ST. TAMMANY PARISH, LA

CODE OF ORDINANCES

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SEC. 100-1 GENERAL PROVISIONS.

SEC. 100-1.1 GENERALLY.

A. Short Title.

The title of this part shall be known as the "Unified Development Code of St. Tammany Parish, Louisiana". This part may also be cited as the "Unified Development Code" or the "UDC."

B. Authority.

The UDC is enacted under the authority of Article VI, Section 17 of the Louisiana Constitution of 1974, LA R.S. 33:101 through 33:119, LA R.S. 33:4780.40 through 33:4780.50, all other constitutional and statutory authority which may be applicable hereto, and the St. Tammany Parish Home Rule Charter.

C. Purpose.

The purpose of the UDC is to establish standards for land use and development in accordance with both the parish's official land use map and St. Tammany Code of Ordinances to more effectively:

1. Promote the health, safety, and general welfare of the parish.
2. Protect or enhance property values parish-wide.
3. Promote safe, orderly development and use of land and natural resources.
4. Facilitate safe and economical provision of adequate streets, water, wastewater, stormwater, schools, parks, and other public facilities.

D. Applicability.

The UDC shall be applicable to all property, entities, and persons located within unincorporated St. Tammany Parish, except as otherwise limited or exempted within these regulations, including:

1. All buildings, structures, lands, and uses shall be subject to the procedures and requirements of this UDC.
2. All divisions or subdivisions of land into 2 or more parcels or lots or the combination of lots shall be subject to the procedures and requirements of this UDC.

E. Effective Date.

This UDC was adopted on December 18, 2023, per Ordinance No. 23-5339, was further amended by Ordinance No. 24-7620, and became effective on August 2, 2024.

SEC. 100-1.2 RULES OF INTERPRETATION.

A. Generally.

In interpreting and applying the provisions of this UDC, they shall be held to be the minimum requirements for the promotion of the public's safety, health, convenience, comfort, prosperity, and general welfare. The UDC is not intended to interfere with or abrogate or annul any servitudes, covenants, or other agreements between parties; provided, however, that where the UDC imposes a greater restriction upon development, the provisions of the UDC shall govern. Minimum values in the UDC are thresholds and are not intended to be target values.

B. Rules of Language.

For the purpose of interpretation of the UDC, the following rules of language shall apply:

1. The specific controls the general**.**
2. In cases of difference of meaning or implication between the text of the UDC and the captions for each section, the text shall control.
3. The word "shall" is always mandatory; the word "may" is permissive and is at the discretion of the Parish Council, the Planning and Zoning Commission, Board of Adjustment, the Director of the Department of Planning and Development, or other decision-maker, as the context may establish.
4. Words used in the present tense include the future; words in the singular include the plural; and words of one gender include all other genders, unless the context clearly indicates the contrary within the time frame subject to extensions provided herein.
5. All words, terms and phrases not otherwise defined herein shall be given their usual and customary meaning, unless the context clearly indicates a different meaning was intended.
6. The use of buildings and land within the parish shall be subject to all other applicable provisions of the St. Tammany Code of Ordinances as well as this UDC, whether or not such other provisions of the code are specifically cross-referenced herein. Cross-references to other provisions of this code and other applicable rules and regulations are for the convenience of the reader; lack of a cross-reference should not be construed as an indication that other provisions do not apply**.**

C. Graphics.

Illustrations are provided for the convenience of the user and in case of a conflict with the text of this UDC, the text shall control.

D. Computation of Time.

Unless otherwise specifically provided, the timeframes specified for actions shall begin on the business day following the submittal of an application or the preceding action and shall count by business days. Specified timeframes shall not include Saturdays, Sundays, or parish-recognized holidays. All acts must be completed within the time frame subject to extensions.

E. Time Limits.

Applications submitted pursuant to this UDC may be scheduled for a public hearing before the Planning and Zoning Commission or Board of Adjustment provided all information required by the UDC has been submitted, and staff has made a determination regarding conformance with all requirements of the UDC. Except as otherwise provided, no application shall be deemed approved due to the failure of parish staff or officials to act within any timelines established within the UDC, including but not limited to timelines established in **Chapter 200 Procedures** and **Chapter 800 Subdivision Regulations**. Extensions requested by the applicant or delays due to applicant's failure to respond to requests for additional information shall not constitute failures to act by parish staff or officials.

SEC. 100-1.3 RELATIONSHIP TO OTHER REGULATIONS.

A. Conflicts.

Whenever any provision of this UDC or any other applicable law, rule, contract, resolution, or regulation of the parish, state, or federal government contains certain standards covering the same subject matter, the more restrictive requirements or higher standards shall govern, unless otherwise provided.

B. Development Under Prior Regulations.

Any development application found to be complete by the applicable reviewer prior to the effective date of this UDC shall be processed under the prior regulations unless, when required, the plat or plan has not been recorded within 6 months of the effective date of this UDC.

C. Relationship to Prior Agreements.

This UDC is not intended to abrogate, annul, or otherwise interfere with any servitude, covenant, or any other private agreement or legal relationship; provided, however, that where the regulations of the UDC are more restrictive or impose higher standards or requirements than such servitude, covenant, or other private agreement, the regulations of this UDC shall govern.

D. Relationship to other Regulations and Codes.

This UDC establishes many, but not all the standards and procedures for development. Other portions of the St. Tammany Parish Code of Ordinances, as well as other standards, shall apply to development, including, but not limited to, fire codes, utility, and street standards.

SEC. 100-1.4 FEES.

A. Authority.

Reasonable fees to offset the costs of administration of this part shall be set by the Parish Council in accordance with Part I of the St. Tammany Parish Code of Ordinances.

B. Fee Required.

Any application for action pursuant to this UDC shall be subject to the required fee.

C. Amount of Fee.

The amount of fees for development permits and applications is as established by ordinance of the Parish Council and outlined in Part I of the St. Tammany Parish Code of Ordinances. Specific fee amounts are posted on the parish's website or available in hard copy in the offices of the Department of Permits and Inspections and the Department of Planning and Development.

D. Payment.

All fees shall accompany the application, shall be made payable to the parish, and shall be submitted to the applicable official.

E. Exemptions.

Except for notification and recordation costs, no fee shall be required for an application filed for a facility owned by St. Tammany Parish; except for public projects funded by grants.

F. Fee Refunds.

All fees are non-refundable. Some exclusions may apply based on information provided through application forms on a per-department basis.

SEC. 100-1.5 SEVERABILITY.

A. Severability.

It hereby is declared to be the intent of St. Tammany Parish that the provisions of this UDC shall be severable. If any provision is declared invalid by a court of competent jurisdiction, it is hereby declared to be the legislative intent that:

1. *Decisions limited*. The effect of such decision shall be limited to the provision or provisions that are expressly stated in the decision to be invalid; and
2. *Remainder stays in effect*. Such decision shall not affect, impair, or nullify the UDC as a whole or any other part thereof, but the rest of the UDC shall continue in full force and effect.

SEC. 100-1.6 ENFORCEMENT.

A. Interpretation of UDC.

It is the intent of these regulations that all questions of interpretation and enforcement shall first be presented to the Director of Planning and Development charged with the interpretation, administration, and enforcement of these regulations, with the assistance of any relative parish department as necessary, including the Department of Planning and Development. The purpose of this decision-making activity is to facilitate:

1. The discontinuance of illegal use of land, buildings, or structures.
2. The removal of illegal buildings or structures, alterations, additions, or structural changes thereto.
3. The discontinuance of any illegal work being done.
4. The prevention of any violations of the provisions of the UDC.

B. Violations.

The remedies provided in this section for violations of any provision of the UDC, whether civil or criminal, shall be cumulative and shall be in addition to any other remedy provided by law. Except as otherwise provided in this UDC, any development or use initiated after adoption of this UDC, or maintained in violation of this UDC, which is not in compliance with the provisions of this UDC is prohibited and shall be punishable as such. Any of the following shall be a violation of the UDC and shall be subject to the remedies and penalties provided for in the UDC; including, but not limited to:

1. *Activities inconsistent with the UDC*. To engage in development or subdivision of any land in contravention of any regulation of the UDC.
2. *Activities without permit or approval.* To engage in any subdividing, development, construction, or other activity of any nature upon land that is subject to the UDC without all the approvals required by the UDC.

3. *Activities inconsistent with permit.* To engage in any development, use, construction, or other activity of any nature in any way inconsistent with the terms and conditions of any permit, approval, certificate, or other form of authorization required by the UDC to engage in such activity.

4. *Activities inconsistent with conditions.* To violate, by act or omission, any term, condition, or qualification placed by a decision-making body upon any permit or other form of authorization granted pursuant to the UDC.

5. *Removing or defacing required notice.* To remove, deface, obscure, or otherwise interfere with any notice required by the UDC.

C. Separate Offenses May Be Charged.

Each day that a violation remains uncorrected shall constitute a separate violation of the UDC, with such violations beginning 10 days after the property owner has been notified in writing of such violation by the parish.

D. Civil Remedies and Enforcement Powers.

If any development activity occurs in violation of the UDC, the parish, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful development activity, to restrain, correct, or abate such violation, to prevent the occupancy of said building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises. The following remedies and enforcement powers may be used to administer and enforce this UDC:

1. *Withhold permit.* The parish may deny or withhold all permits, certificates, approvals, or other forms of authorization on any land, structure, or improvements thereon upon which there is an uncorrected violation of a provision of the St. Tammany Code of Ordinances or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the parish. This enforcement provision shall apply regardless of whether the current owner or applicant is responsible for the violation in question.

2. *Permits approved with conditions.* Instead of withholding or denying a permit or other authorization, the parish may grant such authorization subject to the condition that the violation be corrected.

3. *Revoke permits.* Any development permit or other form of authorization required under the UDC may be revoked when the parish determines that:

    a. There is departure from the plans, specifications, or conditions as required under the terms of the permit.

    b. The development permit was procured by false representation or was issued by mistake.

    c. Any of the provisions of the UDC are actively being violated. For example, if an open violation for an unsafe structure is unaddressed within the required timeframes, the parish may revoke an active, approved permit issued to the same applicant until such violation is addressed.

    d. Written notice of such revocation shall be served upon the owner, the owner's agent or contractor, or upon any person employed on the building or structure for which such permit

was issued or shall be posted in a prominent location; and, thereafter, no such construction shall proceed.

4. *Stop work.* With or without revoking permits, the parish may stop work on any development activity on any land on which there is an uncorrected violation of a provision of the UDC or of a permit or other form of authorization issued hereunder.

5. *Revoke plan or other approval.* Where a violation of the UDC involves a failure to comply with approved plans or conditions to which the approval of such plans was made subject, the parish may, upon notice to the applicant and other known parties in interest (including any holders of building permits affected) and after a public hearing, revoke the approval.

6. *Injunction and abatement.* The parish, through its authorized agents, may initiate injunction or abatement proceedings or other appropriate action in the district court against any person who fails to comply with any provision of the UDC, or any requirement or condition imposed pursuant to the UDC, to prevent, enjoin, abate, or terminate violations. The parish may seek a court order in the nature of mandamus, abatement, injunction, or other action for proceeding to abate or remove a violation, or to otherwise restore the premises in question to the condition in which they existed prior to the violation.

7. *Enforcement of property transfers.*

   a. Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to transfer or sell any land by reference to or exhibition of, or by other use of a plat of a subdivision or a plan for the land, before such plat or plan has been approved and recorded, or filed with the St. Tammany Clerk of Court, shall make the instrument of transfer subject to compliance with laws, ordinances, and regulations relative to the development of subdivisions.

   b. Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to transfer or sell any land by reference to or exhibition of, or by other use of a plat of a subdivision or a plan for the land, before such plat or plan has been approved and recorded, or filed with the St. Tammany Parish Clerk of Court, without making the instrument of transfer subject to compliance with laws, ordinances, and regulations relative to the development of subdivisions or land, shall be prohibited from obtaining a permit, certificate, approval, or other form of authorization until the instrument of transfer is rectified. The description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The parish may enjoin such transfer or sale or agreement by suit for injunction brought in any court of competent jurisdiction.

E. Notification Procedures for Violations.

Upon finding that any of the provisions of these regulations are being violated, the Director of Planning and Development shall notify, in writing, the persons responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it in accordance with Part I, Chapter 2 – Administration; Article XIV. Code Violations and Administrative Adjudications.

SEC. 100-2 UDC ADMINISTRATORS.

SEC. 100-2.1 GENERALLY.

This section outlines the powers and responsibilities as well as the rules of policy and procedure of the different boards, commissions, and officials as they relate to the administration of this UDC.

SEC. 100-2.2 PLANNING AND ZONING COMMISSION.

A. Creation.

Under the authority of LA R.S. 33:101 et seq., St. Tammany Parish maintains a parish planning commission, known as the "St. Tammany Parish Planning and Zoning Commission" or "Planning and Zoning Commission" or "the commission".

B. Powers and Duties.

The Planning and Zoning Commission shall have the following powers and duties:

1. To hear, review, propose, and make recommendations regarding amendments to the UDC in accordance with **Chapter 200, Sec. 200-3.2** of the UDC.
2. To hear, review, and make recommendations on amendments to the official zoning map, including planned unit developments.
3. To hear, review, and make final decisions regarding conditional use applications and planned corridor developments.
4. To hear, review, and make final decisions regarding all plats of subdivision, as required in **Chapter 800** of this UDC. The Planning and Zoning Commission may grant certain waivers of the subdivision requirements in accordance with **Chapters 800** and **Chapter 900** of the UDC.
5. To hear, review, and make final decisions on appeals of minor subdivision application decisions made solely by the Director of Planning and Development.
6. To hear, review, and make final decisions on appeals on development review application decisions made by the Director of Planning and Development.
7. To adopt a master or comprehensive plan or elements thereof, including graphics, narrative description, and policies to guide and accomplish the coordinated, adjusted, and harmonious development of the parish.
8. To make careful and comprehensive surveys and studies of present and future growth of the parish and to make periodic reviews and updates to the master plan or comprehensive plan or portions thereof.
9. To make careful and comprehensive surveys and studies of present and future land use in the parish and to make recommendations, periodic reviews and propose updates to the official zoning map, or portions thereof.
10. To review and report on any matter referred to it by the Parish President or the Parish Council (i.e., transportation plan, capital improvement program, or land use study).

11. To make its special knowledge and expertise as a commission available, upon reasonable written request, to any official, department, or board.

12. To exercise all of the powers and duties conferred by LA R.S. 33:102 through 33:119 inclusive, where applicable, and as may be amended by the state legislature.

C. Composition.

1. The Planning and Zoning Commission shall be composed of 11 members and 2 alternate members.

2. The Parish President shall have the unilateral and exclusive right to appoint 2 members. These exclusive appointments by the Parish President do not require action by resolution or ordinance.

3. The Parish Council, by resolution, shall have the unilateral and exclusive right to appoint 9 members and 2 alternates.

4. Any member who fails to appear at 2 consecutive Planning and Zoning Commission meetings may be removed by their appointing authority. Members may also be removed at any time with or without cause by the appointing authority. A majority vote of the Parish Council membership is required to remove members appointed by the Parish Council.

5. Any vacancy as specifically to the 9 Parish Council appointments shall be unilaterally and exclusively filled by council resolution within 75 days of notice of the vacancy.

6. Terms of all Planning and Zoning Commission members shall be concurrent with the terms of office of the Parish President and Parish Council.

7. Planning and Zoning Commission members shall receive a per diem of $50.00 for each meeting of the commission attended, for a maximum of 24 meetings per year.

8. No member shall seek, qualify for, or hold an elected public office while seated as a Planning and Zoning Commissioner.

D. Training.

1. A person newly appointed and serving on the Planning and Zoning Commission shall receive at least 4 hours of training prior to, or within 1 year of, appointment.

2. Each year, all commissioners shall attend a mandatory 4 hours of continuing education training provided by the Department of Planning and Development. Should a commissioner be unable to attend the mandatory training session, that commissioner will not take part in commission functions until the training requirement has been met. Should the parish-sponsored training session not be available, an alternative training session approved by the Director of Planning and Development may be substituted. Commissioners newly appointed, and those continuing to serve are required to obtain a combined total of 4 hours of training and annual continuing education, respectively.

E. Chairperson and Vice Chairperson.

At the first regular meeting of each calendar year, the members of the Planning and Zoning Commission shall elect 1 chairperson and 1 vice-chairperson, and the terms shall commence at that meeting.

1. In the absence of the chairperson, the vice-chairperson shall act as chair and shall have all the powers of the chairperson.
2. In the absence of both the chairperson and the vice-chairperson, a quorum may select a member to preside over the meeting.
3. The chairperson may appoint committees comprised of no more than 5 members of the commission, as well as other persons to serve the commission as deemed necessary.
4. The chairperson may engage in discussion and must vote in the same manner as any other member of the commission.
5. The chairperson may suggest motions but may neither make nor second motions.

F. Secretary.

The Director of the Department of Planning and Development, or their designee shall serve as the secretary to the Planning and Zoning Commission.

1. The secretary shall keep the minutes of the proceedings of the commission, and maintain all records of the commission meetings, hearings, and proceedings. The minutes shall show the vote of each member upon each question, or if absent or failing to vote, indicating that fact. A copy of the minutes and actions of the commission shall be filed with the Parish Council.
2. The secretary shall provide notices of hearings and meetings as may be required by law and shall prepare all agendas.
3. The secretary shall serve as the point of contact for all applicants, shall collect and compile information, and shall report all departmental recommendations to the commission.

G. Planning and Zoning Commission Meetings.

1. The regular Planning and Zoning Commission meetings shall be held on the first Tuesday of each month at the St. Tammany Parish Administrative Complex, except where holidays or other conflicts shall require rescheduling.
2. The Planning and Zoning Commission may schedule an additional meeting to be held on the second Tuesday of each month, if needed to accommodate larger agendas.
3. Special meetings may be called by the chairperson, or at the request in writing of any 6 members of the commission, subject to proper legal notice.
4. All meetings shall be open to the public and shall be conducted in accordance with state open meetings laws.
5. The agenda for hearings and meetings of the Planning and Zoning Commission shall be prepared by the Director of the Department of Planning and Development with the approval of the chairperson.
6. Applications requiring consideration or decision by the Planning and Zoning Commission shall not be considered by the commission unless properly and completely filed for placement on the agenda, in accordance with the applicable filing procedures of the Department of Planning and Development and provisions for public notice and the filing deadlines established therein.

7. The agenda shall constitute the fixed order of business for the public hearing or meeting.

8. The chairperson, without objection from the commission, may arrange individual items on a particular agenda if necessary for the expeditious conduct of business.

9. Other items of business (discussion items) not requiring action by the commission may be presented at a meeting and placed on the agenda under "New Business" by the chairperson with a unanimous vote of the commission members present.

10. Any person wishing to introduce written materials at the public hearing or meeting shall hand the materials to the Director of the Department of Planning and Development for proper recording and distribution to the chairperson and commission. For this information to be introduced and recorded there must be a minimum of 12 copies of each document to be introduced.

11. The commission shall review the draft minutes of its meetings as prepared by the Director of the Department of Planning and Development and approve or amend said minutes as is necessary to accurately reflect the actions described. Upon adoption, these minutes become part of the public record. When commission meetings are audio and/or video recorded, said recordings shall become a part of the meeting minutes reflecting commission action.

H. Parliamentary Rules.

1. The latest edition of Robert's Rules of Order is hereby designated as the official manual of the Planning and Zoning Commission. If the manual conflicts with this chapter, this chapter shall govern.

2. A parliamentarian shall be appointed by the chairperson.

3. The chairperson shall be familiar with the contents of the manual and may consult with the parliamentarian of the commission to answer parliamentary inquiries directed to the chairperson.

I. Quorum and Voting.

1. No business shall be conducted by the Planning and Zoning Commission without a quorum being present. Unless otherwise specified herein, a quorum shall consist of 8 members, or a two-thirds majority.

2. To constitute final action on any matter before it, at minimum, a majority vote of the membership of the commission (6 members) is required, unless a larger vote is required by law. Action on a waiver, at minimum, shall be determined by at least 8 members or a two-thirds majority vote. The failure of a motion to receive the minimum number of affirmative votes shall constitute no action either for denial or approval. For development applications where the Planning and Zoning Commission is the final decision-maker, no action shall constitute a de facto denial of the application.

3. *Recusal*. In the event of a conflict of interest which does not require a resignation in accordance with the Louisiana Code of Government Ethics, LA R.S. title 42, Ch. 15 (LA R.S. 42:1101 et seq.), as amended, the involved commissioner shall announce the conflict and shall recuse himself from voting on and participating in the discussion of the matter giving rise to the conflict.

4. Voting by proxy is not allowed.

J. General Rules of Public Participation.

Procedural rules related to public participation at Planning and Zoning Commission meetings are outlined in **Chapter 200, Sec. 200-2.H**.

K. Seminars and Retreats.

1. From time to time, the Planning and Zoning Commission may schedule informal study/work sessions designated as seminars or retreats.
2. Sessions shall be open to the public and the rules of proper notice of commission meetings shall apply.
3. The only order of business at a session shall be the presentation, familiarization, and discussion of the particular agenda study topics.
4. The planning staff and/or guest presenters shall moderate the discussions and observe the following order of presentation:
    a. Presentation of study item.
    b. Discussion and interaction between the commission members.
    c. Public input (if scheduled as part of the seminar).
    d. Concluding remarks.
5. No official action shall be taken by the commission on items presented at the seminar or retreat.
6. Public comment at the seminar, if scheduled, shall be limited based upon the topic and agenda. Interested parties are welcome to listen and learn from the presentation and discussion with no participation in the discussion unless scheduled as an agenda item.

L. Committees.

1. In fulfilling its various charges, the Planning and Zoning Commission may utilize committees at its discretion.
2. The commission may appoint committees comprised of no more than 5 commission members and may include other persons as deemed necessary.
3. Staff personnel will be made available upon reasonable request to provide any assistance required by the committee.
4. Committees shall not take any action, which may be construed as an official act of the commission, but instead may make recommendations for action by the commission. Committees shall not publicly advocate or promote committee recommendations as an official position of the commission unless the commission has first acted on the matter.
5. Committees shall conduct business by an agenda and keep minutes of all proceedings as a matter of public record.
6. All committee meetings shall be open to the public and shall be conducted in accordance with state open meetings laws.

M. Community Meetings.

Following the first hearing on a matter before the commission, a "community meeting" may be called by the chairperson and have up to 5 commissioners in attendance. Community meetings are intended for dissemination of information and for promoting dialogue among applicants and persons interested in matters being brought before the commission only and shall not be considered a committee of the commission. Attendance is optional for all community members, including the applicant of a proposed development project which may be the subject of such meeting.

N. Executive Session.

From time to time, the Planning and Zoning Commission may find it necessary to discuss matters of personnel or litigation pertaining to the business of the commission and shall enter executive session to do so.

O. Rules of Conduct for Commissioners

1. Each member of the Planning and Zoning Commission shall abide by the Louisiana Code of Government Ethics, LA R.S. title 42, Ch. 15 (LA R.S. 42:1101 et seq.), as amended. Each member shall certify, in writing, that he has read and understands the "Louisiana Code of Governmental Ethics" located on the Louisiana Board of Governmental Ethics (LBGE) website at http://ethics.la.gov, prior to being seated as a Planning and Zoning Commissioner. Each member is responsible to register and participate in at least one hour of ethics training annually through the LBGE website at http://ethics.la.gov/SeminarRegistration/. Should a commissioner not complete the ethics training in any calendar year, that commissioner will not take part in commission functions until the ethics training requirement has been met.

2. A commission member shall not meet or communicate in any fashion with any applicant, proponent, and/or opponent to discuss any matter before the commission prior to a legal public hearing on that matter. Violation of this section may be cause for dismissal of the offending commission member.

3. Each member may visit a site in question but may not have discussions concerning the site, or any development project, with an interested party prior to the legal public hearing.

4. Following the initial required public hearing, the commission may form a committee for the express purpose of attempting to better understand the issues raised in the review of the application, in accordance with **Chapter 100, Sec. 100-2.2.L**.

5. A commission member shall not in any way pledge himself to any party on a matter before the commission, prior to the legal public hearing.

6. Any commission member who has knowledge of the fact that he will not be able to attend 1 or more scheduled meetings or hearings shall notify the secretary at the earliest possible opportunity, and in any event before 4:00 p.m. on the day of the first missed meeting.

7. Once a meeting is called to order by the chairperson, the commission members shall take special care to conduct themselves in a professional and courteous manner and remain attentive to the members of the public testifying before the commission.

8. Commission members requesting information or clarification relative to an application or business item that is before them for consideration may contact the secretary directly for assistance.

9. The commission may request information or specific actions from the secretary and such request will be reflected in the minutes.

10. Each commissioner will sign an acknowledgment of having received and fully read the rules of conduct prior to serving as member of the commission.

P. Representation.

1. The chairperson shall serve as the official spokesman and representative of the commission in all matters that have been acted upon by the commission. The chairperson may appoint a member of the commission to serve as spokesperson or representative. Any member who officially represents or speaks for the commission shall report to the commission on any statements made or actions taken while serving in that capacity at its next regularly scheduled meeting.

2. In the absence of an official spokesman, the Director of the Department of Planning and Development shall act on behalf of the commission before the Parish Council and shall inform the council of all final decisions and recommendations, along with supporting records and documentation, rendered by the commission.

3. Commission members shall refrain from making statements or taking an action which may be identified as or construed to be an official act or position of the commission.

4. Commission members shall not publicly advocate or promote individual positions or opinions unless the commission has first acted on the matter.

Q. Violation of Planning and Zoning Commission Rules of Policy and Procedure.

Any violation of this section may be deemed as cause for removal of the offending member by the appointing authority.

R. Amendments to Planning and Zoning Commission Rules of Policy and Procedure.

The Planning and Zoning Commission rules of policy and procedure as outlined in this subsection may be amended in accordance with **Chapter 200, Sec. 200-3.2** of this UDC.

SEC. 100-2.3 DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

A. Designee.

The Director of Planning and Development may designate any staff member as their designee in any function assigned by the UDC to the Department of Planning and Development; the Director remains responsible for any action taken by their designee.

B. Powers and Duties.

The Director of the Department of Planning and Development, or the Director's designee, shall have the following powers and duties:

1. To serve as support staff to the Planning and Zoning Commission and as secretary to the commission as outlined in **Chapter 100, Sec. 100-2.2.F** of the UDC.

2. To support the Planning and Zoning Commission in the preparation and maintenance of the parish master plan or comprehensive plan.

3. To make final decisions regarding requests for interpretation of the Unified Development Code and the official zoning map, with the exception of interpretation from **Chapter 300** of the UDC.
4. To make final decisions on minor subdivisions in accordance with **Chapter 800, Sec. 800-2.B** of the UDC.
5. To make final decisions on development plan review applications when required as a condition of development approval, including signage and landscaping plans.
6. To make final decisions on land clearing applications.
7. To make final decisions regarding applications for alternative compliance with the tree preservation and landscape regulations in accordance with **Sec. 600-3** of the UDC.
8. To review and make recommendations on the following applications:
    a. Amendments to the comprehensive plan.
    b. Amendments to the text of the Unified Development Code.
    c. Amendments to the official zoning map.
    d. Conditional uses.
    e. Variances.

SEC. 100-2.4 DIRECTOR OF THE DEPARTMENT OF PERMITS AND INSPECTIONS.

A. Designee and Employees.

1. The Director of the Department of Permits and Inspections may designate any staff member as their designee in any function assigned by this UDC to the Department of Permits and Inspections; the Director remains responsible for any action taken by their designee.
2. The Director shall have the authority to appoint a deputy director, related technical officers, inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the Director and in accordance with the powers and duties of the Director.

B. Powers and Duties.

The Director of the Department of Permits and Inspections, or the Director's designee, shall have the following powers and duties:

1. To make final decisions regarding requests for interpretation of **Chapter 300** of the UDC.
2. To adopt policies and procedures to clarify the application of the provisions of **Chapter 300** of the UDC. However, such policies and procedures shall not have the effect of waiving requirements specifically provided for in the UDC.
3. To receive and review development applications and issue permits in conformance with the provisions of the UDC.
4. To inspect structures or the use of land to determine compliance with the UDC and order corrective action in case of any violation.

5. To revoke, suspend, or cancel any permit that has been violated or issued in violation of the UDC.
6. To keep a record of the business of the Department of Permits and Inspections in accordance with the public record law of the state.

SEC. 100-2.5 BOARD OF ADJUSTMENT.

A. Creation.

The Board of Adjustment for St. Tammany Parish is created pursuant to the authority granted in LA R.S. 33:4727, as amended.

B. Membership and Term.

1. The Board of Adjustment shall consist of 5 members, and 2 alternate members, all of whom shall be qualified voters.
2. Members shall be appointed for terms of 5 years each. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.
3. Four appointments and 2 alternates shall be made by resolution of the Parish Council.
4. One appointment shall be made by appointment of the Parish President.
5. All members shall be removable for cause by the appointment authority upon written charges and after public hearings; provided, however, that any member who shall be absent for 3 consecutive meetings, regardless of cause, shall be deemed to have removed himself from membership on the board and that appointment shall be automatically vacated as a result of such non-attendance.
6. The board shall elect its own chairperson from its membership. The chairperson shall serve for 1 year.

C. Powers of the Board.

The board shall have the following powers:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, administrative decision, or determination made by the Department of Planning and Development, the Airport Manager, or the Department of Permits and Inspection.
2. To permit variations from the regulations of the UDC where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of such ordinance, or to modify the application of any of the regulations or provisions imposed by the UDC relating to the construction or alteration of buildings or structures so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. Specific limitations on the board's authority to grant variances from the UDC are outlined in **Chapter 200, Sec. 200-3.9** of the UDC.
3. In exercising the above-mentioned powers, the board may reverse or affirm wholly or partly or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have the powers of the department from whom the appeal is taken.

4. Resolve district boundaries of the official zoning map where there are discrepancies in the official land use map pursuant to **Chapter 400, Sec. 400-1.3.B.3**.

D. Meetings, Rules, and Proceedings.

1. The Board of Adjustment may adopt additional policies and procedures in accordance with the provisions of the UDC.
2. Meetings of the Board of Adjustment shall be held on the second Thursday of each month and at such other times as the board may determine. The chairperson, or in their absence the acting chairperson, may administer oaths and compel the attendance of witnesses.
3. All meetings of the board shall be open to the public.
4. Board members shall receive a per diem of $50.00 for each meeting of the board attended, for a maximum of 12 meetings per year.
5. The secretary of the Board of Adjustment shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating that fact and shall keep records of its examinations and other official actions, all of which shall be filed immediately by the Department of Planning and Development, and shall be public record. All testimony, objections thereto and rulings thereon, shall be taken down and reflected on the public record.

E. Secretary.

The Director of the Department of Planning and Development, or their designee, shall serve as the secretary to the Board of Adjustment.

1. It shall be the duty of the secretary to keep a true and correct record of all proceedings at Board of Adjustment meetings. Certified copies of the minutes of all such proceedings shall be furnished to the chairperson of the Planning and Zoning Commission.
2. The secretary shall provide notices of hearings and meetings as may be required by law and shall prepare all agendas.
3. The secretary shall serve as the point of contact for all applicants, shall collect and compile information, and shall report all departmental recommendations to the Board of Adjustment.

F. Voting.

The concurring vote of 4 board members shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official, or to permit any variation of the UDC.

SEC. 100-2.6 PARISH COUNCIL.

A. Powers.

The Parish Council has the following powers regarding the administration of the provisions of the UDC:

1. To make final decisions regarding the following development applications:
    a. Amendments to the text of the UDC.
    b. Amendments to the official zoning map.

c. Planned unit developments.

2. To hear, review and make final decisions on appeals of application decisions made by the Planning and Zoning Commission.

3. To review and approve the rules of policy and procedure or bylaws for the Board of Adjustment and the Planning and Zoning Commission.

SEC. 100-3 REGIONAL PLANNING COMMISSION FOR THE PARISHES OF JEFFERSON, ORLEANS, ST. BERNARD, ST. TAMMANY, TANGIPAHOA, AND PLAQUEMINES.

SEC. 100-3.1 COMMISSION GENERALLY.

A. Regional Planning Area.

1. The Regional Planning Commission for Jefferson, Orleans, St. Bernard, St. Tammany, Tangipahoa Parishes, and Plaquemines is a board of local elected officials and citizen members appointed to represent each community on regional issues.

2. The regional planning area is hereby established to be comprised of the total area of Jefferson Parish, Orleans Parish, St. Bernard Parish, St. Tammany Parish, Plaquemines Parish, St. Charles Parish, St. John the Baptist Parish, and Tangipahoa Parish.

B. Creation and Purpose.

1. There is hereby established a regional planning commission, defined in **Chapter 100, Sec. 100-5 Definitions**, in accordance with the provisions of Act 239 of the Louisiana Legislature of 1956, as now amended by Acts No. 114 of the Louisiana Legislature of 1966, Nos. 267 Sec. 1 and 288 Sec. 2 of the Louisiana Legislature of 1968, No., 329 Sec. 1 of the Louisiana Legislature of 1970, No. 607 Sec. 1 of the Louisiana Legislature of 1972, No. 112 Sec. 1 of the Louisiana Legislature of 1973, No. 249 Sec. 1 of the Louisiana Legislature of 1974, No. 132 Sec. 1 of the Louisiana Legislature of 1979, No. 377 Sec. 2 of the Louisiana Legislature of 1984 and No. 533 Sec. 1 of the Louisiana Legislature of 1985, for the following purposes:

   a. To prepare, and from time-to-time, revise, amend, extend, or add to a plan or plans for the development of the regional planning area, which plan or plans collectively shall be known as the regional development plan. Such plan shall be based on studies of physical, social, economic, and governmental conditions and trends and shall aim at the coordinated development of the regional planning area in order to promote the general welfare and prosperity of its people. In preparing the regional development plan, the Regional Planning Commission shall take account of and shall seek to harmonize the planning activities of federal, state, parish, municipal or other local agencies within the area. In preparing such plan, or any part thereof, and in preparing, from time to time, revisions, amendments, extensions or additions, the Regional Planning Commission may seek the cooperation and advice of the state, Louisiana State Planning Office, and of other appropriate departments, agencies and instrumentalities of federal, state, and local government, of other regional planning commissions, educational institutions and research organizations, and of civic groups and private persons and organizations. The regional development plan shall embody

the policy recommendations of the Regional Planning Commission in regard to the physical development of the regional planning area and shall contain:

i. A statement of the objectives, standards and principles sought to be expressed in the regional development plan.

ii. Recommendations for the most desirable pattern of land use within the regional planning area, in the light of the best available information concerning topography, climate, soil and underground conditions, watercourses and bodies of water, and other natural or environmental factors, as well as in the light of the best available information concerning the present and prospective economic bases of the regional planning area, trends of industrial, population or other developments, the habits and standards of life of the people of the regional planning area, and the relocation of land use in adjoining areas. Such recommendations shall, insofar as appropriate, indicate areas for residential uses and maximum recommended densities therein; areas for farming and forestry, mining and other extractive industries; areas for manufacturing and industrial uses, with classification of such areas in accordance with their compatibility with land use in adjoining areas; areas for the concentration of wholesale, retail, business and other commercial uses, areas for recreational uses, and for open spaces and areas for mixed uses.

iii. The circulation pattern recommended for the regional planning area, including routes and terminals of transit, transportation and communication facilities, whether used for movement within the regional planning area or for movement from adjoining areas.

iv. Recommendations concerning the need for and the proposed location of public and private works and facilities, such as utilities, flood control works, reservoirs, and pollution control facilities, military or defense installations which works or facilities, by reason of their function, size, extent or for any other causes are of regional or metropolitan as distinguished from purely local concern, or which for any other cause are appropriate subjects for inclusion in the regional development plan.

v. Such other recommendations of the Regional Planning Commission concerning current and impending problems as may affect the regional planning areas as a whole.

b. To make or assist in studies and investigations, insofar as may be relevant to regional, metropolitan planning, or the resources of the regional planning area and of existing and emerging problems of agriculture, industry, commerce, transportation, population, housing, public service, local government, and of allied matters affecting the development of the regional planning area, and in making such studies to seek the cooperation and collaboration of the Louisiana State Planning Office and appropriate departments, agencies and instrumentalities of federal, state, and local government, educational institutions and research organizations, whether public or private, and of civic groups and private persons and organizations.

c. To prepare and from time-to-time revise inventory listings of the region’s or metropolitan areas’ natural resources, and of major public and private works and facilities of all kinds which are deemed of importance to the development of the regional planning area as a whole.

d. To cooperate with, and provide planning assistance including, but not limited to, surveys, land use studies, urban renewal plans, technical services, and other planning work, to parish,

municipal or other local government, instrumentalities or planning agencies. The Regional Planning Commission shall coordinate its planning activities with the planning activities of the state, and of the parishes, municipalities or other local units within its regional planning area and cooperate with, and assist departments and other agencies or instrumentalities of federal, state, and local government as well as other regional planning commissions in the execution of their planning functions to harmonize planning activities with the regional development plan. The Regional Planning Commission shall also cooperate and confer with, and upon request supply information to, federal agencies, and to local or regional agencies created pursuant to the federal program or which receive federal support, and shall cooperate and confer, as far as possible, with planning agencies of other states or of regional groups of states adjoining its area. Whenever cooperation or assistance under this subdivision includes the rendering of technical services, such services may be rendered free or in accordance with an agreement for reimbursement.

e. To advise and supply information, as far as available, to civic groups, private persons, and organizations who may request such information or advice, and who study or otherwise concern themselves with the region's problems and development in the fields of agriculture, business and industry, labor, natural resources, urban growth, housing, and public service activities such as public health and education, insofar as such problems and development may be relevant to regional or metropolitan planning.

f. To provide information to officials of departments, agencies, and instrumentalities of state and local government and to the public at large, in order to foster public awareness and understanding of the objectives of the regional development plan and of the functions of regional or metropolitan and local planning, and in order to stimulate public interest and participation in the orderly, integrated development of the region or metropolitan area.

g. To accept and receive, in furtherance of its functions, funds, grants, and services from the federal government or its agencies, from departments, agencies, and instrumentalities of state, parish, municipal or local government, or from private and civic sources.

h. To hold public or private hearings and sponsor public forums in any part of its area whenever it deems it necessary or useful in the execution of its other functions.

i. To cooperate, in the exercise of its planning functions, with federal and state agencies in planning for civil defense.

j. Have the power to borrow money from private lenders in order to stabilize its cash flow necessary for the staff's day-to-day operations, provided that such debt is secured by commission receivables or other collateral.

k. Any 2 or more of the regional planning commissions are authorized to form an association for purpose of coordinating comprehensive planning/development programs for the resolution of economic, social, physical, and governmental problems of the state and its citizens.

l. The association may exercise any and all powers necessary or appropriate to effectuate this purpose, including, but not limited, to the following powers:

    i. To enter into agreements or other transactions with any federal, state, or local governmental agency and with private sector organizations.

ii. To apply for and receive state and other funds for distribution to the regional planning commissions belonging to the association based upon allocation formulas developed by these commissions.

iii. To exercise all or any part or combination of powers granted and to do and perform all acts and things necessary or convenient to carry out the general powers expressly granted to the regional planning commissions when authorized by the several regional planning commissions belonging to the association.

iv. To exercise all other powers necessary and proper for the discharge of its duties.

C. Boundaries.

The boundaries of the regional planning area hereby established is to be comprised of the total area of Jefferson Parish, Orleans Parish, St. Bernard Parish, St. Tammany Parish, Plaquemines Parish, St. Charles Parish, St. John the Baptist Parish, and Tangipahoa Parish.

D. Membership.

1. In order to carry out the purposes contained this section, there is hereby established a regional planning commission which shall consist of legal residents of Jefferson Parish, Orleans Parish, St. Bernard Parish, St. Tammany Parish, Plaquemines Parish, Tangipahoa Parish, St. Charles Parish, St. John the Baptist Parish, and the Secretary of the Louisiana Department of Transportation and Development.

2. The members of such commission shall serve without compensation.

3. The membership of such commission shall be composed of a simple majority of appointed or elected public officials holding office in the following municipalities and/or parishes, namely Jefferson Parish, Orleans Parish, St. Bernard Parish, St. Tammany Parish, Plaquemines Parish, St. Charles Parish, St. John the Baptist Parish, and Tangipahoa Parish.

