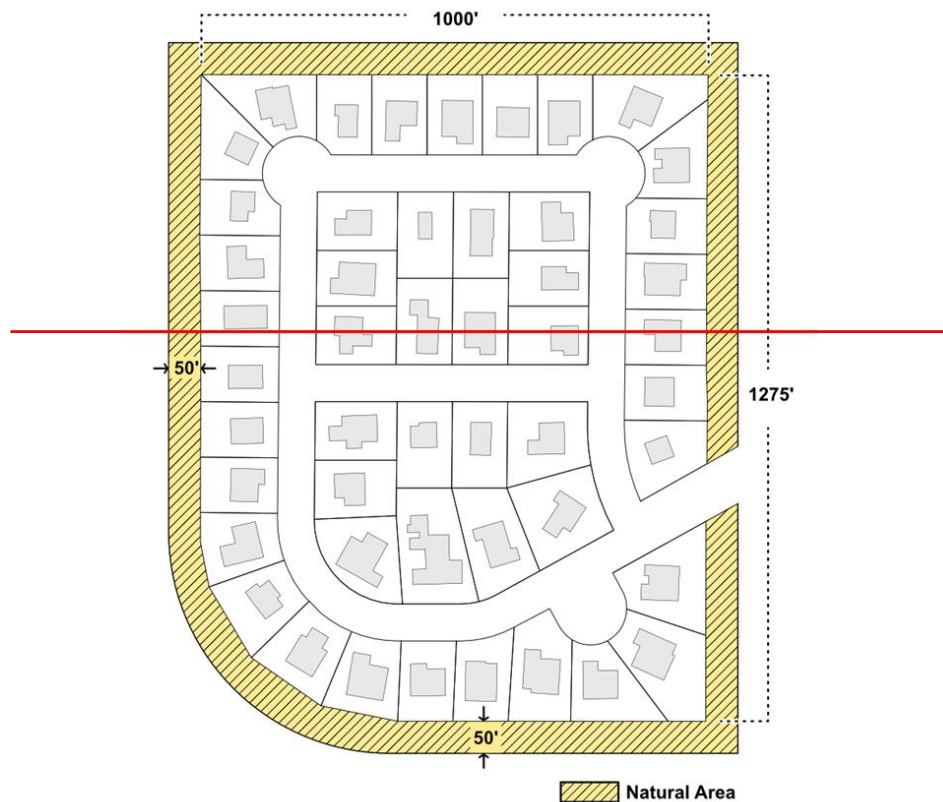
~~Exhibit 300-2 Example of a Natural Area Requirement.~~

Exhibit 3600-23-2 Example of a Natural Area Requirement.

Exhibit 600-3 Example 2-1,000 ft. Natural Area Requirement.

5. *Natural Area Incentive.* For every 5 percent of additional natural area retained beyond the required 50-foot area along feet of managed natural area along external roadways, a corresponding 5 percent decrease in minimum lot area or lot width will be permitted up to a maximum of a 20 percent.

a. *Location and application of additional Natural Areas.* To qualify for the natural area incentive, the location of additional natural areas must advance their intended purpose and be appropriately sized, located away from structures, and be at an appropriate elevation to support long-term vegetative health.

~~b. "Natural Area incentive limited to S-1 and S-2 districts. The natural area incentive may only be applied in areas zoned S-1 Suburban Residential and S-2 Suburban Residential District".~~

~~c.~~ b. Calculation.

* * *

~~dc.~~ *Natural area incentive effect on minimum S-1 and S-2 lot area requirements.* The Natural Area incentive will apply equally to all platted lots within the subdivision. For example:

* * *

6. *Major Subdivision Incentives.* For subdivisions having greater than or equal to 25 lots, the incentives prescribed in Exhibit 600-3-3 are permitted, subject to the following:

- a. Provisions and thresholds described in Exhibit 600-3.2-2 must be provided and met; and
- b. Lot width or area cannot be reduced by more than 20 percent of the required underlying zoning district standards; and
- c. Credits (including maximums) for Major Subdivision Incentives may be combined, but—through this combination—cannot reduce lot area or width by more than 20 percent of the required lot area and width minimums; and
- d. Incentives cannot be applied to a property or site that is eligible for or employs the regulatory relief provided by nonconforming lots of record and associated contiguous lot regulations provided for in Chapter 500 of this UDC; and
- e. All approved credits applied to a subdivision must be notated on the approved and recorded plat.

Exhibit 600-3-3 Incentives for Major Subdivisions.

PROVISION	INCENTIVE	THRESHOLD / CLARIFICATIONS
Additional Natural Area Preserved	Either a 5 percent decrease in minimum lot width or area <u>or</u> 5 percent credit on the total impact fee for every 5 percent of additional natural area preserved.	<ul style="list-style-type: none"> Only additional natural area beyond that which is required can count towards the incentive. No more than 20 percent of the total impact fees assessed for the subdivision may be credited. Both lot width/area and impact fee incentives may be applicable for a maximum of 20 percent lot width or area reduction and 20 percent credit towards impact fees.
Internal Subdivision Street Canopy	5 percent decrease in minimum lot width or area for every 2,000 linear feet of internal streets planted with 1 Class A or 1 Class B tree per every 30 ft.	<ul style="list-style-type: none"> Preserved trees contributing to the internal subdivision canopy can count towards the incentive, provided they meet minimum requirements associated with “Tree Preservation Credit” - Section 600-3.3(D)(1). All sections of roadway or areas planted with street trees associated with this incentive must be dedicated and maintained by the HOA and include an irrigation plan.
Sidewalk Construction	10 percent decrease in minimum lot width or area when sidewalks are provided throughout at least 50 percent of the subdivision.	<ul style="list-style-type: none"> Maximum 10 percent credit. 50 percent of the subdivision includes all internal roads having sidewalks on one side constructed in accordance with the requirements of this UDC.

PROVISION	INCENTIVE	THRESHOLD / CLARIFICATIONS
Dedication of Public Space for Civic and/or Recreational Use	15 percent decrease in minimum lot width or area for dedication of space 3x the average lot area in the proposed subdivision.	<ul style="list-style-type: none"> Maximum 15 percent credit. Examples of dedicated public space for civic and/or recreational uses includes providing land to accommodate a police station, library, fire station, post office, church, ballfield, playground, or similar use that is available for use by all residents of St. Tammany. Average lot area in the proposed subdivision shall be calculated using the mean average, not median or mode methods.
Provision of Housing Choice Options	15 percent decrease in minimum lot width or area when at least 10 percent of units provided are not single-family dwellings.	<ul style="list-style-type: none"> Maximum 15 percent credit. Provision of housing choice options includes development of multi-family, duplexes, condos, and/or townhomes. When the calculation of 10 percent of units results in less than 1 unit, a duplex will satisfy this requirement. When 10 percent results in fraction of a unit (i.e. 1.3 units), the applicant shall round up to the next whole number to be eligible for this incentive.
Increasing Connectivity via Pedestrian Ways, Open Space, and Internal Streets	5 percent decrease in minimum lot width or area when at least 3 connections are demonstrated in plans.	<ul style="list-style-type: none"> Maximum 5 percent credit. Connections must link the proposed subdivision to adjacent areas, such as to existing subdivisions, commercial areas, recreational amenities, or Natura Areas. Connections can be established via: <ol style="list-style-type: none"> (1) Sidewalks, where sidewalks must meet the minimum requirements of this UDC and be at least 25 percent the total length of interior streets to qualify as a connection. (2) Streets, where only proposed connections to streets that are external to the proposed subdivision qualify as a connection. A maximum 2 street connections can count towards this credit. (3) Open spaces or Natural Areas that are strategically placed abutting existing Natural Areas on adjacent sites. Proposed connections that are internal to the proposed subdivision and do not provide increased connectivity to surrounding areas do not qualify for this incentive.

PROVISION	INCENTIVE	THRESHOLD / CLARIFICATIONS
Preservation of Heritage Trees	5 percent decrease in lot width or area for every 125 caliper inches of heritage trees preserved.	<ul style="list-style-type: none"> All trees must be located within a natural area and/or buffer area that has not been and will not be graded or filled for development. All trees must be protected in accordance with the requirements of this UDC and must survive construction to be counted towards the incentive. If any trees die during construction, the applicant must provide the lot width or area as required by the applicable zoning classification or make up the difference through the use of another incentive, such as the Internal Subdivision Street Canopy Incentive.

67. Remediation.

* * *

- c. *Required minimum planting.* Minimum requirements for remediated vegetation located in a Natural Area ~~should~~ **must** reflect the mix of species cleared from the parcel or located on adjacent parcels, **be planted in Plantable Soil as defined in Chapter 100 of this UDC**, and ~~shall~~ be provided in accordance with **Exhibit 600-3-4**.

Exhibit 600-3-4 Remediation Planting Requirements for Natural Areas.

Remediation Planting Requirements for Natural Area			
Per 1,250 square feet or 25' x 50' area	3 2 Canopy trees Minimum 5-gallon root ball & 5 feet in height. Must be native trees per STP Native Tree List	2 1 Understory trees Minimum 3-gallon root ball & 4 feet in height. Must be native trees per STP Native Tree List	14 5 Shrubs Minimum 1- to 3-gallon root ball & 2 feet in height at time of planting. Must be selected from STP list or native species approved by Parish licensed landscape architect.
<i>Note: Plant height shall be measured from the top of the root ball to the tip of the highest branch at the time of planting.</i>			

* * *

- e. *Responsibility for remediation plan development, installation, and maintenance.*

* * *

- iii. *Letter certifying remediation completion.* Upon completion of the remediation activities, a letter by the licensed landscape architect **or licensed landscape horticulturist** ~~or licensed arborist~~ certifying completion in accordance with this section and the approved landscape or plantings plan shall be submitted to the Department of Planning and Development.

* * *

- 19. In Chapter 600 – General Development Standards, amend Sec. 600-3.3 Tree Preservation and Mitigation to: (1) remove the requirement for preparation and submittal of a tree survey for minor and major residential subdivisions, which reflects the approach of promoting such preservation through Major Subdivision Incentives; (2) clarify when hard fencing is required to protect existing trees and tree canopy preserved as part of Major Subdivision Incentives; (3) correct an outlier 6” caliper tree that should read 8;” (4) clarify replanting activities must take place in plantable soil; and (5) renumber as needed, to read as follows:**

SEC. 600-3.3 TREE PRESERVATION AND MITIGATION.

* * *

B. Applicability.

1. The tree preservation requirements apply to the following developments: ~~major residential subdivision developments involving 25 lots or more,~~ two-family developments located on lots greater than 0.5 acres in size, multifamily developments with 3 or more dwelling units, and all nonresidential developments including commercial, medical, institutional, parks/recreation, and industrial land uses. Agricultural uses shall be exempt from the tree preservation requirements of this subsection.
2. *Protected trees.* All applicable developments shall be required to identify and protect existing, mature, non-invasive trees, as required in **Exhibit 600-3-7** outlines the areas on a development site where certain mature trees shall be protected. This exhibit explains which trees must be protected within a required landscape area only or within the entire site.
3. *Required tree survey.* A developer or property owner shall submit a tree survey identifying all protected trees according to **Exhibit 600-3-7**. The tree survey shall be drawn to scale and indicate the required natural areas, landscape areas, and the location, size by caliper, and species of existing protected trees as required in **Exhibit 600-3-7**.

Exhibit 600-3-7 Protected Trees and Tree Survey Requirements.

Requirement Criteria: Land Use, Lot Size and Number of Lots	Natural Area or Landscaped Area Required	Tree Survey Required	Protected Trees*		
			All non-invasive trees ≥ 8"	≥ 8" Live Oak & Cypress	≥ 18" Live Oak & Cypress
Residential					
Single Family > 5 acres (Outside of Platted Subdivision)	NAT	No	N/A		
Subdivision 6-24 Lots ≥ 5 acres	NAT	No	N/A		
Subdivision ≥ 25 lots	NAT	Yes No	N/A		50% preserved
Duplex (+0.5 acres) Multifamily (up to 3 units)	LA	Yes	N/A		50% preserved
Multifamily (3+ units)	LA	Yes	Limited to Landscape Area		50% preserved
Nonresidential					
* * *					

C. Removal of Protected Trees, Cypress, and Live Oak.

No more than 50 percent of all existing live oak trees and cypress trees on a site shall be removed for non-residential developments as identified in **Exhibit 600-3-7**.

* * *

D. Tree Preservation Credit

* * *

Exhibit 600-3-8 Credits for Preserved Trees.

Credits for Preserved Trees	
Tree Size	Credits
2-6 Caliper Inches	1 Tree Credit
7-12 Caliper Inches	2 Tree Credits
13-18 Caliper Inches	3 Tree Credits
19-24 Caliper Inches	4 Tree Credits
Greater than 24 Caliper Inches	1 additional tree credit for each addition 86” caliper preserved
Note: No credit will be given for any invasive species such as tallow, mimosa, or tung oil trees retained.	

E. Exceptions and Replanting.

- The department of planning and development may approve exceptions to the tree preservation requirements. To acquire an approved exception, the owner/developer must submit a request with justification for removal, by tree, to the department of planning and development for review and approval. If the removal of a tree would cause the site to fall below the minimum standards set forth in this UDC, the owner/developer shall submit a replanting plan to the department of planning and development showing how they will return the site to compliance. Should the removal request be approved, replanting **must be in plantable soil** and completed within 6 months of approval. Permitted tree preservation exceptions include:

* * *

- The department of planning and development shall inspect any protected tree requested for removal and grade it based on its existing condition. The grade will determine the number of caliper inches required to replace the removed tree. **Exhibit 600-3-8-9** identified the tree grading criteria.

* * *

Exhibit 600-3-8-9 Tree Grade and Required Replacement for Live Oaks and Cypress.

* * *

G. Tree Protection Requirements.

* * *

- Staking and flagging.* The applicant shall set stakes extending upward from the ground at least 3 feet delineating:

* * *

- b. *Protected trees.*

- i. *Live oaks, cypress, and heritage trees.* Live oaks and cypress trees over 18 inches D.B.H. and heritage trees that are to be retained **or counted toward a Major Subdivision Incentive** shall be flagged. The flagging shall be marked with species and caliper prior to inspection by department of planning and development (ex.: 19-inch CYP).

- ii. All trees 8 inches D.B.H. or larger, **required to be preserved**, and located in a landscape area shall be flagged and labeled “KEEP.”
- iii. All other trees located on-site that the applicant is seeking credit for must be flagged “KEEP” and be shown on the tree survey.

* * *

- 4. *Fencing required.* Existing trees **and Natural Areas** that are retained, **including those counted toward a Major Subdivision Incentive**, must have their root zone protected with fencing located 2-feet from the drip line to prevent damage from heavy construction vehicles, materials, and other adverse activities.
 - a. *Minimum requirement.* **For protected trees**, ~~F~~fencing includes chain link, wood, or flexible-~~or other~~ high visibility ~~flexible~~-style fencing with stakes or posts sufficiently secured to remain in place throughout the entirety of the building process. **For additional Natural Areas provided and credited towards a Major Subdivision Incentive, hard fencing is required. All R**required fencing must be a minimum of 3 feet high and located 2 feet from the dripline to protect the root zone in accordance with **Exhibit 600-3-9-10 Protected Root Zone.**

Exhibit 600-3-9-10 Protected Root Zone.

* * *

- 20. In Chapter 600 – General Development Standards, amend Sec. 600-3.4 Landscape Regulations, to: (1) remove reference to a licensed Louisiana horticulturalist regarding preparation of landscape plans; (2) add language that clarifies all landscaped areas must be planted in plantable soil; (3) increase the number of required canopy trees from 4 to 6 in the street planting area; (4) increase and clarify requirements for vegetation provided along the banks of retention ponds; and (5) update graphics and renumber as needed, to read as follows:**

SEC. 600-3.4 LANDSCAPE REGULATIONS.

* * *

C. Landscape Plan and Tree Preservation Plan.

- 1. Landscape plans shall be prepared by a licensed Louisiana landscape architect ~~or a licensed Louisiana horticulturalist~~ and shall have their seal affixed to the plans.

* * *

D. Landscape Requirements.

* * *

- 10. Species diversity. Diversity among required plant material for on-site landscape is required to reduce the risk of losing a large population of plants due to disease. **Exhibit 600-3-10-11** indicates the percentage of diversity required based on the total quantity of species utilized on site.

Exhibit 600-3-10-11 Species Diversity Requirements.

* * *

E. Required Landscape Areas.

- 1. *Type.* Nonresidential sites shall include 4 required landscape areas which may be leveraged to meet drainage requirements: the street or interstate landscape area, side yard landscape area,

rear yard landscape area, and parking lot landscape area as illustrated in **Exhibit 600-3-~~11~~12** Location and Type of Required Landscape Areas.

Exhibit 600-3-~~11~~12 Location and Type of Required Landscape Areas.

* * *

2. *Requirements.* Landscape areas shall be provided **in plantable soil** in accordance with the requirements set forth in **Exhibit 600-3-~~12~~13 Landscape ~~Buffer-Area~~ Requirements.**

Exhibit 600-3-~~12~~13 Landscape Area Requirements.

Landscape Type	Depth of Landscape Area	Plant Requirement per 100' Linear Frontage
A - Street	25' *For lots greater than 150 feet in depth, the street planting area shall include 1 additional foot for every additional 10 feet in depth	Class A Trees = 4
		Class B Trees = 4 6
		Shrubs = 20
* * *		

3. *Street and interstate landscape areas (Types A, Aa, and B).* The street and interstate landscape areas provide landscaping to screen a property's frontage along a public right-of-way, interstate, or street. Landscaping must be installed in accordance with **Exhibit 600-3-~~12~~13** and the requirements of this section. Example street (Type A) and interstate (Type B) landscape areas are illustrated in **Exhibit 600-3-~~13~~14.**

Exhibit 600-3-13-14 Example Street (A) and Interstate (B) Landscape Areas.**Type A - Street Landscape Buffer Area**

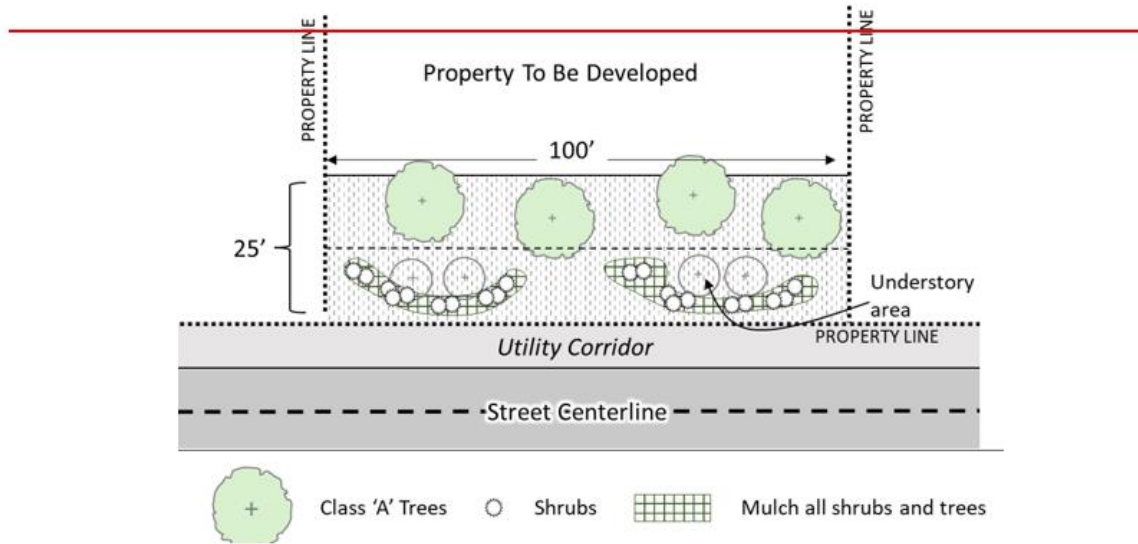
Minimum Buffer – 25 Feet

Minimum Buffer plantings per 100 feet of frontage:

4 Class 'A' Trees

4 Class 'B' Trees

20 Shrubs

**Type B- Interstate Landscape Area**

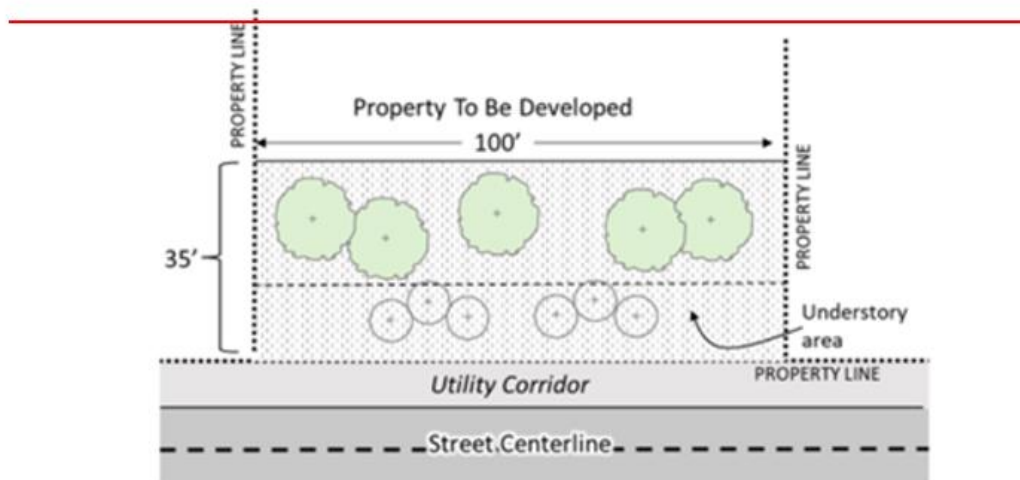
Minimum Buffer – 35 Feet

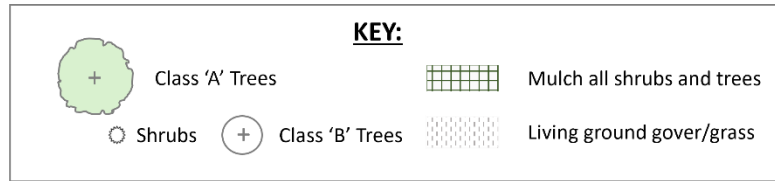
Minimum Buffer plantings per 100 feet of frontage:

5 Class 'A' Trees

5 Class 'B' Trees

0 Shrubs





Type A - Street Landscape Buffer Area

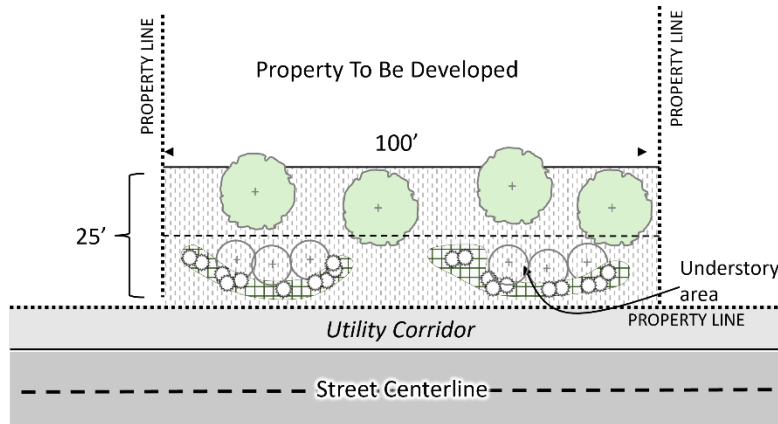
Minimum Buffer – 25 Feet*

Minimum Buffer plantings per 100 feet of frontage:

4 Class 'A' Trees

6 Class 'B' Trees

20 Shrubs



Type B - Interstate Buffer Area

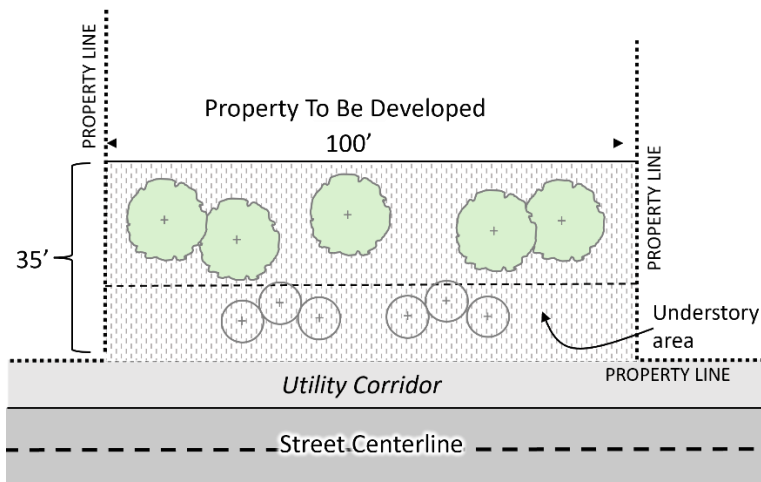
Minimum Buffer – 35 Feet

Minimum Buffer plantings per 100 feet of frontage:

5 Class 'A' Trees

5 Class 'B' Trees

0 Shrubs



- e. *Street and interstate landscape buffer and utility conflicts.*

* * *

- ii. *Landscaping within a utility easement or servitude.*

* * *

(B) Trees should be planted in accordance with the requirements outlined in **Exhibit 600-3-14-15** below.

Exhibit 600-3-14-15 Planting requirements for Street Landscape Area with Utility Easements.

* * *

(C) Class A trees shall be planted in the canopy planting area as illustrated below, and Class B trees, shrubs and groundcover may be planted within the understory planting area, as illustrated in **Exhibit 600-3-15-16**.

Exhibit 600-3-15-16 Street or Interstate Landscape Areas.

* * *

4. *Side and rear landscape areas (Types C, D, E, and F).*

* * *

- b. *Width and planting requirements.* Side and rear yard landscape requirements are dependent upon adjacent land uses. **Exhibit 600-3-4(E)(4)-17** provides the requirement for each type of side and rear landscape area. There are 4 types of side and rear yard planting areas identified as types C, D, E, and F; **all 4 types must include soil suitable for planting or plantable soil as defined in Chapter 100 of this UDC.**

* * *

Exhibit 600-3-16-17 Side and Rear Landscape Area Requirements by Type.

* * *

- e. *Structures or elements permitted within side and rear landscape areas.*

* * *

- iv. *Fences.* When fences are required, as listed in **Exhibit 600-3-12-13 Landscape Area Requirements**, they shall be 8 feet in height and 100 percent opaque. Fences may be constructed of wood or other opaque materials approved by the department of planning and development.

* * *

- m. *Retention/detention planting requirements.* ~~When retention and detention ponds are located within required planting areas and within view of the public right-of-way;~~ Required plantings shall:

- i. Be established in a planting strip at least 5-feet wide running alongside the pond; and
- ii. Be oriented to screen the pond from public view; and
- iii. Not interfere with the pond's maintenance; and
- iv. Be planted at grade; and

- v. Not be excavated or made a part of the slope of the retention/detention pond; and
- vi. **Not be located within any required buffer; and**
- vii. **Be acknowledged on the applicable landscape plan as part of the retention/detention pond; and**
- viii. **Be planted on retention/detention pond slopes having a maximum side slope of 3:1 in a configuration designed for successful growth and long-term maintenance. Terraces for planting and other low impact development practices are encouraged.**

* * *

F. Installation Certification.

Upon complete installation of all landscaping, the landscape architect ~~or registered horticulturalist~~ whose seal is affixed to the approved landscape plan shall submit a statement verifying inspection of the landscaping and certifying it was installed in conformance with the approved landscape plan by the parish. Said statement shall be made through signature block attached to approved plan stating that “through periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved landscape and irrigation plan.”

Exhibit 600-3-~~17~~18 Example Certification.

* * *

I. Native Trees and Shrubs.

1. *Requirement.* At least 60 percent of all new plantings, including Class A and Class B trees, shall be from the native species identified in **Exhibit 600-3-~~18~~19**. None of the required ground cover need be a native species.

Exhibit 600-3-~~18~~19 Approved Native Trees and Shrubs.

* * *

21. **In Chapter 600 – General Development Standards, amend Sec. 600-5.1 Parking Requirements, to: (1) clarify short-term rentals are a commercial use, (2) remove tourist homes as a use, and (3) clarify parking space requirements for restaurants and amusement establishments, to read as follows:**

SEC. 600-5.1 PARKING REQUIREMENTS.

* * *

B. Minimum Parking Requirements.

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

Exhibit 600-5-3: Off-Street Parking Requirements.

Zoning District Classification or Use	Minimum Off-Street Parking Space Requirement
	* * *
<i>Residential Multi-Family</i>	
Multi-family including apartment complexes	1.5 per dwelling unit
<i>Other Residential Uses</i>	
Short term rental	1 space per permanent dwelling unit and/or 1 space per each 2 non-transient sleeping rooms
Tourist homes	1 space per each unit or room plus 1 for the owner or manager
	* * *
<i>Commercial Uses</i>	
	* * *
Restaurants and restaurants with lounges and brewery or distillery with tours	1 space per each 250 sq. ft. of gross net floor area which excludes back of house areas utilized for staff only, plus 1 space for each employee at busiest shift
Amusement establishments	1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 for each 3 employees at maximum shift Total spaces shall be equal to the gross square footage of building(s) divided by 200.
	* * *
Hotels and motels	1 space per each room
Short term rental	1 space per permanent dwelling unit and/or 1 space per each 2 non-transient sleeping rooms.
Liquor stores	1 space per each 450 sq. ft. of gross floor area
	* * *

- 22. In Chapter 800 – Subdivision Regulations, amend Sec. 800-1.1 General Provisions, to: (1) update and clarify increased fines for failure to obtain a permit or work order before conducting site work, followed by a probation period after a third violation; (2) clarify applicants accountability related to failure to obtain a work permit; (3) align exhibit naming conventions; and (4) renumber as needed, to read as follows:**

* * *

B. Effect.

Any owners or developers of land within the unincorporated portions of the parish must obtain the approval of the parish Planning and Zoning Commission in accordance with ~~Table~~ **Exhibit 800-1**

Subdivision Categories and Approval Authority prior to any sale or recordation of any subdivision with the clerk of court's office.