4. The 5 members from the Parish of Jefferson shall include the following:

   a. The Parish President;

   b. The council chairperson;

   c. A third member selected by the Parish Council and approved by the Parish President from among the mayors of the municipalities located within the Parish of Jefferson, which member shall represent the municipalities therein located; and

   d. Two members who must not otherwise hold elected or appointed office in Jefferson Parish, to be appointed by the council and approved by the Parish President.

5. The 5 members from Orleans Parish shall include the following:

   a. The Mayor;

   b. Two councilmembers elected from the parish at large; and

   c. Two members who must not otherwise hold elected or appointed office, and shall be appointed by the Mayor, with the approval by the council.

6. The 5 members from the Parish of St. Bernard shall include the following:

a. The Parish President;

b. Two councilmembers in the Parish of St. Bernard, provided same is not otherwise prohibited by law, to be appointed by the Parish Council; and

c. Two members who must not otherwise hold elected or appointed office in the Parish of St. Bernard, to be appointed by the Parish Council.

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

a. The Parish President;

b. Two members of the St. Tammany Parish Council, provided same is not otherwise prohibited by law, to be appointed by the Parish Council; and

c. Two members who must not otherwise hold elected or appointed office in the parish, to be appointed by the Parish Council;

8. The 5 members from the Parish of St. Charles shall include the following:

a. The Parish President;

b. The Council Chairperson;

c. A third member selected by the Parish Council, and approved by the Parish President, from among the mayors of the municipalities located within the parish, which members shall represent the municipalities therein located;

d. Two members who must not otherwise hold elected or appointed office in the Parish of St. Charles, to be appointed by the Parish Council and approved by the Parish President.

9. The 5 members from the Parish of St. John the Baptist shall include the following:

a. The Parish President;

b. Two councilmembers in the Parish of St. John the Baptist, provided same is not otherwise prohibited by law, to be appointed by the Parish Council;

c. Two members who must not otherwise hold elected or appointed office in the Parish of St. John the Baptist, to be appointed by the Parish Council and approved by the Parish President.

10. The 5 members from the Parish of Plaquemines shall include the following:

a. The Parish President;

b. The chairperson of the Plaquemines Parish Council;

c. Member who otherwise holds elected or appointed office in the Parish of Plaquemines, provided same is not otherwise prohibited by law, to be appointed by the Parish Council;

d. Two members who must not otherwise hold elected or appointed office in the Parish of Plaquemines, to be appointed by the Parish Council.

11. The 5 members from the Parish of Tangipahoa shall include the following:

a. The Parish President;

b. The chairperson of the Tangipahoa Parish Council;

c. The Mayors of the Cities of Hammond and Ponchatoula shall serve on an annual rotating basis;

d. Two members who must not otherwise hold elected or appointed office in the Parish of Tangipahoa, provided same is not otherwise prohibited by law, to be appointed annually by the Parish President.

12. If a vacancy occurs otherwise than by expiration of term, same shall be filled by appointment of the unexpired term. Such appointment shall be made by the original appointing authority.

13. The governing bodies of Jefferson Parish, St. Bernard Parish, St. Tammany Parish, Plaquemines Parish, St. Charles Parish, St. John the Baptist Parish, or Tangipahoa Parish may remove their respectively appointed members of the commission after public hearing for inefficiency, neglect of duty, or malfeasance in office. The Chief Executive of Orleans Parish may remove any of the members appointed by him after public hearing, for inefficiency, neglect of duty, or malfeasance in office.

14. The Secretary of the Louisiana Department of Transportation and Development shall serve as a member of the Regional Planning Commission.

15. Of the members hereof first appointed, those not holding any other elected or appointed public offices shall hold office as follows: One shall hold office for 1 year, one for a term of 2 years, one for a term of 3 years, one for a term of 4 years, one for a term of 5 years, and the sixth member shall hold office for a term of 6 years.

16. Members of the Regional Planning Commission who may hold other public offices, appointed or elected, including the Secretary of the Louisiana Department of Transportation and Development (or his designee) shall serve terms co-extensive with their terms of other public office.

17. The successors of the Regional Planning Commission members first appointed who do not hold any other appointed or elected public office shall be appointed for a term of 5 years from and after the expiration of the terms of their predecessors in office.

E. Miscellaneous Powers and Duties of Commission.

1. Members of the commission created herein, when duly authorized by the commission, may attend planning conferences, meetings, planning institutes, or hearings upon pending planning legislation. The commission may, by resolution, pay the reasonable traveling expenses incident to such attendance.

2. When so directed and authorized by the Regional Planning Commission, members thereof who hold no other elected or appointed office may be paid a per diem of $50.00 each for attendance at regular or specifically called meetings of full commission or the executive committee thereof in no event to exceed 2 such meetings per month, i.e., in no event is payment of a total per diem per such member to exceed $100.00 per month, payable out of the funds of the Regional Planning Commission.

3. The commission may request, within a reasonable time, such available information as it may require for its work.

4. The commission, its members, officers, and employees, in the performance of their functions, may enter upon any land and make examinations and surveys and place and maintain necessary monuments and marks thereon.

5. In general, the commission shall have such powers as may be necessary to enable it to fulfill its functions, promote planning and in all respects carry out the purposes of this section.

SEC. 100-3.2 ORGANIZATION, MEETINGS, AND RULE OF COMMISSION.

A. Chairperson.

The Regional Planning Commission so established shall elect a chairperson from its membership and create and fill such other of its offices as it may determine. The term of chairperson shall be 1 year, with eligibility for re-election.

B. Meetings and Records.

The commission shall hold at least 1 regular meeting in each month. It shall adopt rules for transaction of business and shall keep records of its resolutions, transactions, findings, and determinations, and which records shall be public.

C. Staff and Finances.

In order to carry out its functions and responsibilities the Regional Planning Commission may appoint such employees as it may deem necessary for its work, whose appointment, promotion, demotion, and removal shall be subject to the same general provisions governing other corresponding civil employees of the parishes and municipality cooperating to engage in regional planning. The commission may also contract with planning experts, engineers, architects, and other consultants for such services as it may require. The expenditures of a commission, exclusive of those made from funds received by gift, grants of federal, state, and other such agencies, shall be within the amounts appropriated for the purpose by the cooperating local legislative bodies, which shall provide the funds, equipment, and accommodations necessary for the commission's work.

D. Regional Development Plan; Filing; Distribution.

Upon the preparation of the regional development plan or of any phase or functional part thereof, or upon the preparation of any extension of or addition to the plan, the Regional Planning Commission shall file such plan, part of plan, amendment, revision, extension or addition in the office of the state director of public works, and shall transmit copies of the same to the chief administrative officers, the legislative bodies and to the planning agencies of the parishes, municipalities, or other local governments within its area, as well as to the regional planning commissions established for adjoining areas. The Regional Planning Commission shall make copies of the regional development plan or part of a plan available for general distribution or sale.

E. Relationship of Commission to Municipal and Parish Planning Commissions.

1. The Regional Planning Commission created herein shall not be authorized to exercise the functions of any municipal planning commission or parish planning commission, where such are established within a regional planning area, except as hereinafter provided.

2. In a municipality or parish located in the regional planning area as herein above defined, the legislative body of the municipality or parish may designate the Regional Planning Commission as the municipal planning commission or the parish planning commission, provided all

requirements, if any, of the local home rule charters are met. Upon such designation, the Regional Planning Commission shall have all the powers and functions relating to making, adopting, amending, and adding to the master plan of the municipality or parish part thereof, or relating to the planning of the municipality or parish as provided or granted by R.S. 33:101 through 119 inclusive or by other laws to the planning commission of the municipality or parish; and the master plan, its parts, amendments and additions made and adopted by the designated commission for the municipality or parish shall have the same force and effect in the municipality or parish as though made and adopted by the municipal planning commission appointed by the municipality or a parish planning commission appointed by the parish. In acting as the planning commission of the municipality, or the parish, the designated regional planning commission shall follow the procedure specified by the provisions of R.S. 33:101 through 119 inclusive, and other laws relating to municipal or parish planning commissions. Any municipality or parish so designating a regional planning commission as its planning commission shall pay to the designated commission that portion of the expenses of the designated commission which is properly chargeable to the planning service rendered to the municipality or parish plan.

3. In cases where a municipality or a parish has a municipal or a parish planning commission functioning within a regional planning area, then the Regional Planning Commission shall recommend measures for the coordination of plans, and if appropriate, recommend plans for adoption by said municipal or parish planning commission.

F. Local Governments and Planning Agencies; Plans and Reports; Proposals.

1. To facilitate effective and harmonious planning of the region or metropolitan area, all parish and municipal legislative bodies and all parish, municipal, or other local planning agencies shall file with the Regional Planning Commission, for its information, all parish or municipal plans, zoning ordinances, official maps, building codes, subdivision regulations, amendments or revisions of any of them, as well as copies of their regular and special reports dealing with planning matters.

2. Parish or municipal legislative bodies, or parish, municipal, or other local planning agencies may also submit proposals for such plans, ordinances, maps, codes, regulations, amendments, or revisions prior to their adoption, in order to afford an opportunity to the Regional Planning Commission and/or its staff to study such proposals and to render advice thereon.

G. Federal, State, and Local Aid to Commission.

The Regional Planning Commission may request and accept grants of funds or services from the federal government or any of its agencies, from the state government or any of its agencies, from parish, municipal or other local governments within their planning area, or from private sources. The parishes and municipalities are hereby authorized to appropriate funds for the purposes of the Regional Planning Commission established for all or part of their area. The books and accounts of the Regional Planning Commission shall be public records, open for public inspection, and shall show the amounts and sources of all receipts and the amount of all disbursements.

SEC. 100-4 MUNICIPAL COORDINATION.

A. Growth Management/Annexation Agreements.

In accordance with LA R.S. 33:172 and the "Joint Projects and Other Cooperative Endeavors" clause of the Growth Management and Annexation Agreements of 2003 between St. Tammany Parish Government

and various municipalities within the boundaries of the parish, the parish government will coordinate infrastructure improvements so that both parish and municipal standards will be considered for all new development within the annexation agreement areas. The more restrictive set of standards, whether they be standards established by the parish or municipal governing body, will be applied to the project.

B. Restrictive Standards.

For the purposes of this section, the most restrictive standard shall be applied to the following types of infrastructure:

1. Drainage design standards.
2. Road design standards.
3. Potable water standards.
4. Sewer standards.

C. Section Effective Date.

This section shall be considered in effect upon:

1. Notice, by certified copy to the Parish President, that a municipality located within St. Tammany Parish has adopted similar legislation.
2. The adoption of a resolution by the Parish Council recognizing said municipal legislation.

D. Operating Agreements between Parish and Municipalities Enabling Legislation.

Act No. 159 of the First Extraordinary Session of the 2002 Louisiana Legislature amended and reenacted LA R.S. 33:172 and provided relative to municipal annexation procedures and the use of operating agreements between certain municipalities and certain parishes. Pursuant to said Act, on March 26, 2003, the Parish Council adopted ordinances authorizing operating agreements with each of the following municipalities:

1. City of Covington, Ordinance C.S. No. 03-0639.
2. City of Mandeville, Ordinance C.S. No. 03-0640.
3. Town of Abita Springs, Ordinance C.S. No. 03-0641.
4. Town of Madisonville, Ordinance C.S. No. 03-0642.
5. Town of Pearl River, Ordinance C.S. No. 03-0643.
6. Village of Folsom, Ordinance C.S. No. 03-0644.
7. Village of Sun, Ordinance C.S. No. 03-0645.

SEC. 100-5 DEFINITIONS.

- A -

Abutting. Having a border with, or being separated from such common border by, an alley or easement.

Access. An entry to, or exit from a property, lot, building, parking lot, or other area within a planned site or planned community.

Accessory. A use, activity, structure, or part of a structure that is subordinate and incidental to the main activity or structure on the site.

Accessory Building or Structure. A building that is subordinate to and serves a principal structure or principal use; is located on the same lot as the principal structure or principal use; is customarily incidental to the principal structure or principal use.

Accessory Dwelling Unit or ADU. A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. Also referred to as accessory apartments, secondary suites, and granny flats. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs). See also *Guest Home.*

Accessory Use. A use which is subordinate to and serves a principal structure or principal use; is subordinate extent, and purpose to the principal structure or principal use served; is located on the same lot as the principal structure or principal use served except as otherwise expressly authorized by provisions of this ordinance; and is customarily incidental to the principal structure or principal use.

Accessway. A way of approaching or entering a property.

Acre. Forty-three thousand five hundred sixty (43,560) square feet.

Activity. Any and all lawful acts, projects, uses, developments, and construction; public or private; industrial, commercial, residential, or recreational; for profit or not for profit. The term "activity" includes both the act of doing and the completed product. Activity is designated in the classification system given in the 1987 Standard Industrial Classification (SIC) Manual maintained by U.S. Department of Labor, Occupational Safety and Health Administration available online at: https://www.osha.gov/data/sic-search.

Addition. An extension or increase in floor area or height of a building or structure.

Adult Use. Any retail or entertainment establishment that offers, advertises, or is engaged in any activity, service, sale, or display of any commodity that is distinguished or characterized by an emphasis on the obscene, sexually oriented, or sexually explicit. Adult use refers to the characteristics of a use and can be applied to a range of uses. An adult use establishment consists, or has characteristics, of the following: adult cabaret, adult theater, adult store, massage parlor (other than those massage businesses licensed by the State of Louisiana), or any other similar adult-oriented use. Adult uses are prohibited within 1,000 feet of any residential district, place of worship, educational facility, park, or playground.

Adult Use, Massage Parlor. Any place, establishment, club, or business by whatever name designated which offers, advertises, or is equipped or arranged so far as to provide, as its primary purpose or as a substantial or significant portion of its services, any of the following: physical massage of the person, body rubs, alcohol rubs, baths, steam baths, hot box, magnetic baths, or any other similar services commonly rendered by such establishments. The following, however, shall not be included within this definition of massage parlor:

- Establishments or businesses which routinely provide such services by a licensed physician, a licensed chiropractor, a licensed practical nurse, a registered professional nurse, or a massage therapist licensed pursuant to LA RS 37:3551 et seq. "Louisiana Massage Therapists and Massage Establishments Act;"

- Establishments or businesses which provide electrolysis treatment by a licensed operator or electrolysis equipment;
- Hospitals, nursing homes, medical clinics, or medical offices;
- Barber shops or beauty parlors which offer massage to the scalp, the face, the neck, or the shoulders only or which are operated by or employ licensed cosmetologists or licensed barbers performing functions authorized under the license held; and
- Any establishment or business operated by, or employing, licensed physical therapists or licensed athletic trainers performing functions authorized under the license held.

Aggrieved Party. Any person who receives a decision adverse to their interests or proposed objectives.

Agricultural Building or Structure. Any building or structure existing or erected on land used principally for agricultural purposes, with the exception of dwelling units.

Agricultural Use. This term refers to the use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, or animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing the produce; provided however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.

Agriculture, Household. That growing of vegetables, poultry, and livestock for the use of the residents of the property whereon it is grown or kept. Permitted animals and insects include, but are not limited to, those raised for consumption or as food producers (cows, goats, bees, rabbits, chickens, etc.) or those used for pleasure (horses, birds, turtles, dogs, cats, etc.). Poisonous, wild, or dangerous animals are not permitted (snakes, lions, tigers, bears, etc.). All animals must be housed in such a manner as to not create a nuisance to the adjoining residents by way of sight, smell, or sound.

Air Contaminant. The presence in the outdoor atmosphere of any dust, fume, mist, smoke, vapor, gas, other gaseous fluid, or particular substance differing in composition from, or exceeding in concentration, the natural components of the atmosphere such as, but not limited to, the resulting ambient conditions created by the unlawful burning of solid waste.

Air Pollution. The presence in the outdoor atmosphere of any air contaminant or combination thereof in such quantity, of such nature and duration, and under such conditions as would be injurious to human health or welfare, to animal or plant life, to property, or to interfere unreasonably with the enjoyment of life or property.

Airport (Landing Strip, Heliport, or Aircraft Stop). Any premises which are used or intended for use, for the landing and take-off of aircraft; and any appurtenant areas which are used or intended for use for buildings incidental to aircraft services, including hangars, facilities for refueling and repair, and various accommodations for passengers, together with all buildings and structures thereon.

Aisle. The traveled way by which cars enter and depart parking spaces.

Alcohol and Drug Treatment Center. A center or clinic sponsored or operated by a non-profit, charitable, or for-profit entity or by a public agency and subject to licensing by the state whose purpose is the treatment of chemically dependent persons. No dispensing of controlled substances in connection with, or related to, the rehabilitation program is permitted.

Alley. A narrow service way, providing a secondary means of public access to premises or service entrances of buildings abutting, which is not generally used as a thoroughfare by both pedestrians and

vehicles, is not used for general traffic circulation, or which is not in excess of 30 feet in width at its intersection with a street.

Alley, Rear. A narrow service access way to the rear of more urban buildings providing service areas, parking access, and utility easements. Alleys, as they are used by trucks and must accommodate dumpsters, should be paved from building face to building face, with drainage by inverted crown at the center. Buildings facing the alley must have windows.

Alterations, Structural. Any change in either the supporting members of a building, such as bearing walls, columns, beams, or girders, or in the roof and exterior walls.

Alternative Access, Vehicle. Any hover craft, helicopter, air cushion vehicle, or any other vehicle which does not require dredging.

Alternative Access, Wetlands Areas. Methods of gaining access, ingress, and egress, other than by the dredging of canals into the wetlands for drilling, servicing, work over, or any other production of minerals activity.

Ambulance Service. A commercial facility for the housing, maintenance, and dispatch of vehicles designed to transport sick or injured persons to medical facilities.

Amusement Center. Any indoor place or enclosure in which is maintained or operated for the amusement, patronage, or recreation of the public; any coin-controlled amusement device of any description, commonly known as video games, pool or billiards, and pinball amusement games.

Animal Services, Breeding and Care for Farm or Research Animals. A facility for the animal husbandry, care, feeding and breeding of research animals including, but not limited to, non-human primates.

Animal Services, Housing Government (Indoor/Outdoor). A facility for housing for all animals, including non-human primates, with both indoor and outdoor facilities.

Animal Services, Training. A facility for the training of animals.

Antenna. A device used in communications, which transmits or receives radio signals, television signals, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

Apartment. One or more rooms in an apartment building, or combination apartment and commercial building, arranged, intended, designed, or occupied as a dwelling unit of a single-family, an individual, or a group of individuals.

Apartment Building. A multiple-family dwelling originally designed and constructed to accommodate 4 or more apartments designed with more than 1 dwelling unit connected to a common corridor or entranceway, in contrast to single or two-family dwellings converted for multiple-family use or other attached dwellings (party-wall type) as defined herein.

Apartment, Garage. A building under 1,000 square feet of habitable space designed to accommodate both the storage of automobiles and which second story may be utilized for residential purposes. See also *ADU*.

Appeal. A means for obtaining review of a decision, determination, order, or failure to act under the terms of this ordinance.

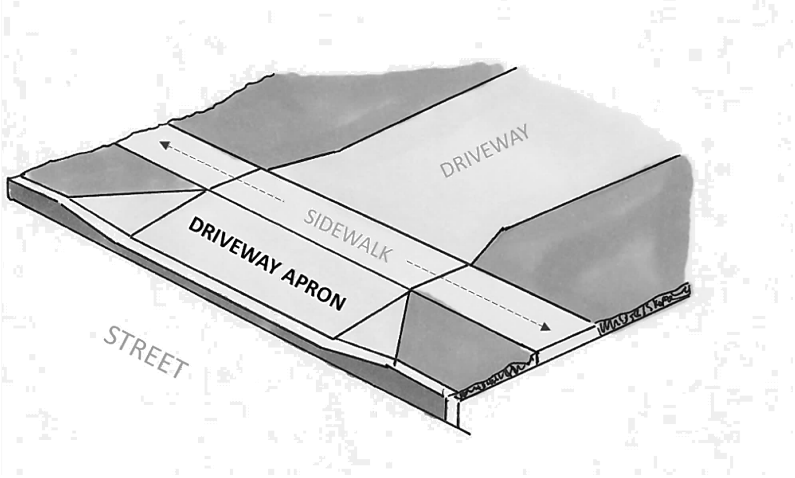
Applicant. The owner, or his agent, of the property for which a permit is requested; or someone specifically authorized in writing by the owner to make an application in connection with the proposed purchase, lease, or development of owner's property.

Application. The form prepared by an agency of parish government that contains all information necessary to consider a specific request or review process.

Apron. The access or egress roadbed and road-wearing surface leading to and from a subdivision hereafter approved.

Apron, driveway means that portion of a roadside improved with concrete, or other hard impervious surface, designed for vehicular traffic to travel from a roadway to a driveway.

Exhibit 100-1 Driveway Apron.



Arcade. A continuous area at ground level opening to a street or plaza, which is open and unobstructed to a height of no less than 12 feet, and which is always accessible to the public. Any portion of an arcade occupied by building columns, landscaping, statuary, or pools shall be considered a part of an arcade for the purpose of computing a floor area. The term "arcade" shall not include off-street loading areas, driveways, off-street parking areas, or pedestrian ways accessory thereto.

Architectural Detail. Any projection, relief, cornice, column, change of building material, window, or door opening on any building.

Area of Shallow Flooding. A designated AO/AH zone on a community's flood insurance rate map (FIRM) with base flood depths from 1 to 3 feet. This condition occurs where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

Area of Special Flood Hazard. The land in the designated flood-plain within a community subject to a 1 percent or greater chance of flooding in any given year (flood zones).

Art Gallery. An establishment for the loan or display of objects of art.

Arts Studio. An establishment for the instruction or study of an art, type of exercise, or activity such as dance, martial arts, photography, music, painting, gymnastics, or yoga, whether or not the artists live at the establishment.

Ash. The incombustible material that remains after a fuel or solid waste is incinerated.

Athletic Club. Any facility that is designed for and provides athletic equipment, a gymnasium, track, basketball, handball and/or volleyball, tennis and racquetball courts, steam rooms, and weightlifting equipment; that provides for the teaching of any of the foregoing, or any martial arts, exercise classes, etc.; that holds itself out to the public for such purpose, or any combination of the foregoing purposes.

Athletic Fields. A site providing recreational areas for activities such as soccer, baseball, softball, and football.

Auditorium. A public or private building or structure designed, or intended for use for, the gathering of people as an audience to hear music, lectures, plays, and other presentations.

Auto Repair and Service. A facility for automobile services or general repairs and reconditioning of engines, motor vehicles, tire services, quick-lubes, batteries, with all work being conducted inside the building and within the same day.

Automobile Sales. The use of any building, land area, and/or other premises not limited to the display and sale of new or used automobiles, panel trucks, vans, trailers, or recreational vehicles including warranty repair work and other repair services conducted as an accessory use.

Auto Racing. A facility consisting of a paved roadway used primarily for the sport of automobile racing. A racetrack may include seating, concession areas, suites, and parking facilities, but does not include accessory offices, residences, or retail facilities.

Automotive Repair. A facility for the maintenance, service, and engine repair of motor vehicles.

Awning. A cloth, plastic, or nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use.

- B -

Backlight. The light emanating behind a luminaire.

Bakery. A facility for preparing, cooking, baking, and wholesale of candy, baked goods, or other sweets.

Bank or Financial Institution. A banking establishment open to the public, for the deposit, custody, loan, exchange or issue of money, extension of credit, and facilitating the transmission of funds excluding pawnshops, check cashing businesses, payday advance/loan businesses, car title loan businesses and bail bonds.

Banner. A sign composed of a logo or design on a lightweight material either enclosed or not enclosed in a rigid frame and secured or mounted to allow movement caused by the atmosphere.

Base Flood. The flood having a 1 percent chance of being equaled or exceeded in any given year.

Bar, Lounge, or Nightclub. An establishment in which the primary use is the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

Beacon. A strong or bright light focused or directed in 1 or more directions.

Beam Angle. The angle at which luminous intensity is 50 percent of the maximum intensity.

Bed and Breakfast. An owner-occupied place of lodging in a single-family home, with less than 10 rooms, that is rented for overnight lodging, providing 1 or more meal, where the length of stay is no more than 7 consecutive days, and no more than 15 days per person in any 30-day period.

Behavioral Healthcare Facility. A building or campus that provides a continuum of services for individuals at risk of, or suffering from, mental, behavioral, or addiction disorders. Behavioral health, as a discipline, refers to mental health, psychiatric, marriage and family counseling, addiction treatment, stress-related physical symptoms, ineffective patterns of health care utilization, and counseling/treatment for stress creating circumstances including, but not limited to, chronic unemployment, loss or illness of family members, and homelessness. Services may be provided by social workers, counselors, psychiatrists, psychologists, neurologists, and physicians.

Beneficial Purpose. The use of groundwater for domestic, municipal, industrial, agricultural, recreational, or therapeutic purposes or any other advantageous use. Also referred to as "beneficial use."

Best Practical Techniques (Best Practice). Those methods or techniques which would result in the greatest possible minimization of the adverse impacts, and in specific guidelines applicable to the proposed use. Those methods or techniques shall be the best methods or techniques which are in use in the industry or trade or among practitioners of the use, and which are feasible and practical for utilization.

Beverage Distilling. A facility that produces alcoholic beverages through the process of distillation.

Billboard. See *Sign, Billboard*.

Block. A division of the subdivision into parcels of land separated by streets, roads, boulevards, or avenues.

Board of Adjustment. The St. Tammany Parish Board of Adjustment, established as per LA R.S. 33:4727 as amended, and per **Chapter 100, Sec. 100-2.5** of the UDC.

Boarding House. A structure that is rented to occupants for 30 consecutive days or more and contains more than 5 units with living and sleeping accommodations, but no kitchen.

Boathouse. A single-story structure consisting of posts and a roof, with or without walls, connected to either a dock or ground in a body of water, constructed for boat storage or related marine use only. The term "boat house" includes the anchoring system and any walkways or bridges that connect to the structure.

Boatel. A building or group of buildings that: (a) contains living or sleeping accommodations used primarily for transient occupancy, and (b) is immediately accessible by boat.

Body Shop. Any building, or portion thereof, used for the repair or straightening of a motor vehicle body or frame and/or painting of motor vehicles including automobiles, boats, trucks, trailers, and tractors. Maintenance, service, and engine repair may be performed as an ancillary function to the bodywork.

Boulevard. A major thoroughfare for carrying a large volume of through traffic in the area, normally controlled by traffic signs and signals with relatively few intersections and/or drives.

Breezeway. A covered walkway that is open on at least 2 sides from the eaves of the roof to the ground, connecting a main structure with an accessory structure on the same building site. A breezeway less than 10 feet in width will not be a sufficient connection for 2 distinct spaces to be considered a single structure. The covering must be greater than 10 feet in width, or be connected by a fully enclosed structure with access to both spaces, in order for the 2 spaces to be considered a single structure.

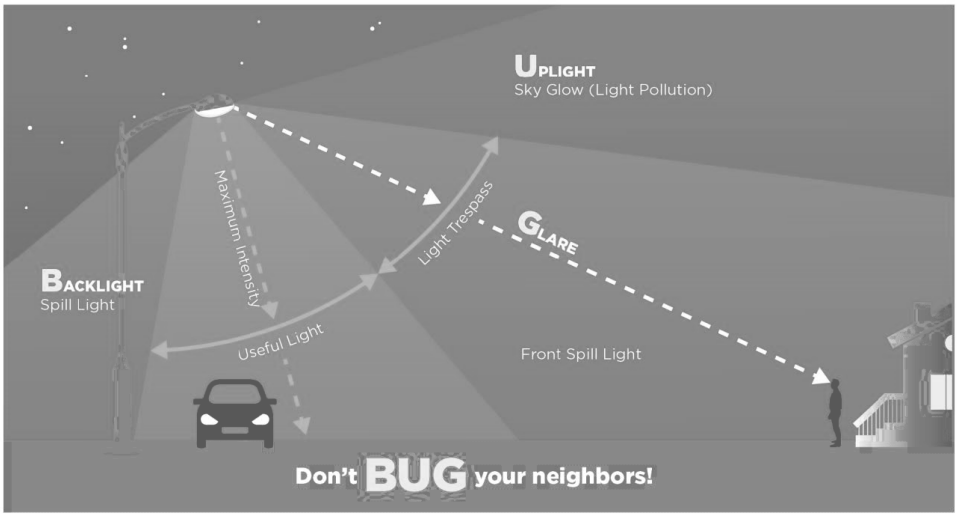
Brewery or distillery. A facility licensed as a "Manufacturer or brewer" as defined in Title 26, Section 241, of the Louisiana Revised Statutes. The facilities may include an on-site tasting room(s) as an accessory use with retail sales of only those alcoholic beverages produced at the facility for consumption on or off the premises.

Brush Disposal Facility. A site used exclusively for disposal of trees and tree parts including stumps, branches, and their attached leaves. Also known as yard waste.

Buffer. Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically and visually separate one use or property from another or the street in order to mitigate the impacts of noise, light, or other nuisance.

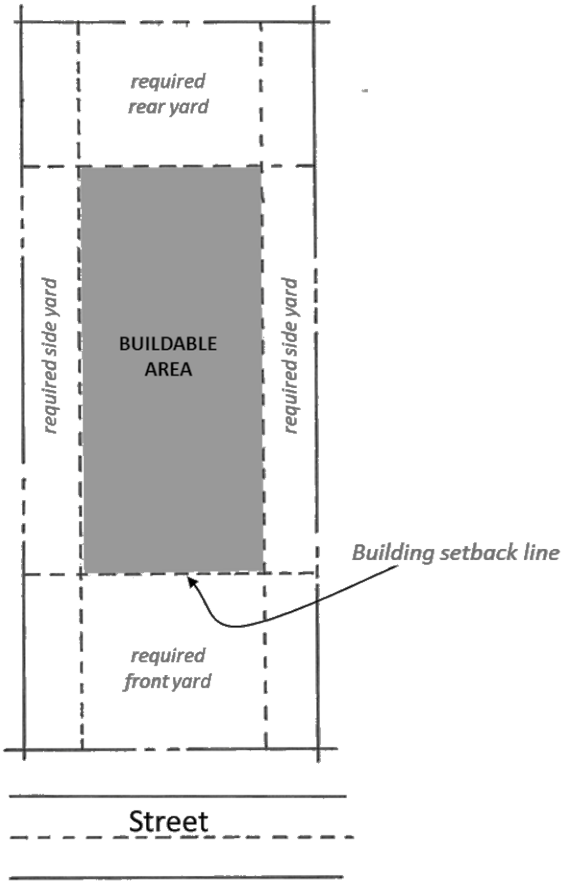
B.U.G. Rating. All backlight, up-light, and glare rating which exists on a scale of 0 to 5 and describes the light output of a luminaire.

Exhibit 100-2 B.U.G. Rating Diagram.



Buildable Area. The area of a lot where a structure may be built once the minimum yard and open space requirements of this UDC have been met.

Exhibit 100-3 Buildable Area Diagram.



Builder, Qualified. A person who has obtained an occupational license which is current.

Building. A structure built, maintained, or intended for use as a shelter or enclosure of persons, animals, or property. The term includes any part of the structure. Where independent units with separate entrances are divided by party walls, each unit is a building.

Building Area. A maximum horizontal projected area of a building and its accessory buildings.

Building Code. The Building Code of St. Tammany Parish. St. Tammany Parish shall at all times be subject to the provisions of The Louisiana State Uniform Construction Code, which is provided for in LA R.S. 40:1730.21 through 40:1730.40, and which may be amended from time to time.

Building Inspector. The individual designated by the appointing authority to insure the provisions of the building codes.

Building Line. The line extending parallel to a lot line that is the same distance from the lot line and the closest edge of a structure to the lot line.

Building or Structure, Agricultural. Any building or structure existing or erected on land used principally for agricultural purposes, with the exception of dwelling units.

Building, Completely Enclosed. A building separated on all sides from the adjacent open space, or from other buildings or other structures by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

Building, Detached. A building surrounded by open space, said open space being on the same zoning lot as the building.

Building, Elevated. A non-basement building built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zone V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor, elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls meet the standards of Section 60.3€(5) of the National Flood Insurance Program regulations.

Building, Non-Conforming. A building or a structure or portion thereof lawfully existing at the time of adoption of this UDC, which was designed, erected, or structurally altered for a use that does not conform to the use regulations of the district in which it is located.

Building, Principal. A building in which the principal use of the lot on which the building is located is conducted or intended to be conducted.

Building Setback Line. A specified minimum parallel distance between the street line or property line and any building or structure on any lot.

Building, Temporary. A structure without a foundation, having a roof supported by columns or walls, for the enclosure of persons, animals, chattels, or moveable property of any kind.

Bulk. A term used to describe the size of buildings or other structures, and their relationships to each other and to open areas and lot lines. Specifically, the term factors in the size of buildings or other structures, the area of the zoning lot upon which a residential building is located, the number of dwelling units or rooms within such building in relation to the area of the zoning lot, the shape of the buildings or other structures in relation to other walls of the same building, to legally required windows, or to other structures, and all open areas relating to buildings or other structures and their relationship hereto.

Bulk Plant. Any place where flammable liquids are received by tanker, barge, pipeline, tank car, tank vessel, or truck and are stored or blended in bulk for the purpose of distributing such liquids by tank truck, pipeline, tank car, tank vessel, or container.

Bulkhead. A retaining wall created along a body of water behind which fill is placed.

Burning, Open. The combustion of solid waste without control of combustion air to maintain adequate temperature for efficient combustion, containment of the combustion reaction in an enclosed device to provide sufficient residence time and mixing for complete combustion, and control of the emission of the combustion products.

Business or Commerce. The engaging in the purchase, sale, barter, or exchange of goods, wares, or merchandise; or the maintenance or operation of offices or recreational or amusement enterprises.

- C -

Camp. Any structure, floating or foundation-secured, used temporarily or occasionally as a dwelling; not used as a residence.

Campground. Any area or tract of land used to accommodate camping parties including cabins, tents, house trailers, or other camping outfits.

Canneries. A facility for the canning, preserving, and other related processing of fruits, vegetables, and other food products.

Car Wash. A facility for the washing or the steam cleaning of passenger vehicles.

Carnival or Circus. A temporary traveling show or exhibition that has no permanent structure or installation.

Carport. A roofed structure providing the space for the parking or storage of motor vehicles, and which is enclosed on no more than 3 sides.

Catering Service, Commercial. A commercial establishment that serves and supplies food to be consumed off premises.

Cease and Desist Order. An administrative order directing a user to immediately halt illegal or unauthorized discharges.

Cemetery or Mausoleum. Property used for interring the dead in above ground chambers or burying them beneath the ground.

Cemetery, Family. A family burying ground in which no lots are sold to the public and in which interments are restricted to a group of persons related to each other by blood or marriage or other familial bonds.

Chemical Processing Plant. A facility for the manufacturing, blending, mixing, and processing of chemicals from raw materials into finished products such as plastics, rubbers, fibers, resins, paint, coatings, chlorine, and carbonates.

Chief Building Official. The official responsible for the establishment and enforcement of building codes, or his/her designee.

Civic. A use or facility that primarily serves the public interest and general welfare of the Parish. Civic uses include, but are not limited to: government buildings and offices; public schools and educational institutions; libraries; law enforcement and emergency service facilities; community centers; places of worship; museums; and other institutions providing cultural, educational, social, or public services. Civic uses may be operated by public agencies, nonprofit organizations, or faith-based institutions. Civic uses do not include public safety training centers or other specialized facilities that are only permitted in designated zoning districts.

Clean Water Act. The Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, 33 U.S.C. 1251 et seq.

Cleaning and Dyeing Works. A facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis.

Clear Vision Area. An area designed to promote public safety by maintaining clear areas that provide cross-visibility among pedestrians, bicyclists, and motorists.

Clinic, Pain Management. A medical facility where patients receive care relating to the diagnosis and management of chronic pain.

Clinic. An establishment where patients are admitted for outpatient examination and treatment by practicing medical professionals.

Close Proximity (Flood). A distance of 1,000 feet from the waterline or watermark of any herein designated stream, river, or lake at its highest recorded flood stage or tide.

Club, Lodge, or Meeting Hall. Buildings and facilities that are owned and operated by a corporation or association of persons for social or recreational purposes, but not operated primarily for profit or to render a service which is customarily carried on as a business. Such organizations and associations shall be incorporated under the laws of the State of Louisiana as a non-profit corporation or registered with the Secretary of State of Louisiana. Food and alcoholic beverages may be served on the premises for members only if allowed in the zoning district in which the facilities are located and in accordance with LA RS 26:1, the Alcoholic Beverage Control Law.

Country Club. A voluntary or corporate association owned solely by its members, the objectives, pursuits, and purposes of which are social or recreational, operating or formed for the purposes of operating a club on a membership basis and not operated for profit, the principal facilities of which shall be a swimming pool or pools, golf course, and/or tennis court or courts owned by it and maintained on land owned or leased by it, and which may maintain and operate on the same premises such accessory facilities owned by it as are usually provided by a swim, golf, or tennis club.

Coastal High-Hazard Area. An area subject to high velocity waters, including but not limited to hurricane wave wash or tsunamis. The area is designated on FIRM as Zone V1-30, VE and/or V.

College. An educational institution authorized by the state.

Color Rendering Index (CRI). A rating index commonly used to represent how well a light source renders the colors of objects that it illuminates. For a CRI value of 100 (the maximum value) the colors of objects can be expected to be seen as they would appear under an incandescent or daylight spectrum of the same correlated color temperature (CCT). Sources with CRI values less than 50 are generally regarded as rendering colors poorly, that is, colors may appear unnatural.

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

Commission. The St. Tammany Parish Planning and Zoning Commission.

Community Center. A building designed to serve as the social center of a town, district, etc.

Community Home (6 or fewer persons). Residential living options that are certified, licensed, or monitored by the Louisiana Department of Health and Human Resources as required to provide residential services to 6 or fewer persons who are disabled (see *Disabled Person*). Community homes that provide for 6 or fewer persons who are handicapped or developmentally disabled shall have 24-hour supervision including at least 1 but not more than 2 24-hour attendants. Such a residential facility shall be considered a single-family unit. This definition shall exclude persons, not otherwise disabled, who are currently using illegal drugs or abusing alcohol, and it shall exclude persons, not otherwise disabled, currently under sentence or parole from any criminal violation.

Community Home (10 or fewer persons). Residential living options that are certified, licensed, or monitored by the Louisiana Department of Health and Human Resources to provide residential services to 10 or fewer persons who are disabled (see *Disabled Person*). Community homes that provide for 10 or

fewer persons who are handicapped or developmentally disabled shall have 24-hour supervision including at least 1 but not more than 2 24-hour attendants. Such a residential facility shall be considered a single-family unit, as per LA RS. 28:477. Notwithstanding the foregoing, in accordance with federal law, the definition (including the interpretation and application) of the term "Community Home" in the UDC shall also include the definition of "Shelter Care Home" as per Title 48, Chapter 88, of the State of Louisiana Administrative Code.

Community Sewerage System. Any sewerage system which consists of a collection and/or transport system which serves multiple connections and/or a pumping facility and/or a treatment facility.

Community Sewerage System, Qualified. A community sewerage system which has the actual and/or anticipated capacity which will be required to realize the peak sewage demand of the subject subdivision or development; The operation and maintenance of which is likely to be in accordance and compliance with all regulatory requirements; all as determined by the ESC.

Compost. Solid waste which has undergone biological decomposition of organic matter and has been stabilized using composting or similar technologies, to a degree that is beneficial to plant growth and that is used, or sold for use, as a soil amendment, artificial topsoil, growing-medium amendment, or other similar uses.

Composting. The controlled microbic degradation of organic waste to yield a humus-like product. Generally, the compost itself is a solid waste which has undergone biological decomposition of organic matter and has been stabilized using composting or similar technologies, to a degree that is beneficial to plant growth and that is used, or sold for use, as a soil amendment, artificial topsoil, growing-medium amendment, or other similar uses.

Composting Facility. A site used to compost solid waste including all structures used to control drainage, collect, and treat leachate, storage areas for the incoming waste, and the final product. A composting facility may include various types of compost operations including, but not limited to, windrow, in-vessel, or static pile facilities.

Concrete Batching Plant. A facility for the mixing of concrete or asphalt.

Concrete or Asphalt Batching Plant, Permanent. A facility for the manufacture or mixing of asphalt, concrete, cement, and concrete and cement products, including any apparatus and uses incidental to such manufacturing and mixing.

Concrete or Asphalt Batching Plant, Temporary. A temporary facility that produces or processes concrete or asphalt only for use in a particular construction project and only for the duration of that project.

Conditional Use. Refer to *Use, Conditional.*

Condominium. A building or group of buildings in which units are owned individually and the structure, common areas and facilities are owned by all owners on a proportional undivided basis.

Condominium Association. The community association which administers and maintains the common property and common elements of a condominium.

Conservation Area, Privately-Owned. An area of land under the management of a privately owned entity or organization for conservation.

Construction Code. The Louisiana State Uniform Construction Code, as provided for in LA R.S. 40:1730.21 through 40:1730.40, which may be amended from time to time.

Construction Debris. Waste, building materials, packaging, and rubble resulting from construction, remodeling, repair, and demolition of buildings and roads.

Construction, New. For floodplain management purposes, structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community.

Construction/Demolition (C&D) Debris. Nonhazardous waste generally considered not water-soluble that is produced in the process of construction, remodeling, repair, renovation, or demolition of structures, including buildings of all types (both residential and nonresidential). Solid waste that is not C&D debris (even if resulting from the construction, remodeling, repair, renovation, or demolition of structures) includes, but is not limited to, regulated asbestos-containing material (RACM) as defined in LAC 33:III.5151.B, white goods, creosote-treated lumber, and any other item not an integral part of the structure.

Containment. Isolating, controlling, and monitoring waste in a waste facility in order to prevent a release of waste from the facility that would have an adverse impact upon human health and the environment.

Contaminant. An element causing pollution of the environment that would have detrimental effects on air or water quality or on native floral or faunal species.

Contiguous. Next to, abutting, or touching and having a common boundary or portion thereof.

Contractor, Qualified. A contractor who is duly licensed by the LaDOTD in accordance with the Louisiana Water Well rules, regulations, and standards, and whose professional practices and actions are likely to comply with said rules, the rules and regulations of the department, and other applicable law.

Contractor's Yard. An outdoor area where vehicles, equipment, merchandise, raw materials, or other items are accumulated and stored for an indefinite period until needed. Storage yards are often used in conjunction with a warehouse or storage buildings.

Convenience Store. A small retail establishment, usually located within or associated with another use, 3,000 square feet or less that offers for sale convenience goods, such as packaged food items, staple groceries, snacks, tobacco, periodicals, and other household goods and may also sell gasoline and other fuel as an accessory use, when permitted; does not include automobile service stations, or vehicle repair shops.

Convenience Store with Gas Pumps. A retail establishment that offers for sale convenience goods, such as packaged food items, staple groceries, snacks, tobacco, periodicals, other household goods, and gasoline and other fuel as an accessory use; does not include auto repair and service.

Conversion. The changing of use or occupancy of a dwelling by alteration or by other reorganization so as to increase the number of families or dwelling units in a structure.

Conveyance to Work. A vehicle, usually a commercial vehicle, which serves as the primary transportation to work by a resident of a property.

Correlated Color Temperature (CCT). A specification of the color appearance of the light emitted by a lamp, relating its color to the color of light from a reference source when heated to a particular temperature, measured in degrees Kelvin (K). The CCT rating for a lamp is a general "warmth" or "coolness" measure of its appearance. Lamps with a CCT rating below 3,000 K are usually considered "warm" sources, while those with a CCT above 3,000 K are usually considered "cool" in appearance.

Council. The St. Tammany Parish Council.

Court. An open unoccupied space, other than a yard, on the same lot with a building or group of buildings and which is bound on 2 or more sides by such building or buildings.

Cover. Approved material that is used to cover compacted solid waste in a land disposal site. Important general characteristics of good cover material are low permeability, uniform texture, cohesiveness, and compatibility.

Cover, Impervious. Impervious coverage of a site shall include the total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways, and driveways. Pools of water including but not limited to swimming pools, reflecting ponds and fountains are excluded from the landscaping calculation.

Coverage, Building. The horizontal area measurement within the outside of the exterior walls of the ground floor of all principal and accessory buildings.

Critical Feature. Any integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system, would be compromised.

Cul-de-Sac. A street having 1 open end and being permanently terminated by a circular vehicle turnaround.

Culvert. A device, of whatever shape or contour, designed to be covered with earth, shell, gravel, or any overlay of whatsoever nature or kind, the purpose of which, in size, diameter, and strength is to provide safe traverse there over and to accommodate drainage, natural or dedicated, with the least impedance thereto.

Cut off Angle, of a Luminaire. The angle, measured up from the nadir (i.e. straight down), between the vertical axis and the first line of sight at which the bare source (the bulb or lamp) is not visible.

Cutoff Fixture. A luminaire which has a light distribution where the candlepower does not exceed 2.5% of the lamps' rated initial lumen output at an angle of 90 degrees above nadir, and does not exceed 10% of the lamps' rated initial lumen output at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire. Direct light means light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens of a luminaire.

- D -

Day Care Center, Adult. Any place or facility owned or operated for profit or not for profit, by a person, society, agency, corporation, institution, or any other group wherein are received, for a portion of a 24-hour day, fewer than 10 functionally impaired adults are not related to the owner or operator of the facility for the purposes of supervision or participation in a training program. The day care services should take place on a regular basis for at least 12.5 hours in a continuous 7-day week and no overnight stays are permitted. Facilities caring for fewer than 10 adults are not required to be licensed by the State of Louisiana, however if the facility receives state or federal funding, directly or indirectly, it must be licensed regardless of the number of adults in its care.

Day Care Center, Child. Any place or facility operated by any institution, society, agency, corporation, person(s), or any other group for the primary purpose of providing care, supervision, and guidance of 7 or more children, not including those related to the caregiver, unaccompanied by parent or guardian, on a regular basis for at least 12.5 hours in a continuous 7-day week. Related or relative is defined as the natural or adopted child or grandchild of the caregiver or a child in the legal custody of the caregiver. This term includes nursery schools, preschools, and other similar uses but excludes public or private educational facilities or any facility offering care to individuals for a full 24-hour period.

Day Care Home. A residence which cares for not more than eight children during all or part of the day. Not to be construed as a *Day Care Center*. The maximum of 8 children includes the natural or adopted children under the age of 16 of the occupants of the residence. The use shall be secondary to the use of the property as a residence. The day care home must only be operated, and the care of the children done by, a person who resides in the residence where the day care home is to be located.

DBH. Refers to the measurement of tree trunks by diameter at breast height.

Decibel. A unit of sound pressure level.

Deed. A legal document conveying ownership of real property.

Density. A measure of the intensity of development. For the purposes of this UDC, residential development density is calculated in terms of units per acre.

Department Store. A retail store that consists of a variety of specialty departments that are interconnected within the same structure and under the same ownership, such as jewelry, clothing, shoes, automotive products, sporting goods, etc.

Detention Pond. See, *Pond, Detention*.

Developer. An owner, or agent of the owner, in the process of the commercial utilization of any land, or subdivision of property into smaller lots to be subsequently used as commercial or residential sites.

Development. Any man-made change in improved or unimproved real estate. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; paving; mining, dredging; drilling operations; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Development Plan, Approved. Plans reviewed and approved, as evidenced by a properly issued building permit or site work permit, subdivision work order, or existing and proposed grade elevation form approved by the appropriate parish department.

Development, Cluster. A planned development or subdivision of a tract of land into residential lots where only a portion of the property is developed with the remainder being protected from future development on a permanent basis.

Development, Low Impact or LID. Refers to a stormwater management strategy that seeks to mitigate the impacts of increased runoff and stormwater pollution by managing runoff as close to its source as possible. To accomplish this, it uses practices that help to preserve or to restore predevelopment hydrological and ecological functions. For preservation, it uses site design strategies to minimize runoff and to protect natural drainage patterns. For restoration, it uses distributed structural practices that filter, detain, retain, infiltrate, evapotranspire, and harvest stormwater. LID practices can effectively remove sediment, nutrients, pathogens, and metals from runoff, and reduce the volume and intensity of stormwater flows.

Development, Mixed Use. A development that integrates a variety of land uses including, but not limited to, residential, restaurants, retail, and offices.

Developmental Agreement. A binding contractual agreement between an individual, firm or corporation, and the governing authority of St. Tammany Parish.

DFIRM. Digital Flood Insurance Rate Map.

Director of Engineering. The official employed as the Director of the Department of Engineering Services, or his/her designee. Also referred to as the *Parish Engineer*.

Director of Environmental Services. The official employed as the Director of the Department of Environmental Services, or his/her designee.

Director of Finance. The official employed as the Director of the Department of Finance, or his/her designee.

Director of Permits and Inspections. The official employed as the Director of the Department of Permits & Inspections, or his/her designee.

Director of Planning & Development. The official employed as the Director of the Department of Planning or Development, or his/her designee.

Director of Public Works. The official employed as the Director of the Department of Public Works, or his/her designee.

Director of Utilities. The official employed as the Director of the Department of Utilities, or his/her designee.

Disabled Person. Any person who has a physical, emotional, or mental impairment which substantially limits 1 or more of the following major life activities: self-care, receptive or expressive language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency.

Discharge, Direct. Any discharge of effluent from the building site where it originated other than into an approved collection system.

Disposal Facility. A waste facility permitted by the Louisiana Department of Environmental Quality (LDEQ) that is designed or operated for the purpose of disposing of waste in or on the land, together with any appurtenant facilities needed to process waste for disposal or transfer to another waste facility.

Disposal. The discharge, deposit, injection, dumping, spilling, leaking, or placing of a material into or on any land or water so that such material, or any constituent thereof, may enter the environment, be emitted into the air, or discharged into any waters, including groundwaters; or the incineration of any material, so that such material, is emitted into the air.

Distribution or Warehousing Facility. An establishment associated with a specific establishment, or establishments, used for the dispersion of goods and materials to other locations. This use may or may not be associated with warehousing facilities.

District. A part of the parish wherein regulations of this UDC are specifically applied and uniform.

Ditch. Natural or dedicated area that provides for the containment or flow of water from rain or adjacent drainage areas or waterways such as streams, creeks, ponds, lakes, or rivers.

Dormitory. A building used as group living quarters for a student body or religious order, functioning as an accessory use for college, university, boarding school, orphanage, convent, monastery, or other similar institutional use.

Drainage. The removal of surface water or groundwater from land by drains, grading, or other means. Drainage includes the control of runoff to minimize erosion and sedimentation during and after development and includes the means necessary for water supply preservation or the prevention or alleviation of flooding.

Drainage and Grading Plan. A plan provided by a Louisiana licensed engineer that shows proposed drainage and grading for a site.

Drainage Area. Area maintained for channeling or preventing accumulation of water from surrounding land.

Drainage Area Map, Critical. The official critical drainage area map, generated and maintained by the Department of Engineering. The map will be periodically revised, based on information and data available at the time, in an effort to provide reasonably updated information to the public regarding the areas of the parish considered to be critical drainage areas.

Drainage Area of Special Concern. An area that is experiencing development without an approved hydrological plan and, although it may not be located within a critical drainage area, has been determined by the Department of Engineering, after careful consideration of the available data, to be an area that is particularly susceptible to adverse drainage and flooding impacts that are likely to result from continued development and fill, necessitating the application of specific fill and building regulations to address those impacts.

Drainage Area, Critical. An area determined by the Department of Engineering, after careful consideration of the available data, to be of critical importance for its role in the conveyance, moderation, or storage of stormwater. Critical drainage areas within this designation include, but are not limited to, the following:

- Areas anticipated to be inundated by storm events, including areas adjacent to streams, upland areas, and areas of isolated or permanent flooding.
- Areas of concentrated stormwater flow, including, but not limited to, concentrated sheet flow, channelized flow, and natural hydrologic features or channels of all types and sizes.
- Areas included within wetlands as defined by the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual.
- Areas of concentrated stormwater flow including, but not limited to, concentrated sheet flow, channelized flow, and natural hydrologic features or channels of all types and sizes.
- Those areas that are designated as a critical drainage area on the most current critical drainage area map as determined by the Parish Engineer and placed on file in the Department of Planning and Development.

Drainage System, Parish. The drainage systems and structures that have been placed on a roster or list as adopted by the parish by ordinance, signifying that said drainage systems and structures are to be maintained by the Department of Public Works.

Drip Line. The outer edge of the leaves or branches of a tree which is farthest from the trunk that allows rain or dew to fall directly to the ground extending in all directions parallel to the ground.

Drive In or Drive Thru. A restaurant or business that provides car service and/or a drive-through window, either exclusively or in conjunction with walk-in service.

Driveway. Any hard surface parking area that provides access to private property from the right-of-way.

Dry Pond. See *Pond, Dry*.

Dumping. The illegal placement of any solid waste anywhere other than an approved facility or container.

Duplex. A building designed exclusively for occupancy by 2 families living independently of each other. May be located on a single lot or may have a lot line dividing the building and separating the building's 2 dwelling units onto 2 separate lots. Also known as a *Dwelling, Two Family*.

Dwelling. A building, or portion thereof, designed or used exclusively for residential occupancy, including one-family dwelling units, two-family dwelling units, and multiple-family dwelling units, but not including hotels, boarding, or lodging houses.

Dwelling Unit. One or more rooms in a structure designed for occupancy by 1 family for living purposes and having its own permanently installed cooking and sanitary facilities.

Dwelling Unit, Accessory. See *Accessory Dwelling Unit* and *Guest Home*.

Dwelling, Multiple Family. A structure located on a single lot containing 3 or more dwelling units designed with more than 1 dwelling unit connecting to a common corridor or entranceway, originally constructed for said purpose, as opposed to converted dwellings or attached row dwellings (party wall type) and townhouses located on separate lots of record.

Dwelling, Single Family. A dwelling designed and constructed for occupancy by 1 family and in which 1 dwelling unit is located on a lot characterized by having no more than 1 full indoor kitchen. If a single-family dwelling is connected to another structure by a breezeway, and the other structure includes another full indoor kitchen, the dwelling is a duplex or two-family dwelling.

Dwelling, Two Family. A building designed exclusively for occupancy by 2 families living independently of each other. May be located on a single lot or may have a lot line dividing the building and separating the building's 2 dwelling units onto 2 separate lots. Also includes 2 structures connected to each other by a breezeway wherein each structure contains its own full indoor kitchen. Also known as a *Duplex*.

- E -

Easement. A grant of 1 or more of the property rights by the property owners to, and/or for use by, the public, a corporation, another person or entity, or a specific purpose.

Easement, Aviation. An air rights easement precluding future or additional development of land.

Easement, Drainage. An easement required for the installation of stormwater sewers or drainage ditches, and/or required for the preservation or maintenance of a natural stream or water course or other drainage facility.

Ecological Value. The ability of an area to support vegetation, fish, and wildlife populations. Includes consideration of how water, minerals, biota, and all other factors that make up natural ecosystems provide benefits to support native life forms. Ecosystems contribute their greatest ecological value when they are in the most natural state.

Educational Facility, Adult Secondary. A school that provides secondary curricula primarily for adults.

Educational Facility, Business College or School. A business enterprise providing education beyond the secondary level, offering training in a specific trade sponsored by a for-profit organization.

Educational Facility, Community College. A 2-year institution established for educational purposes offering courses for study beyond the secondary education level.

Educational Facility, Elementary or Middle School. A public or private school that provides elementary and middle school curricula.

Educational Facility, High School. A school that provides secondary curricula.

Educational Facility, Learning Center. An establishment for tutoring or education in addition to primary and secondary learning. Such facilities are not a place to provide primary or secondary education as a primary function.

Educational Facility, Professional Training Campus. A facility dedicated to providing additional training and instruction for professional instructors and teachers.

Educational Facility, Satellite College Campus. An off-site location related to a primary college or university location providing the same or additional classes to the primary campus.

Educational Facility, University and Associated Research Center. A 4-year institution established for educational purposes offering courses for study beyond the secondary education level. Such institutions may also include research.

Educational Facility, Vocational School. A trade school, or commercial school offering training or instruction in a trade, art, or occupation.

Effluent. Treated or untreated wastewater.

Effluent Limitation. A restriction or limitation on discharges of pollutants established by Environmental Protection Agency (EPA) under the Clean Water Act, as amended, and/or any other state regulations or local ordinances.

Emergency. A situation that poses an immediate threat to public safety, life, health, or property, and action in response to the threat cannot await permitting or standard processes. Declaration of an emergency must come from an authorized governmental body and continues for the time that body specifies.

Emergency and Standby Power Systems. Systems in compliance with National Fire Protection Association's standards establishing performance requirements for power systems providing an alternate source of electrical power to loads in buildings and facilities in the event that the normal power source fails.

Encroachment. Any obstruction located in a designated floodway, right-of-way, or adjacent land.

Endangered Species. Any species which is in danger of extinction throughout all, or a significant portion of, its range which includes all state and federal endangered classifications for flora and fauna.

Energy, Electrical Substation. A facility for transforming electricity for distribution to individual customers.

Energy, Natural Gas Gathering Facility. A facility for the gathering of natural gas for transfer to a processing facility.

Energy, Natural Gas Processing Plant. A facility for the processing of natural gas to extract natural gas liquids from dry gas.

Energy, Power Generation Plant (Atomic). A facility that generates electricity from mechanical power produced by nuclear fission.

Energy, Power Generation Plant (Non-Atomic). A facility that generates electricity from mechanical power produced by gas or coal.

Engineer, Licensed. An engineer licensed by the State of Louisiana as a Professional Engineer (P.E.).

Engineer, Parish. The Louisiana licensed engineer designated as the official engineer for the parish or his/her designee.

Enlargement. Refers to an increase in size.

Entertainment Venue. Any property, structure, or location where activities that include, but are not limited to, live performances, virtual performances, sporting events, and exhibitions held indoors or outdoors to which members of the public are invited with or without charge. Live performances include live productions of music or sound by individuals, bands, musicians, dancing, karaoke, and theatric performances. Adult uses, as defined in this UDC, are not permitted.

Entertainment, Indoor. An amusement facility enclosed within a building offering entertainment such as bowling alleys, skating rinks, and movie theaters and which may also include restaurant facilities without a lounge.

Entertainment, Live Performances. A facility where entertainment is provided which typically consists of live or programmed performances.

Entertainment, Outdoor. An amusement facility, wherein any portion of the activity takes place outdoors including, but not limited to, miniature golf course, golf driving range, archery range, batting cages, or go-cart tracks. This does not include riverboat gaming and associated facilities.

Environmental Assessment Data Form. The form for the purpose of obtaining environmental information and data.

Environmental Management Unit or EMU. An area with certain distinguishing physical, hydrological, chemical, biological, or cultural characteristics such as geology, vegetation, drainage patterns, and uses. Each EMU can be considered individually when setting goals, objectives, and policies for planning, management, and regulatory functions.

Environmental Service. Sewerage and/or water and/or solid waste disposal service(s).

EPA. The United States Environmental Protection Agency.

Establishment. A separate place of business having the following characteristics: (1) the ownership and management of all operations conducted within such establishment are separate and distinct from the ownership and management of operations conducted within other establishments of the same or adjacent zoning lot, and (2) direct public access to such "business establishment" is separate and distinct from direct access to any other "business establishment."

Excavation, Commercial. Removal or recovery by any means whatsoever of rock, minerals, mineral substances, or organic substances other than vegetation from water or land on or beneath the land surface, whether exposed or submerged.

Existing Construction. For the purpose of determining flood insurance rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. The term "existing construction" may also be referred to as "existing structures."

- F -

Fabrication and assembly. Means the manufacturing from standardized parts of a distinct object differing from the individual components.

Fabrication, Structural. A facility for the manufacturing and assembly of steel or concrete structures by bending, cutting, welding, and other similar methods.

Façade. The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

Facility, Public. Any building or facility held, used, or controlled exclusively for public purposes by any department or branch of government, state, county, parish, or municipality, without reference as to the ownership of the building or of the realty upon which it is situated.

Facility, Community Sewerage System. Any and all the apparatus and appurtenances which may be associated with the subject element of the community sewerage system and may mean more than 1 facility.

Fair, Festival, or Assembly. An area of land including indoor and outdoor venues for the use of exhibitions, carnivals, and other similar outdoor assembly.

Family. Two or more persons related to each other by blood, marriage, or legal adoption living together as a single housekeeping unit; or a group of not more than six persons who need not be related by blood, marriage, or legal adoption, living together as a single housekeeping unit and occupying a single dwelling unit.

Farm. A parcel of land used for agricultural purposes.

Farm Stand. A booth or stall located on a farm at which produce products and farm products are sold to the general public.

Farm Winery. Any business which produces and sells wines produced from grapes, other fruit, or other suitable agricultural products.

Farmers Market. An occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.

Farming. The business of cultivating land or employing it for the purposes of husbandry; the cultivation and fertilization of the soil as well as caring for and harvesting the crops.

Fence, Barrier. A structure composed of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.

Fence, Decorative. Includes fences constructed of wrought iron, picket, and any other similar fence approved by the Department of Planning and Development; provided that:

- Such fences must be able to be seen through (not more than 1/3 opaque); and
- Picket fences cannot be greater than 36 inches high, and posts for picket fences cannot be more than 44 inches in height.

Fence, General. A structure used to delineate a boundary or as a means of confinement or for confinement.

Fence, Solid. A fence having a regular pattern of no more than 10 percent openings throughout the length of the fence.

Fill. Sand, gravel, earth, or other materials of any composition placed or deposited by humans.

Fill Mitigation Plan. Plan that demonstrates actions taken to avoid, minimize, compensate, or diminish impacts to stormwater runoff and/or loss of floodplain storage.

Fill, Net. The placement of any fill material that results in any increase in the surface elevation of property from its natural or pre-development state.

Fitness Center. A facility operated to promote physical fitness or weight control.

Fixture. The assembly used for the purpose of lighting an area that houses the lamp, or lamps, and can include all, or some, of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector, or mirror, and/or a refractor or lens.

Fixture, Full Cut-off Type. A luminaire or light fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the fixture, and that is installed in a vertical position to prevent disability glare.

Fixture, Fully Shielded. A luminaire or fixture constructed in such a manner that an opaque shield extends, on the top and all sides, below the lowest direct- light-emitting part (LDLEP) of the luminaire. The lowest edge of such a shield shall surround the LDLEP and be level with the horizontal plane, regardless of the orientation of the luminaire or fixture.

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Environmental Concern, Area of Special. A flood hazard area or floodplain, wetland, surface, or subsurface drinking water source in the parish. All land below the 10-foot contour line shall be presumed to be a flood hazard area or wetland.

Flood Hazard, Area of Special. The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, A1-99, VO, V1-30, VE, or V.

Flood Insurance Rate Map (FIRM). An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. See also *DFIRM*.

Flood Insurance Study. The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map.

Floodlight (or Spotlight). Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

Flood Risk Reduction System. Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees, or dikes. These specialized flood-modifying works are those constructed in conformance with sound engineering standards.

Flood, Base. The flood having a 1 percent chance of being equaled or exceeded in any given year or a 25 percent chance of a flood occurring at least once during the life of a 30-year mortgage.

Flooding, Area of Shallow. A designated AO, AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a 1 percent chance or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheetflow.

Floodplain or Flood-prone Area. Any land area susceptible to being inundated by water from any source (see definition of *Flooding*). The areas adjoining a watercourse or water basin that has been or hereafter may be covered by a regional floodplain.

Floor Area. The sum of the gross floor area for each of a building's or structure's stories measured from the exterior limits of the faces of the building or structure. The floor areas of the building include the basement floor area. The floor area includes the attic only if it is habitable floor area.

Floor Area, (for Determining Floor Area Ratio). For the purpose of determining the floor area ratio, the "floor area" of a building is the sum of the gross horizontal area of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating 2 buildings. The "floor area" of a building shall include elevator shafts and stairwells at each floor, floor space used for mechanical equipment--except equipment, open or enclosed, located on the roof--penthouses, attic space having headroom of 7 feet, 6 inches or more, interior balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses. However, any space devoted to off-street parking or loading shall not be included in "floor area". The "floor area" of structures devoted to bulk storage or materials--including, but not limited to, grain elevators and petroleum storage tanks--shall be determined on the basis of height in feet (i.e., 10 feet in height shall equal 1 floor).

Floor Area, Gross (for Determining Off-Street Parking and Loading Requirements). "Gross Floor Area " is the sum of the gross horizontal areas of all of the floors of a building or structure measured from the interior faces of the interior walls, or from the interior line of walls separating 2 buildings or structures, including the following:

- Penthouses, attics having headroom of 7 feet or more, interior balconies and mezzanines.
- Enclosed porches.
- Space devoted to accessory uses.
- Accessory storage areas located within selling or working spaces such as counters, racks or closets, or storage use in the conduct of business or use and calculated in the gross leasable area for multi-tenant buildings.
- Space devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

It shall not include:

- Elevator shafts and stairwells on each floor.
- Floor space used for mechanical, telephone and electrical equipment.
- Attics having headroom of less than 7 feet.
- Areas used for storage except as required by accessory storage areas.
- Space devoted to off-street parking or loading facilities.

- Entrance lobbies.
- Washrooms, intended for general public use.

Floor Area Ratio or FAR. The floor area of the building or buildings on that zoning lot divided by 1) the area of such zoning lot, or 2) in the case of planned developments, by the net site area.

Floor, Lowest. The lowest floor of the lowest enclosed area, including basement. Clarification: An unfinished or flood-resistant enclosure usable solely for parking or vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of 44 CFR § 60.3 of the National Flood Insurance Program regulations.

Food Processing. A facility for the manufacturing, processing, and packaging of foods for consumption.

Food Service Operation (FSO). Any establishment engaged in the manufacturing, preparation, or distribution of food, whether or not it is the establishment's primary business, including, but not limited to bars, cafes, cafeterias, caterers, delis, grocery stores, hospitals, hotels, institutions providing food service, restaurants, schools, seafood or meat markets, or any other wholesale, retail food outlet, or food services establishment regulated by the State Sanitary Code and required by the parish to have a grease control device. FSOs that share a common grease control device shall be considered to be individual establishments and shall be required to obtain individual discharge permits. An establishment that is classified as a FSO must comply with all applicable regulations regardless of whether or not it owns, rents, or leases the property or premises on which food preparation occurs.

Footcandle. The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface 1-foot square from a distance of 1 foot.

Foundry Casting and Extruding. A facility for the casting and extrusion of lightweight nonferrous metal.

Frontage. That side of a lot abutting a street between the 2 nearest intersecting streets, measured along the line of the street. If the street is a dead-end, then the frontage is that side of a lot abutting the street between an intersecting street and the dead end of the street.

Funeral Home or Crematorium. A dwelling or other structure used and occupied by a professional licensed mortician for burial preparation and funeral services.

- G -

Gaming Activities Establishment. An establishment for the conducting of gaming, gaming operations, or gaming activities, whereby a person risks the loss of anything of value in order to realize a profit, as is further defined by the provision of LA RS 4:501 through 4:462, LA RS 4:601 through 4:686, the Louisiana Economic Development and Gaming Corporation Law.

Gaming Activities, Accessory. Any use that is accessory or incidental to the conducting of the gaming, gaming operation, or gaming activities or to the operation of a gaming establishment, such as, by way of illustration, berthing facilities for a riverboat used in the conducting of gaming activities or parking areas for the employees or patrons of a gaming establishment.

Garage, Private. A building, designed, arranged, used, or intended to be used for the non-commercial storage of passenger automobiles and other movables.

Garage Sale. The occasional, non-business, public sale of secondhand household goods and other secondhand goods incidental to household use. Garage sales shall include any yard sale, home sale, patio sale, or any other sale similarly conducted.

Garbage. Solid waste that includes animal and vegetable matter from the handling, preparation, cooking, and serving of foods (including grease trap waste), but that does not include industrial solid waste.

Gas Station. Includes any site where fuel pumps, or islands containing such fuel pumps, are used or employed to sell or dispense gas, oil, lubricants, liquid or bottled, at wholesale or retail.

Glare. The sensation produced by luminance within the visual field that are sufficiently greater than the luminance to which the eyes are adapted.

Glare, Disability. A type of glare that causes a temporary loss of visibility from stray light being scattered within the eye.

Glare (Discomfort). Glare that produces annoyance or discomfort but does not necessarily diminish visual performance.

Glare (Direct). "Direct glare" is defined as the visual discomfort resulting from insufficiently shielded light sources in the field of view.

Golf Course and Recreational Facilities. A comparatively large unobstructed acreage involving enough room over which to walk or ride, point to point, over a generally prescribed course, and to strive to send a ball long distances with variable accuracy, all without unreasonably endangering other players or intruding upon them. Such facilities may be owned publicly or privately, and may include restaurants, clubhouses, grills, and retail (including sale of alcohol) when accessory to recreational facilities.

Governmental Body. Any public department, agency, bureau, authority, or political subdivision of the government of the United States or the state, and shall include parishes and municipalities and political subdivisions thereof, and those governmental agencies constitutionally established.

Grade. The incline or slant longitudinally or latitudinally, as determined by a transom or other device to allow for ramp purposes and to ensure the flow of water; for the purpose of maintaining ditches or installing culverts, grade shall further include the depth at which the culvert is to be installed.

Grade, Highest Adjacent. The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Grade, Street. The elevation of the established street in front of the building measured at curb level at the center of such front. Where no street grade has been established, the Parish Engineer shall establish such street grade or its equivalent for the purpose of this ordinance.

Grain Elevator. A building for elevating, storing, discharging, or processing grain.

Grease Control Device. A device for separating and retaining waterborne fats, oil or grease prior to the wastewater exiting the trap and entering the wastewater collection and treatment system. These devices also serve to collect settleable solids, generated by and from food preparation activities. Grease control devices include equipment such as grease traps, grease interceptors, grease removal devices used with interceptors or other equipment approved by the Director of Code Enforcement, the sole purpose of which is to retain, remove, or destroy fats, oil, or grease and settleable solids prior to discharge to the wastewater system.

Grease Trap. A watertight receptacle utilized by commercial or industrial generators of liquid waste to intercept, collect, and restrict the passage of fats, oils, or greases of animal or vegetable origin, into both public and private sanitary sewers.

Greenbelt. A vacant patch or parcel of forested and/or landscaped land, behind or to the side of a home or subdivision.

Greenhouse. A building or structure constructed mainly of glass, glasslike or translucent material where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are grown both in the open and enclosed buildings for retail or wholesale purposes.

Ground Cover. Plant material that reaches a maximum height of not more than 12 inches. Includes Decorative and Vegetative Ground Cover.

Ground Cover, Decorative. Any mulch material (vegetative or mineral) that is used to cover the surface of the ground to prevent erosion or retain moisture.

Ground Cover, Vegetative. Plant material that reaches a maximum height of not more than 12 inches at maturity, including turf.

Guest Home. An accessory structure to an existing residence that is to be used as temporary housing.

Gymnasium. A facility with an open space for gathering, playing sports, or exercise. Such facilities may also include spectator seating.

- H -

Habitable Floor. Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or combination thereof. A floor used for storage purposes only is not a "habitable floor".

Habitat. The natural environment where a plant or animal population lives.

Habitat and Wetland Mitigation Banks. An area of land where wetlands are restored, created, enhanced, or in exceptional circumstances, preserved, expressly for the purpose of providing compensatory mitigation in advance of unavoidable impacts to wetlands or other aquatic resources.

Handicapped Person. See definition of *Disabled Person*.

Hauler, Commercial. Any person who owns, operates, or leases vehicles for the purpose of contracting to collect or transport solid waste or source separated materials from residential, commercial, or industrial property.

Hazardous, Dangerous and/or Toxic Substances. Those substances, chemicals, compositions, or agents that are identified as one or a combination of the following substances:

- Pesticides including insecticides, herbicides, fungicides, and rodenticide
- Phenolic compounds
- Polynuclear aromatic hydrocarbons (PAH)
- Elements limited to arsenic, cadmium, chromium, lead, mercury, selenium, and thallium.

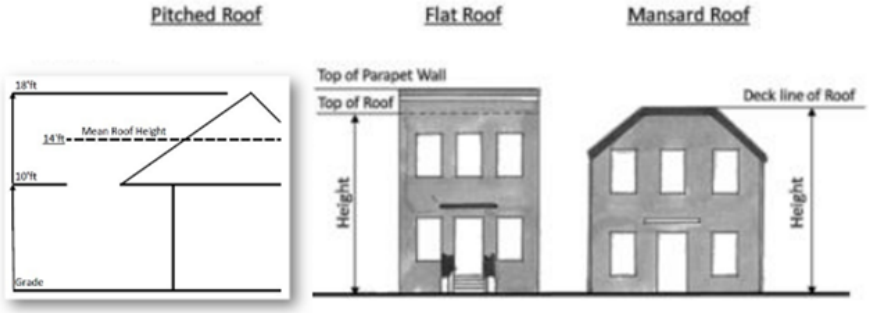
Any such substance that is identified by a trade name, common name or names used to identify a category of such substances, chemicals or agents shall apply to all such substances that have a substantial likeness or similarity in nature and use.

Height, Building. The average elevation at the corners of a building's foundation, measured at natural grade of the property at the location of the structure as applicable:

- Flat Roof: to the top of the roof, not including the parapet wall.
- Mansard Roof: to the deck line
- Pitched Roof: The vertical distance from grade plane to the average height of the highest roof surface. In order to calculate the mean height of a roof line, the height of the base of the roof line and the height of the peak of the roof should be added and the sum of those heights should be divided by two.

Exhibit 100-4 Building Height Example.

Exhibit 100-4 Building Height Example.



Height, Luminaire. The vertical distance from the normal finished grade directly below the centerline of the luminaire to the lowest direct-light-emitting part of the luminaire.

Helipad. A prepared area designated and used for takeoff and landing of helicopters and powered lift aircraft. Includes touchdown or hover point.

Heliport. An area, either at ground level or elevated on a structure, licensed, or approved for the loading and take-off of helicopters and powered lift aircraft, including auxiliary facilities such as parking, fueling, and maintenance equipment.

Herbicide. Any substance, chemical, toxic, element or composition thereof, commonly, or professionally known, identified as, or used, for the purpose of destroying, eradicating, eliminating, killing, stunting, or preventing weeds or the growth thereof.

Heritage Tree. A hardwood tree which is 18-inch dbh or greater, which is assigned a Grade B or better and does not include pine trees.

Highway. A long-distance, speed-movement thoroughfare designed for vehicle use, traversing open countryside. A highway should be relatively free of intersections, driveways, and adjacent buildings, otherwise it becomes strip development which interferes with traffic flow and human comfort. Variants include freeways, expressways, and parkways.

Home Appliances Collection Facility. Collection facility for discarded domestic and commercial appliances, such as refrigerators, ranges, washers, and water heaters.

Home Professional Office. An activity conducted for financial gain by a member of the household residing therein consisting of an office of a practitioner of a recognized and customary profession, which

is clearly incidental and secondary to the use of the property for residential purposes and does not alter the exterior of the property or affect the residential character of the neighborhood.

Home Builders Showroom and Sales Center. Enclosed plumbing, electrical, and home building supply showrooms and sales center with associated assembly processes, including associated offices, showroom, sales center and indoor storage facilities. Size of the office, showroom and sales center shall be a minimum of 25 percent of the total square footage of the building.

Homeowners Association. A community association organized within a larger development site in which individual owners share common interests in open space or facilities. Such associations shall be registered with the Secretary of State of Louisiana.

Horizontal illuminance. The measurement of brightness from a light source, usually measured in footcandles or lumens, which is taken through a light meter sensor at a horizontal position.

Hospice. A facility or service used to care for the terminally ill.

Hospital or Sanitarium. An institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for not less than 24-hours in any week, for 3 or more non-related individuals suffering from illness, disease, injury, deformity, or other abnormal physical conditions. The term "hospital" as used in this ordinance does not apply to institutions operating primarily for treatment of insane persons, drug addicts, liquor addicts or other types of cases necessitating restraint of patients and the term "hospital" shall not include convalescent, nursing, shelter, or boarding homes.

Hotel. One or more buildings containing individual living or sleeping units specially designed as temporary quarters for transient guests, including provisions for meals and personal services. This definition shall include hotels, extended stay hotels, motels, and inns.

House-Side Shield. Opaque material applied to a fixture to block the light from illuminating a residence or other structure being protected from light trespass.

Housing, types. Specific residential uses in accordance with **Chapter 400, Sec. 400-2.1**, generally referring to the structure and number of units within a residential building. Examples of housing types include single-family dwelling, two-family dwelling, multiple-family dwelling, and townhouse. For the purposes of this UDC, a variety of housing types shall mean two or more housing types.

Hydrologic and Sediment Transport Modifications. Uses and activities intended to change water circulation, direction of flow, velocity, level, or quality or quantity of transported sediment. Examples include locks, water gates, impoundments, jetties, groins, fixed and variable weirs, dams, diversion pipes, siphons, canals, and surface water and groundwater withdrawals.

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Illuminating Engineering Society (IES). The professional society of lighting engineers, including those from manufacturing companies, and others professionally involved in lighting.

Illuminance. The density of luminous flux incident upon a surface. Illuminance is measured in footcandles (lumens/square foot) or lux (lumens/square meter). One footcandle equals 10.76 lux.

Impermeable. Solid and not permitting the passage of water; the opposite of porous.

Improvement, Public. Any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for such public needs as vehicular and pedestrian circulation

systems, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, public utility, and energy services.

Improvement, Substantial. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure. Term is applicable for both voluntary improvements to a structure and when a structure has been damaged and is being restored. The term does not include improvements to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or any alterations of a structure listed on the National Register of Historic Places or State Inventory of Historic Places.

Incinerator. Any enclosed device using controlled flame combustion that neither meets the criteria for classification as a boiler nor is listed as an industrial furnace and is not a boiler or an industrial furnace as defined in Louisiana Administrative Code, LAC 33:V.109.

Incompatible Use. See *Use*, *Incompatible.*

Indirect Light. Direct light that has been reflected or has scattered off of other surfaces.

Industrial User. Any entity/person who discharges or causes or permits to be discharged, any pollutants into a sewage system from any non-domestic source.

Industry. Any individual, partnership or corporation engaged in the manufacture, packaging, processing, or handling of any item of commerce for resale purposes within the parish, or any such establishment outside the limits of the parish, whose discharges flow into the parish. Clarification: hotels, motels, schools, office buildings, apartment houses, and other establishments that discharge only domestic wastes are not considered to be industries.

Infiltration. Water that unintentionally enters the public wastewater system, including water from sanitary building drains and laterals, from the ground through such means as, but not limited to, defective pipes, pipe joints, connections, or manhole walls.

Infrastructure. Those systems that support human social institutions and developments, including transportation systems, public utilities, water and sewerage systems, drainage, communications, educational facilities, health services, law enforcement and emergency preparedness.

Institution. A facility or federal, state, or local government, public or private utility, public or private school or college, church, public agency, or tax-exempt organization that provides a public service.

Interested Person. An applicant, adjoining property owner, council member, or district member impacted by a proposed activity, who self identifies in writing as a party specifically affected by a proposed activity.

Interference. A discharge which, alone or in conjunction with a discharge or dischargers from other sources, both:

- Inhibits or disrupts the sewage system, its treatment processes or operations or its sludge processes, use, or disposal; and
- Therefore is a cause of a violation of a requirement of the sewage system's NPDES permit (including an increase in the magnitude or duration of a violation) or of the prevention of sewage sludge use or disposal in compliance with the following statutory provisions and regulations or permits issued herein (or more stringent State): Section 405 of the Clean Water Act, the Solid Waste Disposal Act (SWDA) (including Title II, more commonly referred to as the Resource Conservation and Recovery Act (RCRA) and including state regulations contained in any state

sludge management plan prepared pursuant to Subtitle D of the SWDA), the Clean Air Act, the Toxic Substances Control Act, and the Marine Protection, Research and Sanctuaries Act.

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Kennel. Any premises, except where accessory to an agricultural use, where household animals are housed, groomed, bred, boarded, or trained for the use of the residents of the premises.

Kennel, Commercial. A facility for the keeping, training, grooming, or boarding of dogs, cats, and household pets.

Kitchen. Any room principally used, intended, or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.