* * *

E. Work without a Permit and Work Order Prohibited.

1. No individual, firm, or corporation shall deepen, widen, fill, or reroute or change the location of any existing ditch, stream, or drainage canal or reclaim, clear land, fill, dredge or otherwise change the natural condition of land without first obtaining a permit and work order from the parish, state, and federal agencies having jurisdiction. Failure to obtain a permit or work order prior to undertaking work that requires such permission will result **in the individual, firm, or corporation receiving—in a fine equal to double the permit fee for a first offense, a fine equal to triple the permit fee for a second offense, then—after a third offense—a** probation period for the **individual, firm, or corporation** ~~subject developer~~ wherein a new work order will not be issued for 12 months.
2. **To be considered an individual, firm, or corporation a party to first a first, second, or third without a permit violation—thus triggering increased fines and penalties—only one person associated with the primary application need be a party to the violation to increase the fine or penalty severity. Different business names, partnerships, or associations will not exempt a person from increased fines and penalties if they were associated in any way with a previous work without a permit violation.**

F. Categories for Review.

Subdivision of land shall be divided into 2 categories: minor and major (See ~~Table~~ **Exhibit** 800-1 Subdivision Categories and Approval Authority).

* * *

Exhibit 800-1 Subdivision Categories and Approval Authority.

Table 800-1: Subdivision Categories and Approval Authority.				
Subdivision Category	Description	Approval Authority	Public Hearing Required	Criteria
		* * *		

* * *

23. In Chapter 800 – Subdivision Regulations, amend Sec. 800-1.2 Rights of Appeal, to align exhibit naming conventions, to read as follows:

A. Generally.

Table Exhibit 800-2 Appeal of a Subdivision Decision summarizes process for appealing a subdivision decision by either the Directors of the Departments of Engineering or Planning and Development or by the Planning and Zoning Commission. The Parish Council is the final appeal authority within the parish and an appeal must be heard by the Parish Council before they can be filed with 22d Judicial District.

* * *

Exhibit 800-2 Appeal of a Subdivision Decision.

Table 800-2: Appeal of a Subdivision Decision			
Category	Approval Authority	Appeal to	Notes
	*	*	*

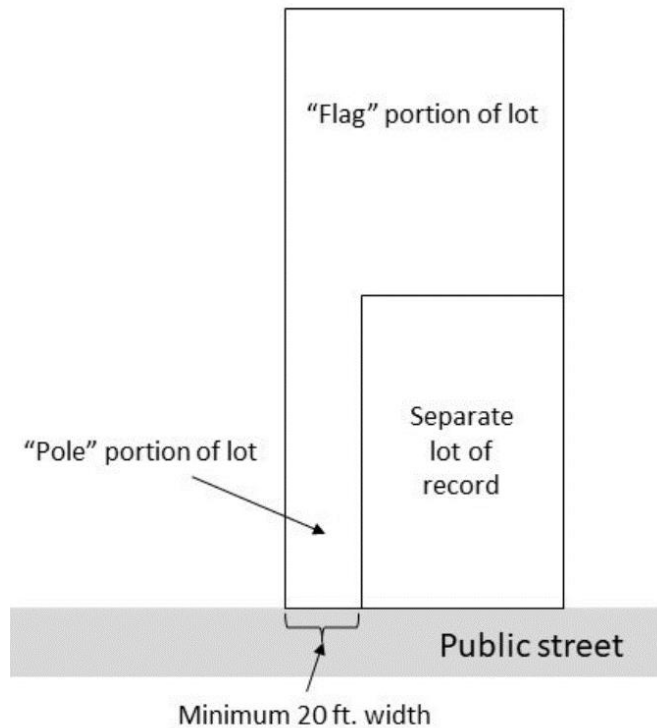
* * *

24. In Chapter 800 – Subdivision Regulations, amend Sec. 800-2.1 Generally, to align exhibit naming conventions, to read as follows:

* * *

C. Minor Subdivision - Waiver required.

* * *

Exhibit 800-3 Flag Lot Configuration.

* * *

25. In Chapter 800 – Subdivision Regulations, amend Sec. 800-3 Major Subdivisions, specifically subsection 800-3.1 Generally, to remove the option to reduce lot area and width through an approved Planning and Zoning Commission waiver to better facilitate community benefits through the application of Major Subdivision Incentives, to read as follows:

SEC. 800-3 MAJOR SUBDIVISIONS.

SEC. 800-3.1 GENERALLY.

* * *

C. Review and Decision-Making Process.

* * *

2. The Planning and Zoning Commission, after considering the application and input from ~~the~~ parish departments, shall decide whether to approve, approve with modifications, or deny the subdivision request. ~~In making its decision, the Planning and Zoning Commission may waive provisions to the required lot width, depth, and area. The authority to waive lot area for a single lot is limited to a 10 percent reduction in total area for the given lot.~~ The Planning and Zoning Commission may waive provisions regarding frontage on a public street or infrastructure standards in accordance with Ch. 900 Infrastructure which sets forth requirements for infrastructure and specifies conditions under which the requirements can be waived by the Planning and Zoning Commission.

26. In Chapter 800 – Subdivision Regulations, amend Sec. 800-3.5 As Built Plan Approval and Warranty Obligation, to require a statement be added to As Built Plans and each title or deed that acknowledges the entity responsible for providing and maintaining Native Canopy Trees in accordance with Sec. 600-3.4, to read as follows:

* * *

D. Subdivision Restrictions.

The following subdivision restrictions shall be recited in each title or deed in addition to the required listing on the As Built Plans for recordation:

* * *

7. A statement that acknowledges Native Canopy Tree(s) required per Sec. 600-3.4(I) shall be purchased, planted, and maintained by [name entity responsible].

27. In Chapter 800 – Subdivision Regulations, amend Sec. 800-5 Dormant Subdivisions, to correct the title and include Legal Nonconforming Subdivisions, to read as follows:

SEC. 800-5 DORMANT SUBDIVISIONS AND LEGAL NONCONFORMING SUBDIVISIONS.

SEC. 800-5.1 DORMANT SUBDIVISIONS.

A. Applicability.

* * *

28. In Chapter 800 – Subdivision Regulations, amend Sec. 800-5.2 Legal Nonconforming Subdivisions, to clarify legal nonconforming lots must connect to central sewer and water services, to read as follows:

SEC. 800-5.2 LEGAL NONCONFORMING SUBDIVISIONS.

* * *

C. Construction.

A building permit for a legal nonconforming lot may only be issued when:

1. The owner of the lot attests to the fact that they do not currently own, nor have they or their predecessor in title sold or otherwise conveyed, any contiguous lot/s or portions thereof which could have been combined with the lot in question to create a conforming lot.

2. **The lot has access and connects (or is proposed to connect as part of the application in review) to central sewer and water services. If central utilities are not provided,** the Planning and Zoning Commission, after a public hearing per **Sec. 800-2.2.D**, may grant a waiver for a lot less than 75' in width or 150' in depth provided the lot area is not less than 10 percent of what is required by the zoning district in which the lot is located.

* * *

29. **In Chapter 900 – Infrastructure, amend Sec. 900-2.3 Lot Standards, to clarify greenspace requirements and include new active recreation amenities within the required greenspace for newly created or extended subdivisions or PUDs with more than 25 lots, to read as follows:**

* * *

J. Greenspace Requirements.

1. All newly created or extended subdivisions or PUDs with more than 25 lots must have land set aside within the development for the use of residents. This land must have a minimum area of 580 square feet per residential lot in the total subdivision **and is referred to as “Greenspace.”**
2. The **G**reenspace must be ~~contiguous within to~~ the subdivision development and must not be separated from the development by any major local roadway or federally maintained roadway.
3. **Greenspace cannot include required Street Landscape Areas or Natural Areas, or be developed as part of a green belt, reserved easement, servitude, or golf course.**
4. **Greenspace located along existing roads must be a minimum of one-quarter acre in area and at least 100 feet in width.**
5. **Greenspace located along any property boundary not fronting on a road must be a minimum of one quarter acre in area and at least 50 feet in width.**
6. **At least one quarter of all required Greenspace must be dedicated to supporting resident’s active recreation. Exhibit 900-2-4 provides appropriate recreational amenities based on the total number of lots or units proposed within a subdivision. Exhibit 900-2-4 is not an exhaustive list of appropriate recreational amenities. Similar scaled amenities or waivers not listed in Exhibit 900-2-4 may be approved for subdivisions with more than 25 lots subject to the Department of Planning and Development’s review and the Planning and Zoning Commission’s approval.**

Exhibit 900-2-4 Active Recreation Amenities Permitted in Greenspace.

Total Lots or Units Proposed	Recreational Amenity
26-199	<ol style="list-style-type: none"> 1. Neighborhood park with playground or picnic area 2. Nature trail 3. Community garden 4. Pocket park with benches and shade structures 5. Dog park
200-499	<ol style="list-style-type: none"> 1. Community centers with meeting rooms and fitness center 2. Outdoor recreational space for team sports/activities 3. Bike and pedestrian systems and greenways
500+	<ol style="list-style-type: none"> 1. Full-service recreational center, including a swimming pool or gym 2. Indoor sports courts for basketball, volleyball, etc. 3. Recreation park dedicated for public use

* * *

K. Planting Requirements

1. All newly created or extended subdivisions or PUDs with more than 25 lots must provide planted Class A tree(s) in the front yard of each lot at least 30 ft. apart prior to the property owner obtaining occupancy of the structure per Exhibit 900-2-5: Required Trees in Major Subdivisions. As defined, a Class A tree, at the time of planting, shall have a minimum caliper of at least 2.5 inches, measured 6 inches above the root ball and a minimum height of 10 feet, as per the National Nursery Association Standards. A list of appropriate Class A trees can be found in Exhibit 600-3-18: Approved Native Trees and Shrubs. All required trees shall be watered, mulched, and maintained at all times and shall be located outside of any required easement or servitude. Any trees which are diseased or dying as certified by a registered landscape architect or arborist may be removed and replaced at the cost and expense of the owner.

Exhibit 900-2-5 Required Trees in Major Subdivisions.

Average Width of Proposed Lots within the Subdivision	Number of Required Trees
60 ft. – 89 ft.	1 Class A Tree
90 ft. – 149 ft.	2 Class A Trees
150 ft. +	3 Class A Trees

* * *

- 30. In Chapter 900 – Infrastructure, amend Sec. 900-3.2 General Planning and Layout Requirements for Streets, to: (1) replace Exhibit 900-3-2 to only require one 12 ft. ingress and reduce the radius requirement for dead-end streets; (2) replace Exhibit 900-3-4 to detail a 10 ft. wide minimum utility servitude and details within the 50 ft. wide right-of-way, to read as follows:**

SEC. 900-3.2 GENERAL PLANNING AND LAYOUT REQUIREMENTS FOR STREETS

A. Arrangement.

* * *

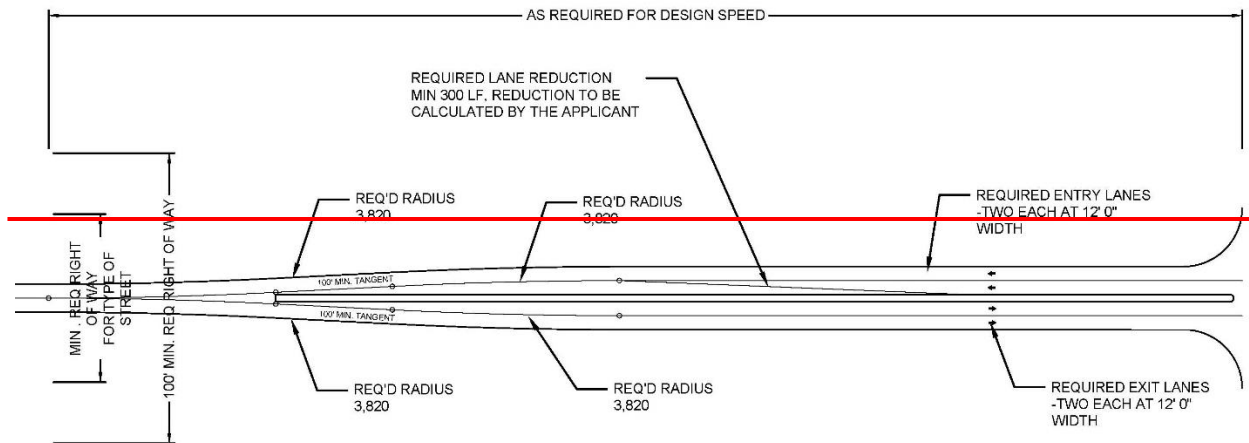
B. Limited Access Roads.

* * *

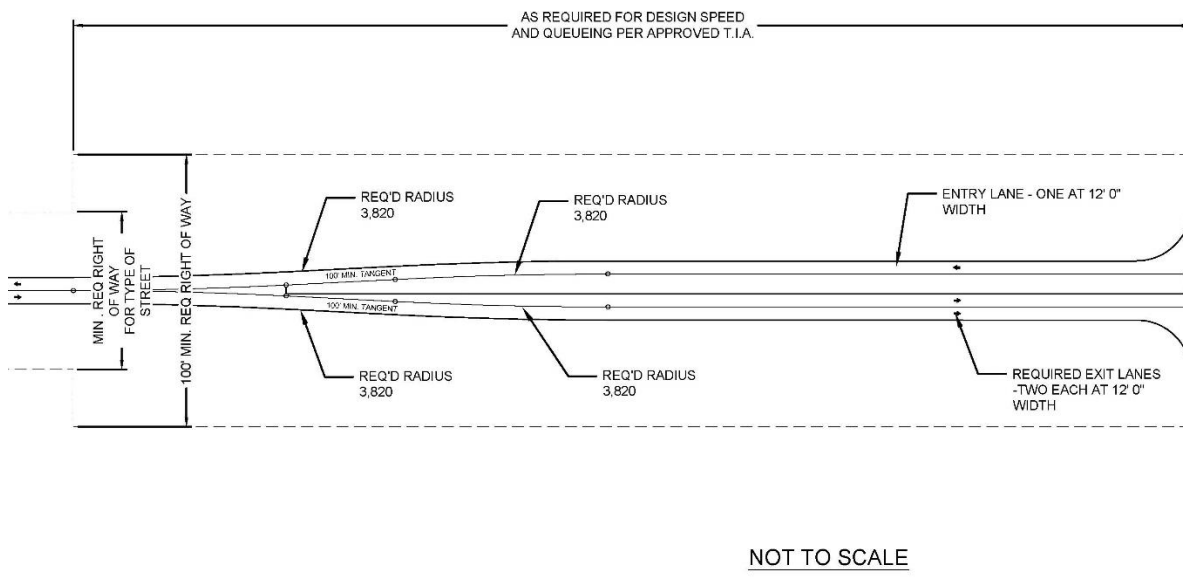
C. Subdivision Entrances.