Kitchen, Full Indoor. Any kitchen that is fully enclosed within a dwelling and includes a sink, refrigerator, oven and storage space (cabinets, drawers, etc.) traditionally associated with both preparing and serving food.

- L -

LA R.S. The Louisiana Revised Statutes.

Laboratory, Medical, Biomedical, Dental, Optical, Pharmaceutical. An establishment engaged in research concerning biology, microbiology, biochemistry, other life sciences, and general healthcare such as pharmaceutical research, biotechnical research, and other related life science and healthcare research.

Laboratory, Research, Development, Testing, and Related Production. An establishment which provides research, development, and testing services such as calibration services, soil testing, carbon monoxide testing, water testing, product testing, and other related testing services.

LaDOTD. The Louisiana Department of Transportation and Development, Office of Public Works.

Lake. Any body of water designated or named as a lake on any official maps of the State of Louisiana.

Lamp. A generic term for a source of optical radiation (i.e. “light”), often called a “bulb” or “tube”. Examples include incandescent, fluorescent, high-intensity discharge (HID) lamps, and low pressure sodium (LPS) lamps, as well as light-emitting diode (LED) modules and arrays.

Lamp, Lowest Direct-Light Emitting Part (LDLEP). The lowest part of the lamp or lamps, the reflector or mirror, and/or refractor or lens.

Land Clearing. The removal of trees or timber from a tract of land so as to change the land from an agricultural or forestry use to development of any kind.

Land, Undeveloped. Land in its natural state before development.

Landfarm. A facility for the disposal of solid wastes in which wastes are applied to the land and/or incorporated into the soil for biological reduction and soil attenuation.

Landfill or Dump. All property, including negative and positive easements and water and air rights, which have been used by public and private entities for the disposal of solid wastes.

Landing Strip, Private. An airstrip restricted, except for aircraft emergencies, to use by the owner and, on an infrequent and occasional basis, by invited guests and by commercial aviation activities in connection with permitted uses of the land.

Landmark. Any improvement, any part of which is 30 years old or older, that has a special character or special historical aesthetic interest or value as part of the development, heritage, or cultural characteristics of the parish, state, or nation and which has been designated as a landmark.

Landmark Site. An improvement, parcel, or part thereof, on which is situated a landmark and any abutting improvement, parcel, or part thereof, used as and constituting part of the premises on which has been designated as a landmark site.

Landscape Area. The installation and permanent maintenance of an area with trees, shrubs, lawn, or planted ground cover to present an attractive, well-kept appearance. For the purposes of this UDC, there are 3 types of landscape areas, including:

Side and Rear Landscape Area. Areas of land located along the side and rear property lines, common to adjacent properties, designated for the preservation of trees and for the planting of trees, shrubs, and vegetated ground cover.

Street or Interstate Landscape Area. Area of land located along a public right-of-way, interstate, or street(s) of a non-residential property designated for the preservation of trees and for the planting of trees, shrubs, and vegetated ground cover.

Parking Lot Landscape Area. Areas located in the parking lot designated for the planting of trees, shrubs and vegetated ground cover.

Landscape Material. Material including but not limited to, living trees, shrubs, vines, lawn grass, ground cover, landscape water features, and non-living durable materials commonly used in landscaping including, but not limited to, rocks, pebbles, sands, decorative walls and fences, brick pavers, earthen mounds, but excluding paving for vehicular use.

Landscaping, Interior. A landscaped area within the interior of a development site that is planted with trees, shrubs, and ground covering material to provide for infiltration of runoff, shade of parking areas or aesthetic enhancement of the site.

Lane, Rear. A vehicular access way located to the rear of a lot providing access to parking and outbuildings as well as easements for utilities. Rear lanes are paved as lightly as possible to driveway standards or with gravel. Rear lanes should be as rural as possible in character. Buildings facing the rear lane must have windows. Posted speed should equal design speed.

Laser. A device emitting a narrow, very intense beam of light waves that have been amplified and concentrated by stimulated atoms, or the light produced by such device.

LDEQ. See Louisiana Department of Environmental Quality.

LDH. See Louisiana Department of Health, formerly known as DH&H, especially the Office of Public Health Operations, or its successor agency.

LDNR or DNR. The Louisiana Department of Natural Resources.

Lens, Single-Plane. A refractor of lens, mounted in the horizontal plane which allows direct light to be emitted only through the horizontal plane.

Levee. Any use or activity that creates an embankment to control or prevent water movement, to retain water or other material, or to raise a road or other linear use above normal or flood water levels. Examples include levees, dikes, and embankments of any sort. A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System. A flood risk reduction system that consists of a levee, or levees, and associated structures, such as closure and drainage devices, that are constructed and operated in accordance with sound engineering practices.

Levee, Hurricane or Flood Risk Reduction System. Those levees and associated water control structures whose primary purpose is to prevent occasional surges of flood or storm generated high water. Such levee systems do not include those built to permit drainage or development of enclosed wetland areas.

Levees, Development. Those levees and associated water control structures whose purpose is to allow control of water levels within the area enclosed by the levees to facilitate drainage or development within the leveed areas. Such levee systems also commonly serve for hurricane or flood protection but are not so defined for purposes of these guidelines.

Levees, Impoundment. Those levees and associated water control structures whose primary purpose is to contain water within the levee system either for the prevention of the release of pollutants, to create freshwater reservoirs, or for management of fish or wildlife resources.

Library. An establishment for the loan or display of books or objects.

Light Trespass. The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

Light, Direct. Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.

Light, Flood or Spot. Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

Light, Glare. Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.

Light, Search. A strong or bright light with a reflector in a swivel so that its beam may be sent or directed in various directions.

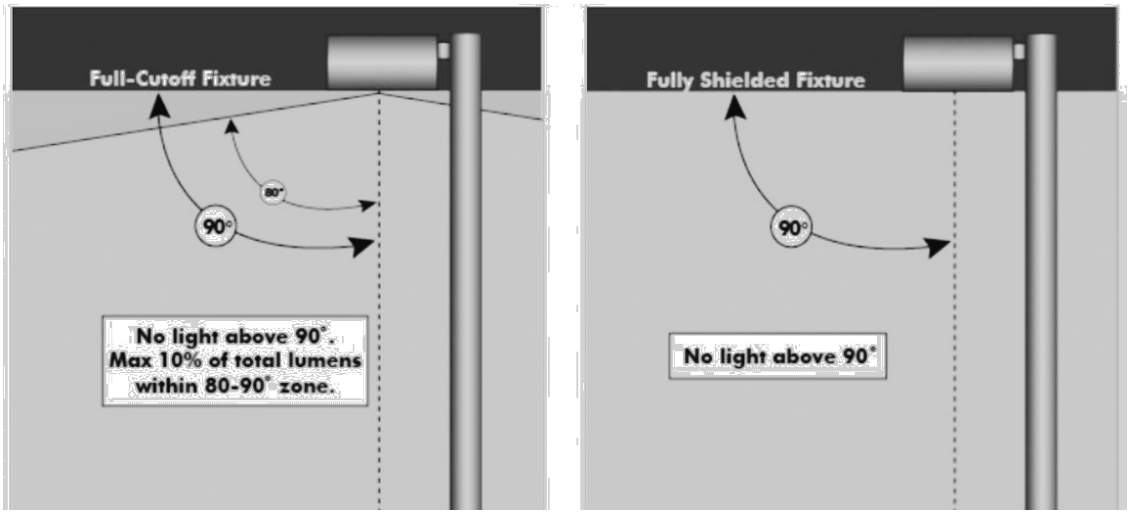
Lighting Fixture (Cutoff). A luminaire which has a light distribution where the candlepower does not exceed 2.5% of the lamps' rated initial lumen output at an angle of 90 degrees above nadir, and does not exceed 10% of the lamps' rated initial lumen output at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

Lighting Fixture (Full Cutoff). A luminaire which has a light distribution where the candlepower does not exceed 0% of the lamps' rated initial lumen output at an angle of 90 degrees above nadir, and does not exceed 10% of the lamps' rated initial lumen output at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

Lighting Fixture (Fully Shielded). Constructed in such a manner that all light emitted by the luminaire, either directly or from the lamp or a diffusing element, or indirectly by reflection or refraction from any

part of the luminaire, is projected below the horizontal. Unlike a full-cutoff fixture, a fully shielded fixture is not engineered to limit lumen distribution in the 80° to 90° zone.

Exhibit 100-5 Lighting Fixture (Fully Shielded) Diagram.



Lighting, Neon. Any tubular lighting of which the primary source of light is gaseous.

Lighting, Outdoor. The night-time illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

Lighting, Temporary Outdoor. The specific illumination of an outside area or object by any man-made device located outdoors that produces light by any means for a period of less than 45 days, with at least 180 days passing before being used again.

Lights, Flashing. Any light or light source or reflection of light source which is intermittent in duration, color, or intensity or which creates or is designed to create an illusion of intermittency in duration, color, or intensity.

Linear facilities. Those uses and activities which result in creation of structures or works which are primarily linear in nature. Examples include pipelines, roads, canals, channels, and powerlines.

Limited Access Highway. A trafficway, including expressways and toll roads for through traffic, in respect to which owners or occupants of abutting property or lands and other persons have no legal right of access to or from the same, except at such points only and in such manner as may be determined by the public authority having jurisdiction over such trafficway.

Lodging, Full-Service Hotel. Distinguished by the abundant provision of food and beverage services for guests and groups. Hotels of this type have the ability to facilitate large meetings and special events, and generally have on-site restaurants, lounges, and meeting spaces. Spas, doormen, valet parking, extended room service, concierge services, and high-end restaurants are other distinguishing features of full-service hotels.

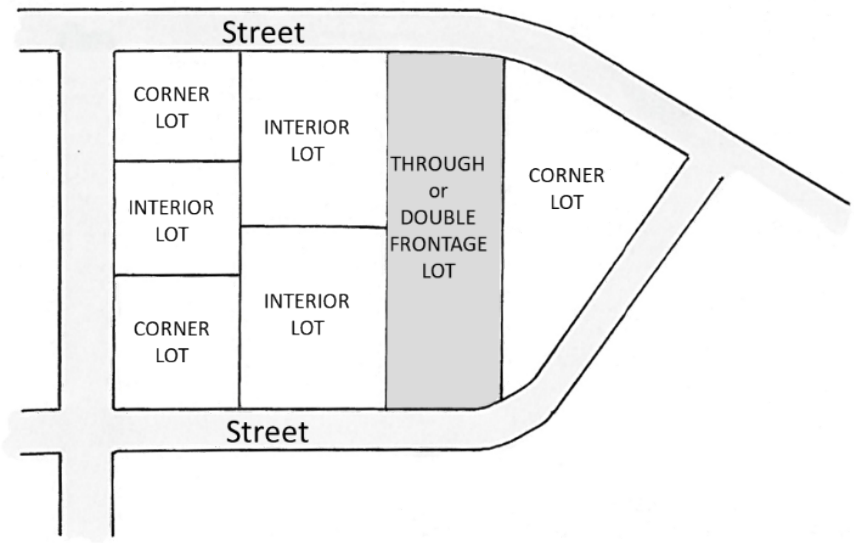
Lot. The smallest portion or parcel of land into which a subdivision or blocks or squares of the subdivision is divided.

Lot, Corner. A lot at the junction of and fronting on 2 or more intersecting streets.

Lot, Interior. A lot other than a corner.

Lot, Through. A lot having its front and rear lot lines on adjacent and substantially parallel streets, otherwise known as a double-frontage lot.

Exhibit 100-6 Lot Types Illustration.



Lot Area. The area contained within the boundary lines of a lot.

Lot Coverage. The area of a lot occupied by the principal building or buildings and accessory buildings.

Lot Depth. The mean horizontal distance between the front and rear lot lines.

Lot Line. A line bounding a lot which divides one lot from another or from a street or any public or private space.

Lot Line, Adjoining a Street. A front lot line or a side lot line of a corner lot that abuts a street, or a rear line of a double frontage lot.

Lot Line, Front. The front property line of a lot. Clarification: For a corner lot, the property line lying exclusively between the Front Yard and the street Right-of-Way.

Lot Line, Interior. A side lot line common with another lot.

Lot Line, Rear. That lot line that is parallel to and most distant from the front lot line. Clarification: In the case of an irregular or triangular lot, a line 20 feet in length, entirely within the lot, parallel to and at the maximum possible distance from the front line, shall be considered to be the rear lot line. In the case of lots which have frontage on more than 1 road or street, the rear lot line shall be opposite the lot line along which the lot takes access to a street.

Lot Line, Side. Any lot line other than a front or rear lot line.

Lot of Record. A lot that is a part of a subdivision, the plat of which has been recorded in the office of the St. Tammany Clerk of Court, pursuant to statute.

Lot Width. The horizontal distance between Side Lot Lines measured at the front setback. Where there is only 1 Side Lot Line, Lot Width shall be measured between such Lot Line and the opposite Lot Line or future Right-of-Way line.

Louisiana Pollutant Discharge Elimination System or LPDES. The state program for issuing, conditioning, and/or denying permits for the discharge of pollutants into the waters of the state pursuant to the Louisiana Environmental Quality Act (LA RS 30:1051 et seq., as amended).

Louisiana Water Well Rules, Regulations, and Standards. The provisions of the Rules, Regulations, and Standards for Water Well Construction adopted by the LaDOTD in accordance with LA RS Title 38.

Lounge. An establishment for the sale and consumption of alcoholic beverages on the premises.

Lowest Direct-Light Emitting Part (LDLEP). The lowest part of either the lamp or lamps, the reflector or mirror, and/or refractor or lens.

Lumen. A unit of luminous flux. One foot-candle is 1 lumen per square foot. For the purposes of this Part, the lumen-output values shall be the initial lumen output ratings of a lamp.

Luminaire. This is a complete lighting system and includes a lamp or lamps and a fixture.

Luminaire Angle. The vertical (altitude) angle used in luminaire photometry to express the direction of the light output being measured. Light coming straight down is at 0° (the nadir).

Luminous Intensity. The luminous flux on a small surface centered on and normal to the direction divided by the solid angle (in steradians) that the surface subtends at the source. Luminous intensity can be expressed in candelas or in lumens per steradian.

Luminaire, Height. The height of a luminaire shall be the vertical distance from the normal finished grade directly below the centerline of the luminaire to the lowest direct-light-emitting part of the luminaire.

Luminance, Foot-Candles. A unit of measure for luminance. A unit of luminance on a surface that is everywhere 1 foot from a uniform point source of light of 1 candle and equal to 1 lumen per square foot.

- M -

Main Street or Thoroughfare. Includes any road, roadbed and road-wearing surface, situated in any subdivision, which constitutes the main roads or traffic arteries situated therein for the purpose of ingress or egress of vehicular traffic into and out of the subdivision and within the subdivision; same shall also automatically include roads which are separated by a median or other separation and also 4-lane roads providing for 2 lanes each for opposing traffic; whether or not so divided by a median or other device situated therein.

Maintenance and Repair, Normal. Activity taken to reasonably preserve the utility of a lawfully existing structure in active use for the year preceding the proposed activity. It does not include expanding an existing structure, dredging, and filling, or altering the magnitude or function of the original structure.

Major Street Plan. The element of the comprehensive plan adopted by the planning commission after public hearing which is designed to guide the future development of the parish

Manufactured Home. Synonymous with mobile home, means a factory-built, residential dwelling unit constructed to standards and codes as promulgated by the United States Department of Housing and Urban Development (HUD), under the National Manufactured Housing Construction and Safety Standards Act of 1974. Further, the terms “mobile home,” "manufactured home," and "manufactured housing" can be used interchangeably and apply to structures bearing the permanently affixed seal of the United States Department of Housing and Urban Development or to factory-built, residential dwellings that are mounted on a chassis. Manufactured homes can be characterized by being affixed to a permanent foundation (fill, piers, pilings, or a slab) and once placed on a site and are no longer “road-ready,” meaning that all wheels are removed, and the structure does not contain any portion of a self-propelled vehicle. Manufactured homes are also characterized by a red “HUD tag” and a “data plate” showing the wind zone for the structure and manufacturing information. Clarification:

- For floodplain management purposes, the term "manufactured home" also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days.
- For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers and other similar vehicles.

Manufactured Home Lot. A designated parcel of land in a Manufactured Home Park (or Mobile Home Park) designed for the accommodation of 1 manufactured home, its accessory buildings or structures, and accessory equipment for the exclusive use of the occupants.

Manufactured Home Park (or Mobile Home Park). A parcel or contiguous parcels of land that has been designated and improved so that it contains 4 or more manufactured home lots available to the general public for lease or rent.

Manufactured Home Skirting. Material that wraps around a manufactured or mobile home to enclose the crawl space beneath, obscure from view the structural elements below the manufactured or mobile home and provide the mobile and manufactured home with a finished appearance. Skirting can be made of brick, stucco, tin (metal), cinder block, plywood, lattice, hardy board, faux rock, and vinyl. When properly installed, skirting can reduce the likelihood of pipes freezing by maintaining an average temperature beneath the home, protect the home from small animals (such as rodents), retain heat and improve the appearance of the structure.

Manufacturing, Advanced. The development and production of high-value-added goods, including but not limited to electronics, medical equipment, technology components, and information technologies.

Manufacturing, Artisan. A manufacturing establishment for artisan-related crafts that are more intensive uses, such as small-scale metalworking, glassblowing, furniture making, pottery, leathercraft, hand-woven articles, and related items.

Manufacturing, Heavy. The manufacturing or compounding of raw materials, which may include the storage of large volumes of finished and raw materials that are highly flammable, toxic or explosive. Heavy manufacturing may involve outdoor operations as part of a manufacturing process. Typical heavy industrial uses include, but are not limited to concrete batch plants; concrete, tile, or brick manufacturing; motor vehicle and tire assembly; chemical processing, metal casting or foundries; gas manufacturing, grain milling or processing; refining, smelting, or alloying; and petroleum or petroleum products. Heavy manufacturing processes ordinarily have greater than average impacts on the environment or significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, vibration, glare, or health and safety hazards.

Manufacturing, Light. Light manufacturing often involves the assembly of previously prepared materials of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, provided all manufacturing activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from the industrial activity are confined entirely within the building.

Manufacturer's Catalog Cuts. A publication or other printed material of a bulb or lighting manufacturer offering visual and technical information about a lighting fixture or bulb.

Marina, Boat Launch Facility. A small-scale facility primarily for private, public, or member use with minimal storage and service functions.

Marina, Commercial. A facility offering a full range of marine services including for mooring, launching, storing, sales, construction, and repairing of boats, including the sale of marine supplies and services, rentals, and chartering.

Marine or Boat Sales. The use of any building, land area and/or other premises for the display and sale of new or used boats, and recreational watercraft, including warranty repair work and other repair services conducted as an accessory use.

Marine Repair and Service. A facility for routine marine services and/or repairs, including engine services, hull repair, batteries, boat repair, where all work is conducted inside the building.

Marine Sanitation Device or MSD. Any device designed for the handling, storage and/or disposal of domestic waste (sewage) generated aboard a vessel or camp.

Marine Shipbuilding and Repair. An establishment engaged in the design, construction or repair of ships and other floating vessels.

Marsh. Wetlands subject to frequent inundation in which the dominant vegetation consists of reed, sedges, grasses, cattails, and other low growth.

Material, Supplemental. Any unlisted material deemed appropriate by the local administrator such as a description of the physical, chemical, hydrological, biological, and cultural environment in which the activity is proposed to take place; a complete description of expected consequences to the physical, chemical, hydrological, biological, and cultural environment; evidence to support the proposal's intended results and how the projected results, both positive and negative, may be monitored in the future, etc.

Mechanical Plant, Individual. Any individual sewage system that employs aerobic bacterial action that is maintained by mechanical aeration.

Median or Neutral Ground. The area dividing or separating a roadway and not used for right of passage.

Medical Facility, Accessory Cafeteria. A facility engaged in food preparation as part of a medical facility.

Medical Facility, Accessory Housing. Housing and support facilities for resident staff, as part of a permitted medical research facility.

Medical Facility, Accessory Laboratory. A facility related to an adjacent medical facility for the purpose of conducting laboratory testing.

Medical Facility, Clinic. An establishment where patients who are not lodged overnight are admitted for examination and treatment by a group of physicians practicing medicine together.

Medical Facility, Hospital. An institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for not less than 24 hours in any week, for 3 or more non-related individuals suffering from illness, disease, injury, deformity, or other abnormal physical conditions. The term "hospital" as used in this ordinance does not apply to institutions operating primarily for treatment of insane persons, drug addicts, liquor addicts or other types of cases necessitating restraint of patients and the term "hospital" shall not include convalescent, nursing, shelter, or boarding homes.

Medical Supply, Retail or Wholesale. A facility that engages in the retail sale or wholesale of medical, surgical, and dental production and supply.

Methadone Center or Clinic. A methadone center or clinic sponsored or operated by a non-profit, charitable, or for-profit entity or by a public agency are subject to licensure by the State of Louisiana

whose purpose is the dispensing of controlled substances in connection with or related to the rehabilitation of drug abusers.

Microbrewery. Means a retail establishment wherein beer and other malt beverages are brewed in small quantities, not to exceed fifteen thousand barrels of beer a year, and where such beverages are sold at retail for consumption on or off the licensed premises, subject to applicable state and local laws.

Microdistillery. Means a retail establishment wherein alcoholic spirits are distilled in small quantities, not to exceed 10,000 proof gallons per year, and where such spirits may be sold at retail for consumption on or off the licensed premises, subject to applicable state and local laws.

Minerals. Oil, gas sulfur, geothermal, geopressured, salt, or other naturally occurring energy or chemical resources which are produced from below the surface in the coastal zone. Not included are such surface resources as clam or oyster shells, dirt, sand, or gravel.

Minimum Values: Minimum values are standardized values or thresholds based on best practices that create consistency in applying the intents and purposes of this UDC.

Mitigation. All actions taken by an applicant to avoid, minimize, restore, and compensate for loss of an area's ability to support vegetation, fish, and wildlife populations due to a permitted activity.

Mixed Use Development: A land use classification that means a development which allows for the combination of residential, commercial, office and/or recreational land uses, where land uses are physically and functionally integrated and provide pedestrian connections. The form of mixed use can encompass a single building or neighborhood. Mixed use development may be horizontal or vertical in design.

Mobile Home. See *Manufactured Home.*

Modular Home. Homes that are designed, built, permitted and inspected and must be installed on permanent foundations (e.g., poured footers, stem walls & poured piers or engineered slabs, as with site-built homes) that are designed and built specifically for that home by a contractor licensed by the State.

Moratorium. The delay in the issuance, ceasing, halting, negating, recall or avoidance of building permits for the construction of dwellings, single- or multi-family, townhouses, condominiums, schools, libraries, commercial buildings, industrial construction, or of any private or public buildings of whatsoever nature or kind, and accessory buildings and structures thereto.

Motor Vehicle. Any passenger vehicle, truck, tractor, tractor-trailer, truck-trailer, trailer or semi-trailer propelled or drawn by mechanical power.

Municipal Separate Storm Sewer System (MS4). A collection of structures, including retention basins, ditches, roadside inlets and underground pipes, designed to gather stormwater from built-up areas and discharge it, without treatment, into local streams and rivers.

Mulch. Any material that is used to cover the ground surface to prevent erosion, retain moisture and protect plant material.

Multi-Occupancy Center. A single building or group of buildings situated in close proximity to each other that house more than 1 tenant or owner and whose parking facilities may be in common with other tenants, owner, or buildings, except those businesses that engage in the sale of automobile fuel products and other goods and services including, but not limited to, fast food restaurants and convenience stores.

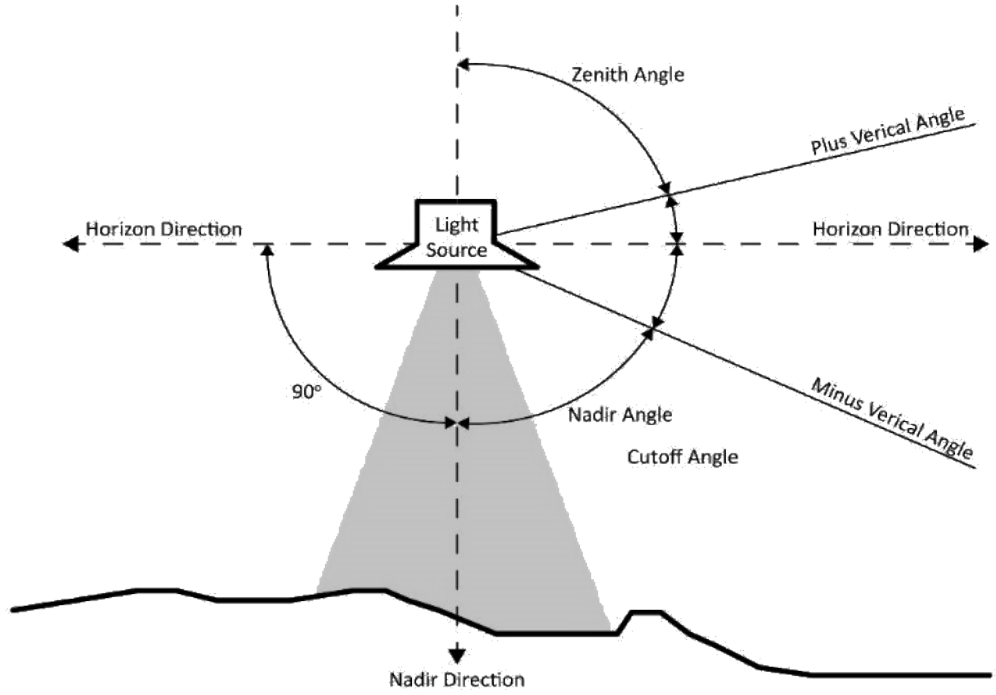
Murals. A work of art painted or otherwise applied to exterior wall surfaces that does not advertise any specific use by virtue of the use of trademarks, corporate names, or logos.

Museum. A nonprofit, noncommercial establishment operated as a repository or a collection of nature, scientific, or literary curiosities or objects of interest of works of art, not including the regular sale of distribution of the objects collected.

- N -

Nadir. A point on the celestial sphere directly below the observer, diametrically opposite the zenith.

Exhibit 100-7 Nadir Diagram.



National Pollutant Discharge Elimination System or NPDES. The federal program for issuing, conditioning and/or denying permits for the discharge of pollutants from point sources pursuant to Section 402 National Pollutant Discharge Elimination System of the Clean Water Act.

Natural Area. A vegetated, natural area around the boundaries of a lot, series of lots, or subdivision, the purpose of which is to reduce flooding and erosion, to preserve native screening and habitat (including understory trees), to promote water and air quality, and to maintain the natural aesthetic beauty of the parish.

Natural Ground. The natural or pre-development elevation of the property, prior to any surface alteration work being performed.

Neighborhood. An area of a community with characteristics that distinguish it from other community areas, and which may include distinct ethnic or economic characteristics, schools or social clubs, or boundaries defined by physical barriers such as major highways, railroads, or natural features.

Neon lighting. Any tubular lighting of which the primary source of light is gaseous.

Net Acre. An acre of land excluding street Rights-of-Way and other publicly dedicated improvements such as parks, open space, and stormwater detention and retention facilities.

NFPA 110: Standard for Emergency and Standby Power Systems. National Fire Protection Association's standards establishing performance requirements for power systems providing an alternate source of electrical power to loads in buildings and facilities in the event that the normal power source fails.

Nonconformance. A condition that occurs when, on the effective date of adoption of this code or a previous ordinance or on the effective date of an ordinance text amendment or rezoning, an existing lot, structure, building, sign, development, or use of an existing lot or structure does not conform to 1 or more of the regulations currently applicable to the district in which the lot, structure, building, sign, development, or use is located.

Nonconforming Activity. An activity that, under the zoning regulations, is not itself a permitted activity where it is located or does not conform to the off-street parking or loading requirements, performance standards, or other requirements applying to activities. However, an activity of the character described above shall not be deemed a nonconforming activity to the extent that it has been or is hereafter authorized by a subsisting conditional use permit, variance, or other special zoning approval.

Nonconforming Feature. A characteristic of a building or property, such as signs, parking, loading, landscaping, performance standards, or condition of a special/provisional use that lawfully existed prior to the enactment of the requirements of this UDC but does not comply with the current requirements of this UDC.

Nonconforming Lot. A lot that does not meet the zoning district requirements for area, width, or depth of this Ordinance.

Nonconforming Structure. A structure that fails to meet standards for bulk and dimensional regulations, including, but not limited to, floor area, open space, height, and yard requirements as required by the UDC. A legal nonconforming structure is a structure that legally existed prior to enactment of the current Ordinance and was legally maintained after the effective date of the Ordinance.

Nonconforming Use. A use which was legally established but which is no longer classified as a permitted use or no longer classified as a special use in the zoning district in which it is located.

Noxious Matter or Materials. Matter that is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the physical or economic well-being of individuals.

Nursery. Any land use involving the raising of trees, shrubs, flowers, and other plants for sale for transplanting.

Nursing Home. A use providing bed care and inpatient services for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease.

- O -

Occupancy. Pertains to and is the purpose for which a building is used or intended to be used. A change of occupancy is not intended to include a change of tenants or proprietors.

Office. An establishment for the conduct of a variety of businesses in an office setting completely enclosed within a structure designed for or used as the offices of professional, commercial, industrial, religious, public or semi-public persons or organizations.

Office, Temporary Construction/Sales. A structure or other facility temporarily used as a construction office or sales office.

Office, Temporary Real Estate. The temporary use of a dwelling unit within a residential development project as a sales or rental office for the units on the same site, which is converted to residential use at the conclusion of its office use.

Office, Warehousing. A facility that has the combined uses of office and showroom or warehouse for the primary purpose of wholesale trade, display, and distribution of products.

Off-Site. Located outside the lot lines of the lot in question or development location.

Oil, Gas, and Other Mineral Activities. Those uses and activities that are directly involved in the exploration, production, and refining of oil, gas, and other minerals. Examples include geophysical surveying, establishment of drill sites and access to them, drilling, on site storage of supplies, products and waste materials, production, refining, and spill cleanup.

On-Location Television or Film Productions (No Sets). On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or their designee.

On-Location Television or Film Productions (Sets). On location television or film productions where sets/structures are permitted when meeting all applicable codes of the relevant zoning district and require the issuance of a building permit as determined by the Chief Building Official or his/her designee.

On-Site. Located on the lot that is the subject of a development location.

Open Space. An unoccupied space open to the sky on the same lot with the building. Bodies of water, including but not limited to pools, lakes, ponds shall not be included in the calculation of open space. For Planned Unit Developments, open space refers to land retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.

Open Space, Common. Parcel(s) of land held in some form of common ownership and designated, designed and intended for benefit, use or enjoyment of the occupants of a Development. It may contain such complementary Structures and improvements as necessary and appropriate for the benefit and enjoyment of the occupants of such Development.

Open Space, Public. Any publicly owned open area, including but not limited to parks, playgrounds, school sites, parkways, and streets.

Operator or Operators. Any person who alone or jointly or severally with others conducts, directs, manages, or supervises the operation and/or maintenance of any premises, facilities, or equipment affected by these Rules and Regulations.

Ordinance. A legally adopted law or regulation.

Outdoor Dining, Accessory Use to a Restaurant. Outdoor seating and tables accessory to a restaurant that is allowed within the applicable zoning district and complies with the applicable regulations.

Outdoor Contractor Yard. An outdoor area where vehicles, equipment, merchandise, raw materials, or other items are accumulated and stored for an indefinite period in accordance with minimum requirements of the UDC. Storage yards are often used in conjunction with a warehouse or storage buildings. Outdoor Contractor Yards are not inclusive of wrecking yards or yards used in whole or in part for a scrap or salvage operation.

Outdoor Display Area of Pre-Assembled Accessory Building, Pool, or Playground Equipment. The use of property for the display and sales of products, primarily outside of a building or structure, including but not limited to playground equipment, swimming pools, and portable storage sheds.

Outdoor Lighting. The night-time illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

Outdoor Retail Sales. A facility for the sales of home, lawn, and garden supplies, brick, lumber, and other similar building material, use in conjunction with a home improvement center, a hardware store or a department store.

Overflow of Inland or Tidal Waters. The unusual and rapid accumulation or runoff of surface waters from any source.

Owner or Owners. Any person or persons who alone or jointly or severally with others has legal title to any premises, facilities or equipment affected by this Section; and/or actual physical control of any premises, facilities or equipment affected by this Part pursuant to an agreement, expressed or implied from the circumstances, with the owner or owners.

- P -

Parcel. The area within the boundary lines of a development, including a tract or plot of land of any size that may or may not be subdivided or improved. See also *Lot* or *Lot of Record*.

Parish. The unincorporated portion of St. Tammany Parish.

Parish Council. The official elected governing body of St. Tammany Parish.

Park, Local, State, or National. A parcel of ground set apart for recreation for the public, to promote public health, and enjoyment.

Parking Access. The area of a parking lot that allows motor vehicle's ingress and egress from the street.

Parking Lot. An off-street ground-level area usually surfaced and improved, for the temporary storage of motor vehicles.

Parking Structure, Public. An open, off-street, hard-surfaced area, other than a street or alley, used for the storage of passenger automobiles and commercial vehicles under 1 and one-half ton capacity and available to the public, whether for compensation, free or as an accommodation to clients or customers.

Parking, Off-Street. A temporary storage area for motor vehicles directly accessible to an access aisle, and which is not located on a dedicated street or Right-of-Way.

Parking, On-Street. A temporary storage area for motor vehicles that is located on a dedicated Right-of-Way.

Passage. A pedestrian connector passing between buildings. Passages provide shortcuts through long blocks and connect rear parking areas with street frontages. Passages may be roofed over and lined by

shopfronts. Variants include courts, a passage that is wide enough to be landscaped, being the frontage for buildings which are otherwise provided with vehicular access only by rear alleys.

Path. A pedestrian way traversing a park or the countryside. Paths should connect directly with the sidewalk network at the urban edge.

Performance Standard. A criterion established to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, or glare or heat generated by, or inherent in, uses of land or buildings.

Permit. A written document issued by a regulatory agency that authorizes the installation, construction and/or operation of a system regulated structure, use or activity.

Permit, After-the-Fact. A permit issued after the commencement of an activity or use. Such a permit may only be issued after all legal issues resulting from the commencement of a use without a permit have been resolved.

Permit, Building. Written permission issued by the Department of Permits and Inspections authorizing construction, repairs, alterations, additions or changes of use and plan revisions to any structure.

Permit, In-Lieu. Those permits issued in-lieu of coastal use permits pursuant to Section 214.31 of the SLCRMA.

Permit, Site Work. A permit that must be obtained from the Parish prior to engaging in excavation, grading, filling, or stockpiling activities.

Permittee. A person issued a permit under this Part, including any agent, servant, or employee of the permittee.

Personal Service Establishment. An establishment or place of business primarily engaged in the provision of frequent or recurrent services of a personal nature. Typical uses include, but are not limited to beauty shops, barbershops, tanning salons, massage therapy studios, wellness spas, wellness centers, weight loss centers, animal grooming, shoe repair, personal item repair shops, laundromats, dry cleaners, and tailors. Personal services establishments shall not include any adult uses.

Person. Any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity or any other legal entity, or their legal representatives, agents, or assigns. This definition includes all federal, state, or local governmental entities.

Person, Private. Any individual, group of individuals, firm, corporation, association, partnership, private entity or other legal entity, or any agent thereof.

Person, Responsible. The operator or operators of an on-site sewage disposal system, the owners or owners of an on-site sewage disposal system, the owner, or owners of the property on which an on-site sewage disposal system is located, or any or all of them.

Pervious Surface. Surface materials that allow for the infiltration of surface runoff into the earth and not otherwise classified herein as impervious surfaces.

Petroleum Product Storage. A facility for the bulk storage of petroleum products and gases provided that all above and below ground storage tanks comply with applicable standards set forth in the rules and regulations of the State Fire Marshal.

Petroleum Refining and Manufacturing. A facility for the refining, processing, or manufacturing of petroleum and petroleum-based products such as asphalt and tar paving mixtures; asphalt and other

saturated felts (including shingles); fuels; lubricating oils and greases; paving blocks made of asphalt, creosoted wood, and other similar products from petroleum.

Place of Worship. A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained, and controlled by a religious body organized to sustain public worship.

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.

Planting Areas, Side and Rear Yard. An area of land between the property line and any vehicular use areas or building that is intended for the placement or preservation of landscape materials.

Plat or Subdivision Plan. A map representing a tract of land, showing the boundaries and location or individual properties and streets, or a map of a subdivision or a site plan. For the purposes of this UDC, there are 3 types: Concept Plan, Final Plat and Construction Plans, and As Built Plans.

> *Concept Plan.* The Concept Plan is the first plan of the subdivision that determines if a development proposal is feasible and practical, ensuring that the proposed land uses, intensities, and street layouts are consistent with the parish comprehensive plan and this UDC prior to the commencement of detailed studies and plans.
>
> *Final Plat and Construction Plans.* The Final Plat and Construction Plans are detailed plans demonstrating compliance with the UDC, by which the construction of sewerage and/or water system, streets, drainage structures and channels are executed. Approval of the Final Plat and Construction Plan effectively approves the layout of the subdivision and authorizes construction of proposed sanitary sewer, water system, streets, and drainage systems upon issuance of a parish work order.
>
> *As Built Plans.* As Built Plans are developed after construction of the subdivision is completed, including installation of the required infrastructure improvements. Approval of As Built Plans effectively confirms the required infrastructure improvements are constructed or installed per the approved Final Plat and Construction plans; authorizes recordation of the final subdivision plat with the Clerk of Court; and authorizes the sale and development of the lots, parcels, or tracts.

Playground. A publicly owned area for active and passive recreational use primarily by children.

Political Entity. Any agency, board, commission, department, or political subdivision of the State of Louisiana, or of the governing authority of the Parish of St. Tammany, or any agent thereof

Pond, Detention. A man-made basin designed to protect against flooding by storing stormwater runoff for a limited period of a time.

Pond, Dry. A detention pond designed to hold water for a short period of time before allowing the water to discharge to a nearby stream.

Pond, Retention. A permanent, natural, or man-made structure that provides for the storage of stormwater runoff by means of a permanent pool of water.

Pond, Wet. A retention pond or constructed basin that has a permanent pool of water throughout the year, or throughout a wet season. *Note: The primary pollutant removal mechanisms for wet ponds include sediment settling and pollutant uptake, particularly of nutrients, through biological activity in the pond.*

Porch. A roofed-over structure, projecting out from the wall or walls of a main structure and commonly open to the weather in part.

Post Office. A facility for mailing packages and letters, with post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.

Premises. A parcel of land and all buildings and structures thereon.

*Private Person. A*ny individual, group of individuals, firm, corporation, association, partnership, private entity or other legal entity, or any agent thereof.

Processing. A series of operations, usually in a continuous and regular action or succession of action carried on in a definite manner.

Public Hearing. A meeting at a place and time publicly advertised in accordance with open meetings laws, open to the general public, and conducted either by the governing body of the Parish or by a committee of its members appointed and designated by the governing body. Such meeting shall be conducted under the normal and regular rules applicable to such hearings.

Public Safety Training Facilities. Specialized facilities designed for the instruction and simulated practice of emergency response personnel, including but not limited to fire, police, and EMS staff. Uses may include training towers, driving courses, shooting ranges, live fire simulators, and other scenario-based instruction areas.

Pump Station or Lift Station. A structure housing pumps and their appurtenances that conveys wastewater to either a privately owned or publicly owned sanitary sewer or treatment works.

Pumping Station. A facility for the transmission of water.

- Q -

Queuing. The use of 1 travel lane on local streets with parking, usually an intermittent parking pattern, on both sides.

Quorum. A majority of the full authorized membership of a board or agency.

- R -

Radio and Television Studio and Broadcasting Station. A facility for video or audio productions are filmed and broadcasted.

Radio and Television Studio Broadcasting Transmitters. An establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms.

Railroad Right-of-Way. A strip of land with tracks and auxiliary facilities for track operation, but not including depots, loading platforms, stations, train sheds, warehouses, car shops, car yards, locomotive shops, or water towers.

Rated Light Output. The sum of the initial rated lamp lumens of the lamp(s) that were supplied with the luminaire.

Reception Facility. An establishment that functions as a hosting and rental facility or banquet hall for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on site or by a caterer to invited guests during intermittent dates and hours of operation. Clarification: A reception facility is not operated as any kind of restaurant or bar with regular hours of operation. Live entertainment, excluding adult uses, may be included as an ancillary use of the private event and is not subject to a separate approval. Any business operating as a designated reception facility is not considered casual, temporary, or illegal due to the nature of the business operating intermittently for scheduled events with food and beverage service at the request of clients. Events scheduled by non-owners and/or operators shall be held a minimum of 15 times per year to uphold a legal operating status as a reception facility.

Recreation, "Active." Land uses including and comparable to playgrounds, ball fields, swimming pools, and tennis courts.

Recreation, "Passive." Land uses including and comparable to picnic areas, permeable nature trails, and undisturbed natural habitat.

Recreation, Commercial. Facilities engaged in providing amusement, entertainment or recreation for a fee, admission charge or in association with the sale of products on the premises including, but not limited to such activities as dance halls, dance studios, theatrical productions, bands, orchestras, other musical entertainment, bowling alleys, billiard and pool establishments, commercial sports arenas, racetracks, miniature golf courses, golf courses, game parlors, or axe throwing, escape, or rage rooms.

Recreational Vehicle or RV Park. An area or commercial campground for users of recreational vehicles, travel trailers, and similar vehicles to reside, park, rent, or lease on a temporary basis.

Regional Commercial or Office Center. A coordinated development site that includes office, commercial, or advanced manufacturing land uses; provides a regional economic impact; and may be permitted to meet Code requirements across lot lines in accordance with standards and criteria provided for within the Regional Business Center Overlay in **Chapter 400 – Zoning, Sec. 400-7 Overlay Districts.**

Regional Planning Commission. The Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany, and Tangipahoa Parishes, is a 31-member board of local elected officials and citizen members, appointed to represent each community on regional issues in accordance with **Chapter 100, Sec. 100-3**.

Reinforcement. Includes mesh, rods and/or a mixture of materials to provide per square-inch strength imposed and required by LaDOTD for the installation and construction of highway traffic arteries.

Research and Development or R&D. An establishment engaged in scientific, engineering, medical, and/or electronic research, development, and manufacturing.

Residence, Temporary. A dwelling for the purpose of providing residence on a limited term basis no more than 6 months.

Residence. Any structure occupied customarily or most of the time as a dwelling; a place of primary residence.

Residential. Activities within land areas used predominantly for housing.

Residential lot. Any lot used for residential purposes.

Residential Care Facility. An adult residential care home/facility licensed as required by the LDH that provides (attached or detached) housing and a coordinated array of supportive personal services; 24-hour supervision and assistance (scheduled and unscheduled), activities, and health-related services that are designed to allow the individual to reside in the least restrictive setting of their choice, to accommodate individual resident's changing needs and preferences, to maximize the resident's dignity, autonomy, privacy and independence, and to encourage family and community involvement. Said facility may include an age restricted adult housing component (attached or detached) for which LDH does not require licensing, but in which the residents are provided assistance with activities of daily living and access to the activities, functions and health related services offered to residents of the associated LDH licensed portion of the facility in order to meet the health care needs of the residents. Furthermore, said residents shall be required by said facility to pay the facility a recurring uniform fee for the costs of said activities, functions, and health related services. The age restrictions must be in accordance with all applicable laws.

Residential Facility, Child. Any place, facility or home operated by any institution, society, agency, corporation, person or persons or any other group licensed by the State to provide 24-hour residential care for 4 or more children under the age of 18 years who are not related to the operators, and whose parents or guardians are not residents of the same facility, with or without transfer of custody.

Residents. Both real persons and entities whose occupancy in St. Tammany Parish is of an on-going, primary nature. These include, but are not limited to, civic, environmental, neighborhood, business, labor, trade, or similar organizations or a legally recognized business entity.

Responsibility for On-site Inspections. The responsibility of the developer to retain a registered civil engineer, to provide for on-site inspections and observation during all construction activities, including those contingent herein and drainage. Said engineer shall provide periodic inspection reports to the engineering department for review and filing.

Responsible Person. The operator or operators of a sewerage or water system, the owner or owners of a sewerage or water system, the owner or owners of the property on which a sewerage or water system is located, or any or all of them.

Restaurant, Delicatessen. An establishment where food is sold for consumption off-premises and no counters or tables for on-premises consumption of food are provided. Clarification: Excludes groceries and supermarkets.

Restaurant, Dine-In with Full-Service Bar. A business establishment whose purpose and primary function is to take orders for and serve food and food items for consumption primarily within the principal building and includes a permanent wet bar equipped with a non-movable sink and a backbar or similar equipment for public display and to inform the public of alcohol brands and flavors for sale so as to qualify for the issuance of a Class A-General retail alcoholic beverage permit where alcoholic beverages are sold for consumption on the premises by paying customers.

Restaurant, Dine-In without Full-Service Bar. A dine-in restaurant without a permanent wet bar with non-movable sink or backbar or similar equipment for public display of alcohol brands and flavors for sale. Such use does not require a Class A-General retail alcoholic beverage permit.

Restaurant, Drive-Thru. An establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to-eat state for consumption either within the restaurant building or off-premises.

Restaurant, Full Service. An eating and drinking establishment that sells food and alcoholic beverages for consumption on premise.

Restrictive Covenant. A restriction on the use of land in a binding agreement, such as a deed, that runs with the land and is binding upon subsequent owners of the property.

Retail Establishment. A commercial enterprise that provides physical goods, products (including food), or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises, not including adult uses or the sale of alcoholic beverages where separate approval may be required for such use in accordance with the UDC. Can include but not limited to convenience, clothing, hobby, toy, print, florist, home décor, and antique shops and stores. A retail establishment that sells food products, such as a delicatessen, bakery, or grocery, may also offer ancillary seating areas for consumption of food on the premises.

Retention Pond. See Pond, Retention.

Revocation. The surrender of any rights, titles, or interests by the parish in any public road, street or alley and the improvements thereunto.

Rezone. To amend the zoning classification of particular lots or parcel of land, including amendment of the official zoning map and/or the future land use map.

Right-of-Way. Any public way, street, road, alley, easement, servitude, or access, which was dedicated to or acquired by the Parish to provide means of access to abutting properties; whether paved, improved, or unimproved, including those areas dedicated for proposed or future uses.

River. Any stream or body of water that has a current flow and is designated as a river or bayou on any official map.

Road. Includes street, highway, boulevard, and any other way, whether public or not.

Road Closings. Indicates that the street, road or alley or portion thereof is no longer needed for public use at that particular time, upon the review and findings of fact by the St. Tammany Parish Planning Commission and St. Tammany Parish Council. Said street, road or alley may be declared private and therefore restricted in use and maintained in common by the private property owners abutting said street, road, or alley. Closings may be declared by ordinance for an indefinite period of time or reviewed on an annual basis for reconsideration.

Road Frontage. The contiguous linear distance of the line separating the lot from a street.

Road Maintenance System, Parish. Those roads, streets and alleys that have been placed on a roster or list as adopted by the Parish Council by ordinance, signifying that said roads, streets and alleys are to be maintained by the Department of Public Works.

Road, Rural. A thoroughfare with open swales drained by runoff percolation and no separate pedestrian path. Trees along rural roads consist of multiple species composed in clusters.

Roadside or Road Shoulder. Natural or dedicated areas that are parallel, contiguous to, abut, adjoin, border, edge, connect or approach any public Right-of-Way, road, street, or highway.

Roadway Abandonment. Any existing and maintained local road, street, or alley that cannot or should not be maintained because the expenses thereof cannot be justified. In such a case, the property shall revert to the current property owners on each side of the abandonment from the centerline of the street as prescribed by statutory law.

Roadway Revocation. The surrender of any rights (with the exception of mineral rights), titles, and interests by the Parish in any publicly or tacitly dedicated road, street, or alley and the improvements thereunto, if any.

Roof. An overhead structure used for protection or shielding from the sun, rain, or other elements of weather.

Roof Shed Area. The area located directly underneath the roof, eaves, or other structural components of a structure or building.

- S -

Sales, Fireworks. An establishment for the retail sale of fireworks and related products.

Salvage Yard. A yard or building where automobiles or machinery are stored, dismantled and/or offered for sale as whole units, as salvaged parts, or as processed metal.

Salvage. The utilization of waste material.

Sanitary Sewerage. Human, domestic or acceptable industrial waste, except refuse, including conveying liquid from residences, buildings, industrial establishments or other places, together with such groundwater, surface water, stormwater and other wastes as may be present.

School. A building or part thereof designed, constructed, or used for educational or instructional purposes.

School, Business. An enterprise offering instruction and training in a service industry or the arts such as secretarial, barber, commercial artist, computer software and similar training.

School, Technical. A business enterprise offering instruction and training in a trade such as welding, bricklaying, machinery operation and other similar trades or crafts.

Screen, Sight Obscuring. A 100 percent opaque, non-living, visual screen with a minimum height of 6 feet; or a minimum 70 percent sight obscuring living screen with a minimum of 4 feet in height immediately after planting and consisting of plants that reach a minimum of 6 feet in height at maturity.

Sea Level, Mean. For purposes of the National Flood Insurance Program or NFIP, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum of 1988 (NAVD 88), or other datum, to which base flood elevations shown on a Community s Flood Insurance Rate Map are referenced.

Search Light. A powerful light or lights equipped with a reflector to produce a bright beam or beams.

Sediment Deposition Systems. Controlled diversions of sediment-laden water to initiate land building or sediment nourishment or to minimize undesirable deposition of sediment to navigation channels or habitat areas. Typical activities include diversion channels, jetties, groins, or sediment pumps.

Septage. The contents of a septic tank, cesspool, or other individual sewage-treatment facility that receives domestic-sewage wastes.

Septic Hauler. Any person, partnership, company, or corporation engaged in the cleaning, pumping, or otherwise servicing individual on-site treatment systems that accumulates septage or sludge, and/or handling, transport, and disposal of septage or sludge.

Septic System, Approved. A noncommunity-type sewerage system that provides for the collection, treatment, and disposal of sanitary sewage within the boundaries of the building site upon which the

sanitary sewage originated. Such systems shall not allow sewage effluent to flow from or run off the building site and must include a septic tank and absorption field without a surface discharge.

Septic System. An underground system with a septic tank used for the decomposition of domestic wastes.

Septic Tank System. Any individual sewage system that consists of a septic tank followed by an acceptable method of septic tank effluent treatment or disposal. A Conventional Septic Tank System is a septic tank followed by a subsurface absorption field, without a surface discharge.

Septic Tank Waste. Any sewage from holding tanks such as vessels, chemical toilets, campers, trailers, and septic tanks.

Septic Tank. Any watertight tank designed and constructed to:

- Receive sanitary wastewater;
- Separate solids from wastewater;
- Store the separated solids;
- Provide limited biological degradation; and
- Allow the clarified liquid to be discharged for further treatment and disposal.

Servitude or Easement. A strip existing or reserved by the developer for public utilities, drainage and other public purposes, the title to which shall remain with the property owner, subject to the right of use designated in the reservation of servitude; or a strip of ground designated or intended to be used for access to buildings and other portions of property.

Setback. The minimum horizontal distance between the street wall of a building and the street property line.

Setback Line, Building. The distance from the street Right-of-Way line to the closest point of the foundation of a building or projection thereof.

Sewage Disposal System, Individual On-Site. Any or all of the various components, including piping and pumping and treatment facilities, comprising a system designed for the collection and/or treatment and/or disposal of sanitary sewage. An on-site sewage disposal system may be owned, operated, and/or maintained by a political entity or private person.

Sewerage Disposal System, Private. Any privately owned or operated devices, facilities, structures, equipment or works used for the purpose of transmission, storage, treatment, recycling, and reclamation of industrial and domestic waste.

Sewage Effluent. Treated sanitary sewage.

Sewage Facility, Central. Either a publicly or privately owned system, that may consist of a collection system, or a portion thereof, pumping facility or facilities, and a means of final treatment and disposal, as well as any ancillary features which serves more than 1 dwelling unit or business.

Sewage Secondary Treatment Standard. A sewage effluent water quality standard that prescribes a maximum 30-day average concentration of biological oxygen demand (5-day) of 30 milligrams per liter (30 mg/l), a maximum 7-day average concentration of biological oxygen demand (5-day) of 45 milligrams per liter (45 mg/l), and a maximum daily average concentration of biological oxygen demand (5-day) of 60 milligrams per liter (60 mg/l). The daily average concentration shall be based on at least 3 effluent portions collected at time intervals no shorter than 1 hour each and combined in a flow-weighted

composite. The 30-day average, 7 day average, and the daily average are the arithmetic means of the values for all effluent samples collected in each period.

Sewage Sludge. Sludge resulting from treatment of wastewater from publicly or privately owned or operated sewage-treatment plants.

Sewage System, Individual. Any system of piping (excluding building plumbing), treatment device or other facility that conveys, stores, treats, or disposes of sewage on the property where it originates, and that utilizes the individual sewage system technology.

Sewage, Sanitary. Human, domestic, or acceptable industrial waste, except refuse, including conveying liquid from residences, buildings, industrial establishments, or other places, together with such ground water, surface water, storm water, and other wastes as may be present.

Sewage. Human or domestic waste, except household consumer refuse, including conveying liquid from residences, buildings, industrial establishments, or other places, together with such groundwater, surface water, storm water, and other wastes as may be present.

Sewer. Any pipe or other conduit outside a building for conveying sewage.

Sewer, Private. A sewer privately owned and not directly controlled by the parish.

Sewer, Public. A sewer in which all owners of abutting properties have equal rights and is controlled by the parish.

Sewer, Sanitary. Any sewer designed to carry sanitary sewage or compatible industrial wastes or a combination of both, and to which storm, surface and groundwater are not intentionally admitted.

Sewage System, Individual. Any system of piping (excluding building plumbing), treatment device or other facility that conveys, stores, treats, or disposes of sewage on the property where it originates, and which utilizes the individual sewage system.

Sewerage System. Any or all of the various components, including piping and pumping and treatment facilities, comprising a system designed for the collection and/or treatment and/or disposal of sanitary sewage. A sewerage system may be owned, operated, and/or maintained by a political entity or private person.

Sheet Metal Products. A facility for the manufacturing, assembly, and fabrication of products from sheet metal.

Shopping Center. A group of commercial establishments planned, constructed, and managed as a planned development with customer and employee parking provided on site, and where the provision of goods delivery is separated from customer access.

Shoreline Modifications. Those uses and activities planned or constructed with the intention or directly or indirectly changing or preventing change of a shoreline. Examples include bulkheading, piers, docks, wharves, slips and short canals, and jetties.

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 Rental is a nonresidential commercial use, not a residential use.

Shrub. A relatively low-growing bushy plant, usually with woody stems. Clarification: Ground cover, trees and annuals are not shrubs.

Sight Triangle. The triangular shaped portion of land established at either side of an access way or public Right-of-Way intersections where nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight of motorists along the intersection with sides of a specific length each along the public Right-of-Way and/or access way.

Sign. A medium of communication, including its structure and component parts, that is used or intended to be used to attract attention to its subject matter or location usually for advertising purposes, including paint on the surface of a building. Clarification: Each distinctive message painted or placed on a building or other structure is considered an individual sign.

Sign Area. The area of a sign is defined as the square footage enclosed within the perimeter of the sign face with each face contributing to the aggregate area of any sign. With respect to signs that are composed of individual symbols, letters, figures, illustrations, messages, forms, or panels, the sign area is area enclosed by one continuous line connecting the extreme points or edges of the advertising message. In cases where there is no definable simple geometric shape, the simplest geometric shape or rectangle enclosing the outer edges of the advertising message shall determine the sign area. In cases of backlighted awnings with advertising messages, the entire area of the awning shall be considered as the sign area.

Sign Face. The part of the sign that is or can be used to identify, advertise, communicate, inform, or convey a visual representation that attracts the attention of the public for any purpose. Sign face includes any background material, panel, trim, frame, color and direct or self-illumination that differentiates the sign from the building, structure, backdrop surface or object upon or against it is placed. The sign structure shall not be included as a portion of the sign face provided that no message, symbol, or any of the aforementioned sign face criteria are displayed on or designed as part of the sign structure, unless it is outlined in neon.

Sign Height. The vertical distance from the finished grade to the highest point of either the sign or sign structure.

Sign Owner. A person who owns a sign and/or who is responsible for a sign. When a sign owner cannot be determined, the owner of the premises where the sign is located is the owner of the sign.

Sign, "For Sale". A temporary sign advertising the private sale of homes, businesses, or parcels of land.

Sign, Abandoned. A sign that has fallen into disrepair or otherwise deteriorated as a result of a lack of maintenance, repair, or upkeep.

Sign, Address. A sign that only conveys the numeric address of the premises on which it is located.

Sign, Animation. A sign with action, motion, or changing colors which require electrical energy. This does not include signs that indicate only time, temperature, or date.

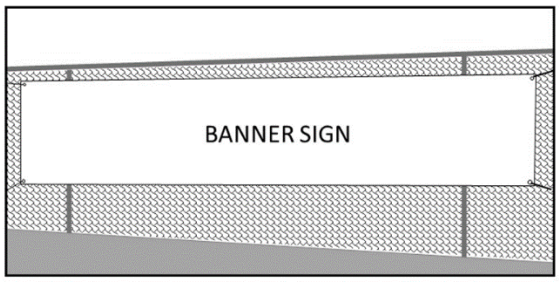
Sign, Attached. Any sign that is physically connected to and derives structural support from a building or building appurtenance.

Sign, Audible. Any sign that is designed to, or that produces, sound.

Sign, Awning. Any sign that is printed on any of the surfaces of an awning, including under-awning signs attached to and mounted under the awning.

Sign, Banner. A sign composed of a logo or design on a lightweight material either enclosed or not enclosed in a rigid frame and secured or mounted to allow movement caused by the atmosphere.

Exhibit 100-8 Banner Sign.

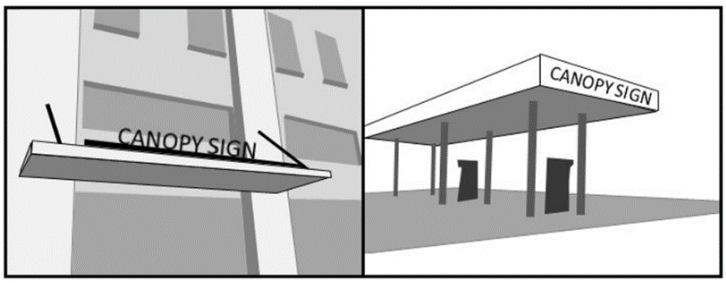


Sign, Bench. An advertising message on any portion of a bench or other non-mobile structure, or device intended for public seating or convenience.

Sign, Billboard. An outdoor advertising sign that directs attention to a business, commodity, service, or entertainment.

Sign, Canopy. A sign attached above, below or to the face of a canopy and which may include an under-canopy sign attached to and mounted under the canopy.

Exhibit 100-9 Canopy Sign.



Sign, Changeable Message. A sign on which the copy, message or sign panels may be changed either electronically or manually in the field through the removal, replacement, or rearrangement of letters, symbols, blocks, or panels.

Sign, Construction. A temporary sign erected and maintained by an architect, contractor, developer, financial institution, subcontractor, or materials supplier on the premises for which said person or persons is presently furnishing labor, materials, services, or capital financing.

Sign, Directional. Signs limited to directional messages, principally for pedestrians or vehicular traffic.

Sign, Directory. An outdoor sign listing and identifying the occupants within shopping centers, industrial centers, retail centers, office centers, and other multi-use commercial or industrial sites.

Sign, Flashing. A light source which, in whole or in part, physically changes in light intensity or gives the appearance of such change at intervals of less than 6 seconds.

Sign, Freestanding. A sign supported by a structure secured in the ground that is wholly independent of any guy wire, support wire, building, fence, vehicle, or object other than the sign structure.

Sign, Ground. A monument sign or a pole sign supported by a sign structure secured in the ground that is wholly independent of any guy wire, support wire, building, fence, vehicle, or object other than the sign structure, for support.

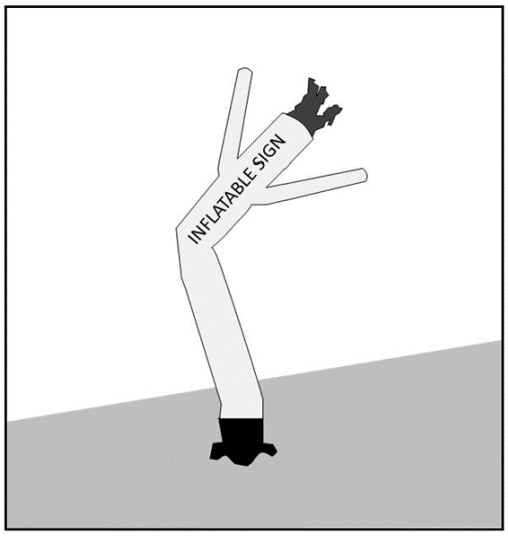
Sign, Home Occupation. Any on-premise sign advertising a home occupation.

Sign, Identification. A sign that is limited to the name, address, and/or number of a building or institution, person, or entity that is primary to the identification of the premise and to a general statement of the activity carried on in the building or institution.

Sign, Illuminated. An illuminated sign is any sign which has characters, letters, figures, designs, or outlines illuminated by an interior or exterior light source that is primarily designed to illuminate such sign.

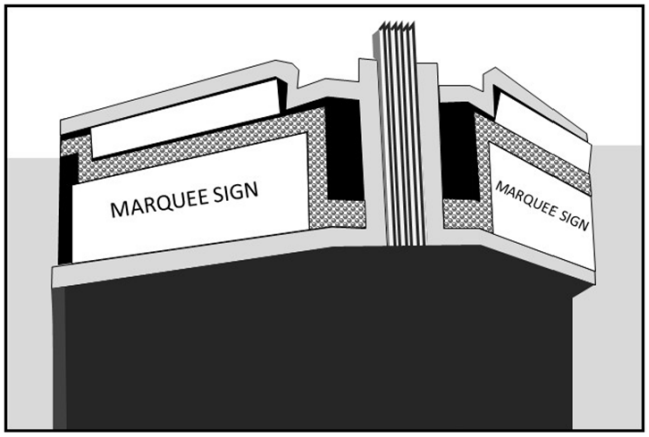
Sign, Inflatable. An inflatable sign is any sign dependent in whole or in part for its structural integrity on the infusion of compressed air or other fluids into the sign structure, including balloons larger than 2 feet in diameter or 2 feet square in area or other gas or liquid filled figures.

Exhibit 100-10 Inflatable Sign.



Sign, Marquee. A marquee sign is any sign attached to and made part of a marquee. A marquee is defined as a permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather. Signs painted or sewn onto awnings or canopies shall be considered marquee signs.

Exhibit 100-11 Marquee Sign.

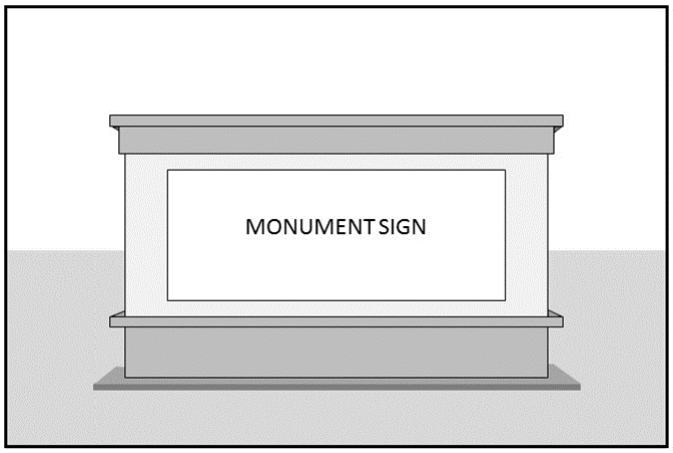


Sign, Menu Board. A sign used to display a menu, typically found at a drive-thru restaurant.

Sign, Message. The words or symbols on a sign face that communicate to onlookers.

Sign, Monument. A freestanding sign supported primarily by an internal structural framework integrated at the base or ground level into landscaping or other solid structural features other than support poles.

Exhibit 100-12 Monument Sign.



Sign, Moving Message or Changing Image. Any sign, including public service signs, designed to convey sign copy that changes in form or content with greater frequency than once an hour, that includes action or motion, or the illusion of action or motion within its message or sign copy.

Sign, Moving. A sign or part of a sign that changes physical portions by any movement or rotation, or that gives the impression of such movement or rotation.

Sign, Neon. Any white or colored tubular lighting bent or formed into a design or lettering of which the primary source of light is gaseous. Area within the outline of the neon is part of the sign face.

Sign, Off-Premises. Includes signs that direct attention to a person, business, firm or corporation not occupying the premises where the sign is located. Off-premises signs identify advertised goods, products, or services not available on site, convey a non-advertising idea or message not located or relevant on site, and/or is not otherwise defined as an on-premise sign.

Sign, On-Premise. A sign identifying or advertising a business, person, firm, corporation, activity, goal, product, or service located or available on the premises where the sign is installed and maintained, or that is displayed and maintained by the owner or occupant of the premises on which it is located.

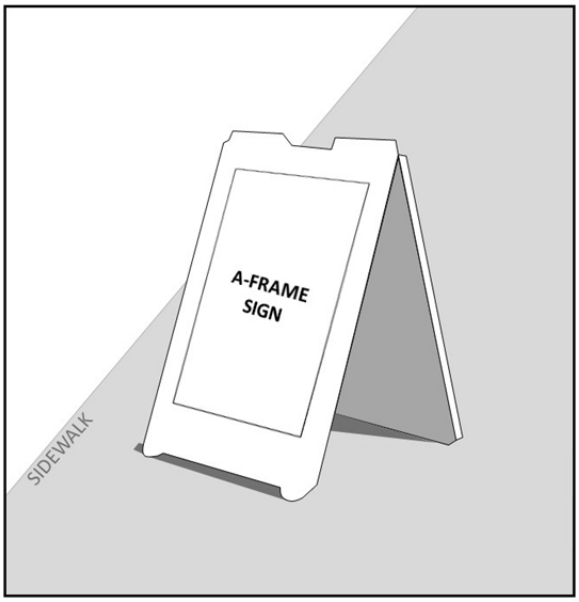
Sign, Parapet. A sign extending above a roof line or that serves as a parapet.

Sign, Pole. A type of ground sign, consisting of 1 or more vertical poles that are partially placed in the ground for stability, and that may have a horizontal pole at or near the top of a single vertical pole and which may be joined together by a horizontal pole. The sign face or faces of pole signs can be attached to the vertical pole(s) and/or horizontal pole, or may be chained, cabled, or attached to the vertical pole(s). The sign face(s) of pole signs do not touch the ground, leaving an open space between the bottom of the sign face and the ground. A pole sign cannot be connected to or affixed to a building.

Sign, Political. Any sign promoting the election or defeat of a candidate seeking any political office or the passage or defeat of any ballot measure. Clarification: Not including any billboard owned or maintained by a commercial firm or advertising company when leased or used as a political sign.

Sign, Portable. Any sign not permanently affixed to a building, structure or the ground or a sign designed to be moved from place to place, including but are not limited to A-frame or sandwich board signs, signs attached to wood or metal frames, and signs designed to be self-supporting and moveable. Clarification: Does not include trailer or vehicle signs.

Exhibit 100-13 Portable Sign.



Sign, Private Directional. On-premise signs that direct vehicular or pedestrian traffic into or within a premise and does not exceed four square feet in size.

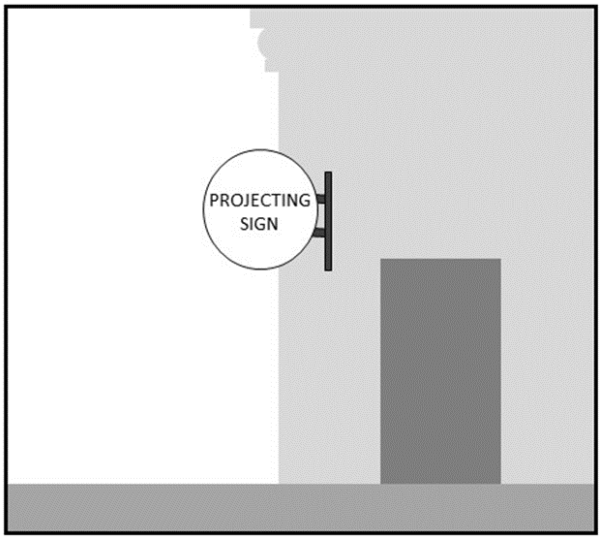
Sign, Project. A temporary sign announcing a proposed land development or construction project.

Sign, Projecting. Any sign with a leading edge that extends 12 inches or more beyond a building or wall. Two types of projecting signs include:

> *Fixed.* A sign which extends outward 12 inches or more from the facade of any building and is rigidly affixed thereto, and

Swinging. A sign projecting 12 inches or more from the outside wall or walls of any building and is supported by only 1 rigid support affixed thereto. Clarification: Projecting signs are distinctly different and should not be considered a *Wall Sign*.

Exhibit 100-14 Projecting Sign.



Sign, Public Directional. Includes both signs permanently or temporarily erected in the public Right-of-Way or on public property with the approval of the Parish Council that denote the name or route to any educational institution, public building of facility, historic place, shrine, church, synagogue, hospital, library or similar facility or institution; and signs permanently or temporarily erected identifying a person or entity who has undertaken to plant or maintain landscaping of that portion of the Right-of-Way.

Sign, Public Service. A sign that provides information as a service to the general public such as time, temperature or the promotion or announcement of public events, or other events of a civic, philanthropic, charitable, or religious purpose.

Sign, Pylon. A permanent, freestanding sign with a support structure enclosed with a skin or veneer whose height exceeds its width. Support structure shall not consist of a single pole.

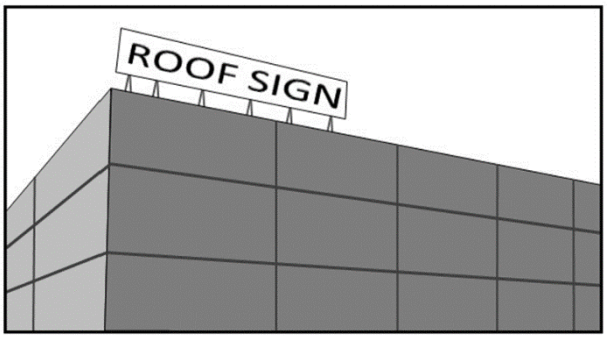
Sign, Real Estate. Any temporary sign pertaining to the sale, lease or rental of land or buildings, that is erected or displayed on the lot or parcel to which it applies.

Sign, Resident Identification. Any on-premise sign limited to the name of the premises, its municipal address and the names of the present occupant or occupants of the premises.

Sign, Revolving or Rotating. Any sign whose sign face is designed to move or turn on any axis.

Sign, Roof. Any sign erected or painted upon, against or directly above a roof or parapet of a building.

Exhibit 100-15 Roof Sign.



Sign, Snipe. A sign that is tacked, nailed, posted, pasted, glued, or otherwise attached to poles, stakes, or to other like objects.

Sign, Street Banner. Any banner sign that is stretched across and hung over a public Right-of-Way.

Sign Structure. The supporting structure upon which a sign or sign face is fastened, attached or displayed or is intended to be fastened, attached or displayed; provided, however, the term "sign structure" shall not include a building or fence.

Sign, Subdivision. A sign identifying the subdivision and denoting the entrance or exit to the subdivision.

Sign, Temporary. Any sign the display of which is limited by law, ordinance, or regulation and which advertises a situation or event that is designed, intended, or expected to occur and be completed within a reasonably short or definite period after the erection of such sign.

Sign, Trailer. Any sign or sign structure attached to or composed in whole or in part of a trailer frame or chassis or skid or skid frame or body or of any materials that have ever previously constituted in whole or in part such a trailer, skid, frame, chassis, or body.

Sign, Vehicle or Trailer. Any sign displayed on or from any mode of transportation, including but not limited to cars, buses, trucks/trailers, trains, boats, or airplanes.

Sign, Wall. A sign other than a parapet or projecting sign that is painted on or that projects less than 12 inches from the wall of a building, and is painted on, attached to, or erected against any exterior wall or window of a building or structure with the exposed face of the sign being in a plane parallel to the plane of said wall or window and not extending above the building.

Sign, Window. Any sign that is painted on, applied to, attached to, or projected upon the exterior or interior of a building glass area, including doors, or located within 1 foot of the interior of a building glass area, including doors, whose identification, message, symbol, insignia, visual representation, logo type or any other form which communicates information, can be perceived from any off-premises contiguous property or public Right-of-Way.

Signable Area. An area of a building façade that is free of architectural details or part of a building in which an activity is located.

Single-plane lens. A refractor of lens, mounted in the horizontal plane, which by design, allows direct light to be emitted only through the horizontal plane.

Site. The area of ground or physical location, including land area and appurtenances, on which a town, building, monument, or facility is constructed. A site may consist of numerous facilities.

SLCRMA. The Louisiana State and Local Coastal Resources Management Act of 1978 as amended, Act 361 of 1978, as amended, LA R.S. 49:214.21 et seq.

Sludge. Residue produced by or precipitated from a treatment process.

Single Premise. The contiguous land in the same ownership which is not divided by any highway, street, alley, or Right-of-Way. May include more than 1 lot of record when such lots are devoted to a single unity of use; or may consist of a separate structure on the same lot of record when, in the opinion of the Department of Planning and Development, such separate structure appears to be a separate premise.

Software Development and Programming. An establishment that conducts research, development, or testing of computer software.

Solar Energy Systems. Any active Solar Energy System that uses mechanical, physical, or chemical means to convert energy collected from sunlight into an alternative form of energy. Solar Energy Systems include, but are not limited to photovoltaic cells, solar hot water heaters, etc.

Solar Energy System, Building-Integrated (BIPV). Any Solar Energy System that consists of photovoltaic cells and/or panels that are fully integrated into the exterior structure of a building.

Solar Energy System, Building Mounted Photovoltaic. Any Solar Energy System that consists of photovoltaic cells and/or panels that are affixed to the exterior of a building such as the façade (see definition of Solar Energy System, Roof-Mounted).

Solar Energy System, Ground-Mounted. Any Solar Energy System that is structurally mounted to the ground and is not attached to a building; may be of any size (small-, medium- or large-scale).

Solar Energy System, Large-Scale. A Solar Energy System that occupies more than 40,000 square feet of surface area; where surface area is measured by the total surface area of the solar collector at maximum tilt to the vertical that occupies a given space or mounting surface, also referred to as the projected area of the array.

Solar Energy System, Medium Scale. A Solar Energy System that occupies more than 1,750 square feet but less than 40,000 square feet of surface area; where surface area is measured by the total surface area of the solar collector at maximum tilt to the vertical that occupies a given space or mounting surface, also referred to as the projected area of the array.

Solar Energy System, Photovoltaic (PV). A Solar Energy System that produces electricity by the use of semiconductor devices, called photovoltaic cells, which generate electricity when exposed to sunlight. A PV system may be roof-mounted, ground-mounted, or pole-mounted.

Solar Energy System, Roof Mounted. Any Solar Energy System that is mounted on the roof of a building or structure; may be of any size (small-, medium- or large-scale).

Solar Energy System, Small Scale. A Solar Energy System which occupies no more than 1,750 square feet or less of surface area; surface area shall be measured by the total surface area of the solar collector at maximum tilt to the vertical that occupies a given space or mounting surface, also referred to as the projected area of the array.

Solar Panel or Collector. A group of photovoltaic cells or thermal collectors that collect and convert sunlight as a source of energy for purposes such as heating or cooling a structure, heating, or pumping water, or generating electricity.

Solid Waste. Any garbage, refuse, or sludge from a waste treatment plant, water-supply treatment plant, or air pollution-control facility, and other discarded material, including solid, liquid, semisolid, or contained

gaseous material resulting from industrial, commercial, mining, and agricultural operations, and from community activities. Solid waste does not include solid or dissolved material in domestic sewage; solid or dissolved materials in irrigation return flows or industrial discharges that are point sources as specifically described in the Definitions Section of Louisiana Administrative Code, LAC Title 33 – Environmental Quality.

Solid Waste Closure. Actions to prevent or minimize the threat to public health and the environment posed by a facility that no longer accepts the solid waste for which it operated or was permitted, including the removal of contaminated equipment, the removal of liners, grading, applying final cover, seeding of final cover, installation of monitoring devices, construction of ground and surface water diversion structures, and gas control systems, as necessary.

Solid Waste Collection. The aggregation of waste from the place at which it is generated and includes all activities up to the time the waste is delivered to a waste facility. Collection may include either manual or automated systems.

Solid Waste Collection Facility. A facility, at which 1 or more containers are located, that is used to accumulate solid waste generated by and delivered by more than 1 household or commercial establishment for pickup by a transporter, including, but not limited to, facilities typically located in rural areas where garbage collection does not occur. This definition does not include containers that receive only solid waste generated on property that is contiguous with the property on which the container is located (e.g., containers located at and receiving solid waste only from a multi-unit dwelling or a commercial establishment or an industrial establishment).

Solid Waste Facility. The actual land and associated appurtenances used for storage, processing, and/or disposal of solid wastes, but possibly consisting of 1 or more units. Clarification: Any earthen ditches leading to or from a unit of a facility and that receives solid waste are considered part of the facility to which they connect, except for ditches lined with materials capable of preventing groundwater contamination. The term facility does not necessarily mean an entire industrial manufacturing plant.

Solid Waste Facility, Industrial. A facility for the processing, storage, and/or disposal of industrial solid waste.

Solid Waste Type I Facility (Solid Waste). A facility used for disposing of industrial solid wastes (e.g., a landfill, surface impoundment, or landfarm). If the facility is used for disposing of residential or commercial solid waste, it is also a Type II facility.

Solid Waste Type I-A Facility (Solid Waste). A facility used for processing industrial solid waste (e.g., a transfer station (processing), shredder, baler, etc.). If the facility is used for processing residential or commercial solid waste, it is also a Type II-A facility.

Solid Waste Type II Facility (Solid Waste). A facility used for disposing of residential and/or commercial solid waste (e.g., a landfill, surface impoundment, or landfarm). If the facility is used for disposing of industrial solid waste, it is also a Type I facility.

Solid Waste Type II-A Facility (Solid Waste). A facility used for processing residential, infectious, or commercial solid waste (e.g., a transfer station (processing), composting municipal solid waste facility, refuse-derived fuel facility, shredder, baler, autoclave, etc.). If the facility is used for processing industrial solid waste, it is also a Type I-A facility.

Solid Waste Type III Facility (Solid Waste). A facility used for disposing or processing of construction/demolition debris or woodwaste, composting organic waste to produce a usable material, or

separating recyclable wastes (e.g., a construction/demolition-debris or woodwaste landfill, separation facility, or composting facility).

Solid Waste Separation Facility. A Type III solid waste processing facility at which recyclables are separated from a non-putrescible solid waste stream for future use. The non-putrescible waste stream received by the separation facility shall not contain more than a de minimis amount of putrescible waste.

Solid Waste Landfill or MSW Landfill, Municipal. An entire disposal facility in a contiguous geographical space where residential solid waste and/or commercial solid waste is placed in or on land. The term Municipal Solid Waste does not limit the ownership or source of materials to municipalities.

Solid Waste Shredder. A solid waste facility that reduces the particle size of solid waste by grinding, milling, shredding, or rasping.

Solid Waste, Commercial. All types of solid waste generated by stores, offices, restaurants, warehouses, and other non-manufacturing activities, excluding residential and industrial solid wastes.

Solid Waste, Industrial. Solid waste generated by a manufacturing, industrial, or mining process, or that is contaminated by solid waste generated by such a process. Such waste may include, but is not limited to, waste resulting from the following manufacturing processes: electric power generation; fertilizer/ agricultural chemicals; food and related products; byproducts; inorganic chemicals; iron and steel manufacturing; leather and leather products; nonferrous metals manufacturing/foundries; organic chemicals; plastics and resins manufacturing; pulp and paper industry; rubber and miscellaneous plastic products; stone, glass, clay, and concrete products; textile manufacturing; and transportation equipment.

Solid Waste, Residential. Any solid waste (including garbage, trash, yard trash, and sludges from residential septic tanks and wastewater treatment facilities) derived from households (including single and multiple residences, hotels and motels, bunkhouses, ranger stations, crew quarters, campgrounds, picnic grounds, and day-use recreation areas).