In the interest of public health and safety, to provide for efficient traffic flow at subdivision entrances, and to promote aesthetic qualities, all proposed subdivisions where only one entrance is provided shall be required to build the entrance to the following minimum standards:

1. *Right of way width.* An 80' wide right of way shall be reserved at the entrance of subdivisions.
2. *Median Required for Entrance.* For all single access subdivisions the applicant shall design and construct a median at the entrance to segregate traffic flow. The applicant shall provide one 12-foot-wide ingress travel lane on the entrance side of the median and a minimum of two 12-foot-wide each egress travel lanes on the exit side of the median. This entrance shall contain directional arrows and be striped accordingly with materials as approved by The Department of Public Works and as provided for within this UDC. The transition from this boulevard section to other roadway section shall be constructed in accordance with the requirements set forth in **Exhibit 900-3-2.**
3. *Minimum Median Width.* The minimum width of the median shall be 6 feet wide with a minimum radius at both ends of 3 feet.
4. *Median Design.* The median shall be of a curb and crowned design with a turf or vegetative cover or other similar material.
5. *Curbing.* The curbing shall have a minimum height of 6 inches and minimum width of 7 inches at the bottom of the curb face and a minimum width of 6 inches at the top of the curb face.
6. *Curb material.* Curbing shall be constructed of Portland cement concrete.
7. *Groundcover.* The turf or vegetative cover shall be made up of grass and/or any other combination of living landscape materials such as trees, bushes, shrubs and flower beds.
8. *Maintenance.* Maintenance of the median shall be the responsibility of the applicant and/or homeowners association following acceptance of the work by the Department of Engineering and Planning and Zoning Commission.

Exhibit 900-3-2: Requirements for Subdivision Where One Entrance is Provided.NOT TO SCALE

NOTE: Image replaced on 3/18/24 to show width of required ROW throughout image

NOT TO SCALE

9. *Dead End Streets*. Dead end streets are prohibited, however, cul-de-sacs or other approved turnarounds may be constructed, provided that the following minimum standards are met.
 - a. *Radius*. The radius of a cul-de-sac shall be 60 feet when the design employs open swale ditches and 55 feet when subsurface drainage is used. ~~The inside turning radius shall be a minimum of 46 feet.~~

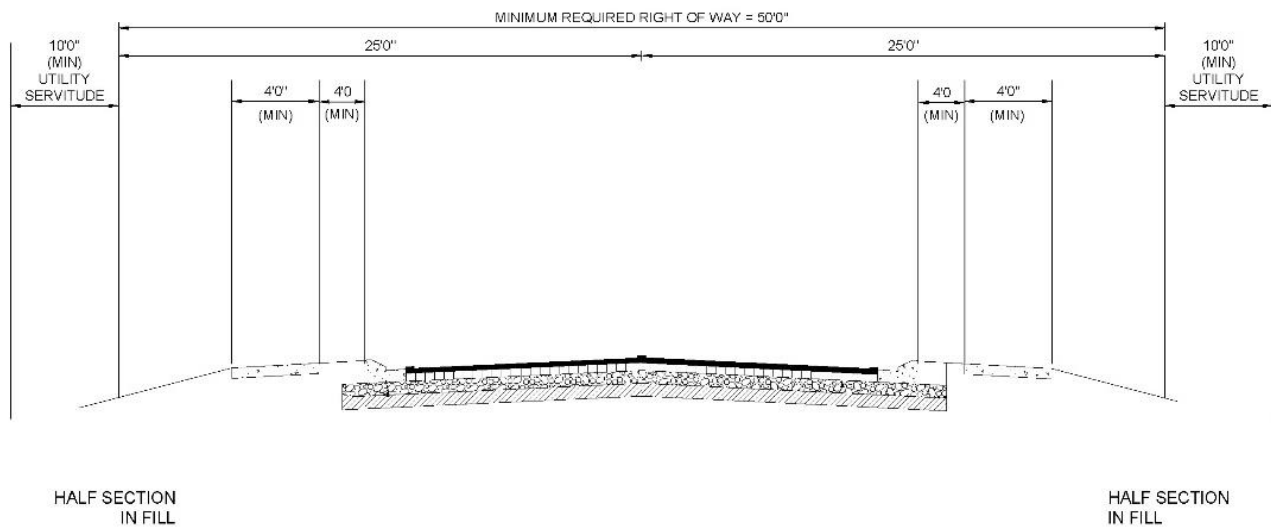
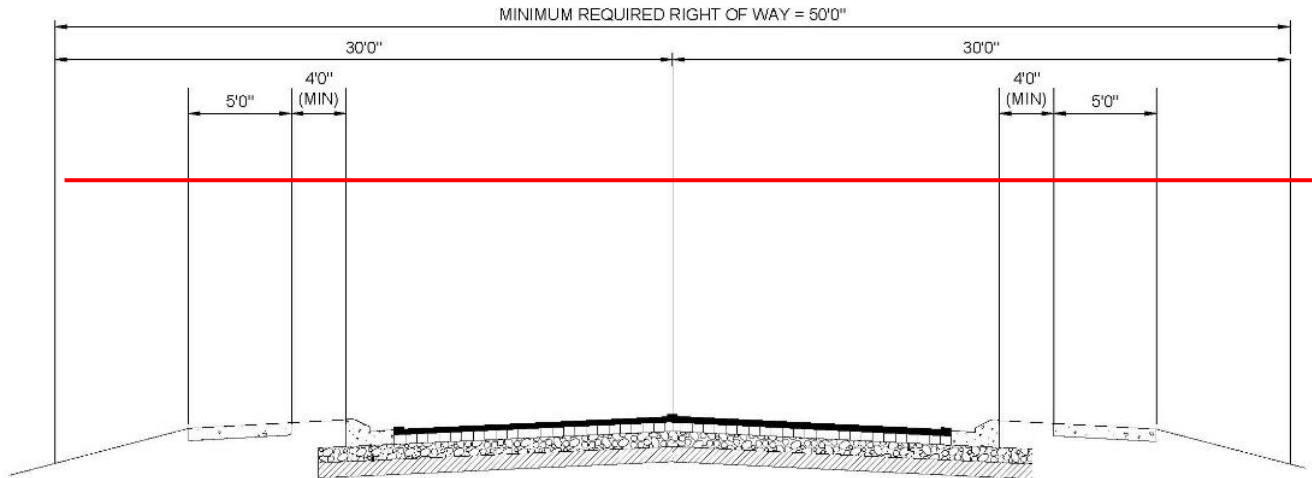
* * *

D. Minimum Widths of the Right-of-Way.

1. *Minimum width.* The minimum width of right-of-way of public or private streets in any subdivision shall be 60 feet, except where subsurface drainage is provided. Streets having these features may be reduced to 50 feet in width.

Exhibit 900-3-4 Minimum Required Right-of-Way for Curb and Gutter Roadway.

Note: sidewalks are not required, but when provided must align with the required diagram below.



NOT TO SCALE

* * *

- 31. In Chapter 900 – Infrastructure, amend Sec. 900-3.3 Street Design Requirements to replace Exhibit 900-3-6, Exhibit 900-3-7, Exhibit 900-3-8, Exhibit 900-3-9, Exhibit 900-3-10, Exhibit 900-3-11, Exhibit 900-3-12, Exhibit 900-3-13, Exhibit 900-3-14, Exhibit 900-3-15, and Exhibit 900-3-16 to: (1) correct inconsistencies between right-of-way widths, (2) remove minimum ditch bottom widths, (3) depict utilities on the cross sections, and (4) to renumber as needed, to read as follows:**

SEC. 900-3.3 STREET DESIGN REQUIREMENTS.

A. Purpose.

* * *

B. Functional Classification.

* * *

C. Geometric Design.

1. *For Existing or Proposed Roadways with an AADT of 400 or Less.* All horizontal and vertical geometry for local streets with an AADT of 400 or less shall meet the American Association of State Highway and Transportation Officials (AASHTO) “Guidelines for Geometric Design of Very Low Volume Local Roads (ADT less than or equal to 400).

* * *

6. *Longitudinal Profile.*

- a. *General.* Vertical curves shall be required when the algebraic difference in the change of grades is greater than 1%. Vertical curve shall be designed to meet the design values listed in American Association of State Highway and Transportation Officials (AASHTO) “A Policy on Geometric Design of Highways and Streets,” latest edition, criteria for the design speed of the roadway.

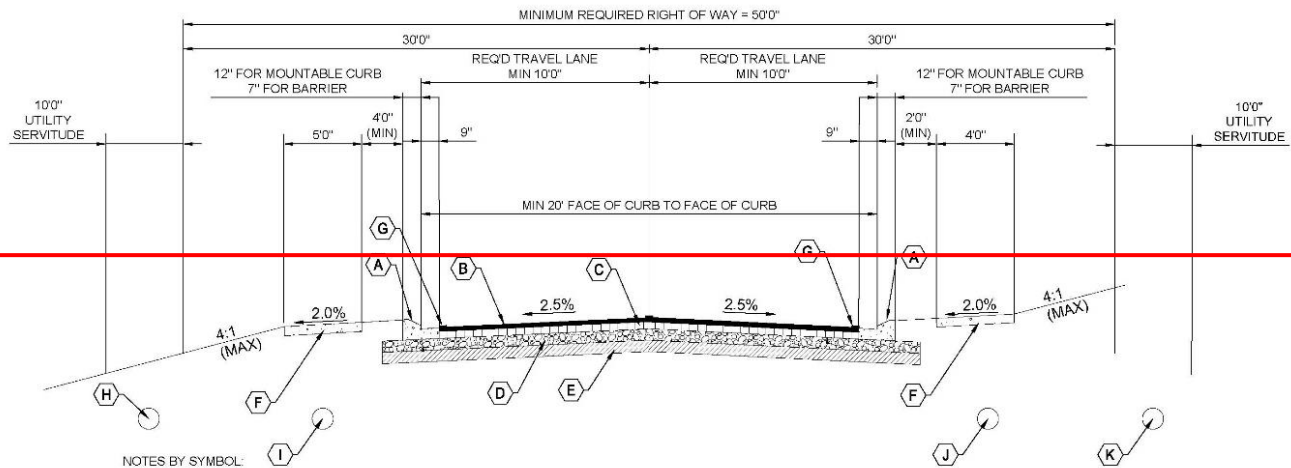
* * *

- c. *Cross section elements and requirements.*

- i. The minimum width of all through travel lanes **and auxiliary lanes** shall be 10 feet **with 4-foot vegetated shoulders**.
 - ii. The minimum width of all auxiliary lanes (such as turn lanes) shall be 11 feet.
 - iii. Embankment foreslope and backslope shall not be steeper than 3H:1V.
 - iv. A minimum of 4 ft. width shoulder on both sides of the road is required and must be shown on the cross section of all roadways and reflected in the plat.

* * *

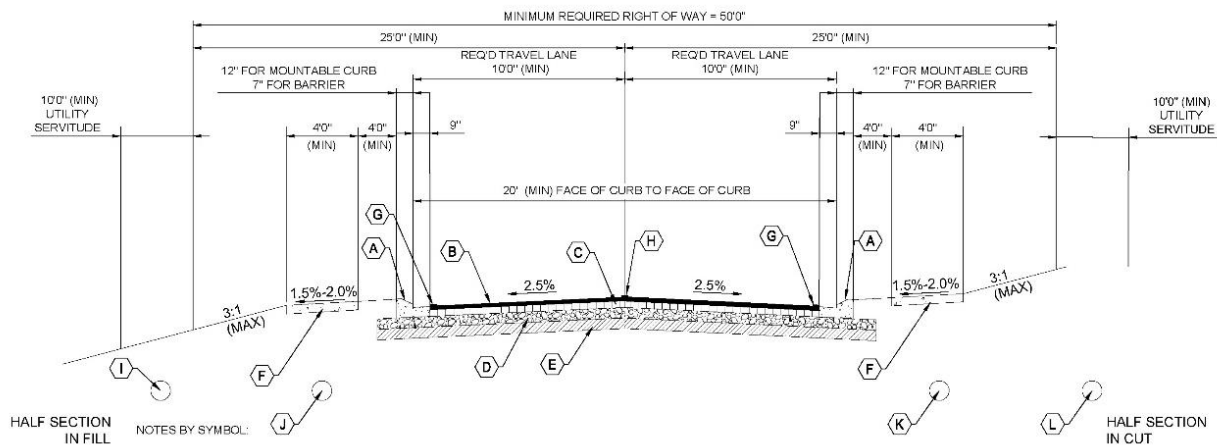
Exhibit 900-3-6: Cross Section Elements and Requirements for Curbed Roadway, 2-Lane, Asphalt Concrete Pavement.



NOTES BY SYMBOL:

- A. PORTLAND CEMENT CONCRETE CURB AND GUTTER BOTTOM
- B. REQUIRED ASPHALT WEARING COURSE
- C. REQUIRED ASPHALT BINDER COURSE
- D. REQUIRED BASE COURSE
- E. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- F. PORTLAND CEMENT CONCRETE SIDEWALK, IF PRESENT
- G. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- H. PAVEMENT CENTERLINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)
- I. BURIED ELECTRICAL (DEPTH AND OFFSET VARIES)
- J. SEWER (DEPTH AND OFFSET VARIES)
- K. POTABLE WATER (DEPTH AND OFFSET VARIES)
- L. NATURAL GAS (DEPTH AND OFFSET VARIES)

NOT TO SCALE



NOTES BY SYMBOL:

- A. PORTLAND CEMENT CONCRETE CURB AND GUTTER BOTTOM
- B. REQUIRED ASPHALT WEARING COURSE
- C. REQUIRED ASPHALT BINDER COURSE
- D. REQUIRED BASE COURSE
- E. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- F. PORTLAND CEMENT CONCRETE SIDEWALK, IF PRESENT
- G. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- H. PAVEMENT CENTERLINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)
- I. BURIED ELECTRICAL (DEPTH AND OFFSET VARIES)
- J. SEWER (DEPTH AND OFFSET VARIES)
- K. POTABLE WATER (DEPTH AND OFFSET VARIES)
- L. NATURAL GAS (DEPTH AND OFFSET VARIES)

NOT TO SCALE

Exhibit 900-3-7: Cross Section Elements and Requirements for Curbed Roadway, 2-Lane, Portland Cement Concrete Pavement.