Spa, Health. Any facility that provides sauna baths, suntan lamps, exercises and/or exercise equipment, massages, steam baths, diet regimens, and the like for group or individual sessions, and that holds itself out to the public for such uses or any combination of the foregoing.

Spoil deposition. The deposition of any excavated or dredged material.

Stable. A structure that is used for the care of horses and other equines.

Stable, Commercial. A facility for the keeping, training, grooming, or boarding of horses and farm animals.

Stadium. A large open or enclosed place used for games and major events and partly or completely surrounded by tiers of seats for spectators.

Start of Construction. The date a building permit is issued.

Start, Building Construction. The first placement of building forms or the placement of structural supports, i.e., pilings or tiers, or other structural supports on the site such as footings. For mobile homes, the start of building construction shall be considered the placement of the mobile home on the site.

State Enabling Act. The act adopted by the State Legislature identified as LA R.S. 33:101 et seq, which delegated to the Parish Council of St. Tammany Parish the authority to create a Planning Commission.

State Sanitary Code. The rules and regulations that pertain to water supplies and sewage and refuse disposal; including, but not limited to those rules and regulations applicable to the collection, treatment,

or disposal of sewage, and the treatment and distribution of potable water; and which have been adopted by the LDH in accordance with LA R. S. § 40 et seq.

Steel Mill. A facility for the manufacturing and processing of steel.

Storage Containers, Portable. A portable, weather-resistant receptacle designed and used for the storage or shipment of household goods, wares, building materials or merchandise.

Storage Facility. Any facility or part of a facility wherein any hazardous, dangerous, or toxic substance as herein described comprises or accounts for a substantial part of the business or use of said facility regardless of whether the substance is marketed individually or incorporated into another product.

Storage, Fleet. Outdoor storage of vehicles used for business purposes.

Storage, Hazardous Waste. Temporarily holding hazardous wastes until they are treated or disposed. Hazardous waste is commonly stored prior to treatment or disposal, and must be stored in containers, tanks, containment buildings, drip pads, waste piles, or surface impoundments that comply with the Resource Conservation and Recovery Act (RCRA) regulations. The regulatory requirements for these types of storage units are found in Title 40 of the Code of Federal Regulations (CFR) in Part 264 for permitted facilities and Part 265 for interim status facilities.

Storage, Retail Sales or Storage Yard. Use of property for the display and sales of products and services, primarily outside of a building or structure.

Store Front. The facade of a space in a building, regardless of the type of use of the space, which must have a direct entrance, by door, from the exterior of the building through the facade, and which facade must face a street or a parking lot for the building.

Store, Convenience with Gas Pumps. A retail establishment that offers for sale convenience goods, such as packaged food items, staple groceries, snacks, tobacco, periodicals, other household goods, and gasoline and other fuel as an accessory use; does not include Auto Repair and Service.

Store, Liquor. An establishment engaged in the sale of alcoholic beverages for off-premises consumption.

Storm Sewer System Permit, Municipal Separate. Federal and state requirement originating from the Clean Water Act for publicly owned storm sewer systems to minimize pollution as urban runoff enters creeks, lakes, and other waterbodies.

Stormwater. The flow of water which results from a rainfall event that runs off streets, lawns, and other sites.

Stormwater Management Program. Comprehensive stormwater management program required by the MS4 Permit, including pollution prevention measures, treatment or removal techniques, monitoring, use of legal authority, and other appropriate measures to control the quality of storm water discharged to the storm drains and thence to waters of the United States.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is not floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding 14 feet in height shall be considered as an additional story for each 14 feet or fraction thereof.

Story, Half. A half-story is that portion of a building under a gable, hip or mansard roof, the wall plates of which, on at least 2 opposite exterior walls, are not more than 4 ½ feet above the finished floor of such story. In the case of multiple-family dwellings 3 or more stories in height, a half-story shall be counted as a story.

Stream. Any body of water, depression, or bed whether there is a current flow present or water present within its banks, when such stream is identifiable on any official map of the State of Louisiana and the directional course of said stream indicates a discharge of water into any river as defined herein or into tributaries of any river.

Street. A strip of land, including the entire Right-of-Way, publicly or privately owned, serving as a means of slow vehicular travel, and furnishing Access to Abutting properties, which may also be used to provide space for sewers, public utilities, shade trees, and sidewalks.

Street Line or Right-of-Way Line. The dividing line between a lot, its property line or lines, and a public Right-of-Way, a public street, road, or highway; or a private street, road, or highway, over which 2 or more abutting owners have an easement or Right-of-Way.

Street Plan, Major. The comprehensive roadway master plan adopted by the Planning and Zoning Commission after public hearing that is designed to guide the future development of St. Tammany Parish.

Street, Intersecting. Any street or public way or court that joins another at an angle, whether or not it crosses the other.

Street, Limited Access. A major highway to which access is limited to certain safe entrances and exits.

Street, Local Traffic. A street paralleling a major highway to give limited access to said highway for safety.

Street, Private. Any road or street that is not publicly owned and maintained and used for access by the occupants of a development, their guests, and the general public.

Street, Public. A street under the control of and kept by the public, established by regular governmental proceedings for the purpose or dedicated by the owner of the land and accepted by the proper authorities, which are responsible for the maintenance of said street.

Street, Road, or Alley. Any public way set aside for public use and travel that was dedicated to or acquired by the Parish to provide means of access to abutting property. It is not necessary that any formal act of acceptance should have occurred, and it is immaterial whether said street, road, or alley has ever been opened, used, or accepted into the Parish Road Maintenance System. For the purposes of this UDC, the words "street", "road", and "alley" may be used interchangeably.

Service Street. A street upon which no lot fronts

Streets, Complete. Streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders.

Structure. A walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground, including but without limiting the generality of the foregoing, to advertising signs, billboards, back stops for tennis courts and pergolas.

Studio, Dance or Martial Arts. An establishment engaged in dance or martial arts instruction and rehearsal.

Studio, Fine Arts. A building or a portion of a building used as artisan workshop for the creation or display of works of art in a variety of mediums.

Studio, Music. An establishment used for composing and recording music or music instruction.

Subdivision. The division of a lot, tract, or parcel of land into 2 or more tracts, parcels, or other divisions of land in accordance with LA RS 33:101-120.1, including the readjustment of lot lines, a further division of an existing subdivision, or a portion thereof or combining of 2 or more existing lots of record.

Subdivision Amenities. Private cultural or recreational uses associated with a subdivision.

Subdivision Restrictions. Restrictive covenants to be legally recorded which the developer places upon the use of the lots by future owners for the well-being of all owners, to protect values and to prevent abuses and nuisances that would disturb other occupants in the subdivision.

Surface Alterations. Those uses and activities that change the surface or usability of a land area or water bottom. Examples include fill deposition, land reclamation, beach nourishment, dredging (primarily areal), clearing, draining, surface mining, construction, operation of transportation, mineral, energy and industrial facilities, industrial, commercial, and urban developments.

Surface Elevation, Water. The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Surface, Impervious. Any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped land. Impervious surfaces shall include concrete or asphalt driveways and parking areas.

Surveyor, Licensed. A professional land surveyor, licensed to perform surveying activities in the State of Louisiana.

Swimming Pool. A residential accessory use or commercial pool for recreational purposes.

- T -

Tammany Utilities. The water and sewer services provided by St. Tammany Parish.

Tank, Holding. Any tank used for temporary storage and onsite containment of sanitary wastewater.

Ten-State Standards. The Recommended Standards for Water Works (2012 edition), or the Recommended Standards for Wastewater Facilities (2004 edition), or both, published by the Great Lakes—Upper Mississippi River Board of State Public Health and Environmental Managers; and any modifications, additions or revised editions to such standards as are established in the state sanitary code, or which are otherwise authorized by the state health officer.

Tentative Plan. A generalized conceptual plan designating the proposed development by showing the lot and street layout and the surrounding land uses.

Testing. The sampling of a roadbed material for composition, compaction, depth, and such other requirements applicable thereto, and of the road surface (all at such intervals as standard testing procedures provide) to determine through state-of-the-art methodology, proper compliance with the specifications imposed.

Theater. A building or part of a building devoted to showing motion pictures or for dramatic, musical, or live performances.

Thoroughfare. A paved vehicular way with moving lanes and parking lanes accompanied by streetscapes at the sides, both within and outside of a public Right-of-Way, and including all of the *Thoroughfare Types* as set forth and described herein.

Thoroughfare Types. Boulevards, Roads, Rural Roads, Streets, Commercial Streets, Collectors, Driveways, Highways, Passages, Paths, Rear Alleys, and Rear Lanes.

Timber Harvesting. The removal of all or part of merchantable standing timber as part of an ongoing timber producing operation or business that is not part of any development.

Tiny Home. A tiny house is a dwelling that may be built on wheels and is no larger than 400 square feet, including a kitchen, bathroom, and sleeping/living area, and must be built to the Louisiana State Construction Codes and Amendments.

Tire Retreading, Recapping, or Rebuilding. A facility for the retreading, recapping, and rebuilding of tires for commercial, and industrial vehicles or machines.

Tower, Radio, Telecommunications, Television or Microwave. A structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum.

Townhome. A building, or a portion of a building, containing 3 or more dwelling units joined by a party wall or walls, provided those dwellings are not either straight above or below a dwelling intended for use by another separate, independent family. Clarification: Dwelling units permitted above commercial establishments are not townhomes.

Toxic Substances. Those substances that, by their chemical, biological, or radioactive properties, have the potential to endanger human health or other living organisms or ecosystems, by means of acute or chronic adverse effects, including poisoning, mutagenic, tetratrogenic, or carcinogenic effect.

Traffic Impact Analysis or TIA. A study and analysis of how any use, plan, or development will affect traffic in the surrounding area.

Transfer Station, Non-Processing. A solid waste facility where solid waste is transferred from collection vehicles to other vehicles for transportation without processing.

Transfer Station, Processing. A Type I-A or II-A solid waste processing facility where solid waste is transferred from collection vehicles, processed, and placed in other vehicles for transportation (e.g., a facility that separates recyclables from industrial or putrescible waste streams).

Transit Stop. A location where passengers board and alight. Transit Stops can serve 1 or more routes and include various levels of amenities depending on the level of actual or anticipated riders. Amenities can include Transit Stop sign pole, benches, trash receptacles, shelters, and lighting. Transit Stops can be placed within the public Right-of-Way or on private property depending on service needs and passenger comfort.

Transport, Solid Waste. To move industrial solid waste off-site and/or to move solid waste of a commercial establishment or more than 1 household to a transfer station or processing or disposal facility.

Transportation Terminal (Passenger, Taxi, Bus, Ambulance). A commercial facility for loading and unloading of passenger and/or the housing, maintenance, and dispatch of vehicles designed to transport passengers.

Transporter, Solid Waste. Any person who moves industrial solid waste off-site and/or who moves solid waste of a commercial establishment or more than 1 household to a transfer station or processing or disposal facility.

Trash. Non-putrescible refuse including, but not limited to, white goods, furniture, and wood and metal goods.

Treatment. Any method, technique, or process, including neutralization, designed to change the physical, chemical, or biological character or composition of any material to neutralize such material or render it nonhazardous or nontoxic, safer for transport, amenable for recovery or storage, or reduced in volume. The term includes any activity or processing designed to change the physical form or chemical composition of material, to render it nonhazardous or nontoxic.

Tree. Any self-supporting perennial woody plant that is at least 4 inches in diameter, broken down into 2 classes (A and B), of which a list of each Class's native trees can be found in **Chapter 600, Sec. 600-3** of the UDC.

Tree, Class A. Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of 50 feet, usually with 1 main stem or trunk although some species may have multiple trunks, and with many branches.

Tree, Class B. Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of 25 feet, with 1 or more main stem(s) or trunk(s) and many branches.

Tree Farming. An active agricultural production land use that involves the harvesting of timber as a crop to be replenished and in which clear cutting is prohibited unless immediate reforestation is implemented in accordance with recognized practices for active tree farm forest management. This provision includes timber thinning and selective harvesting where reforestation may not be required or desirable.

Tree Preservation. The preservation of existing trees on a parcel of property through the development and construction process. For tree preservation the following definitions shall apply:

- *Unimproved Land.* Where no grading, street surfacing, curbs, gutters, sidewalks, water mains, fire hydrants, sanitary sewers, storm sewers, culverts and/or other improvements to the natural state of the land have not occurred and occupancy permits have not yet been given or public improvements accepted.
- *Partially Improved Land.* Where grading, street surfacing, curbs, gutters, sidewalks, water mains, fire hydrants, sanitary sewers, storm sewers, culverts and/or other improvements to the natural state of the land have occurred but occupancy permits have not yet been given or public improvements accepted.
- *Improved Land.* Where grading, street surfacing, curbs, gutters, sidewalks, water mains, fire hydrants, sanitary sewers, storm sewers, culverts and/or other improvements have occurred, and occupancy permits have been given and public improvements accepted.

Tree Protected Root Zone. The circular area of ground surrounding a tree extending a distance of 1 foot per caliper inch of the tree, measured from the tree trunk or stem.

Tree Removal. Any act that causes a tree to die within a period of 2 years, including, but not limited to:

- Damage inflicted upon the root systems by machinery, storage of materials and solid compaction;
- Changing the natural grade above the root system or around the trunk;
- Damage indicated on the tree permitting infection or pest infestation;
- Excessive pruning

- Paving with concrete, asphalt, or other impervious material within the proximity as to be harmful to the tree.

Tree, Caliper. The diameter of a tree trunk.

Tree, Preserved. An existing tree that remains after trees are removed on a site.

Tree Survey. A tree survey reflects the process of locating a tree and its protected root zone in order to protect the tree from anticipated construction impacts. Tree location, species, diameter, and condition are documented on a survey or site plan drawn to scale with an accompanying table. The table details referenced numbers on the survey associated with required information on tree species, diameter, and condition.

Truck Repair, Heavy. Storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.

Truck Stop. Any building or area of land in which or upon which a business, service, or industry involving the maintenance, servicing, storage, or repair of commercial vehicles is conducted or rendered including the dispensing of motor fuel or other petroleum products directly into motor vehicles, the sale of accessories or equipment for trucks and similar commercial vehicles. This use may also include overnight accommodations and restaurant facilities solely for the use of truck crews.

Truck Stop with Video Poker. Same land use characteristics as a truck stop, but may also include video poker.

Truck, Food. A mobile vendor who operates or sells food for human consumption, hot or cold, on a temporary basis from a stationary stand; or cart, trailer or kitchen mounted on chassis, with an engine for propulsion or that remains connected to a vehicle with an engine for propulsion.

Turnaround. The area at the end of a dead-end street that provides an area to turnaround, includes t-type turnarounds and Cul-de-sacs.

- U –

Unit, Live/Work. Single-family dwelling units not exceeding 1 story in height above the first floor in a building designed for business uses.

Unit, Secondary Dwelling. An additional dwelling unit located within the principal dwelling on the lot, in a freestanding building or above a residential garage.

University. An accredited academic institution of higher learning beyond the level of secondary school.

Urban Growth Boundary or UGB. The boundary or line marking the limit between the urban growth areas and other areas such as rural and resource areas where urban growth is not encouraged, as designated by the parish.

Use. The purpose or activity for which land or any building thereon is designed, arranged, or intended, or for which it is occupied or maintained.

Use, Compatible. A use which is capable of existing in harmony with other uses situated in its immediate vicinity.

Use, Conditional. Conditional uses are certain uses that, because of their unique characteristics, cannot be properly classified in certain zoning districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. These

uses are classified as conditional uses within the zoning districts and may be permitted in a district through the granting of approval by the Planning and Zoning Commission. Such uses require additional consideration and a public hearing to ascertain the appropriateness of the use within the particular locality. Such uses can be approved with special conditions required by the Planning and Zoning Commission which aim to mitigate potential negative impacts on neighboring land and better ensure compatibility with existing or planned development in the vicinity.

Use, Continuing. Activities which by nature are carried out on an uninterrupted basis; examples include shell dredging and surface mining activities, projects involving maintenance dredging of existing waterways, and maintenance and repair of existing levees.

Use, Exempted. Any use specifically listed as a use not requiring a permit.

Use, Functionally Dependent. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Use, Incompatible. A use which is incapable of existing in harmony with other uses situated in its immediate vicinity.

Use, Noncontinuing. Activities which by nature are done on a one-time basis; examples include dredging access canals for oil and gas well drilling, implementing an approved land use alteration plan and constructing new port or marina facilities.

Use, Permitted. A use that may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations, and performance standards of such district.

Use, Principal. The main use of land or buildings as distinguished from a subordinate or accessory use. A principal use may be either "permitted" or "conditional" within a zoning district.

Use, Religious. A structure or place in which worship, ceremonies and rituals pertaining to a particular system of belief are held.

Use, Seasonal. A temporary use carried on for 6 months or less, such as Christmas tree sales, snowball stands, seafood peddlers, or produce stands.

Use, Temporary. A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Utility. Establishments or the structural components engaged in the generation, transmission, and/or distribution of electricity, gas, or steam, including water and irrigation systems, sanitary systems used for the collection and disposal of garbage, sewage and other wastes, or communication systems be they hardwired or wireless, analog, or digital.

Utility Corridor. Rights-of-way or easements for utilities on either publicly or privately owned property.

Utility Line. Any wire, pipe and/or conduit in a system of pipes and/or conduits for conveying utility services, including, but not limited to, water, sanitary sewer, natural gas, electricity, steam, fiber, data/communications.

Utility Structure. A utility cabinet housing the utility equipment.

Utility, Public. Any entity that provides utility services subject to regulation by the Louisiana Public Service Commission, as well as cable television service providers, pipeline entities, gas entities, electrical

entities, rural electric cooperatives, telecommunications entities, data entities, technological services entities, water entities, steam entities, heating entities, cooling or refrigerating entity or sewer entities.

- V -

Variance. A grant of relief or departure from the requirements of the UDC, when specific enforcement would result in unnecessary hardship.

Vehicle Impound Lot. An outdoor storage facility for the temporary storage of towed vehicles associated with insurance companies or related offices for wrecked or impounded vehicles.

Vehicle, Service. Any vehicle used by a hauler in the process of cleaning, pumping or otherwise servicing individual on-site treatment systems which accumulates septage or sludge, and/or handling, transport, and disposal of septage or sludge.

Vehicles Sales, Personal. The use of any building, land area and/or other premises for the display and sale of new or used golf carts, motorcycles, ATVs, and/or other personal vehicles including warranty repair work and other repair services conducted as an accessory use.

Vehicular Access Area. Driveways, access ways, parking areas and other areas utilized for vehicular movement.

Veterinary Clinics with Outdoor Kennels. A facility with outdoor kennels for the medical or surgical treatment, grooming, boarding, or shelter services for animals

Veterinary Clinics - No Outdoor Kennels. A facility without outdoor kennels for the medical or surgical treatment, grooming, boarding, or shelter services for animals.

Veterinary Clinic, Small Animal. An establishment used by veterinarians, or practitioners in related specialties, for the purpose of practicing veterinary medicine and where small animals are admitted for examination or treatment, and less than 20 animals are lodged or kept overnight. Limited laboratory and other diagnostic services may be offered on an outpatient basis. Small animals shall include but may not be limited to the following domestic animals: dogs, cats, rabbits, hamsters and birds. Reptiles, lizards, hoofed animals, exotic birds or animals and wild animals shall not be considered as small animals.

Veterinary Hospital. An establishment used by veterinarians, or practitioners in related specialties, for the practice of veterinary medicine where small animals are admitted for examination or treatment and greater than 20 animals are lodged or kept overnight. Limited laboratory and other diagnostic services may be offered on an outpatient basis. Small animals shall include the following domestic animals: dogs, cats, rabbits, hamsters and birds. Reptiles, lizards, hoofed animals, exotic birds or animals and wild animals shall not be considered as small animals.

Violation. The failure of a structure or other development to be fully compliant with the UDC.

- W -

Walls, Breakaway. A wall that is not part of the structural support of a building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Warehouse. A facility for the storage and distribution of manufactured products, supplies, and equipment.

Warehouse or Distribution Center. A building used primarily for storage of goods and materials and its distribution to other locations. Also includes associated uses such as offices and retail sales.

Warehouse, Self-Storage (or Mini-Warehouse). A structure containing separate storage space of varying sizes leased or rented on an individual basis. Outdoor storage yards may be an accessory to an existing mini warehouse, when in compliance with minimum standards.

Waste. Any material for which no use or reuse is intended, and which is to be discarded.

Waste Disposal. Those uses and activities that involve the collections, storage and discarding or disposing of any solid or liquid material. Examples include littering; landfill; open dumping; incineration; industrial waste treatment facilities; sewerage treatment; storage in pits, ponds, or lagoons; ocean dumping and subsurface disposal.

Waste Receiving Stream. Any bayou, canal, stream, river, pond, lake, or estuary into which a liquid waste ultimately flows, irrespective of intervening treatment or conveyance processes.

Waste, Construction and Debris Landfill. A facility for the land disposal of land clearing waste, concrete, brick, concrete block, uncontaminated soil, gravel and rock, untreated and unpainted wood, yard trash and other related acceptable materials.

Waste, Domestic. Liquid wastes and waterborne liquid, gaseous and solid substances discharged from nonindustrial sources, and/or containing human excrement and similar matter from sanitary conveniences, including but not limited to, toilets, sinks, dishwashers, lavatories, and bathtubs. The strength of normal domestic sewerage is: (1) BOD of 200 mg/l or less, (2) TSS of 250 mg/l or less, and (3) COD of 500 mg/l or less.

Waste, Hazardous Waste. Waste identified as hazardous in the current Louisiana hazardous waste regulations (LAC 33:V.Subpart 1) and/or by the Federal Government under the Resource Conservation and Recovery Act and subsequent amendments.

Waste, Industrial. Liquid waste and waterborne liquid, gaseous and solid substances discharged from any industrial, manufacturing, trade, or commercial process, as distinct from domestic wastes.

Waste, Wood (Non-Construction). Tree trunks of any size, large branches and limbs from harvested trees, prunings, branches, plants and brush, grass clippings, leaves and pine needles, untreated wood chips, bark, and sawdust.

Waste, Radioactive. Waste containing source, special nuclear, or by-product material as defined by the Atomic Energy Act of 1954, as amended (68 Stat. 923).

Waste, Recycling Collection Point. A location for the acceptance by donation, redemption, or purchase of recyclable materials from the public.

Waste, Recycling Processing Facility. A facility used for the collection or processing of recyclable material. Clarification: “Processing” shall mean the preparation of material for efficient shipment by such means as baling, compacting, flattening, grinding, crushing, mechanical sorting, or cleaning.

Waste, Recycling Transfer Facility. A facility that receives recyclable materials for the purpose of storing, handling, batching, and baling, or sorting prior to transferring to another facility. Such a facility may be involved with recycling-related collection activities not allowed at small collection facilities.

Waste, Sanitary Landfill. A facility for the disposal of solid waste, other than land farms or surface impoundments, that dispose of solid waste by placing it on or into the land surface and usually also

compacting and covering with suitable cover material to a depth and at a frequency sufficient to control disease vectors and odors and in a manner that protects human health and the environment.

Waste, Tire Collection and Processing. A facility for the collection and processing of tires to be recycled into other rubber-based products.

Waste, Wood. Yard trash and types of waste generated by land and Right-of-Way clearing operations, sawmills, plywood mills, and woodyards associated with the lumber and paper industry, such as wood residue, cutoffs, wood chips, sawdust, wood shavings, bark, wood refuse, woodfired boiler ash, wood ash, and plywood or other bonded materials that contain only polyurethane, phenolic-based glues, or other glues that are approved specifically by the administrative authority. Uncontaminated, un-treated or unpainted lumber or wooden pallets are considered woodwaste under this definition.

Waste, Yard Waste and Compost Collection Facility. A facility for the acceptance by donation, redemption, or purchase of plant debris for transfer to an off-site facility for composting.

Waste, Infectious. Waste that contains pathogens of sufficient virulence and quantity that exposure to it could result in an infectious disease in a susceptible host.

Wastewater System, Community. Any sanitary wastewater system, also known as a sanitary wastewater treatment works, which is owned, operated, and/or maintained by a political entity or private person. A community wastewater system serves multiple connections and includes any individual, public, profit, nonprofit, or not-for-profit wastewater system whose effluent discharge is subject to the provisions of the Louisiana Environmental Quality Act, as amended, or any Rules and Regulations effective or promulgated under the authority of the Act.

Wastewater System, Governed. Every wastewater system in the Parish whose discharge of sanitary sewage wastewater is subject to the provisions of the Louisiana Environmental Quality Act, as amended, or any rules and regulations effective or promulgated under the authority of said Act and, when applicable, said wastewater system shall include, but not limited to, any such system owned, operated, or maintained by a private utility company or a wastewater district created by the governing authority of St. Tammany Parish.

Wastewater Treatment Facilities. A Regional Wastewater Treatment Facility or a Limited Wastewater Treatment Facility, either and both of which as defined in this Article.

Wastewater Treatment Facility, Limited. As such relate to a community sewerage system, a sewage treatment facility that is designed, constructed, and authorized to treat not more than 499,999 gallons per day of sewage.

Wastewater Treatment Facility, Regional. As such relates to a community sewerage system, a sewage treatment facility that is designed, constructed, and authorized to treat more than 499,999 gallons per day of sewage.

Water Supply, Community. A public water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

Water Supply, *Non-Community.* A public water system that does not meet the criteria for a community water supply and serves at least 25 individuals (combination of residents and transients) at least 60 days out of each year. A non-community water supply is either a transient non-community water supply or a non-transient non-community water supply.

Water Surface Elevation. The height, in relation to the National Geodetic North American Vertical Datum NAVD 88 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Water System. A source of groundwater, treatment, if necessary, storage, distribution, and/or the appurtenances and related facilities that make it available for use. A water system may be owned, operated, and/or maintained by a political entity or private person.

Water System, Central. Either a public or privately owned system usually consisting of at least one of the following: a source; storage facility; pumping system; treatment process; or distribution system that ensures the safe and adequate supply of potable water to more than 1 dwelling unit or business.

Water System, Governed. Every water system in the Parish that is comprised of a source of groundwater, treatment, if necessary, storage, distribution, and/or the appurtenances and related facilities that make it available for use. When applicable, a governed water system shall include, but not be limited to, any such system owned, operated, or maintained by a private person or political entity that uses groundwater for any beneficial purpose.

Water System, Individual. Any water system, other than a public water supply as defined in Chapter XII of the State Sanitary Code, the principal element of which is a water well.

Watercourse. A channel in which a flow of water occurs, either continuously or intermittently, and in the latter, with some degree of regularity. Such flow must be in definite direction and cover a prescribed area. Watercourses may be either natural or artificial, and both may occur either on the surface or underground.

Waterway. Any body of water, including any bayou, creek, canal, river, lake, lagoon, pond, or bay, or any other body of water, natural or artificial, except a swimming pool or water feature.

Way, Public. Any sidewalk, street, alley, highway, or other public thoroughfare.

Welding Shop. A facility engaged in assembling or joining metal materials by welding.

Well Drilling Services. A business that engages in drilling holes into the ground in order to extract natural resources.

Wet Pond. See *Pond, Wet*.

Wetland. Land that has a predominance of hydric soil; is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions; and under normal circumstances does support a prevalence of that vegetation. See also *Marsh*.

White Goods. Discarded domestic and commercial appliances, such as refrigerators, ranges, washers, and water heaters.

Wholesale Goods Establishment. A facility or place of business primarily engaged in selling and/or distributing merchandise to retailers, industrial, commercial, institutional, or professional business users, or to other wholesalers, or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Wildlife Management Area. An area of land under the protection and management of a state or federal conservation organization for the conservation and preservation of wildlife.

Wind Farm. An arrangement of windmills or wind turbines that generate electricity, or a collection of wind turbines, especially a large-scale array, used to generate electricity.

Wireless Facility, Small. Small wireless facility means a wireless facility that meets all the following qualifications:

- Each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 6 cubic feet.
- All other wireless equipment associated with the facility is cumulatively no more than 28 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services.

Work Permit. A permit shall be issued by the department of engineering, granting the developer permission to proceed with the construction of proposed improvements after approval of the preliminary plan and upon payment of the prescribed fees. This permit will be valid for 1 year from date of issue. In the event that the work permitted is not completed within this time, the developer will be required to have the work permit extended, and if construction has not commenced within 1 year or has been dormant for same said period, the project must be resubmitted for preliminary approval.

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- Y -

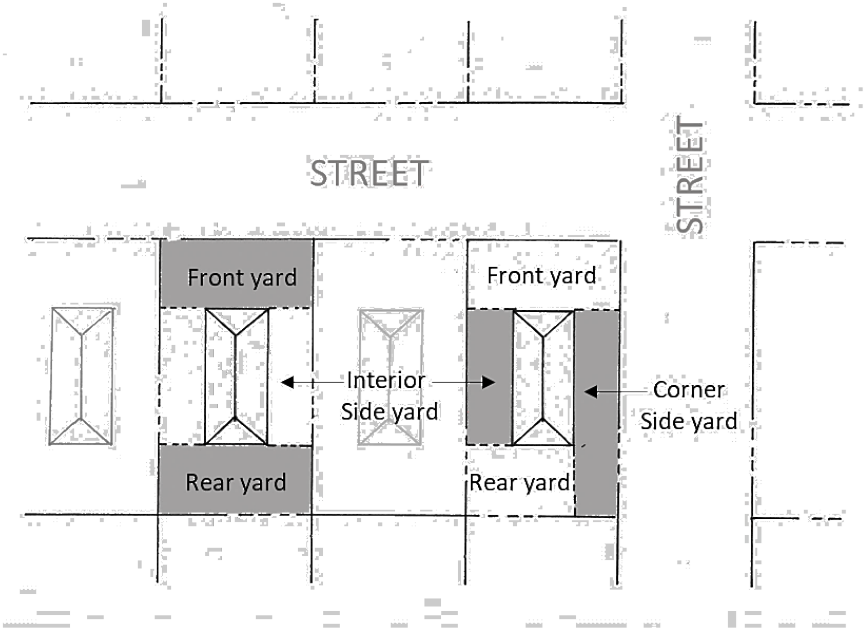
Yard. An open space between lot lines or between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of structure from its lowest point upward except as otherwise provided herein. In measuring a required yard to determine the minimum setback requirements for a yard under a districts area regulations, the horizontal distance between the lot line and the maximum permissible main building shall be the yard dimension.

Yard, Front. A required yard extending across the front of a lot between the side yard lines and being the minimum horizontal distance between the front lot line and the maximum permissible main building. On corner lots the required front yard shall be considered as parallel to the street upon which the lot has its least dimension. On a through lot, both yards that face a street are considered a front yard and subject to the minimum front yard requirements of the applicable zoning district.

Yard, Rear. A required yard extending across the rear of a lot between the side lot lines and being the minimum horizontal distance between a rear lot line and the rear of the maximum permissible main building. On all lots the required rear yard shall be at the opposite end of the lot from the front yard. On both corner lots and interior lots, the rear yard is, in all cases, at the opposite end of the lot from the front yard.

Yard, Side. A required yard between the main building and the side lot lines and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and a side of the maximum permissible main building.

Exhibit 100-16 Yard Types Illustration.



- Z –

Zoning. The process of classifying land into areas and districts, such areas and districts being generally referred to as "zones" and the prescribing and application in each area and district of regulations concerning building and structure designs, building and structure placement, and uses to which land, buildings, and structures within such designated areas and districts may be put.

Zoning Code. The duly approved, enacted, and amended ordinance that regulates land use in the parish.

Zoning District. A section of the parish in which zoning regulations and standards are uniform.

Zoning Map, Official. The legally adopted map that graphically shows all zoning district boundaries and classifications within the Parish, as contained within the zoning code, which is available online on the Parish website.

Chapter 200 – Procedures

OUTLINE

Sec. 200-1 Generally.

Sec. 200-2 Common Procedures.

Sec. 200-3 Applications and Approvals.

- Sec. 200-3.1 Comprehensive Plan Amendments.
- Sec. 200-3.2 UDC Text Changes.
- Sec. 200-3.3 Zoning Map Changes.
- Sec. 200-3.4 Conditional Uses.
- Sec. 200-3.5 Development Plan Review.
- Sec. 200-3.6 Planned Corridor.
- Sec. 200-3.7 Landscape Plan.
- Sec. 200-3.8 Land Clearing Applications.
- Sec. 200-3.9 Variances.
- Sec. 200-3.10 Administrative Decision Appeals.
- Sec. 200-3.11 Signage Plans.
- Sec. 200-3.12 Planned Unit Development.

Sec. 200-4 Subdivision Procedures.

- Sec. 200-4.1 Minor Subdivision.
- Sec. 200-4.2 Major Subdivision.

SEC. 200-1 GENERALLY.

A. Purpose.

The purpose of this chapter is to consolidate the procedures for filing and processing applications for development approval found within the UDC.

B. Summary Application Types and Approval Process.

Exhibit 200-1 Summary of Application Types and Approval Process.

Application Type	Public Hearing Required	Review Body				Procedures Reference
		Department of Planning and Development	Planning and Zoning Commission	Parish Council	Board of Adjustment	
Comprehensive Plan Amendments	Yes	R	D			Sec. 200-3.1
UDC Text Changes	Yes	R	RR	D		Sec. 200-3.2
Zoning Map Changes	Yes	R	RR	D		Sec. 200-3.3
Conditional Uses	Yes	R	D	A		Sec. 200-3.4
Planned Unit Developments (PUD)	Yes	R	RR	D		Sec. 200-3.12
Planned Corridor Developments	Yes	R	D	A		Sec. 200-3.6
Development Review	No	D	A			Sec. 200-3.5
Signage Plan	No	D*	A			Sec. 200-3.11
Landscape Plan	No	D	A			Sec. 200-3.7
Land Clearing	No	D	A			Sec. 200-3.8
Variances	Yes	R			D	Sec. 200-3.9
Administrative Decision Appeals	Yes				D	Sec. 200-3.10
Minor Subdivisions	Yes/No	R/D	D	A		Sec. 800-2.2
Major Subdivisions	Yes	R	D	A		Sec. 800-3

KEY:

R = Review, RR = Review & Recommend, D = Final Decision, A = Appeal

*Stand-alone signage plans, not part of a larger development approval, are reviewed and approved by the Department of Permits and Inspections

SEC. 200-2 COMMON PROCEDURES.

A. Applicability.

The following requirements are common to many of the procedures contained in the UDC and apply to applications submitted under this chapter. Additional application requirements are included for each specific procedure in **Sec. 200-3**.

B. Filing of Applications.

All applications shall be filed with the appropriate parish official as described in **Exhibit 200-1**.

1. Forms. All applications shall be submitted on forms provided by the parish and in the format and number of copies as required by the instructions. The application shall include all information, plans, and data specified within this chapter.

2. Preapplication conference. An applicant is encouraged to request an informal conference with the Director of Planning and Development or their designee prior to filing an application for development approval in order to discuss the procedures, standards, and regulations required for approval.

3. Deadlines. Complete applications shall be submitted in accordance with the parish filing calendar. A calendar indicating submittal dates shall be developed by the parish each year and shall be maintained and updated by the parish.

C. Application Fees.

Every application shall be accompanied by the required filing fee. Failure to pay fees when due is grounds for refusing to process the application. However, applications initiated by the parish may be exempt from fees. All application fee amounts are outlined in Part I of the St. Tammany Parish Code of Ordinances. Specific fee amounts are posted on the parish's website or available in hard copy in the offices of the Department of Permits and Inspections and the Department of Planning and Development.

D. Completeness Review.

Upon receipt of an application for development approval, the applicable administrative director shall determine if the application is complete. Incomplete applications will not be processed and will not be scheduled for public hearing, if applicable, until deficiencies are remedied. The failure to resolve a finding of incomplete or inaccurate information may be grounds for not accepting an application. Complete applications will be reviewed for compliance or scheduled for public hearing according to the provisions and procedures of this UDC.

E. Withdrawal of Applications.

An applicant may withdraw an application as provided below. There will be no refund of fees. Requests for withdrawal shall be in writing by the applicant or legally authorized agent. Applications initiated by the Parish Council are also subject to these withdrawal provisions.

1. Applications not requiring public hearing may be withdrawn at any time in the review process.

2. Applications or appeals requiring public hearing of the Planning and Zoning Commission, Parish Council, or Board of Adjustment may be withdrawn prior to the public hearing where a decision or recommendation is rendered. These applications may be resubmitted without limit. Applications withdrawn after a recommendation has been made by the Planning and Zoning

Commission, but prior to a decision of the Parish Council, may not be resubmitted for 1 year from the date when the withdrawal notice was submitted.

F. Resubmission of Denied Applications.

1. The following application types which have been denied by the Parish Council will not be reviewed or heard within 1 year of the date of denial unless substantial new evidence is available or a significant mistake of law or of fact affected the prior denial: applications for zoning change initiated by individual applicants, applications for conditional use, applications for planned unit development, applications for minor subdivisions, and variance applications.

2. The Department of Planning and Development shall decide whether the resubmitted application is appropriate for resubmittal before expiration of the 1 year wait requirement. An application resubmitted earlier than 1 year from the date of denial shall include a detailed statement of the grounds justifying its consideration.

    a. Unless substantial new evidence is available or a significant mistake of law or fact affected the prior denial, the Department of Planning and Development shall return the resubmitted application to the applicant, and it shall not be processed.

G. Public Notice Requirements.

1. *Mailed "abutter" notice.*

    a. Mailed notice for public hearings is required for zoning map change applications.

    b. Mailed notice shall contain the date, time, place and purpose of the public hearing, a general description of the proposal, and location of the subject property.

    c. Mailed notice shall be provided by regular mail to all property owners and residents within 300 feet, measured radially from the lot lines of the subject property as depicted in the Exhibit 200-2, and as listed in the online GIS Parcel Viewer records of the Parish Assessor. For developments in rural areas, as determined by the Director of the Department of Planning and Development, mailed notice shall be provided to all property owners and residents within 800 feet, measured radially from the lot lines of the subject property.

    d. Mailed notices shall be sent by the Department of Planning and Development to all applicable addresses at least 20 calendar days before the public hearing.

Exhibit 200-2 Illustration of Mailed Notice Requirement.

2. *Door hanger notice.*

   a. In addition to a mailed abutter notice, a door hanger notice is also required for zoning map change applications.

   b. A door hanger notice shall contain the date, time, place and purpose of the public hearing, a general description of the proposal, and location of the subject property.

   c. Door hangers shall be placed at least 10 business days prior to the public meeting on all properties located within 100 feet measured radially from the lot lines of the subject property as listed in the online GIS Parcel Viewer records of the Parish Assessor.

3. *Published notice.*

   a. Published notice is required for all applications or approvals requiring a public hearing.

   b. Notice setting forth the date, time, place, and purpose of the public hearing, the name of the applicant, and location of the subject property shall be published in the Official Journal of St. Tammany Parish:

      i. For subdivision applications, published notice shall be provided no less than twice during a 10-day period prior to the public hearing date.

ii. For UDC text changes, zoning map changes, PUD, planned corridor, variance, conditional use applications, and decision appeal applications, published notice shall be provided at least 30 days in advance of the public hearing date and once a week in three different weeks in the official journal of the parish, together with a similar publication in a newspaper of general circulation in the area wherein the property is located, as determined by the Director of Planning and Development.

4. *Posted notice.*

a. Posted notice for public hearings is required for the following applications: conditional uses, variances, PUDs, zoning map changes initiated by individual applicants, property-specific decision appeals, and subdivision applications requiring a public hearing. Comprehensive rezoning proposals initiated by the parish do not require posted notice. The posted sign shall be prepared, furnished, and placed by the Director of Planning and Development or their designee on the property in a prominent location near the public street so that it is visible to passing pedestrians or motorists.

b. The notice shall be posted for not less than 14 consecutive days prior to the public hearing conducted by the Planning and Zoning Commission or Board of Adjustment on weatherproof signs not less than 1 square foot in area. The posted sign shall contain the case number, the case type, and the time and place of the public hearing. For zoning changes, the posted sign shall include the current zoning district and proposed zoning district.

c. If it is not feasible to post a sign on the subject property, the sign may be posted along the public right-of-way in a location as determined by the Department of Planning and Development.

d. For properties with more than 1 street frontage, the Director of Planning and Development or their designee is required to post 1 sign visible from each street frontage.

e. In the case of multiple parcels, a posting on each individual parcel is not required, but sufficient signage shall be posted to provide notice to interested persons.