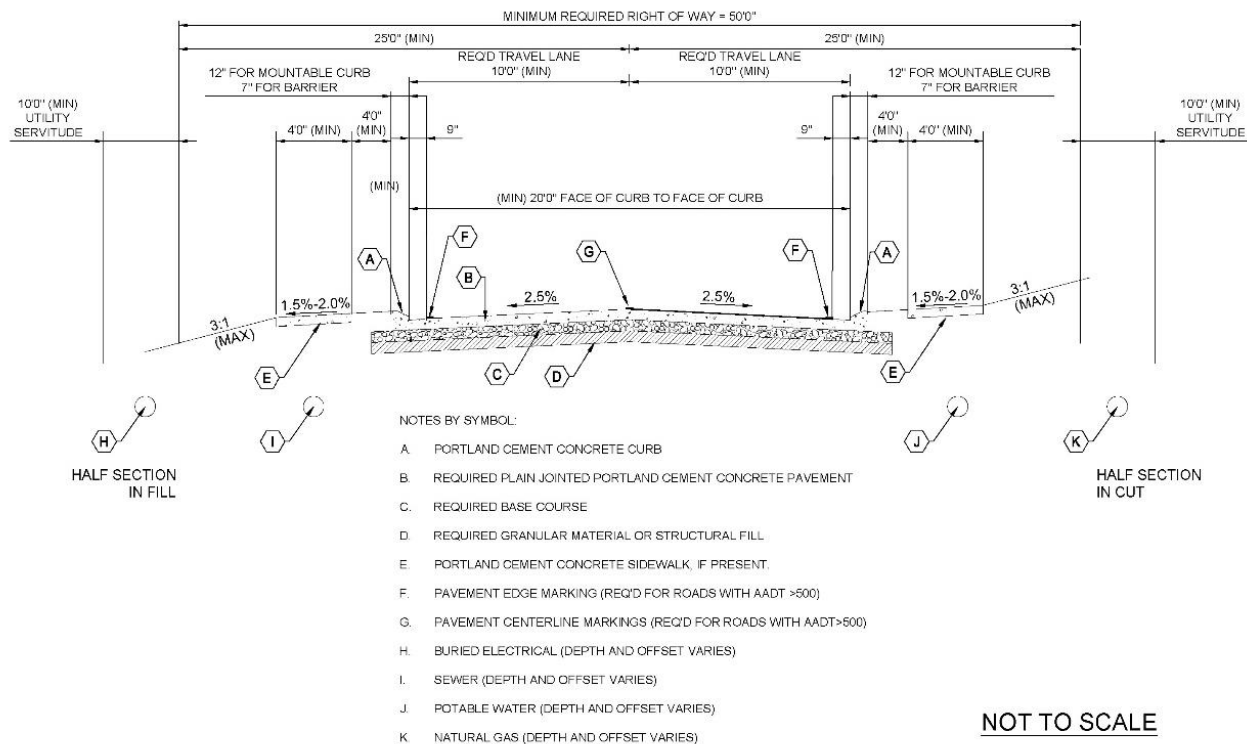
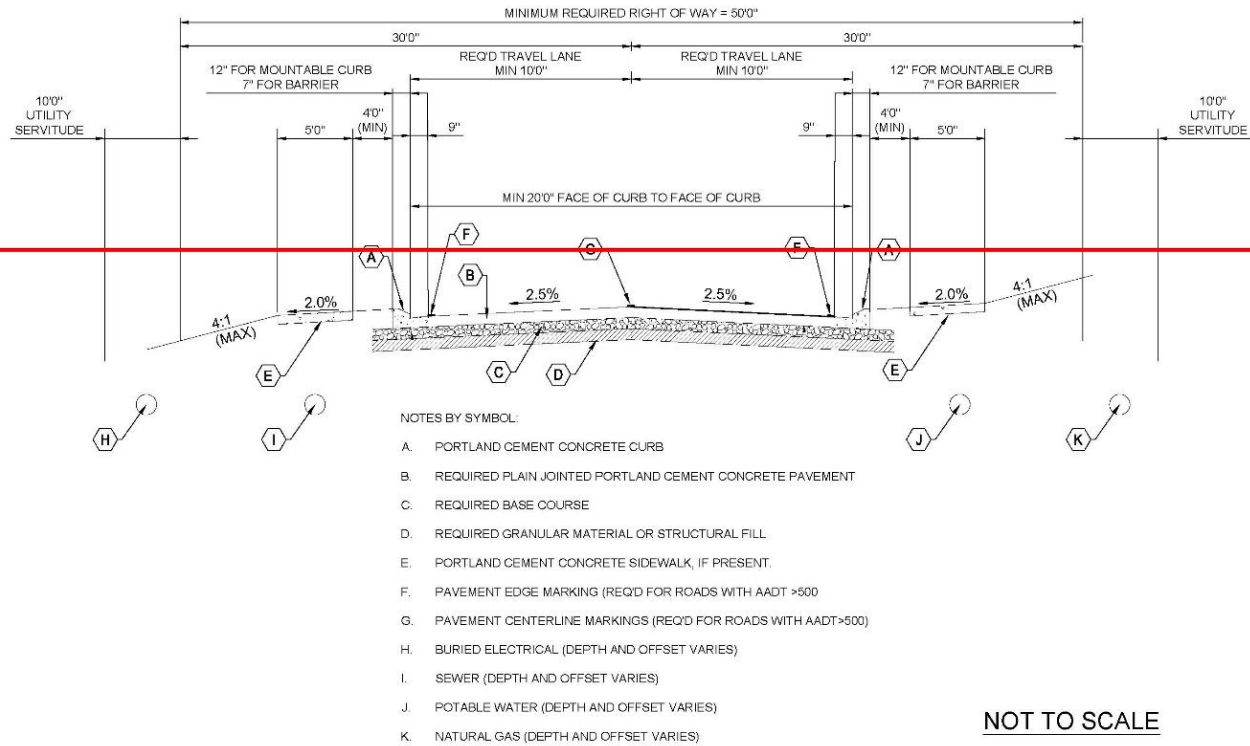
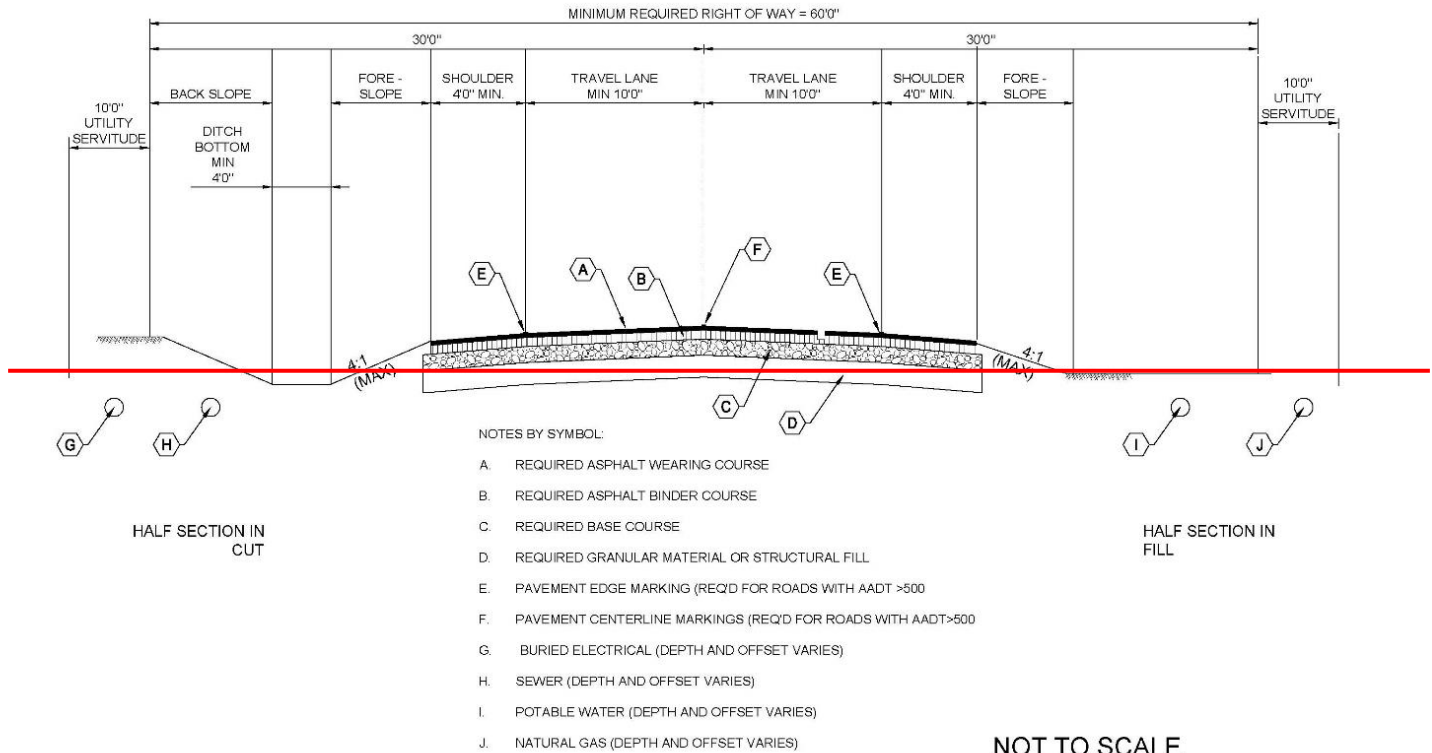


Exhibit 900-3-8: Cross Section Elements and Requirements for Uncurbed Roadway, 2-Lane, Asphalt Concrete Pavement



NOTE: Image replaced on 3/18/24 to more clearly show vegetated shoulder

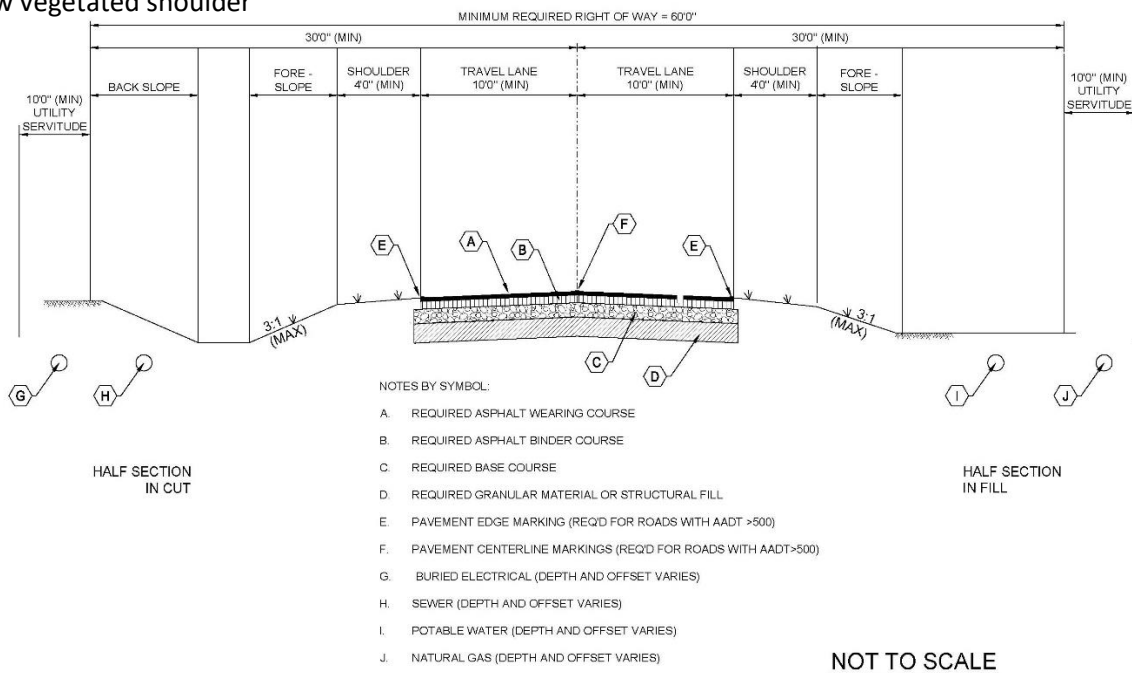
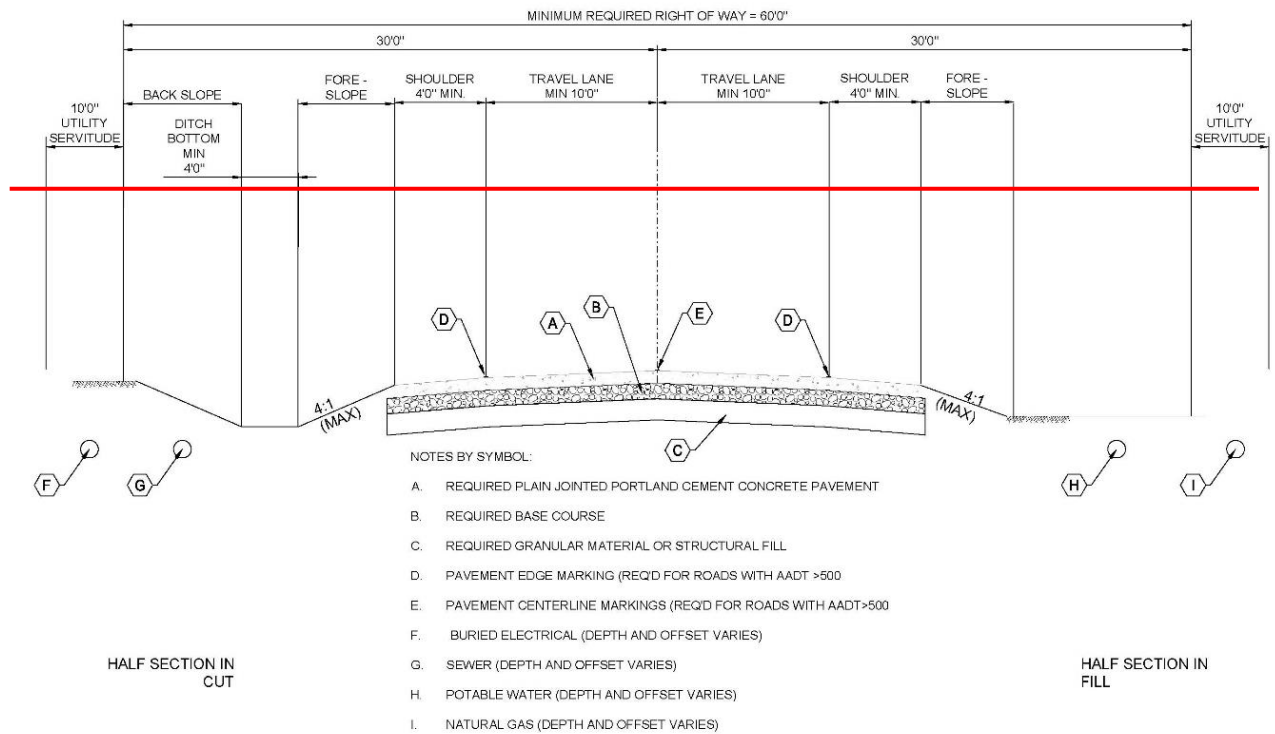
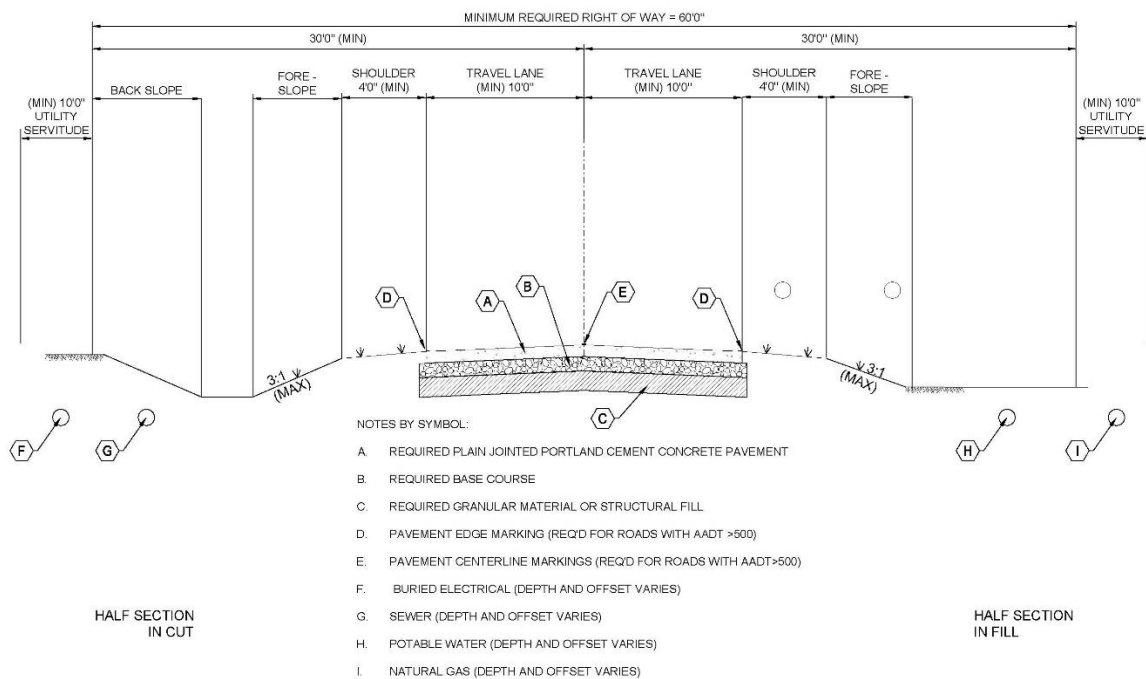