5. *Validity of defective notice.*

a. No action on any application submitted in accordance with the UDC shall be declared invalid by reason of any defect in any of the following:

i. The publication of the notice of the purpose or subject matter and the time and place of the hearing if the published notice gives reasonable notification of its purpose, subject matter, substance, or intent.

ii. The posting or display of a notification sign if evidence of installation of the sign is presented.

iii. The mailing of notice or placement of door hangers to the individuals and entities within the vicinity of the site as indicated above.

b. Any defect in or failure to adhere to any discretionary forms of notification shall not form a basis for declaring invalid any ordinance or Parish Council action on any zoning matter.

c. No denial by the Parish Council of any application or petition requiring notice shall be declared invalid by reason of any defect in any form of public notice, if the applicant has received notice of the time, date, and place of the hearing.

H. Public Hearings.

1. *Purpose.* The purpose of a public hearing is to allow an applicant and all other interested parties the opportunity to be heard, to present evidence relevant to the application, and to rebut evidence presented by others.

2. *Conduct of hearing.* Public hearings shall be conducted in conformance with state and local laws and shall be conducted in accordance with state open meetings laws.

3. *Record of proceedings.* The proceedings of all public hearings shall be recorded in conformance with the provisions of state law.

4. *Continuances.* The chairperson, with approval of the body conducting the hearing, may vote to continue the public hearing to a future meeting for good cause shown. No new mailed notice is required to reopen the hearing if a hearing is continued to a date specified, provided that a public announcement of the future date, time, and place of the continued hearing is made at the first hearing and placed in the minutes. Publication of the agenda shall satisfy the notice requirements.

5. *Applicant not present.* If an applicant is not present at the public hearing or if the applicant makes a request for a deferral of consideration, then the body conducting the public hearing may elect to take no action on the application and place the item on a future agenda.

6. *Agendas.*

   a. The agenda shall constitute the fixed order of business for the particular public hearing.

   b. The chairperson, without objection from other members, may arrange individual items on the particular agenda if necessary for the expeditious conduct of business.

   c. Other items of business not requiring action may be presented at a meeting and placed on the agenda under "New Business" by the chairperson with a unanimous vote of the members present.

   d. An individual may submit additional written material at the public hearing pertaining to items on the agenda. Written materials shall be handed to the Director of the Department of Planning and Development for proper recording and distribution and provided to all members of the body conducting the public hearing.

7. *Schedule of public hearings and meetings for the Planning and Zoning Commission.* The schedule for public hearings and meetings of the Planning and Zoning Commission is outlined in **Chapter 100, Sec. 100-2.2.G**

8. *Schedule of public hearings and meetings for the Board of Adjustment.* The schedule for public hearings and meetings of the Board of Adjustment is outlined in **Chapter 100, Sec. 100-2.5.D.**

9. *Rules for public participation.*

   a. Each person who appears at the public hearing or who submits written materials shall provide their name, address, and, if applicable, the name of the organization which they represent.

b. Prior to the introduction of agenda items, the chairperson shall inform the assembly of the order of business at hand and the order of the presentation in consideration of agenda items and shall instruct the assembly on the appropriate procedures for addressing the public body.

c. The following order of presentation will normally be observed at public hearings after the introduction of an agenda item by the chairman:

   i. Presentation of staff report and recommendations.

   ii. Comments by applicant and proponents (5 minutes).

   iii. Comments by opponents and interested citizens (5 minutes).

   iv. Additional comments by applicant and proponents (3 minutes).

   v. Hearing closed.

   vi. Questions, discussion, consideration, and action, if necessary, by the public body.

d. The public body may extend the public hearing, by majority vote, to accommodate larger crowds or complex cases. Notwithstanding the expiration of time, any person who desires to be heard and who has not previously been recognized, may have the opportunity to be heard once for a period of no more than 2 minutes at the discretion of the chairperson.

e. Written comments, documents, photographs, plans, drawings, reports, petitions, letters and written argument and questions are encouraged to be submitted to the public body at or prior to the hearing by delivery to the secretary.

f. Members of the audience at public hearings and meetings shall observe the following rules of conduct and decorum while the meeting is in progress:

   i. Refrain from talking to other members of the audience in a loud or otherwise disruptive manner.

   ii. Refrain from initiating private conversations with Commission members, staff or legal counsel.

   iii. Refrain from approaching the podium unless invited to do so by the chairman.

   iv. Refrain from engaging in any behavior which is not in keeping with proper and courteous conduct.

   v. Refrain from cheers, jeers, applause, or any expressions of approval or disapproval of comments made by any speakers, or any actions taken by the Commission.

   vi. Refrain from discussing matters not on the published agenda unless the proper procedures have been followed in adding the item to the agenda.

   vii. Refrain from bringing any objects into the building and auditorium where the planning meeting is to be held that are disruptive to the meeting.

g. The chairperson shall take whatever action is necessary to ensure that these rules are observed and the meeting proceeds in an orderly fashion.

SEC. 200-3 APPLICATIONS AND APPROVALS.

SEC. 200-3.1 COMPREHENSIVE PLAN AMENDMENTS.

A. Initiation.

The Planning and Zoning Commission may initiate an amendment by vote of the members.

B. Authority.

The Planning and Zoning Commission shall consider amendments to the Comprehensive Plan in accordance with their powers as described in **Chapter 100, Sec. 100-2.2.B** of the UDC.

C. Action by the Department of Planning and Development.

The Department of Planning and Development shall review the request for a Comprehensive Plan Amendment in accordance with the Standards for Review per **Sec. 200-3.1.F** of this section and shall also provide a report and recommendation to the Planning and Zoning Commission.

D. Action by the Planning and Zoning Commission.

Within 60 days following submission of a request, the Planning and Zoning Commission shall hold a public meeting on the proposed amendment which shall be noticed in accordance with **Sec. 200-2.G.**

1. The Planning and Zoning Commission may refer the proposed amendment to one of its committees for additional consideration or the Planning and Zoning Commission may act upon the request.
2. The Planning and Zoning Commission shall consider the recommendations of the Department of Planning and Development and shall evaluate the proposed amendment against the Standards for Review per **Sec. 200-3.1.E** of this section. The Commission shall render a decision to adopt, partially adopt, or reject the request for amendment.

E. Standards for Review.

The recommendation of the Department of Planning and Development and the decision of the Planning and Zoning Commission shall consider the following standards for review.

1. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
2. The proposed amendment is in response to changes in state law.
3. The proposed amendment constitutes a substantial benefit to the parish as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
4. The proposed amendment is compatible with existing land use patterns in the area and considers future land use patterns as well as the desires of the community regarding future development.
5. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

SEC. 200-3.2 UDC TEXT CHANGES.

The regulations imposed by the UDC may be modified or amended from time to time by the Parish Council to address changing conditions, to implement the comprehensive plan, or to promote the public necessity, convenience, general welfare, or good planning practice.

A. Initiation.

1. The Parish Council may initiate a change, or an amendment, to the text of the UDC by adoption of a motion.
2. The Planning and Zoning Commission may initiate a UDC text change, or text amendment, by vote of the members, after determination by the Director of Planning and Development that the amendment, or supplement or change to the regulations, should be made.
3. A resident of the unincorporated parish may initiate a UDC text change, or text amendment, by filing an application through the Department of Planning and Development, provided that the petition does not involve a change to the zoning classification of any property, the request of which should be initiated in accordance with **Sec. 200-3.3**.

B. Authority.

The regulations imposed by the UDC may be modified or amended by the Parish Council in accordance with the provisions of this chapter.

C. 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. Amendments initiated by the Parish Council or the Planning and Zoning Commission require a complete application but may be exempt from fees.

D. Action by the Department of Planning and Development.

Upon submission of a complete application, the Department of Planning and Development shall review the request for a text change of the UDC in accordance with the Standards for Review per **Sec. 200-3.1.I** and shall also provide a report and recommendation to the Planning and Zoning Commission. The report shall include the technical comments of applicable parish departments as outlined in this section.

E. Action by the Department of Engineering.

The Department of Engineering shall provide technical comments on proposed changes to **Chapters 800** and **900** of the UDC. Comments shall be delivered with the report by the Department of Planning and Development to the Planning and Zoning Commission.

F. Action by the Department of Permits and Inspections.

The Department of Permits and Inspections shall provide technical comments on proposed changes to **Chapter 300** of the UDC. Comments shall be delivered with the report of the Department of Planning and Development to the Planning and Zoning Commission.

G. Action by the Planning and Zoning Commission.

1. The Planning and Zoning Commission shall hear, review, and provide a recommendation on proposed text changes to all chapters of this UDC.

2. The Planning and Zoning Commission shall conduct a public hearing on a proposed UDC text change in accordance with **Sec. 200-2.H** within 60 days from the date the application is accepted. Notice of the public hearing is required in accordance with **Sec. 200-2.G**.

3. After the close of the public hearing, the Planning and Zoning Commission shall make a recommendation. Based upon the evidence presented at the public hearing, the Planning and Zoning Commission shall evaluate the application against the applicable Standards for Review per **Sec. 200-3.2.I**.

4. The Planning and Zoning Commission shall recommend approval, modified approval, or denial of the request. If the Planning and Zoning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the Parish Council without recommendation of no legal majority. The Planning and Zoning Commission's written recommendation, together with the report of the Department of Planning and Development and technical reviews of other departments, if any, shall be filed with the Clerk of the Parish Council.

H. Action by the Parish Council.

1. The Parish Council shall hold a public hearing in accordance with its rules and take action by motion of approval, modified approval, or denial within 60 days from receipt of a recommendation from the Planning and Zoning Commissions. The Parish Council may not take official action upon any application requiring a recommendation of the Planning and Zoning Commission until the report of the Commission has been received or, if the Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the Parish Council without recommendation.

2. If the Parish Council fails to take action by motion 60 days from receipt of the Planning and Zoning Commission recommendation, the application is denied. If the application is forwarded to the Parish Council without recommendation from the Planning and Zoning Commission and the Parish Council fails to take action by motion 60 days from the date it received the application, the application is denied.

3. If the Parish Council takes action by motion of approval or modified approval, the Council shall introduce and enact an ordinance in accordance with Council procedures as stipulated in the Home Rule Charter.

I. Standards for Review.

1. The proposed amendment is compatible with the Comprehensive Plan.

2. The proposed amendment promotes the public health, safety, and welfare of the parish.

3. The proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact.

4. The proposed amendment is in response to changes in state law.

5. The proposed amendment does not create a significant number of nonconformities.

6. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

SEC. 200-3.3 ZONING MAP CHANGES.

The districts created and mapped under the authority of the UDC may be modified or amended from time to time by the Parish Council to address changing conditions, implement the Comprehensive Plan, or promote the public necessity, convenience, general welfare, or good planning practice.

A. Initiation.

1. The Parish Council may initiate a zoning map change, or map amendment, by adoption of a motion.

2. The Planning and Zoning Commission may initiate a map amendment by vote of the members, after determination by the Director of the Department of Planning and Development that the amendment to the zoning district or boundaries should be made.

3. A property owner in the unincorporated parish may initiate a map amendment by filing an application through the Department of Planning and Development, provided that the application is duly signed by the owners or authorized agents of not less than 50 percent of the area of the land for which a change of classification is requested; provided, however, that where any lot located in the aforesaid area is owned in division, all co-owners or their authorized agents must sign and petition for that lot to be included in the 50 percent provision.

B. Authority.

The official zoning map may be modified or amended by the Parish Council in accordance with the provisions of this chapter.

C. 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** and reviewed for completeness. In the event a map change is initiated by a property owner, the Department of Planning and Development shall verify ownership in accordance with **Sec. 200-3.3.A.3.**

2. Map changes initiated by the Parish Council or Planning and Zoning Commission require a complete application but may be exempt from fees.

D. Action by the Department of Planning and Development.

Upon submission of a complete application, the Department of Planning and Development shall review the request for a zoning map change in accordance with the Standards for Review per **Sec. 200-3.3.G** and shall also provide a report and recommendation to the Planning and Zoning Commission.

E. Action by the Planning and Zoning Commission.

1. The Planning and Zoning Commission shall conduct a public hearing on a proposed map amendment in accordance with **Sec. 200-2.H** within 60 days from the date the application is accepted. Notice of the public hearing is required in accordance with **Sec. 200-2.G**.

2. After the close of the public hearing, the Planning and Zoning Commission shall make a recommendation. Based upon the evidence presented at the public hearing, the Planning and

Zoning Commission shall evaluate the application against the applicable Standards for Review per **Sec. 200-3.3.G**.

3. The Planning and Zoning Commission shall recommend approval, modified approval, or denial of the request. If the Planning and Zoning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the Parish Council without recommendation of no legal majority. The Planning and Zoning Commission's written recommendation, together with the report of the Department of Planning and Development, shall be filed with the Clerk of the Parish Council. The Planning and Zoning Commission shall make a recommendation to the Parish Council no later than the third public hearing, or 90 days, whichever is sooner, unless a postponement is requested by the applicant or staff.

4. An applicant or any member of the public aggrieved with a decision made by the Planning and Zoning Commission may file a formal appeal to the Parish Council. Notice of appeal shall be filed with the Department of Planning and Development within 10 days of the Planning and Zoning Commission's decision.

5. Any amendment that has failed to receive the approval of the Planning and Zoning Commission shall not be forwarded to the Parish Council without appeal.

F. Action by the Parish Council.

1. The Parish Council shall hold a public hearing in accordance with its rules and take action by motion of approval, modified approval, or denial within 60 days from receipt of a recommendation from the Planning and Zoning Commission. The Parish Council may not take official action upon any application requiring a recommendation of the Planning and Zoning Commission until the report of the Commission has been received or, if the Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the Parish Council without recommendation.

2. If the Parish Council fails to take action by motion 60 days from receipt of the Planning and Zoning Commission recommendation, the application is denied. If the application is forwarded to the Parish Council without recommendation from the Planning and Zoning Commission and the Parish Council fails to take action by motion 60 days from the date it received the application, the application is denied.

G. Standards for Review.

1. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.

2. The proposed amendment promotes the public health, safety, and welfare of the Parish.

3. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.

4. The proposed amendment is compatible with existing use and zoning of nearby property.

5. The proposed amendment is a more suitable zoning classification for the property than the current classification.

6. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

SEC. 200-3.4 CONDITIONAL USES.

Unlike permitted uses whose impacts are generally uniform and predictable, there are certain uses which cannot be properly classified in certain districts without consideration of the impact of those uses upon neighboring land and of the public need for the particular use and location. There is a need for some flexibility within permitted uses, and such needs are outlined as conditional uses in the UDC. Because the principal objective of the UDC is to promote an orderly arrangement of compatible building and land uses, these conditional uses require special regulation to achieve compatibility with existing or planned development. Often the effect of these uses on the surrounding environment cannot be foreseen and evaluated until a specific site has been proposed. The designation of a use in a zoning district as a conditional use does not constitute an authorization or assurance that such use will be approved. No conditional use may be established, and no building permit may be issued for any use designated as a conditional use within a zoning district until the use is formally approved by vote of the Planning and Zoning Commission. All conditional uses approved by the Planning and Zoning Commission will ensure:

1. Compatibility with the existing area in form and function.
2. Public health or safety.
3. Design that mitigates potential conflicts with adjacent and nearby uses.

A. Initiation.

A property owner in the unincorporated parish may file an application for a conditional use through the Department of Planning and Development. The application shall bear the signature and acknowledgment of the owner(s) or their authorized agents. Where property is jointly owned, all co-owners of the property or their authorized agents shall sign the application.

B. Authority.

The Planning and Zoning Commission shall have the authority to permit the conditional uses listed in each zoning district in accordance with the provisions of this chapter. Conditional use permits shall run with the structure and transfer from one owner to another, so long as the site is maintained, and conditions approved and illustrated on an approved site plan remain upheld.

C. Submittal Requirements.

1. All applications shall be filed with the Department of Planning and Development in accordance with the requirements of **Sec. 200-3.5(B).** and reviewed for completeness.
2. A transportation impact analysis (TIA) study shall be required for all conditional uses in accordance with the requirements for TIAs as described in **Chapter 900**, pertaining to subdivisions.

D. Action by the Department of Planning and Development.

Upon submission of a complete application, the Department of Planning and Development shall review the request for a conditional use in accordance with the Standards for Review per **Sec. 200-3.4.G** and shall also provide a report and recommendation to the Planning and Zoning Commission.

E. Action by the Planning and Zoning Commission.

1. The Planning and Zoning Commission shall conduct a public hearing on the conditional use application in accordance with **Sec. 200-2.H** within 60 days from the date the application is accepted. Notice of the public hearing is required in accordance with **Sec. 200-2.G**.

2. After the close of the public hearing, the Planning and Zoning Commission shall make its findings and decision by majority vote of the membership. Based upon the evidence presented at the public hearing, the Planning and Zoning Commission shall evaluate the application against the applicable Standards for Review per **Sec. 200-3.4.G**.

3. The decision of the Planning and Zoning Commission shall not become effective until after 10 days of the rendering of the decision, during which time an appeal could be made to the Parish Council through a filing with the Department of Planning and Development.

F. Conditions.

1. The Planning and Zoning Commission may impose conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of a conditional use as deemed necessary for the protection of the public health, safety, and welfare and to minimize adverse effects upon other property in the neighborhood.

2. Any conditions imposed by the Planning and Zoning Commission shall be noted in the permit approving the conditional use and incorporated into or noted on the final development plans approved by the Department of Permits and Inspections.

3. The Planning and Zoning Commission may grant a variance from specific zoning standards otherwise applicable to the use by this UDC to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of **Sec. 200-3.9.G**.

G. Standards for Review.

The Planning and Zoning Commission shall not grant approval of any conditional use permit unless it makes findings based upon the evidence presented to it that the following standards have been met:

1. The proposed conditional use meets all applicable use standards as outlined in **Chapter 400** of the UDC.

2. The conditional use, if granted, will tend to preserve and advance the integrity and general welfare of the neighborhood and adjacent development.

3. The granting of the conditional use permit will not be detrimental to the public safety or welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or permit inadequate parking, or increase the danger of fire, or substantially affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emissions of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.

4. The proposed conditional use includes improvements or modifications either on-site or within the right-of-way to mitigate any potential development-related adverse impacts, including but not limited to:

a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire.

b. Off-street parking and loading areas.

c. Refuse and service areas.

d. Utilities with reference to location, availability, and compatibility.

e. Screening and buffering features to minimize visual impacts and/or setbacks from adjacent uses.

f. Control of proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

g. Required yards and open space.

h. Height and bulk of structures.

i. Hours of operation.

j. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.

k. The amount and location of existing impervious surface.

5. Any variance of zoning standards meets the approval standards of **Sec. 200-3.9.G** of this chapter.

H. Appeal to the Parish Council.

1. An applicant for a conditional use approval may appeal the decision of the Planning and Zoning Commission to the Parish Council.

2. Notice of appeal shall be filed in writing with the Department of Planning and Development within 10 days of the decision of the Planning and Zoning Commission.

I. Action by the Parish Council on Appeal.

1. An appeal of a conditional use decision by the Planning and Zoning Commission may be heard by the Parish Council at its next regularly scheduled meeting following the 10-day appeal period. The Parish Council shall have the exclusive right to overturn the Planning and Zoning Commission decision by a majority vote.

2. Any person or persons aggrieved by any decision of the Parish Council relative to a conditional use may file a petition to the 22nd Judicial District Court. The petition shall be filed within 30 days after the decision of the Council becomes final, which shall commence on the day following the effective date of the Council's adoption of a resolution or ordinance.

J. Expiration.

The applicant shall have 1 year to obtain the appropriate building permits or occupy the site from the date of approval of the Planning and Zoning Commission or Parish Council.

K. Changes to an approved Conditional Use.

No proposed or existing building, premise, or land use authorized by a conditional use may be enlarged, extended, relocated, or otherwise changed from that approved by the conditional use ordinance, unless an application is made for approval in accordance with the procedures set forth in this section.

1. *Minor changes*. The Director of Planning and Development may authorize certain changes to an already approved conditional use. Such adjustments shall be consistent with the intent of the UDC and shall be limited to the following:

    a. An increase in floor area of structures, provided that the floor area is not expand beyond 10 percent and does not exceed the bulk regulations of the underlying zoning district.

    b. Rearrangements of internal streets and driveways, where such is found to be consistent with previous approvals, improves traffic circulation, and/or otherwise improves the development plan.

    c. Changes to the number and/or arrangement of parking and loading spaces that are in compliance with **Chapter 600** of the UDC.

    d. Changes, adjustments, or alterations to elements of the development plan, including walks, fencing, signs, lighting, landscape, or other elements, as may be necessary or desirable to improve the quality of the approved development plan or to provide for consistency with such other changes as may be authorized in this section.

2. *Amendments.* All other changes not included above in **Sec. 200-3.4.K.1** shall be reviewed by the Planning and Zoning Commission as an amendment to the original conditional use. Amendments shall require submission of a new application in accordance with this section. The Planning and Zoning Commission shall review the amendment according to the standards for review per **Sec. 200-3.4.G.**

L. Revocation of Conditional Use Permits.

In addition to any other penalties and remedies for violation of this UDC, every conditional use approval may be revoked for violation of any condition imposed upon such approval. The permit issued pursuant to the conditional use approval may be revoked only after the Planning and Zoning Commission holds a public hearing and finds that the conditions of the permit have been violated. Any party may appeal a decision by the Commission to revoke a conditional use permit to the Parish Council within 30 days after the decision is rendered.

SEC. 200-3.5 DEVELOPMENT PLAN REVIEW.

Development plan review is required for certain uses in order to verify compliance with specific site development or use standards including the location, design, and configuration of buildings, parking areas, landscaping, yards, and other features of site development. This review process is intended to promote the orderly development or redevelopment within the parish and is essential in ensuring the continued health, safety, and welfare of the general public.

A. Applicability.

Development plan review is required for the following:

1. Any proposed use designated for Development Plan Review as indicated within the base zoning district regulations of **Chapter 400**.
2. Any new development or substantial redevelopments proposed within a designated overlay district as outlined in **Chapter 400, Sec. 400-3**, except for Planned Unit Developments or developments within a Planned Corridor District which are subject to separate approval procedures outlined in this chapter.

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.

C. Development Review Process.

1. All complete development plan applications will be reviewed by the Department of Planning and Development according to the approval standards outlined in **Sec. 200-3.4.D** below. Applications for developments within an airport overlay district shall be referred to the Airport Manager for additional review and approval.

2. The Director of the Department of Planning and Development or Airport Manager shall approve, approve with conditions, or deny the development plan. The Department of Planning and Development may also issue an advisory opinion which includes specific recommendations regarding design modifications.

3. The Airport Manager shall be authorized to grant variances of the airport overlay requirements outlined in **Chapter 400, Sec. 400-3** where it is duly found that a literal application or enforcement of the overlay regulations would result in practical difficulty or unnecessary hardship and relief granted would not be contrary to the public interest, but will do substantial justice and be in accordance with the spirit of the overlay district, and as permissible by all applicable FAA regulations.

D. Standards for Review.

In reviewing development plan applications, the applicable official shall determine that the following standards have been met:

1. The proposal conforms to all regulations of the UDC, including the base zoning district standards and use standards of **Chapter 400**, and is consistent with the Comprehensive Plan.

2. For applicable developments within overlay districts, the proposal meets all general requirements and standards of the specific overlay district.

3. Any variances of the UDC necessitated shall have already been granted prior to review and approval of a development plan.

4. The location, arrangement, size, and design of buildings, lighting, and signs is generally compatible with adjacent properties, and all potential impacts are mitigated.

5. The arrangement of landscaping is compliant with the requirements of **Chapter 600** of the UDC, creates a desirable and functional environment, promotes the protection of natural resources, and utilizes low-impact development practices for flood mitigation.

6. Circulation and parking areas are designed to provide adequate safe access to the site for both pedestrians and motorists, minimize potentially dangerous traffic movements, minimize adverse impacts on adjacent properties, and clearly define pedestrian access to buildings.

E. Appeals.

The applicant or aggrieved party may file a written appeal of the decision of the Director of the Department of Planning and Development or Airport Manager to the Planning and Zoning Commission within 45 days after the date of the final decision. However, appeals related to a variance decision issued by the Airport Manager shall be appealed to the Board of Adjustment in accordance with **Sec. 200-3.10** of this chapter.

F. Expiration.

An approved development plan is valid for 3 years from the date that the Director of the Department of Planning and Development or Airport Manager approves of the plans. After 3 years, if no building permit has been issued and no development taken place on the site, the development plan approval will expire, and no construction or use is permitted until a new plan is approved.

SEC. 200-3.6 PLANNED CORRIDOR.

Developments within a planned corridor district, including the Highway 21 Planned Corridor and the Tammany Trace Overlay District, require special review by the Planning and Zoning Commission for new development or substantial redevelopment prior to issuance of a building permit. The review procedures are outlined as follows.

A. Applicability.

A planned corridor application is required for the following types of developments within a designated planned corridor district as outlined in **Chapter 400, Sec. 400-3.6**:

1. Any new development.

2. Any substantial redevelopment or reuse including:

    a. Existing structures where a change of use or change of occupancy would require an increase in the number of parking and loading spaces needed to service the structure.

    b. Any additions to a development or structures, including construction of parking lots, that adds 50 percent or more to the size of the original development shall comply with the planned corridor district regulations.

    c. Any proposed new sign or change to a new sign which would include a change to its structure, support, or area.

B. Authority.

The Planning and Zoning Commission shall have the authority to grant the development review permit with the recommendations of the Department of Planning and Development.

C. Submittal Requirements.

All applications shall be filed with the Department of Planning and Development in accordance with the requirements of **Sec. 200-2.B** and reviewed for completeness.

D. Action by the Department of Planning and Development.

Upon submission of a complete application, the Department of Planning and Development shall review the plans in accordance with the Standards for Review per **Sec. 200-3.6.G** and shall also provide a report and recommendation to the Planning and Zoning Commission.

E. Action by the Planning and Zoning Commission.

1. The Planning and Zoning Commission shall conduct a public hearing on the planned corridor application in accordance with **Sec. 200-3.2.H** within 60 days from the date the application is accepted. Notice of the public hearing is required in accordance with **Sec. 200-2.G**.

2. After the close of the public hearing, the Planning and Zoning Commission shall make its findings and decision by majority vote of the membership. Based upon the evidence presented at the public hearing, the Planning and Zoning Commission shall evaluate the application against the applicable Standards for Review per **Sec. 200-3.6.G**.

3. The decision of the Planning and Zoning Commission shall not become effective until after 10 days of the rendering of the decision, during which time an appeal could be made to the Parish Council through a filing with the Department of Planning and Development.

F. Conditions.

1. The Planning and Zoning Commission may impose conditions on the Development Review Permit as are necessary to ensure the continuous conformance to all applicable standards and the integrity of the district.

2. Any conditions imposed by the Planning and Zoning Commission shall be noted in the permit approving the conditional use and incorporated into or noted on the final development plans approved by the Department of Permits and Inspections.

3. Failure to observe the conditions of the Commission imposed pursuant to the issuance of the Development Review Permit shall be deemed to be grounds for violation and subject to the revocation of the plan review permit.

G. Standards for Review.

1. The proposal conforms to all regulations of the UDC, including the base zoning district standards and use standards of **Chapter 400**, and is consistent with the Comprehensive Plan.

2. The proposal meets all general requirements and standards of the planned corridor district per **Chapter 400, Sec.400-7.D.**

3. Any variances of the UDC necessitated shall have already been granted prior to review and approval of a development plan.

4. The arrangement of landscaping is compliant with the requirements of **Chapter 600** of the UDC, creates a desirable and functional environment, promotes the protection of natural resources, and utilizes low-impact development practices for flood mitigation.

5. Circulation and parking areas are designed to provide adequate safe access to the site for both pedestrians and motorists, minimize potentially dangerous traffic movements, minimize adverse impacts on adjacent properties, and clearly define pedestrian access to buildings.

H. Appeal to the Parish Council.

1. An applicant for a planned corridor development may appeal the decision of the Planning and Zoning Commission to the Parish Council.

2. Notice of appeal shall be filed in writing with the Department of Planning and Development within 10 days of the decision of the Planning and Zoning Commission.

I. Action by the Parish Council on Appeal.

1. An appeal of a planned corridor decision by the Planning and Zoning Commission may be heard by the Parish Council at its next regularly scheduled meeting following the 10-day appeal period. The Parish Council shall have the exclusive right to overturn the Planning and Zoning Commission decision by a majority vote.

2. Any person or persons aggrieved by any decision of the Parish Council relative to a planned corridor decision may file a petition to the 22nd Judicial District Court. The petition shall be filed within 30 days after the decision of the Council becomes final, which shall commence on the day following the effective date of the Council's adoption of a resolution or ordinance.

J. Expiration.

The applicant shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the Planning and Zoning Commission or Parish Council.

SEC. 200-3.7 LANDSCAPE PLAN.

Certain developments are required to submit a landscape plan and receive approval from the Department of Planning and Development prior to the issuance of a building permit.

A. Applicability.

Landscape plan applications are required for certain development types as stipulated in **Chapter 600, Sec. 600-3.4.B**.

B. Submittal Requirements.

Landscape plan applications shall be filed with the Department of Planning and Development in accordance with the requirements of **Chapter 600, Sec. 600-3.4.C** and reviewed for completeness.

C. Review Process.

1. All complete landscape plan applications will be reviewed for compliance with the standards of **Chapter 600, Sec. 600-3.4** by the Department of Planning and Development.

2. The Director of the Department of Planning and Development shall approve, approve with conditions, or deny the landscape plan. The Department of Planning and Development may also issue an advisory opinion which includes specific recommendations regarding landscape design modifications.

SEC. 200-3.8 LAND CLEARING APPLICATIONS.

Certain parties engaged in tree removal or land clearing on any site for the sake of preparing that site for future development in the parish must obtain a land clearing permit and receive approval from the Department of Planning and Development prior to the issuance of a building permit or site work permit. Land clearing includes skidding, yarding, and trimming and the loading, storage, and operation of equipment involved in the removal of trees. The parish shall not consider requests for proposed grading, fill, or site work of any kind as part of a land clearing permit.

A. Applicability.

Land clearing applications are required for most non-residential land use developments as well as some residential land uses as stipulated in **Chapter 600, Section 600-3.2.B**.

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 non-invasive trees which are within the required natural areas that are 8 inches in caliper or larger excepting existing nonprotected trees within the sides and rear natural areas subject to Sec. 600-3.4(E)(4)(c) and all live oaks and cypress within the property boundaries which are 8 inches in caliper or larger for commercial development, including multi-family.
    c. Recorded cash sales.
    d. Site plan, all required buffers as well as required landscape areas applicable to subject property in accordance with **Chapter 600, Sec. 600-3**.
    e. When applicable, a copy of the final plat and construction plans as approved by the Planning and Zoning Commission.
    f. Applicants with requests involving forestry/agriculture must also submit a timber deed and plan. Should the timber plan include harvesting required stormwater management buffer area timber, then the applicant must have a current certification with one of the following organizations: Sustainability Forestry Initiatives (SFI) and Forest Stewardship Council (FSC).

C. Application Review Process.

1. All complete applications will be reviewed by the Department of Planning and Development according to the applicable standards outlined in **Chapter 600, Section 600-3.2**.
2. The Department of Planning and Development may solicit comment from relevant parish departments and either approve, approve with conditions, or deny a land clearing application.
3. *Basis for denial*. Denial of the land clearing application shall be limited to either the inability of the applicant to obtain physical access to the site, or that the application fails to comply with the requirements of **Chapter 600**.

4. *Pre-land clearing preparation.* After application approval, but prior to obtaining a land clearing permit, the applicant shall stake and flag the property in accordance with insert citation.

5. *Pre-land clearing inspection.* Once the site is staked and flagged, the applicant shall schedule a pre-land clearing inspection with the Department of Planning and Development. Only after the Department of Planning and Development passes the pre-land clearing inspection shall a land clearing permit be issued for the site.

D. Expiration.

1. *Permit validity.* Land clearing permits shall be valid for a period of 2 years, wherein all permitted activities and a compliance inspection must be completed.

2. *Permit extension.* Applicants may request and receive approval to extend a land clearing permit for up to 1 year upon payment of land clearing permit fees, filing of a Notice of Continuation, and approval from the Department of Planning and Development.

3. *Intensification of zoning district prohibited.* From the land clearing permit issuance date, a zoning map amendment to a more intense zoning district shall be prohibited for a period of 3 years.

SEC. 200-3.9 VARIANCES.

The purpose of the variance procedure is to afford an applicant relief from the requirements of the letter of this UDC when unnecessary hardship or practical difficulty exists.

A. Initiation.

Applications for variances may be filed by a property owner in the unincorporated parish or other person expressly authorized in writing by the property owner.

B. Authority.

Variances are authorized by the Board of Adjustment in accordance with Article 2, Section 2.6, LA R.S 33:4780.46 and the powers of the Board of Adjustment pursuant to **Chapter 100, Sec. 100-3** of the UDC. The Board of Adjustment may grant a variance from any of the standards or regulations in this UDC, except for those provisions outlined in **Sec. 200-3.9.C** below.

C. Limitations on Variances.

The Board of Adjustment shall not have the authority to grant variances which would:

1. Permit the creation of a lot or parcel that cannot be developed in compliance with this UDC and other regulations applicable thereto.

2. Authorize uses in zoning districts which are not authorized in zoning district regulations per **Chapter 400** of the UDC, nor to change the boundaries of zoning districts.

3. Permit any reduction of the stormwater drainage requirement as required by **Chapter 900, Sec. 900-3.**

4. Permit any variance of the requirements of an Airport Overlay District pursuant to **Chapter 400, Sec 400-3**, except for those rendered through the process of an appeal of the decision of the Airport Manager.

D. Submittal Requirements.

All applications for variances shall be filed with the Department of Planning and Development in accordance with the requirements of **Sec. 200-2.B** and reviewed for completeness.

E. Action by the Department of Planning and Development.

The Department of Planning and Development shall review the request in accordance with the Standards for Approval of Variances per **Sec. 300-3.9.G** and shall also provide a report and recommendation to the Board of Adjustment.

F. Action by the Board of Adjustment.

1. The Board of Adjustment shall conduct a public hearing in accordance with **Sec. 200-2.H** within 45 days from the date the application is deemed complete. Notice for the public hearing is required in accordance with **Sec. 200-2.G.**

2. Based upon the evidence presented at the public hearing, the Board of Adjustment shall evaluate the application against the standards in **Sec. 200-3.9.G** below.

3. The Board of Adjustment may approve, approve with modifications, or deny the application within 45 days of the close of the public hearing.

4. The final disposition of an application for a variance or modification shall be in the form of a motion and subsequent hard copy resolution. Within 10 days of the effective date of the decision, written notification of such action shall be mailed to the applicant, stating the action taken and including all conditions imposed and times established. The decision shall also be recorded with the clerk of court.

G. Standards for Approval of Variances.

Before a variance is granted, the Board of Adjustment shall determine that all the following standards for approval are met.

1. The request for variance is not self-imposed. Variances may not be granted by the Board if the request is considered a “personal preference.”

2. The variance request is not based solely on financial hardship. Variances may not be granted by the Board if the request is considered strictly a financial hardship.

3. The particular physical surroundings, shape or topographical conditions of the property would result in unnecessary hardship, as distinguished from a mere inconvenience, if the provisions of this UDC were literally enforced.

4. The variance request is based on ameliorating a practical difficulty or unnecessary hardship. If the applicant can prove through testimony and presentation of factual documentation or evidence to the Board that a practical difficultly or unnecessary hardship would be imposed if a variance was not granted, then the Board may consider granting the variance request.

5. The variance, if granted, would not impose an adverse effect on the adjacent neighbor’s property or surrounding neighborhood. If the variance request adversely effects an adjacent property owner or the surrounding neighborhood in general, and testimony is forthcoming from same that can be proven within reason that an adverse effect would be imposed, the Board may decide not to grant the applicant’s variance request.

6. The granting of the variance would not establish an undesirable precedent. The Board may deny the granting of a variance request which may result in the establishment of a dangerous or unfavorable precedent to the parish.

7. The variance, if granted, would not result in increased flood heights or additional threats to public safety.

H. Conditions.

Issuance of a variance may be subject to such conditions as are necessary to carry out the purposes of the UDC and to prevent or minimize adverse effects upon other property in the neighborhood, including, but not limited to, limitations on size and location, requirements for landscaping, lighting, and ingress and egress. Approvals, decisions, or authorizations shall be limited by such conditions as the case may require, including the imposition of any or all of the following:

1. Restriction of permitted outside signs or advertising structures except professional or directional signs.

2. Limitation of signs as to size, type, color, location and/or illumination.

3. Limitations of amount, direction, and location of outdoor lighting.

4. Limitations on the amount and location of off-street parking and loading spaces.

5. Specifications for cleaning or painting.

6. Limitations on type of roof (subject to guidance from experts).

7. Limitations on type of construction materials (subject to guidance from experts).

8. Limitations on connections or disconnections with other buildings (subject to guidance from experts, including, but not limited to: The LA State Fire Marshall).

9. Limitations on exits or entrances, doors, and windows.

10. Specifications on paving, shrubbery, landscaping, or ornamental or screening fences, walls, or hedges.

11. Limitations on the time of day or night for operating.

12. Restrictions on store fronts.

13. Limitations on structural changes (subject to guidance from experts).

14. Limitations on restrictions for control or elimination of noise or vibration.

15. Such other conditions that are deemed necessary and appropriate in carrying out the spirit and intent of flood hazard ordinances.

I. Appeals.

An aggrieved party may appeal the Board of Zoning Adjustment decisions on variance applications to the 22nd Judicial District Court. Such petition shall be presented to the court within 30 days after the filing of the decision of the Board of Adjustment.

J. Expiration.

1. An approved variance expires 1 year from the date of approval unless a building permit is obtained within such period and substantial construction is started or the use is commenced within such period.

2. Unless otherwise prohibited, the Director of the Department of Planning and Development may extend the time for expiration of a variance for a period not to exceed 1 year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period more than 1 year may be granted only by the Board of Adjustment in accordance with **Sec. 200-3.9.J.3**.

3. The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time not to exceed 2 additional years. A request for extension shall be made in writing within the original period of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with **Sec. 200-2.G**. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause shown,.

K. Amendments to an Approved Variance.

Applicants who seek amendments to their variance that was approved by the Board of Adjustment must file formal notice with the Department of Planning and Development requesting to be placed back on the Board's agenda under "Old Business" for their consideration. Said formal notice must be submitted within 90 from the date of the filing of the originally approved variance, otherwise a new application for variance must be submitted inclusive of new filing fees.

SEC. 200-3.10 ADMINISTRATIVE DECISION APPEALS.

A. Initiation.

Appeals may be initiated by any person aggrieved or by an officer, department, board, or bureau of the parish affected by any decision of the Department of Planning and Development, Airport Manager, the Department of Permits and Inspections, or other administrative official in the enforcement of this UDC. Appeals shall be based in, and provide evidence of, an error in application of the law or a conflict in the law.

B. Authority.

1. The Board of Adjustment is authorized to hear and decide administrative decision appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of the UDC.

2. Appeals of an administrative decision are heard by the Board of Adjustment, except for appeals of minor subdivision application decisions made solely by the Director of Planning and Development and appeals on development review application decisions made by the Director of Planning and Development, which are decided by the Planning and Zoning Commission.

C. Submittal Requirements.

1. Appeals shall be filed with the Department of Planning and Development in accordance with the requirements of **Sec. 200-2.B**.

2. All applications for an appeal must be submitted within 30 days from the date of refusal of a permit by the Department of Permits and Inspections, or from the date of order, ruling, decision or determination made by the Director of the Department of Development, Airport Manager, or other administrative official.

3. The department from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

D. Action by the Board of Adjustment.

1. The Board of Adjustment shall conduct a public hearing in accordance with **Sec. 200-2.H** within 45 days from the date of the submission of the appeal. Notice for the public hearing is required in accordance with **Sec. 200-2.G**.