Exhibit 900-3-9: Cross Section Elements and Requirements for Uncurbed Roadway, 2-Lane, Portland Cement Concrete Pavement



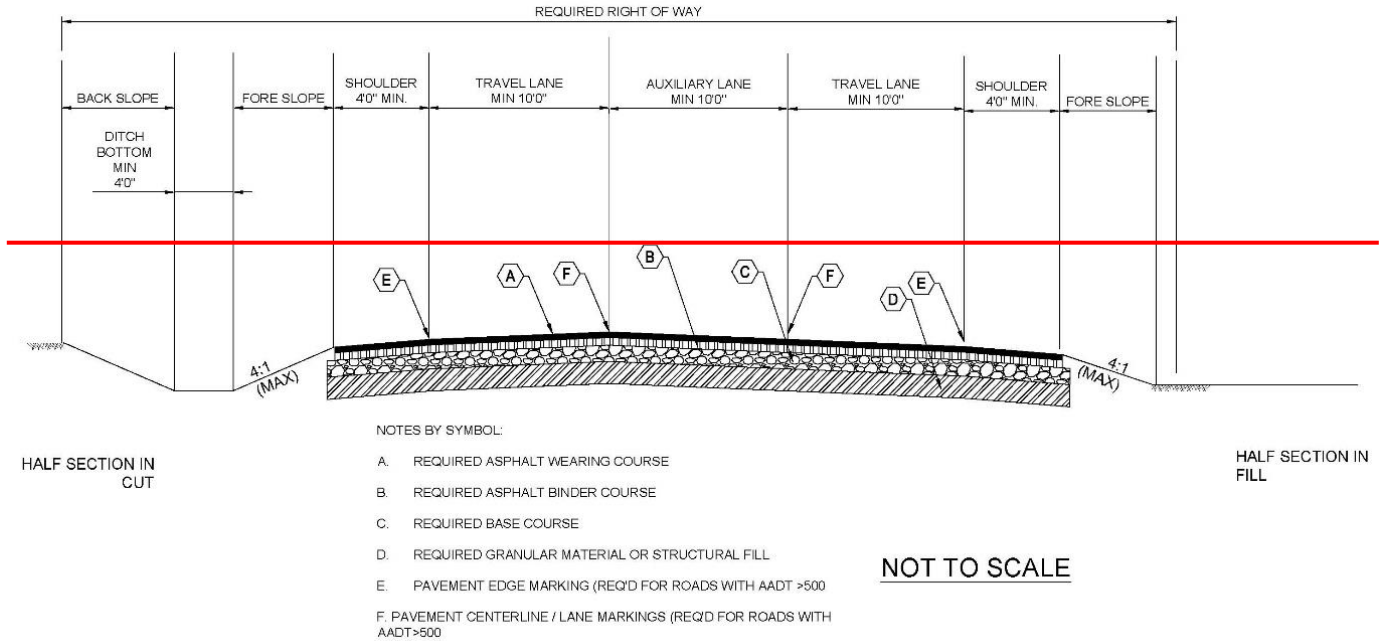
NOT TO SCALE

NOTE: Image replaced on 3/18/24 to more clearly show vegetated shoulder



NOT TO SCALE

Exhibit 900-3-10 Cross Section Elements and Requirements for Uncurbed Roadway, 3-Lane Asphalt Concrete Pavement



NOTE: Image replaced on 3/18/24 to more clearly show vegetated shoulder

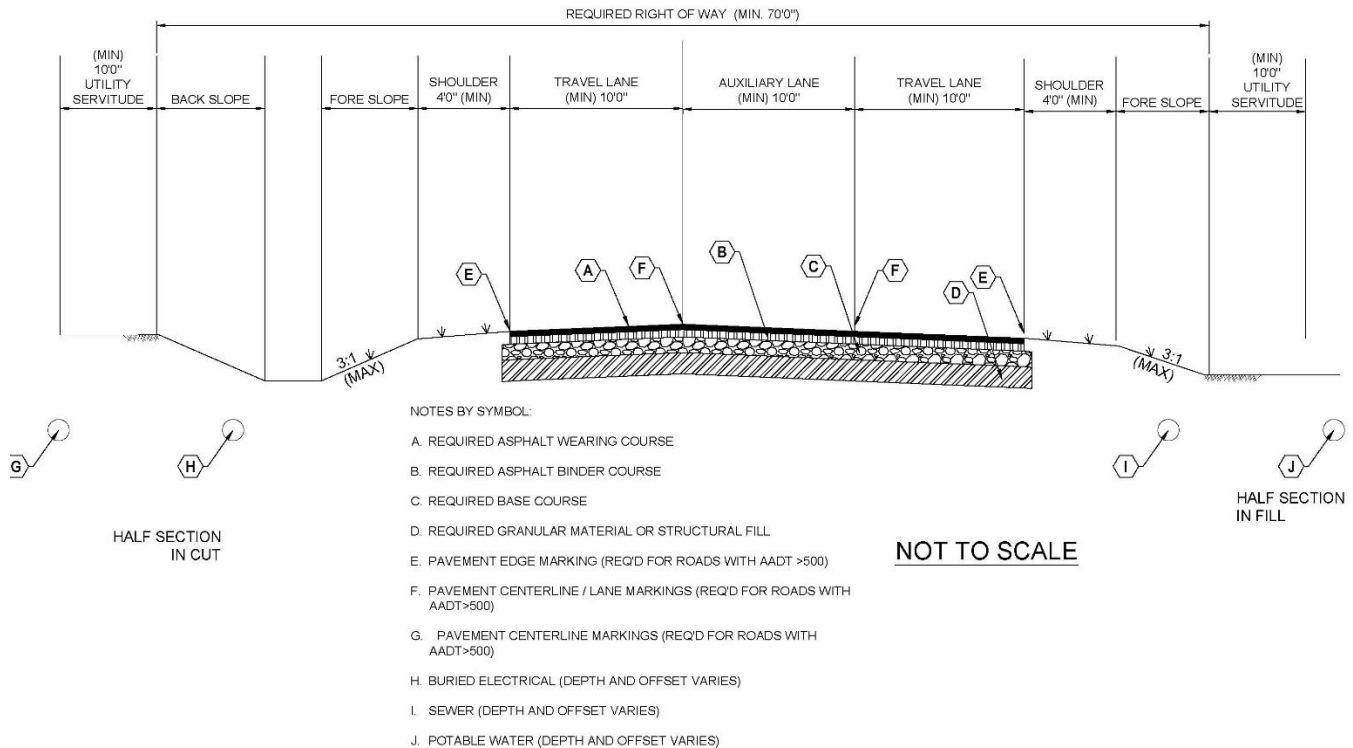
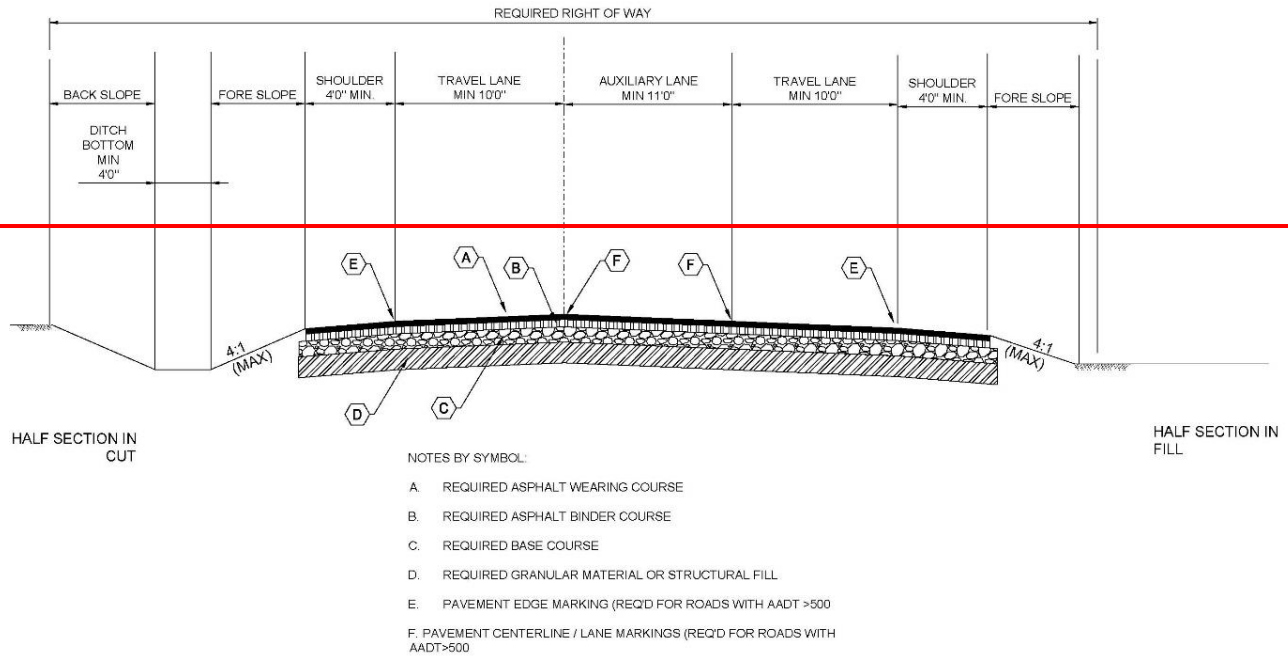
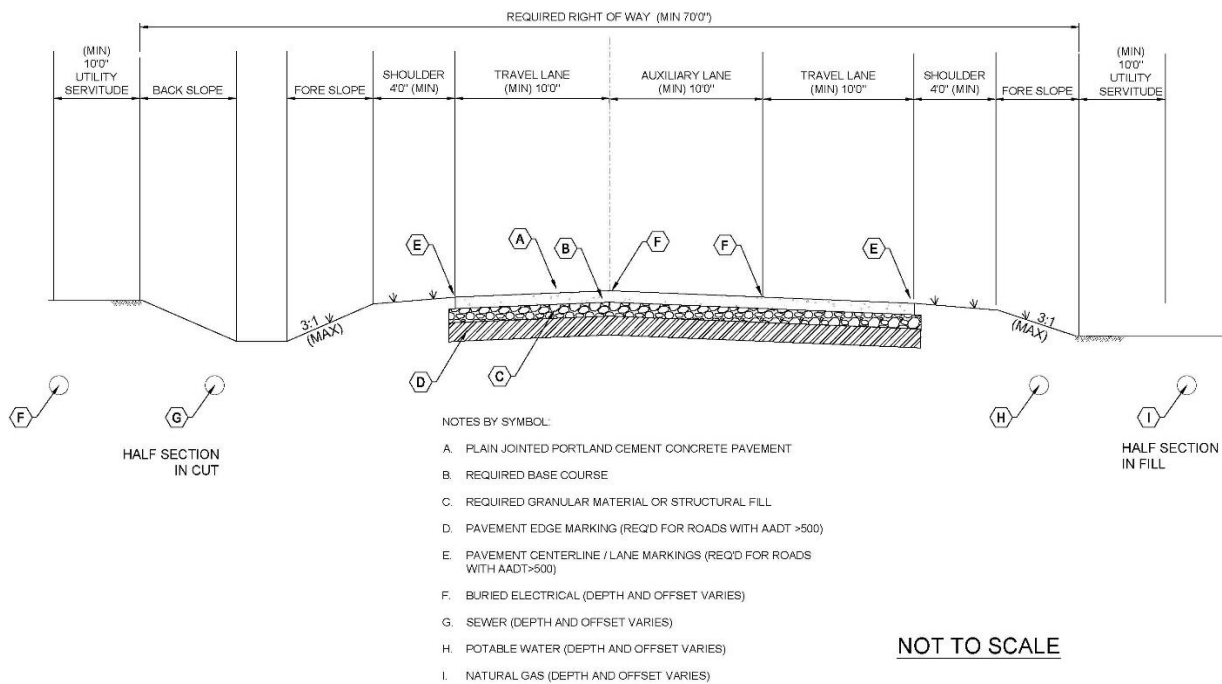


Exhibit 900-3-11: Cross Section Elements and Requirements for Uncurbed Roadway, 3-Lane Portland Cement Concrete Pavement.



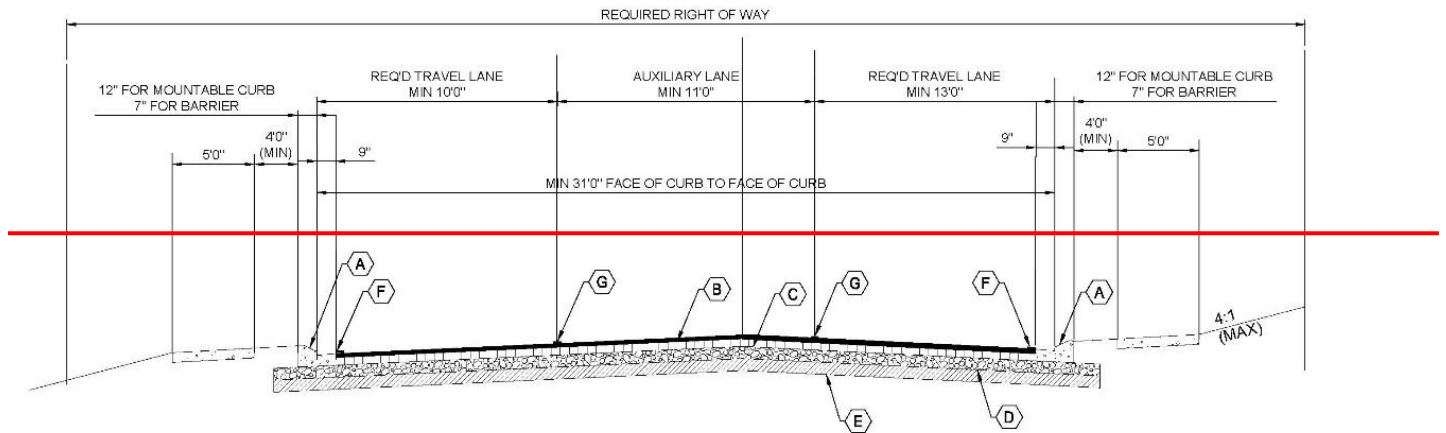
NOT TO SCALE

NOTE: Image replaced on 3/18/24 to more clearly show vegetated shoulder



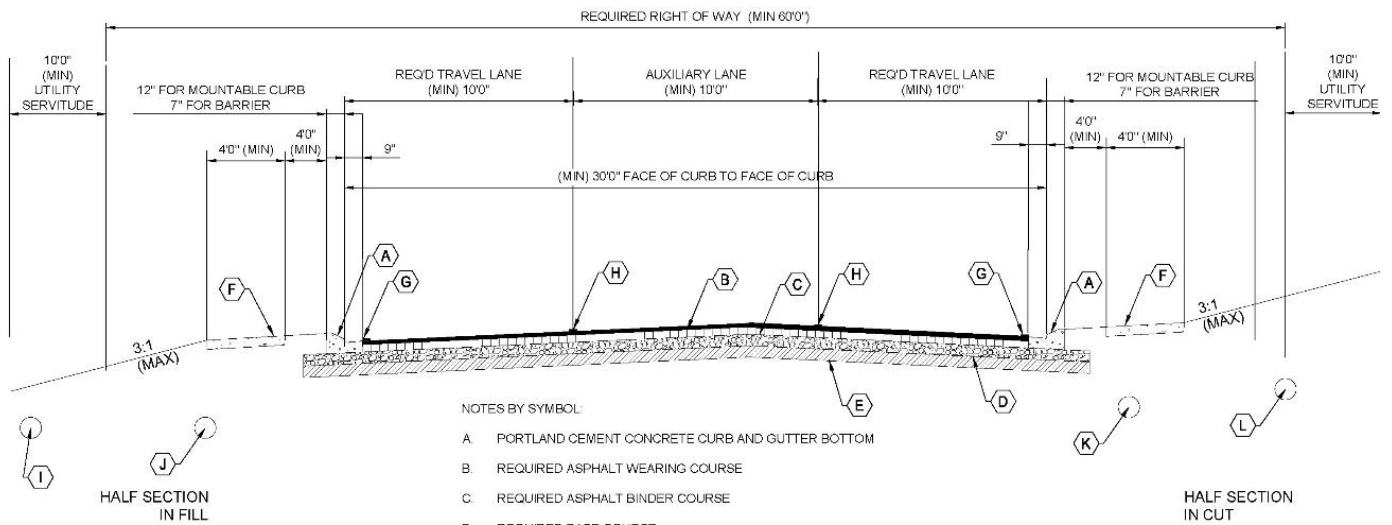
NOT TO SCALE

Exhibit 900-3-12: Cross Section Elements and Requirements for Curbed Roadway, 3-Lane Asphalt Concrete Pavement.



NOTES BY SYMBOL:

- A. PORTLAND CEMENT CONCRETE CURB AND GUTTER BOTTOM
- B. REQUIRED ASPHALT WEARING COURSE
- C. REQUIRED ASPHALT BINDER COURSE
- D. REQUIRED BASE COURSE
- E. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- F. PORTLAND CEMENT CONCRETE SIDEWALK, IF PRESENT.
- G. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- H. PAVEMENT CENTERLINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)

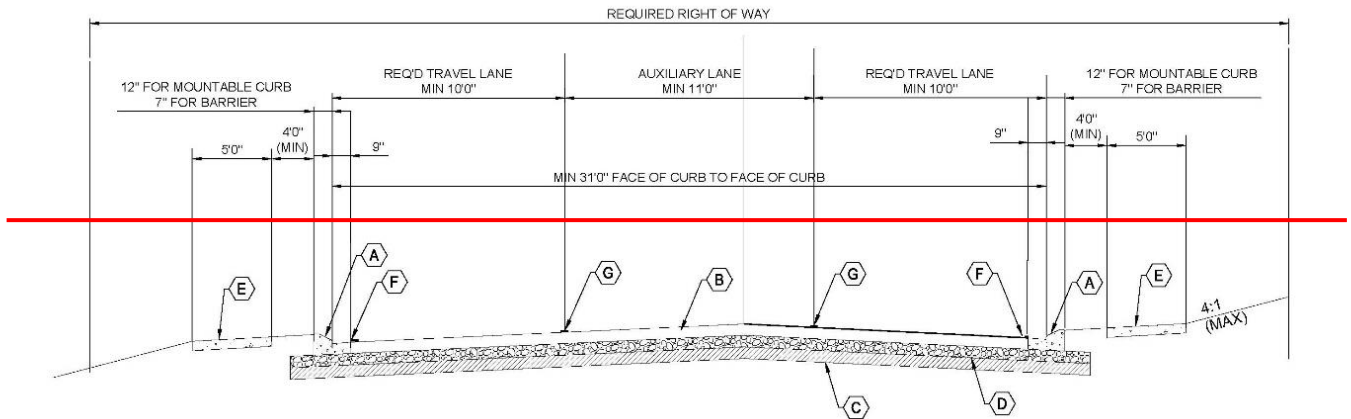
NOT TO SCALE

NOTES BY SYMBOL:

- A. PORTLAND CEMENT CONCRETE CURB AND GUTTER BOTTOM
- B. REQUIRED ASPHALT WEARING COURSE
- C. REQUIRED ASPHALT BINDER COURSE
- D. REQUIRED BASE COURSE
- E. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- F. PORTLAND CEMENT CONCRETE SIDEWALK, IF PRESENT.
- G. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- H. PAVEMENT CENTERLINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)
- I. BURIED ELECTRICAL (DEPTH AND OFFSET VARIES)
- J. SEWER (DEPTH AND OFFSET VARIES)
- K. POTABLE WATER (DEPTH AND OFFSET VARIES)
- L. NATURAL GAS (DEPTH AND OFFSET VARIES)

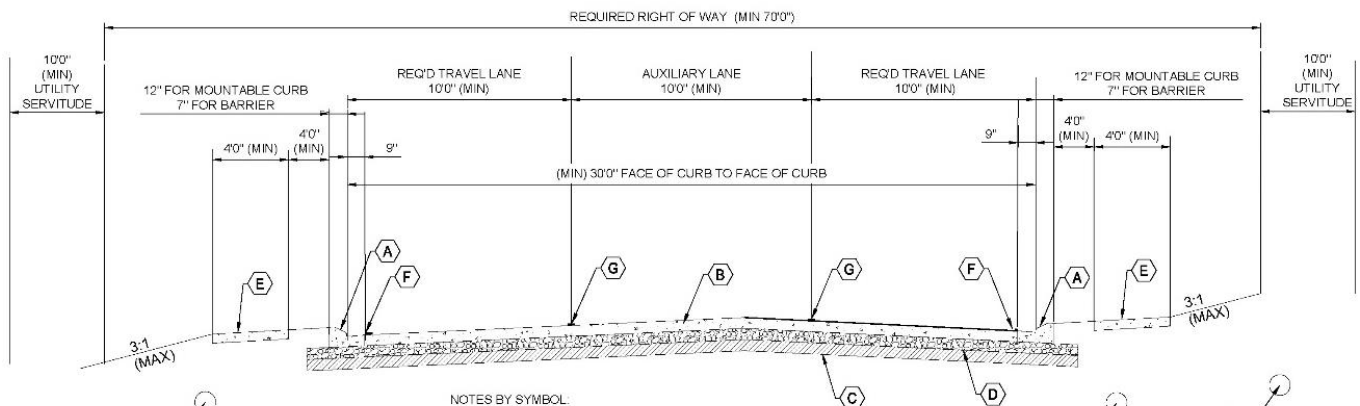
NOT TO SCALE

Exhibit 900-3-13: Cross Section Elements and Requirements for Curbed Roadway, 3-Lane Portland Cement Concrete Pavement.



NOTES BY SYMBOL:

- A. PORTLAND CEMENT CONCRETE CURB
- B. REQUIRED PLAIN JOINTED PORTLAND CEMENT CONCRETE PAVEMENT
- C. REQUIRED BASE COURSE
- D. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- E. PORTLAND CEMENT CONCRETE SIDEWALK, IF PRESENT
- F. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- G. PAVEMENT CENTERLINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)

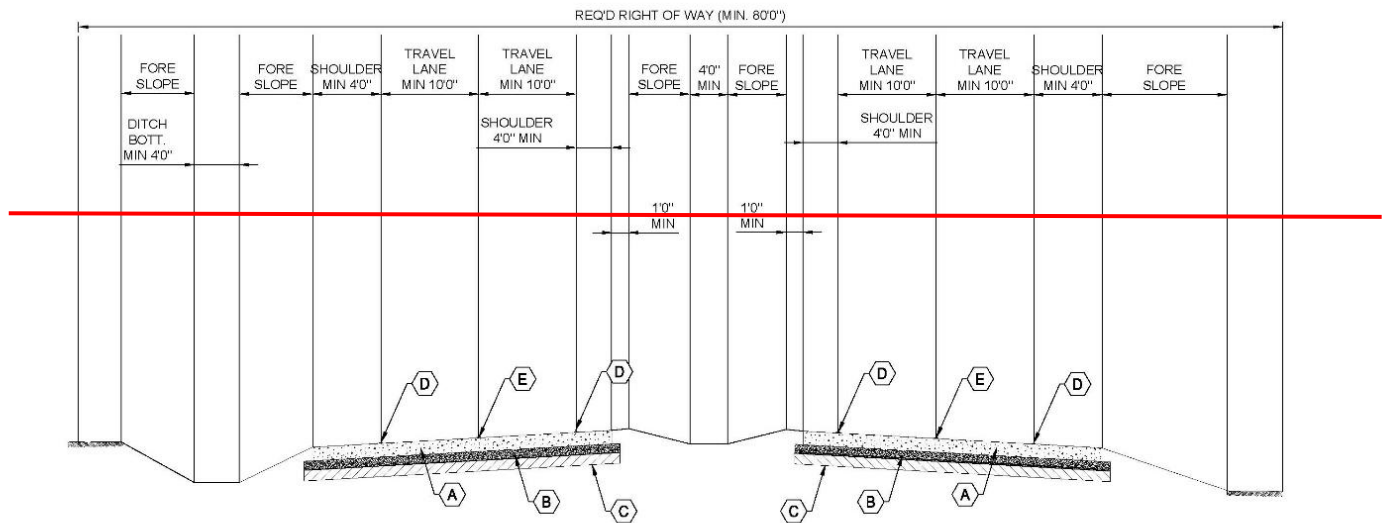


NOTES BY SYMBOL:

- A. PORTLAND CEMENT CONCRETE CURB
- B. REQUIRED PLAIN JOINTED PORTLAND CEMENT CONCRETE PAVEMENT
- C. REQUIRED BASE COURSE
- D. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- E. PORTLAND CEMENT CONCRETE SIDEWALK, IF PRESENT
- F. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- G. PAVEMENT CENTERLINE/ LANE LINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)
- H. BURIED ELECTRICAL (DEPTH AND OFFSET VARIES)
- I. SEWER (DEPTH AND OFFSET VARIES)
- J. POTABLE WATER (DEPTH AND OFFSET VARIES)
- K. NATURAL GAS (DEPTH AND OFFSET VARIES)

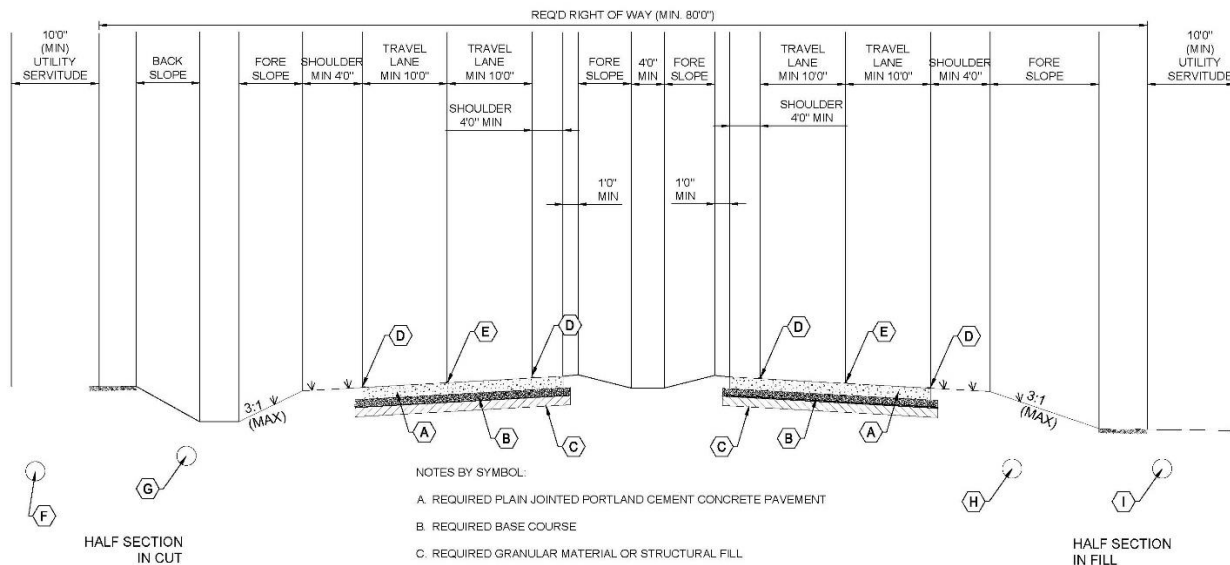
NOT TO SCALE

Exhibit 900-3-14: Cross-Section Elements and Requirements for Uncurbed Roadway, 4 Lanes, Portland Cement Concrete Pavement.



NOTES BY SYMBOL:

- A. REQUIRED PLAIN JOINTED PORTLAND CEMENT CONCRETE PAVEMENT
- B. REQUIRED BASE COURSE
- C. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- D. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- E. PAVEMENT CENTERLINE / LANE LINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)



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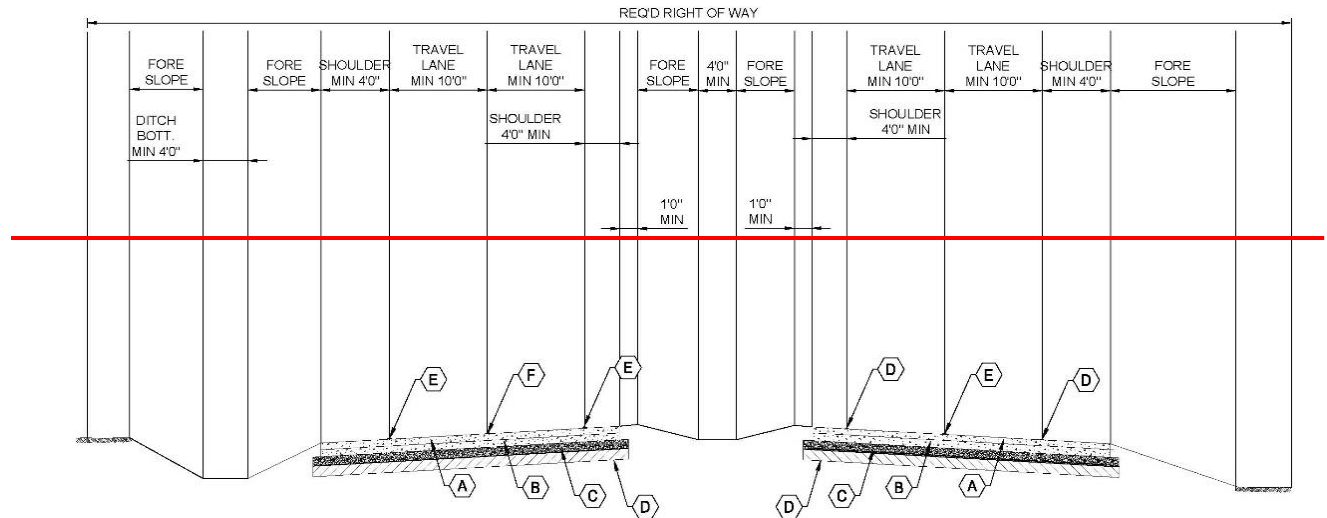
- A. REQUIRED PLAIN JOINTED PORTLAND CEMENT CONCRETE PAVEMENT
- B. REQUIRED BASE COURSE
- C. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- D. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- E. PAVEMENT CENTERLINE / LANE LINE MARKINGS (REQ'D FOR ROADS WITH AADT >500)
- F. BURIED ELECTRICAL (DEPTH AND OFFSET VARIES)
- G. SEWER (DEPTH AND OFFSET VARIES)
- H. POTABLE WATER (DEPTH AND OFFSET VARIES)
- I. NATURAL GAS (DEPTH AND OFFSET VARIES)

NOT TO SCALE

FIG 900-13 CROSS SECTION ELEMENTS AND REQUIREMENTS FOR UNCURBED ROADWAY, 4 LANES, PORTLAND CEMENT CONCRETE PAVEMENT

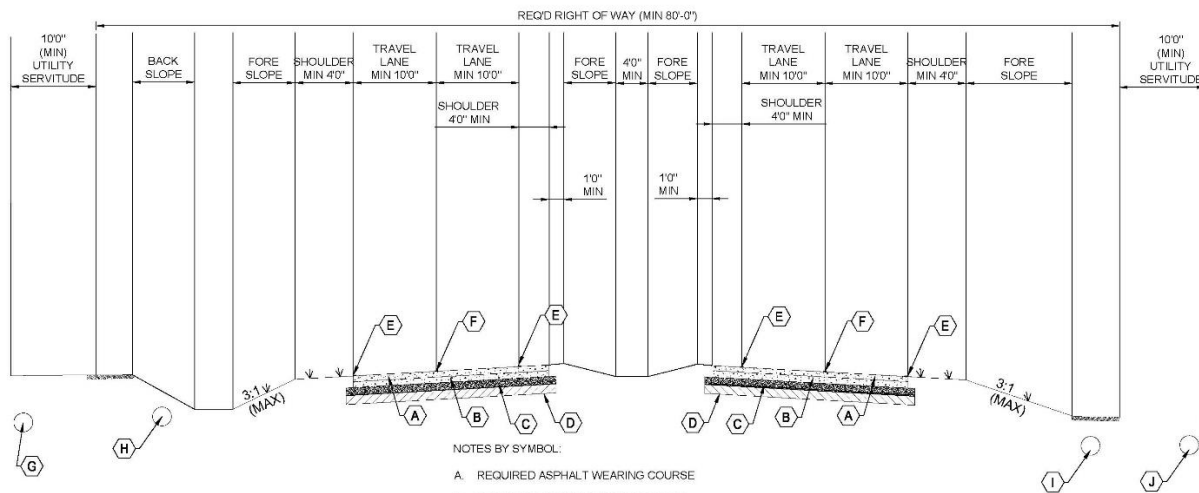
NOTE: Image replaced on 3/18/24 to more clearly show vegetated shoulder

Exhibit 900-3-15: Cross Section Elements and Requirements for Uncurbed Roadway, 4 Lanes, Asphalt Concrete Pavement.



NOTES BY SYMBOL:

- A. REQUIRED ASPHALT WEARING COURSE
- B. REQUIRED ASPHALT BINDER COURSE
- C. REQUIRED BASE COURSE
- D. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- E. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- F. PAVEMENT CENTERLINE / LANE MARKINGS (REQ'D FOR ROADS WITH AADT >500)



NOTES BY SYMBOL:

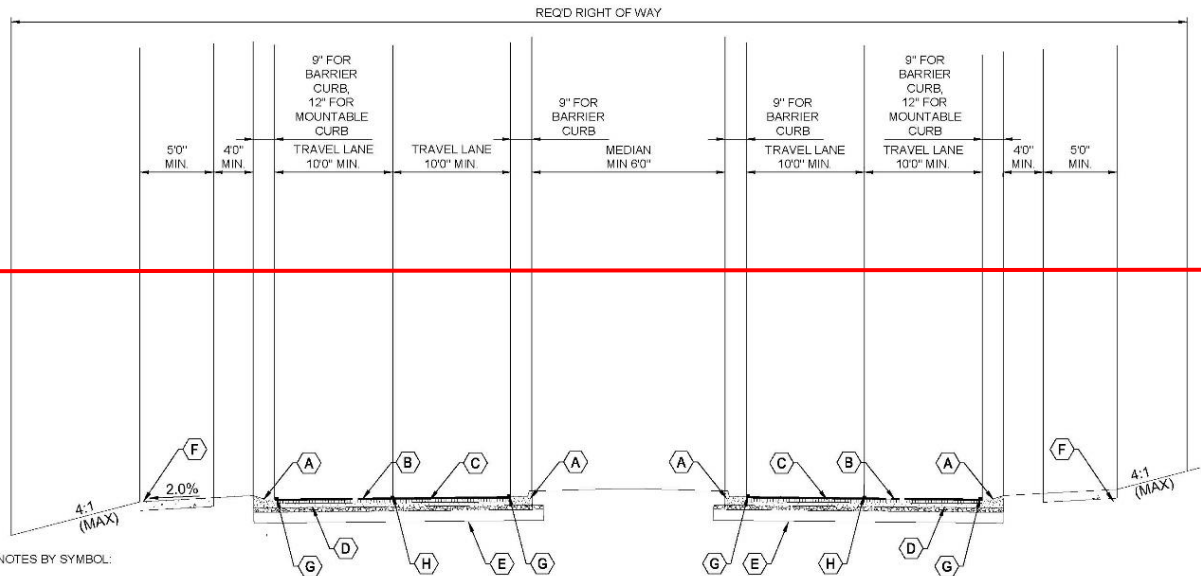
- A. REQUIRED ASPHALT WEARING COURSE
- B. REQUIRED ASPHALT BINDER COURSE
- C. REQUIRED BASE COURSE
- D. REQUIRED GRANULAR MATERIAL OR STRUCTURAL FILL
- E. PAVEMENT EDGE MARKING (REQ'D FOR ROADS WITH AADT >500)
- F. PAVEMENT CENTERLINE / LANE MARKINGS (REQ'D FOR ROADS WITH AADT >500)
- G. BURIED ELECTRICAL (DEPTH AND OFFSET VARIES)
- H. SEWER (DEPTH AND OFFSET VARIES)
- I. POTABLE WATER (DEPTH AND OFFSET VARIES)
- J. NATURAL GAS (DEPTH AND OFFSET VARIES)

NOTE: Image replaced on 3/18/24 to more clearly show vegetated shoulder

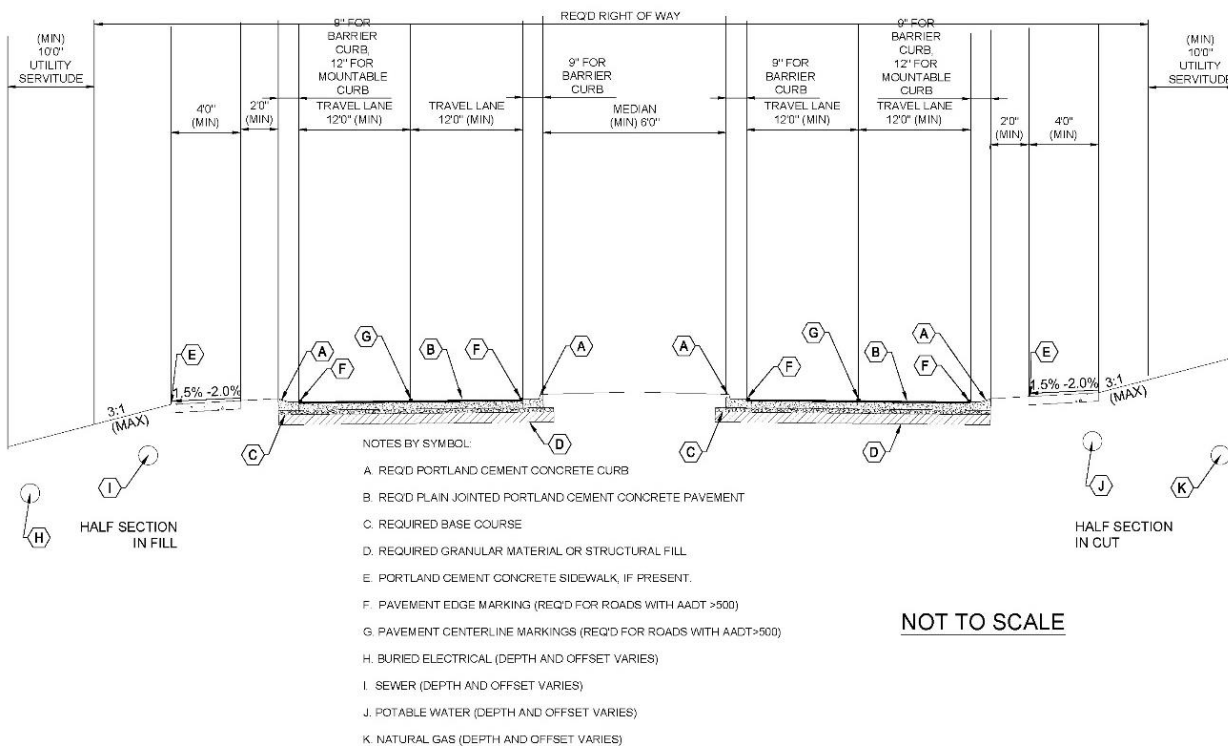
NOT TO SCALE

FIG 900-14 CROSS SECTION ELEMENTS AND REQUIREMENTS FOR UNCURBED ROADWAY, 4 LANES, ASPHALT CONCRETE PAVEMENT

Exhibit 900-3-16: Typical Section Requirements for 4 Lane Roadway (with Curb and Gutter).



NOT TO SCALE



NOT TO SCALE

* * *

Table Exhibit 900-3-22 Rigid Pavement Acceptable Design Values.

* * *

32. In Chapter 900 – Infrastructure, amend Sec. 900-3.7 Access, to specify procedures regarding cross-access agreements, to read as follows:

SEC. 900-3.7 ACCESS.

A. Purpose, General.

* * *

C. Access Connection and Driveway Design.

1. Separation between access connections on all collectors and arterials under local jurisdiction that have not been assigned an access classification shall be based upon the posted speed limit.

* * *

6. *Joint and Cross Access and Shared Parking.* In order to reduce the volume of traffic on public streets and roads unified vehicle and pedestrian access, integrated vehicular and pedestrian circulation system, and shared parking between adjacent developments is encouraged.

- a. The Planning Commission may require new developments to provide joint or cross vehicular access for major commercial developments where commercial or office properties that are classified as major traffic generators (i.e., shopping plazas, office parks) are adjacent to each other.
- b. When a plat reserves an easement to accommodate joint and cross access, the easement shall be recorded with the deed.
- c. The Planning Commission may modify or waive the requirements of this section where the characteristics or layout of abutting properties would make development of a unified or shared access and circulation system impractical.
- d. To establish and maintain a cross access agreement, the following requirements shall apply:**
 - i. A recorded copy of the fully executed cooperative cross access agreement signed by each owner or lessee of the properties subject to the need for cross access**
 - ii. The cross-access agreement shall be noted on the affected subdivision or site plan.**
- e. A cross access agreement shall be valid until determined null by the governing authority being LADOTD or the Parish and access for both property owners is separately defined and approved.**

33. In Chapter 900 – Infrastructure, amend Sec. 900-3.9 Traffic Signs and Control Devices, to align exhibit naming conventions to read as follows:

* * *

Figure Exhibit 900-3-36 Requirements for Street Name Signs.

* * *

Figure-Exhibit 900-3-37 Requirements for Dead End / End of Road Installation.

* * *

34. In Chapter 900 – Infrastructure, amend Sec. 900-5 Bikeway and Trails, to align exhibit naming conventions to read as follows:

* * *

Figure-Exhibit 900-5-1: Requirements for Bikeway and Path Typical Structure.

* * *

35. In Chapter 900 – Infrastructure, amend Sec. 900-7.6 Construction Criteria Potable Water Systems, to correct a typo in the section name and address procedures and standards for directional drilling, to read as follows:

SEC. 900-7.6 CONSTRUCTION CRITERIA **FOR** POTABLE WATER SYSTEMS.**A. Applicability.**

* * *

B. General.

* * *

C. Excavation, Bedding, and Backfilling.

The applicant shall provide all excavation required for the installation of water systems in accordance with the approved plans and the requirements of this code. Excavations for water lines and structures shall be prepared, bedded, and backfilled in accordance with the requirements below and as shown on the approved plans. **Directional drilling under roadways may be uncased provided proposed improvements comply with LADOTD standards and are reviewed and approved by the utility company in accordance with this UDC. Should the utility company require directional drilling to be cased, the developer must comply with this direction to be considered in compliance with this UDC.**

* * *

36. In Chapter 900 – Infrastructure, amend Sec. 900-8.8 Construction Criteria for Sewerage Systems, to address procedures and standards for directional drilling, to read as follows:

SEC. 900-8.8 CONSTRUCTION CRITERIA FOR SEWERAGE SYSTEMS.

A. General.

* * *

B. Excavation, Bedding, and Backfilling.

1. *Bedding and Backfilling.* Sewer force main bedding and backfill shall be in compliance with requirements set forth by the utility provider.
2. *Compaction.* Compaction regulations shall be in accordance with utility provider specifications.
3. *Pipe and Fittings.* New sewerage force mains installed, colored, and labelled per utility provider specifications.
4. *Drilling ~~logs~~.*

- a. **Directional drilling.** Directional drilling under roadways may be uncased provided proposed improvements comply with LADOTD standards and are reviewed and approved by the utility company in accordance with this UDC. Should the utility company require directional drilling to be cased, the developer must comply with this direction to be considered in compliance with this UDC.
- b. **Drilling logs.** Upon completion of sewerage force main construction, the drilling logs for all HDD installed sewerage force mains shall be provided with the record drawings/as-built plans. The drilling logs shall follow specifications made by the utility provider.