2. In exercising its powers, the Board may reverse or affirm wholly or partly or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have the powers of the department from whom the appeal is taken.

E. Stay of Proceedings.

An appeal stays all proceedings in furtherance of the action appealed from unless the department director from whom the appeal is taken certifies to The Board of Adjustment after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril of life or property. In such case, the proceeding shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown.

F. Appeals.

1. Any person jointly or severally aggrieved by any decision of the Board of Adjustment, or any officer, department, board or bureau of the parish, may present to the district court of the parish a petition duly verified, setting forth that such decision is illegal, in whole or part, specifying the grounds of the illegality.

2. Such petition shall be presented to the court within 30 days after the filing of the decision of the Board. Upon the presentation of such petition, the court may allow a writ of certio rati directed to the Board of Adjustment to review such decision of the Board of Adjustment and shall prescribe therein the time within which a return less than ten days and may be extended by the court. The allowance of the writ shall not stay proceedings upon the decision appealed from, but the court may, on application or notice to the Board and due cause shown, grant a restraining order. The Board of Adjustment shall not be required to return certified or sworn copies thereof or such portions thereof as may be called for by such writ. The return shall concisely set forth such other facts as may be pertinent and material to show the grounds of the decision appealed from and shall be verified. If, upon the hearing, it shall appear to the court that testimony is necessary for the proper disposition of the matter, it may take additional evidence or appoint a referee to take such evidence as it may direct and report the same to the court with his findings of fact and conclusion of law, which shall constitute a part of the proceedings upon which the determination of the court shall be made. The court may reverse or affirm, wholly or in part, or may modify the decision brought up for review. Costs shall not be allowed against the Board unless it shall appear to the court that it acted with gross negligence, or in bad faith, or with malice in making the

decision appealed from. All issues in any proceedings under this section shall have preference over all other civil actions and proceedings.

SEC. 200-3.11 SIGNAGE PLANS.

A. Applicability.

A sign permit is required from the Department of Permits and Inspections for every new sign and every modification, alteration, or repair of an existing sign.

B. Submittal Requirements.

1. Signage plan applications shall be filed with the Department of Permits and Inspections in accordance with the requirements of **Sec. 200-2.B** and reviewed for completeness.
2. Applications must include:
    a. Detailed information for the proposed sign(s), as applicable, including, but not limited to: elevation drawings that detail dimensions, location, construction, materials, and manner of illumination, securing or fastening.
    b. Site information, as applicable, including, but not limited to: a site plan that details the total number and location of all proposed and existing signs, total square footage of proposed and existing signage on site, dimensions of existing buildings, and the length of lot lines that abut a public street or roadway.

C. Review Process.

1. All complete signage plan applications will be reviewed for compliance with the standards of **Chapter 600, Sec. 600-2** by the Department of Permits and Inspections. The Department of Permits and Inspections shall approve, approve with conditions, or deny the landscape plan.
2. Signage plans which are incorporated as part of another development application such as a conditional use or PUD application shall be reviewed for compliance in tandem with the larger development application by the Department of Planning and Development.

D. Expiration.

1. Applicants are expected to pick up permit applications within 3 months and complete the first sign inspection within 6 months from the day a sign permit is approved.
2. After this timeframe, the permit will become null and void and a new permit will be required; however, the Planning and Development Director may grant in writing 1 or more extensions, for a period not to exceed 6 months. The extension must be requested in writing and justifiable cause demonstrated.

SEC. 200-3.12 PLANNED UNIT DEVELOPMENT.

A planned unit development (PUD) is a special zoning designation that permits a limited deviation from the standards of the Unified Development Code in order to provide flexibility to accommodate mixed-use development and innovative, high-quality site and building design which is otherwise not possible through the application of existing standards prescribed in the Unified Development Code.

A. Applicability.

Except as otherwise provided in **Chapter 400**, a Planned Unit Development is a zoning district permitted on sites measuring at least 30 acres in area and provided in accordance with the minimum standards and procedures as set forth in **Chapter 400, Sec. 400-6**.

B. Initiation.

A property owner in the unincorporated parish may file an application for a planned unit development through the Department of Planning and Development. The application shall bear the signature and acknowledgment of the owner(s) or their authorized agents. Where property is jointly owned, all co-owners of the property or their authorized agents shall sign the application.

C. Authority.

Planned Unit Developments may be authorized by the Parish Council in accordance with the provisions of this chapter and the requirements as set forth in **Chapter 400, Sec. 400-6**.

D. Required Preapplication Conference.

An applicant is required to attend an informal conference with the Director of Planning and Development or their designated staff prior to filing an application for a Planned Unit Development in order to discuss PUD parameters and requirements.

E. Concept Plan Approval.

A concept plan for a PUD is a general plan that indicates details including, but not limited to types of land uses to be developed on the site, general location of buildings, and site and infrastructure configuration. This plan supports the initial review of the PUD concept by the Parish Council and supports the creation of standards and criteria to be applied to the proposed uses but does not include design and engineering details to the level of detail required for building permit issuance.

1. *Submittal requirements.* 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.

    a. *Concept plan components*. In addition to the information required on parish-provided application forms, the concept plan must include the following information:

        i. A plan indicating the boundaries of the properties involved in the proposed PUD and the location and dimensions of all lots.

        ii. A site plan indicating the proposed general location and area to be developed with buildings, for parking areas, for open space, or those areas to be dedicated or conveyed for parks, playgrounds, or school sites. The plan should also note the front, side, and rear yard setback lines; and maximum building heights.

        iii. A circulation plan indicating the proposed principal movement of vehicles, goods and pedestrians.

        iv. The approximate location of ingress and egress to vehicular areas on the site and the location of access streets, if necessary.

        v. The approximate location of vehicular and pedestrian ways throughout the development site.

        vi. The location and/or source of water and sewer facilities.

vii. A description of all proposed land uses, a tabulation of the maximum square footage of each use, and description of proposed building heights including the maximum height of proposed buildings or structures.

viii. A description of the total land area of the site and calculation of net density.

ix. A breakdown by percent of land area devoted to the following:

(A) Residential uses.

(B) Commercial uses.

(C) Institutional uses.

(D) Open space, including active and passive recreational areas.

(E) Streets.

(F) Parking and loading areas.

x. If the PUD is to be developed in phases, a narrative description of the phases and what development will be entailed in each.

xi. Environmental assessment data form.

xii. Initial wetland delineation as determined by a qualified wetlands consultant.

xiii. Flood zone demarcation lines (indicate FIRM map and panel number).

xiv. A general description of methods to be used for drainage and stormwater management

b. The parish may require additional material be submitted as part of the concept plan, such as plans, maps, aerial photographs, studies and reports, including hydrological analysis and traffic impact analysis, which may be needed in order to make the necessary findings and determinations that the applicable parish standards and guidelines have been achieved.

2. *Action by the Department of Planning and Development.*

a. Upon submission of a complete application, the Department of Planning and Development shall review the request for a PUD in accordance with the standards and criteria for PUDs outlined in **Chapter 400, Sec. 400-6**.

b. The Department of Planning and Development shall conduct a review of the PUD application submission and note areas of concern to the applicant in writing at least 3 weeks prior to the meeting of the Planning and Zoning Commission. The purpose of this review is to provide constructive feedback to the developer on compliance with the PUD requirements.

c. The Department of Planning and Development shall also provide a report and recommendation to the Planning and Zoning Commission.

3. *Action by the Planning and Zoning Commission.*

a. The Planning and Zoning Commission shall conduct a public hearing on the concept plan of the proposed PUD request in accordance with **Sec. 200-2.H** within 60 days from the date the

application is accepted. Notice of the public hearing is required in accordance with **Sec. 200-2.G**.

b. After the close of the public hearing, the Planning and Zoning Commission shall make a recommendation. Based upon the evidence presented at the public hearing, the Planning and Zoning Commission shall evaluate the application against the applicable Standards for Review per **Sec. 200-3.12.G**.

c. The Planning and Zoning Commission shall recommend approval, modified approval, or denial of the request. If the Planning and Zoning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the Parish Council without recommendation of no legal majority. The Planning and Zoning Commission's written recommendation, together with the report of the Department of Planning and Development, shall be filed with the Clerk of the Parish Council.

4. *Action by the Parish Council.*

a. The Parish Council shall hold a public hearing in accordance with its rules and take action by motion of approval, modified approval, or denial within 60 days from receipt of a recommendation from the Planning and Zoning Commissions. The Parish Council may not take official action upon any application requiring a recommendation of the Planning and Zoning Commission until the report of the Commission has been received or, if the Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the Parish Council without recommendation.

b. If the Parish Council fails to take action by motion 60 days from receipt of the Planning and Zoning Commission recommendation, the application is denied. If the application is forwarded to the Parish Council without recommendation from the Planning and Zoning Commission and the Parish Council fails to take action by motion 60 days from the date it received the application, the application is denied.

c. If the Parish Council takes action by motion of approval or modified approval, the Council shall introduce and enact an ordinance, outlining the new PUD zoning district, in accordance with Council procedures as stipulated in the Home Rule Charter.

5. *Conditions.* The Planning and Zoning Commission or Parish Council may impose additional conditions and stipulations upon the approval of the concept plan. The additional conditions and stipulations should be incorporated and noted within the submission of the final development plan.

6. *Period of validity.* A concept plan shall be valid for 1 year from the date of the Parish Council approval, unless, during that year period, a final development plan for all or a portion of the property is submitted and approved by the Parish Council. During this time no building permits shall be issued for development of the PUD. Construction shall take place only following Parish Council approval of a final PUD development plan.

7. *Expiration of concept plan.*

a. *Extension.* The period of validity of an approved concept plan can be extended for a single, 1 year extension. If the developer has not submitted a development plan by the end of the year or by the end date of an extension, the concept plan shall expire. To recommence the PUD

process after the concept plan has expired, the applicant must submit a new application and pay all attendant fees.

b. If the applicant fails to timely submit a final development plan for all or a portion of the property, or obtain an extension, the previously approved concept plan shall be determined to be invalid, and the PUD zoning district shall revert to the previous base zoning district and the PUD ordinance shall be revoked.

F. Final Development Plan.

A final development plan for a PUD is a detailed plan or construction document showing the final placement, design, and specifications for the proposed PUD site, infrastructure, and buildings. This plan should be adequately detailed for a building permit to be issued based on this plan.

1. *Submittal requirements.* A PUD development plan 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. The development plan must demonstrate compliance with the approved concept plan and PUD zoning district ordinance.

   a. If the PUD includes the division of property into lots, the development plan shall be approved concurrently with a final plat and construction plans. The applicant shall submit all required subdivision documents in accordance with the requirements of the UDC.

2. *Action by the Department of Planning and Development.*

   a. Upon submission of a complete application, the Department of Planning and Development shall review the development plan in accordance with the standards and criteria for PUDs outlined in **Chapter 400, Sec. 400-6** and for compliance with the approved concept plan and PUD ordinance. The Department of Planning and Development shall provide a report and recommendation to the Planning and Zoning Commission.

3. *Action by the Planning and Zoning Commission.*

   a. The Planning and Zoning Commission shall conduct a public hearing on the development plan in accordance with **Sec. 200-2.H** within 60 days from the date the application is accepted. Notice of the public hearing is required in accordance with **Sec. 200-2.G**.

   b. After the close of the public hearing, the Planning and Zoning Commission shall make a recommendation. Based upon the evidence presented at the public hearing, the Planning and Zoning Commission shall evaluate the application against the applicable Standards for Review per **Sec. 200-3.12.G**.

   c. The Planning and Zoning Commission shall recommend approval, modified approval, or denial of the request. If the Planning and Zoning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the Parish Council without recommendation of no legal majority. The Planning and Zoning Commission's written recommendation, together with the report of the Department of Planning and Development, shall be filed with the Clerk of the Parish Council.

4. *Action by the Parish Council.*

   a. The Parish Council shall hold a public hearing in accordance with its rules and take action by motion of approval, modified approval, or denial within 60 days from receipt of a

recommendation from the Planning and Zoning Commissions. The Parish Council may not take official action upon any application requiring a recommendation of the Planning and Zoning Commission until the report of the Commission has been received or, if the Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the Parish Council without recommendation.

b. If the Parish Council fails to take action by motion 60 days from receipt of the Planning and Zoning Commission recommendation, the application is denied. If the application is forwarded to the Parish Council without recommendation from the Planning and Zoning Commission and the Parish Council fails to take action by motion 60 days from the date it received the application, the application is denied.

c. If the Parish Council takes action by motion of approval or modified approval, the Council shall introduce and enact an ordinance outlining the new final approved PUD zoning district, in accordance with Council procedures as stipulated in the Home Rule Charter.

5. *Conditions.* The Planning and Zoning Commission or Parish Council may impose additional conditions and stipulations upon the approval of the final development plan. Any conditions imposed by the Planning and Zoning Commission or Parish Council shall be incorporated into the final PUD ordinance, noted in the permit approving the construction of the PUD, and incorporated into or noted on the final development plans approved by the Department of Permits and Inspections.

6. *Period of validity.* Development plans shall expire 24 months from the date of Parish Council approval. During this time, the applicant shall obtain building permits and commence construction. The period of validity of an approved development plan can be extended for an additional 1-year period.

7. *Recording of approved development plan.* Any restrictions and/or conditions, required by the Parish Council in their approval of the development plan shall be recorded by the Parish Administration with the Clerk of Court within 15 days of the date of the Parish Council's approval.

8. *Construction.* Upon approval and recordation of the development plan, construction may proceed for required public infrastructure and approved private roads, utility installations, common open space, recreational facilities, governmental structures, and similar uses provided that a final plat and construction plans have also been approved.

   a. Along with the building permit application, the developer shall provide a development schedule. The development schedule shall contain the following information:

      i. The order of construction of the proposed stages delineated in the development plan.

      ii. The proposed date for the beginning of construction of each stage.

      iii. The proposed date for the completion of construction of each stage.

      iv. The proposed schedule for the construction and improvement of common areas within each stage including any accessory buildings.

b. The construction and provision of all common open spaces, public facilities, and infrastructure, which are shown on the development plan, shall proceed at no slower a rate than the construction of dwelling units or nonresidential structures.

c. The Department of Planning and Development or the Department of Engineering can, at any time, compare the actual development accomplished with the approved development schedule. If either Department finds that the rate of construction of dwelling units or commercial structures is substantially greater than the rate at which common open spaces, public facilities, and infrastructure have been constructed and provided, then either or both of the following actions may be taken:

i. The Department of Planning and Development can cease to approve any additional final development plans for subsequent phases.

ii. The Chief Building Official can discontinue issuance of building permits.

iii. Before releasing a hold on approving new phase final plans or building permits, the Department of Planning and Development or Department of Engineering shall ensure the developer has corrected any discrepancies between the construction of dwellings, commercial structures, and open spaces, public facilities, and infrastructure.

9. *Expiration.* If the applicant fails to commence construction during the period of validity, the PUD shall be determined to be invalid, and the PUD zoning district shall revert to the previous base zoning district and the PUD ordinance shall be revoked.

G. Standards for Approval.

1. The proposal is consistent with the Comprehensive Plan.

2. The proposed PUD is compatible with surrounding land uses. The areas surrounding the proposed PUD can continue to be developed in coordination and substantial compatibility with the PUD proposed.

3. The proposal meets the general standards and criteria for PUDs per **Chapter 400, Sec. 400-6**.

4. The location, arrangement, size, and design of buildings, lighting, and signs is generally compatible with adjacent properties, and all potential impacts are mitigated.

5. The arrangement of landscaping and open spaces creates a desirable and functional environment, promotes the protection of natural resources, and utilizes low-impact development practices for flood mitigation.

6. The proposal protects all floodplains and wetlands in accordance with parish regulations pertaining to fill, and where applicable, preserves mature woodland areas.

7. The proposal includes innovative design elements, incorporating a system of relatively narrow, interconnected streets, roads, drives, and other thoroughfare types with sidewalks and bikeways, that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those thoroughfare types to existing and future developments.

8. Circulation and parking areas are designed to provide adequate safe access to the site for both pedestrians and motorists, minimize potentially dangerous traffic movements, minimize adverse impacts on adjacent properties, and clearly define pedestrian access to buildings.

H. Changes to an Approved PUD.

Amendments to a PUD shall be classified as either major or minor in character as follows:

1. *Major amendments.* Major amendments to a PUD shall require the developer to submit revised plans to the Department of Planning and Development. Upon Department review of the proposed PUD amendment, a public hearing shall be established to facilitate Planning and Zoning Commission review or major changes.

    a. The Planning and Zoning Commission shall have the authority to review and approve all major changes to the PUD. The Planning and Zoning Commission shall conduct a public hearing on the amended application in accordance with **Sec. 200-2.H** within 60 days from the date the application is accepted. Notice of the public hearing is required in accordance with **Sec. 200-2.G.**

    b. Major changes to the PUD plan include changes to:

        i. The use of the land.

        ii. The location of significant buildings and structures.

        iii. A cumulative reduction in total open space by more than five percent and/or below the minimum of 25 percent of required open space.

        iv. Any increase in the density of an approved PUD plan.

        v. A setback adjustment for an entire phase and/or 10 lots or more of a subdivision.

2. *Minor amendments.* Minor amendments to the PUD shall be construed as all other changes not considered major amendments, including requests to amend lot setbacks for less than 10 lots. Minor amendments shall be submitted for review and approval by the Director of The Department of Planning and Development.

I. Binding Nature of Approval for PUD.

All terms, conditions, safeguards, and stipulations made at the time of PUD approval shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions, or safeguards shall constitute a violation of this UDC and grounds for revocation of the PUD zoning district ordinance.

SEC. 200-4 SUBDIVISION PROCEDURES.

SEC. 200-4.1 MINOR SUBDIVISION.

The process for a minor subdivision application request is outlined in **Chapter 800, Sec. 800-2.2** of this UDC.

SEC. 200-4.2 MAJOR SUBDIVISION.

The process for a major subdivision application request is outlined in **Chapter 800, Sec. 800-3** of this UDC.

Chapter 300 – Buildings and Construction

OUTLINE

Sec. 300-1 In General.

Sec. 300-2 Permits.

Sec. 300-3 Construction Documents.

Sec. 300-4 Building Permit Fees.

Sec. 300-4.1 Generally.

Sec. 300-4.2 Building Fees.

Sec. 300-4.3 Electrical Fees.

Sec. 300-4.4 Mechanical Fees.

Sec. 300-4.5 Plumbing Fees.

Sec. 300-4.6 Gas Fees.

Sec. 300-4.7 Reinspection Fees.

Sec. 300-4.8 Special Inspection Fees.

Sec. 300-4.9 Registration Fees.

Sec. 300-5 Inspections.

Sec. 300-5.1 Generally.

Sec. 300-5.2 Drainage Inspections.

Sec. 300-5.3 Building Inspections.

Sec. 300-5.4 Inspections for Structures Located in a Floodplain.

Sec. 300-6 Registrations.

Sec. 300-6.1 Generally.

Sec. 300-6.2 Requirements.

Sec. 300-6.3 Exceptions.

Sec. 300-6.4 Revocation.

Sec. 300-7.1 Generally.

Sec. 300-7.2. Building Board.

Sec. 300-7.3 Electrical Board.

Sec. 300-7.4 Mechanical Board.

Sec. 300-7.5 Plumbing/Gas Board.

SEC. 300-1 IN GENERAL.

A. Title.

These regulations shall constitute and be known and cited as "The Building Code of St. Tammany Parish," hereinafter referred to as "the UDC."

B. Rules of Construction for Technical Codes.

1. Wherever the term "municipality" is used within the technical codes which are adopted by reference in this chapter, it shall be held to mean St. Tammany Parish, Louisiana.
2. Wherever the term "chief appointing authority" is used within the technical codes which are adopted by reference in this chapter, it shall be held to mean St. Tammany Parish, Louisiana.
3. Where reference is made to the duties of certain officials named within the technical codes which are adopted by reference in this chapter, then that designated official of the Parish, who has duties corresponding to those of the named official in said technical code, shall be deemed to be the responsible official insofar as enforcing the provisions of that technical code are concerned.

C. Purpose; Uniform Construction Code Adopted.

1. The administration and enforcement of any construction which occurs, or which is to occur, in the unincorporated portion of St. Tammany Parish shall be at all times subject to the provisions of the Louisiana State Uniform Construction Code. The following is adopted by reference and made a part hereof:

   The Louisiana State Uniform Construction Code, which is provided for in R.S. 40:1730.21 through 40:1730.40, and which may be amended from time to time.

2. Any code or appendix set forth heretofore may be cited individually or collectively as "the UDC." Inspections conducted by the parish pursuant to this Code shall occur within the unincorporated area of St. Tammany Parish, and may be amended from time to time, by an ordinance of the Parish Council.

D. Intent.

The purpose of the UDC is to establish the minimum requirements and to secure the beneficial interests and purposes thereof—which are to safeguard the public health, safety, and general welfare—through structural strength means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment. These purposes are applicable to all buildings and structures including additions, alterations, repairs, removal demolition, use and occupancy of buildings and structures or premises and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems.

E. Permitting and Inspection.

The inspection or permitting of any building, structure, service system or plan by the parish, under the requirements of the UDC, shall not be construed in any court as a warranty of the physical condition of such building, structure, service system or the adequacy of such plan. Neither the parish, nor any employee thereof, shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building, structure, service system, or plan, or for failure of any component of such,

which may occur subsequent to such inspection or permitting. Nothing contained in the UDC shall be construed to relieve or lessen the responsibility or liability or any person for injury or damage to persons or property caused by or resulting from any defects of any nature in any work performed by said person or in any equipment owned controlled, installed, operated or used by him, nor shall the parish, or any agent or employee thereof, incur or assume any liability by reason or in consequence of any things done or acts performed pursuant to any provisions of the adopted codes.

F. Applicability.

Where, in any specific case, different sections of the UDC specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

G. Other Laws.

The provisions of the UDC shall not be deemed to nullify any provisions of local, state, or federal law.

H. Application of References.

References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section, or provision of the UDC.

I. Referenced Codes and Standards.

The codes and standards referenced in the UDC shall be considered part of the requirements of the UDC to the prescribed extent of each such reference. Where differences occur between provisions of the UDC and referenced codes and standards, the provisions of the UDC shall apply.

J. Partial Invalidity.

In the event any part or provision of the UDC is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

K. Department of Permits and Inspections.

The Department of Permits and Inspections is hereby created and the person in charge shall be known as the Director of the Department of Permits and Inspections, hereinafter known as the "Director" is the agency responsible for the administration and enforcement of the UDC. The Director is hereby authorized and directed to enforce the provisions of the UDC.

L. Applications and Permits.

The Director, or his designee, shall receive application, review construction documents and issue permits for the erection, and alteration demolition and moving of a building and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of the UDC.

M. Notices and Orders.

The Director shall issue all necessary notices or orders to ensure compliance with the UDC.

N. Inspections.

The Director shall make or cause to be made all of the required inspections. The Director shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by an officer of such approved agency or by the responsible individual.

The Director is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

O. Identification.

The Director shall carry proper identification when inspecting structures or premises in the performance of duties under the UDC.

P. Right of Entry.

Where it is necessary to make an inspection to enforce the provisions of the UDC, or where the Director has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of the UDC which makes the structure or premises unsafe, dangerous or hazardous, the director is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by the UDC, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises be unoccupied, the Director shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the director shall have recourse to the remedies provided law to secure entry.

Q. Liability.

The Director, members of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by the UDC or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act of omission in the discharge of official duties. Any suit instituted against an officer or employee in the lawful discharge of duties and under the provisions of the UDC shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Director or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of the UDC.

R. Stop Work Orders.

Upon notice from the Director, work on any building, structure, electric, gas, or mechanical system that is being done prior to the securing of the required permit and/or contrary to the provisions of the UDC or in a dangerous or unsafe manner, shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed. Where an emergency exists, the director shall not be required to give written notice prior to stopping the work.

S. Revocation of Permits.

The Director may revoke a permit or approval, issued under the provisions of the UDC, in the event that there has been any false statement or misrepresentation or upon failure to execute said work in accordance with said application, plans or specifications, or which has been issued in violation of the zoning or building code.

T. Approved Materials and Equipment.

Materials, equipment, and devices approved by the Director shall be constructed and installed in accordance with such approval.

U. Requirements Not Covered by the UDC.

Any requirements necessary for the strength or stability of an existing or proposed building or structure, or for the public safety, health, and general welfare, not specifically covered by the UDC, shall be determined by the Director of Permits and Inspections or the Director of Planning and Development. Wherever there are practical difficulties involved in carrying out the provisions of the UDC, the Director shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Director shall first find that special individual reason makes the strict letter of the UDC impracticable and the modification is in compliance with the intent and purpose of the UDC and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The application for modification and the approval of the Director shall be in writing. The details of action granting modifications shall be recorded and entered in the permanent records of the Department of Permits and Inspections.

V. Tests.

Whenever there is insufficient evidence of compliance with the provisions of the UDC, or evidence that a material or method does not conform to the requirements of the, or in UDC order to substantiate claims for alternative materials or methods, the Director shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in the UDC or by other recognized and accepted test standards. In absence of recognized and acceptable test methods, the director shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the director for the period required for retention of public records.

SEC. 300-2 PERMITS.

A. Required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, mechanical, plumbing, or gas system, the installation of which is regulated by the UDC, or cause any such work to be done, shall first make application to the director and obtain the required permit.

B. Work Exempt from Permit.

Exemptions from permit requirements of the UDC shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the UDC or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. *Building.*

    a. One story detached accessory structures, accessory to single- and two-family dwellings, used as tool, storage sheds, playhouses, and similar uses provided the floor area does not exceed 200 square feet.

    b. Fences not over 7 feet high.

    c. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

d. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.

e. Swings and other playground equipment accessory to 1 and 2 family dwellings.

f. Movable cases, counters, and partitions not over 5 feet 9 inches tall.

g. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.

h. Prefabricated swimming pools accessory to single-family dwellings that are less than 24 inches deep.

i. Window awnings supported by an exterior wall which do no project more than 54 inches from the exterior wall and do not require additional support.

2. *Electrical*.

a. *Repairs and maintenance.* Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

b. *Radio and television transmitting stations.* The provisions of the UDC shall not apply to electrical equipment used for radio and television transmissions, but does apply to equipment of wiring for power supply, the installation of owners and antennas.

3. *Mechanical*.

a. Portable appliance.

b. Portable ventilation appliances/equipment.

c. Portable cooling unit.

d. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by the UDC.

e. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

f. Portable evaporator cooler.

g. Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.

h. Residential portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

4. *Plumbing.*

a. The stopping of leaks in drains, water, soil waste, or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace same with new material, such work shall be considered as new work and a permit shall be obtained and inspections made as provided in the UDC.

b. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided that such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

C. Emergency Repairs.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within 24 hours/next working business day of the repair to the director.

D. Repairs Application.

Notice to the Director is not required for ordinary repairs to structures, replacement of lamps, or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means or egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include the addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer drain, drain leader, gas, soil, waste, vent or similar piping, electrical wiring or mechanical, or other work affecting public health or general safety.

E. Application for Permit.

To obtain a permit, the applicant shall first file an application in writing on a form furnished by the Department of Permits and Inspections for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Provide an assessment or parcel number from the Parish Assessor's Office.
3. Describe the land on which the proposed work is to be done by legal description.
4. Provide clear and concise directions to the land on which the proposed work is to be done.
5. Indicate the use and occupancy for which the proposed work is intended.
6. Be accompanied by construction documents and other information as required by **Sec. 300-2.A.**
7. State the valuation of the proposed work.
8. Be signed by the applicant, or the applicant's authorized agent.
9. Include a completed lot fill form.
10. Include a completed sheriff’s job registration form.
11. Verify compliance with L.H.S.47 (if using an individual sewerage system).
12. Include a complete State highway department approval form (if accessing from a state-controlled road).
13. Include, as applicable, any application approvals needed prior to obtaining a building permit described in Chapter 200 – Procedures of this UDC, such as, but not limited to an approved conditional use or development plan approval.
14. Include an approved land clearing permit (if required) in accordance with minimum standards in Sec. 600-3.2 Land Clearing Standards of this UDC.

15. Include an approved sign review permit in accordance with minimum standards in Sec. 600-4 Signage of the UDC.
16. State fire marshal review letter (commercial only).
17. List of subcontractors. Copies of contracts if commercial.
18. Be accompanied by permit fees and any other fees.
19. Provide such other data and information as required by the Director.

F. Action on Application.

The Director shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of the pertinent laws, the director shall reject such application in writing, stating the reasons therefore. If the Director is satisfied that the proposed work conforms to the requirements of the UDC and laws and ordinances applicable thereto, the director shall issue a permit therefore as soon as possible.

G. Time Limitation of Application.

An application for a permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Director is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

H. Validity of Permit.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any provisions of the UDC or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel provisions of the UDC or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not preclude the Director from mandating corrections to rectify any errors in the construction documents and other data, especially when such errors could pose risks to life and safety, and with the understanding that failure to address these issues may result in permit revocation. The Director is also authorized to prevent occupancy or use of a structure where a violation of the UDC or of any other ordinances of this jurisdiction.

I. Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced or is not completed within 2 years of the issuance of the permit. A new permit shall be applied for, work cannot commence again until the new permit has been issued. The director is authorized to grant, in writing, 1 or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

J. Suspension or Revocation.

The Director is authorized to suspend or revoke a permit issued under the provisions of the UDC wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information or in violation of any ordinance or regulation or any provisions of the UDC. In such cases, efforts will be made to rectify the situation through appropriate measures before resorting to revocation.

K. Placement of Permit Placard.

Work requiring a permit shall not commence until the permit has been issued and the placard is posted on premises. The building permit placard shall be kept on the site of work until a certificate of occupancy, or a certificate substantial completion has been issued, by the Director. It shall be placed in a conspicuous manner, as to be seen from the road, and made available to the director or representative to conveniently make any required entries thereon.

L. Owner's Responsibility.

It shall be the duty of owner who shall perform work for the installation or repair of buildings, structures, electrical, mechanical, plumbing or gas systems, for which the UDC is applicable, to comply with the UDC.

M. Contractor's Responsibility.

It shall be the duty of every contractor who shall make contracts for the installation or repairs of buildings, structures, electrical, mechanical, plumbing and gas systems, for which a permit is required, to comply with state or local rules and regulations concerning licensing which the applicable governing authority may have adopted.

SEC. 300-3 CONSTRUCTION DOCUMENTS.

A. Submittal Documents.

1. *Supporting documents.* Construction documents, special inspection and structural observation programs, and other data shall be submitted with each application for a permit. To enable efficient review of proposed plans, applicants are encouraged to submit electronically via software available online via the Department of Permits and Inspections webpage. The construction documents shall be prepared by a certified design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Director is authorized to required additional construction documents to be prepared by a certified design professional.

2. *Exception.* The Director may waive certification requirements, if he finds that the nature of the work applied for is such that certification of plans is not necessary to obtain compliance with the UDC.

3. All materials will be reviewed electronically and applications are encouraged to check on the status of their permit online.

B. Information on Construction Documents.

Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the UDC and relevant laws, ordinances, rules and regulations, as determined by the Director.

C. Manufacturer's Installation Instructions.

Manufacturer's installation instructions, as required by the UDC shall be available on the job site at the time of inspection.

D. Construction in Areas Prone to Flooding.

For buildings and structures in special flood hazard areas construction documents shall include:

1. *Site plan*. The required site plan shall include the following information:
   a. Boundary of any special flood hazard areas (SFHA).
   b. Floodway boundary, if applicable.
   c. Base flood elevation (BFE).
   d. Parish required design flood elevation (DFE).
   e. Height of the centerline of the road or street on which the structure is located.
2. *Elevation Certificate.* For new construction or additions to an existing structure located in a SFHA an elevation certificate is required.
   a. *New Construction*. A construction drawing elevation certificate is required for permit approval and a finished construction elevation certificate is required for issuance of a certificate of occupancy. The elevation certificates shall be completed in compliance with the most recent edition of the FEMA's National Flood Insurance Program (NFIP) Elevation Certificate and Instructions. In addition to the information required by FEMA's instruction for Section A, B, and C, the applicant shall include the following information in **Section D**:
      i. Parish required Design Flood Elevation.
      ii. Height of the centerline of the road or street on which the structure is located.
   b. *Addition to Existing Structure*. A finished elevation certificate meeting requirements of **Sec. 300-3.2.a** above is required for issuance of a certificate of completion. For permit approval the applicant can either
      i. Submit a construction drawing construction elevation certificate **Sec. 300-3.2.a.** above, or
      ii. Submit a copy of a finished elevation certificate for the existing structure and provide the finished floor elevation of the addition on the site plan/construction drawings.

E. Site Plan.

A site plan drawn at a legible scale which shall include the size and location of new construction and every existing structure on the site and distances from the lot/property lines. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site of plot.

F. Boundary Line Survey.

A boundary line survey prepared by a licensed surveyor shall accompany any request for new construction, additions, mobile home placement and accessory structures. The survey shall indicate flood zone information and delineation of flood hazard areas.

G. Examination of Documents.

The Director shall examine or cause to be examined construction documents for code compliance.

H. Approval of Construction Documents.

When the Director issues a permit, the construction documents shall be approved online and applicant will be notified via permit software.

I. Previous Approvals.

The UDC shall not require changes in the construction documents, construction, or designated occupancy of a structure for which a lawful permit has been heretofore issued otherwise lawfully authorized, and the construction of which has been commenced and pursued in good faith within 180 days after the effective date of the UDC and has not been abandoned.

J. Amended Construction Documents.

Work shall be installed in accordance with the reviewed construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

K. Phased Approval.

The Director is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of the UDC. The holder of such a permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

L. Retention of Construction Documents.

One set of approved construction documents shall be retained by the Director for a period of not less than 180 days from the date of completion of the permitted work, or as required by state of local laws.

SEC. 300-4 BUILDING PERMIT FEES.

SEC. 300-4.1 GENERALLY.

A. Payment of Fees.

A permit shall not be valid until the prescribed fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

B. New Construction, Additions, Accessory Structures.

The applicant for a permit for new construction, additions, and accessory structures shall provide in writing, the total square footage at the time of the application. Permit square footage shall include any square footage under beam. If in the opinion of the Director, the total square footage is not reported accurately on the application, the permit shall be denied. Final building permit square footage shall be determined by the Director.

C. Building Permit Valuations.

The applicant for a permit for renovations, remodeling, build outs, and commercial, electrical, mechanical, plumbing and gas systems shall provide a signed contract or proposal estimating the value in writing at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Director, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Director. Final building permit valuation shall be set by the Director.

D. Work Commencing before Permit Issuance.

Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an additional fee of 100 percent of the usual fee that shall be in addition to the required permit fees.

E. Licensed Parks.

For licensed parks, the fee shall be a $100.00 nonrefundable application fee, plus $20.00 electrical connection.

F. Related Fees.

The payment of the fee for the construction, alteration, removal or demolition for work done in connection or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the payment of other fees that are prescribed by law.

G. Application Fees.

Application fees are not refundable.

H. Refunds.

Building permit fees, once a permit has been issued, shall not be refunded or transferred.

I. Schedule of Permit Fees.

On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required. The fees shall be in accordance with the schedule in **Sec. 300-2**.

SEC. 300-4.2 BUILDING FEES

A. Building Commercial.

1. New construction: $300.00 nonrefundable application fee, plus $0.31 per square foot.
2. Additions: $300.00 nonrefundable application fee, plus $0.31 per square foot.
3. Remodel/build outs: $100.00 nonrefundable application fee, plus $5.00 per thousand of executed contract amount.
4. Plan review: $150.00, plus $0.01 per square foot.

B. Building Residential.

1. New construction: $300.00 nonrefundable application fee, plus $0.10 per square foot.
2. Additions: $300.00 nonrefundable application fee, $0.10 per square foot.
3. Remodel: $100.00 nonrefundable application fee, plus $5.00 per $1000 of executed contract amount.
4. International Building Code (IBC) Plan review: $50.00, plus $0.01 per square foot (nonrefundable.)

C. Mobile Homes Residential.

Mobile homes: $100.00 nonrefundable application fee, plus $0.10 per square foot, plus $5.00 electrical connection.

D. Miscellaneous.

1. Seasonal retail tents, temporary structures, and pre-fab units: $300.00, plus $0.25 per square foot.
2. Land Clearing: $250.00
3. Residential Demolition: $100.00
4. Commercial Demolition: $250.00
5. Towers (included but not limited to telecommunications, radio, and digital): $2500.00

SEC. 300-4.3 ELECTRICAL FEES. [RESERVED]

SEC. 300-4.4 MECHANICAL FEES. [RESERVED]

SEC. 300-4.5 PLUMBING FEES. [RESERVED]

SEC. 300-4.6 GAS FEES. [RESERVED]

SEC. 300-4.7 REINSPECTION FEES. [RESERVED]

SEC. 300-4.8 SPECIAL INSPECTION FEES. [RESERVED]

SEC. 300-4.9 REGISTRATION FEES. [RESERVED]

SEC. 300-5 INSPECTIONS.

SEC. 300-5.1 GENERALLY.

A. General.

Construction or work for which a permit is required shall be subject to inspection by the Director and such construction work shall remain accessible and exposed for inspection purposes until approved. Upon notification from the permit holder or his agent, the Director shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein fails to comply with the UDC. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the UDC or of other ordinances of the parish. Inspections presuming to give authority to violate or cancel the provisions of the UDC or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Director nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.

B. Inspection Requests.

It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Director when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspection of such work for any inspections that are required by the UDC.

C. Approval Required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Director. The Director, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, shall notify the permit wherein the same fails to comply with the UDC. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Director.

D. Preliminary Inspection.

Before issuing a permit, the Director is authorized to examine or cause to be examined buildings, structures and sites for which a permit application has been filed.

E. Required Inspections.

The Director, upon notification, shall make or cause to be made the inspections set forth in **Sec. 300-2** and **Sec. 300-3**.

F. Other Inspections.

In addition to the inspections specified above, the Director is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of the UDC and any other laws that are enforced by the Department of Permits and Inspection.

G. Construction Test Meter.

A construction test meter shall be energized prior to scheduling any building, electrical, mechanical, or plumbing final.

H. Inspection Agencies.

The Director is authorized to accept reports of approved agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

SEC. 300-5.2 DRAINAGE INSPECTIONS.

A. Preliminary Grade/Drainage Inspection Slab on Grade.

Prior to a foundation inspection the preliminary grade inspection shall be made after forms erected. All fill material shall meet appropriate standards. All ditch/culvert/silt fencing shall be in place. If necessary, drainage swales must be constructed. Any fill placement cannot block drainage flow.

B. Preliminary Drainage Inspection for Piling/Pier Construction.

The preliminary grade inspection shall be after site/grade preparation and immediately after installation of piling/pier and prior to any other construction.

C. Swimming Pools Preliminary Drainage.

Preliminary drainage inspection shall be made after the initial dig, before gunite/shell, and after the fill from the dig has been removed or redistributed. Silt fencing shall be required to protect adjacent properties or drainage easements as necessary.

SEC. 300-5.3 BUILDING INSPECTIONS.

A. Underground Inspections.

Reserved.

B. Footing or Foundation Inspection.

Footing and foundation inspections shall be made after excavations for footing are complete and any required reinforcing steel is in place, prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports or equipment and special requirements for wood foundations. Footing and foundation inspections shall be made after an approved preliminary grade inspection and underground plumbing inspection if plumbing is in the foundation.

C. Concrete Slab or Under-floor Inspection.

Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed of floor sheathing installed, including the sub floor.

D. Rough in Inspections.

Reserved.

E. Framing Inspections.

Reserved.

F. Fire-resistance-rated Commercial Construction Inspection.

Where fire-resistance-rated construction is required between dwelling units due to location on property, the State Fire Marshal shall require an inspection of such construction after all lathing and/or wall board is in place, but before any plaster is applied, or wallboard joints and fasteners retaped and finished.

G. Fire Resistant Penetrations (Commercial).

Protection of joints and penetrations in fire resistant-rated assemblies shall not be concealed from view until inspected and approved.

H. Final Inspections.

Final inspections for all electrical, mechanical, plumbing, and gas systems shall be made after the electrical, mechanical, plumbing, and gas systems are complete. The final grade inspection shall be made prior to the final building inspection. The final building inspection shall be made after the building is completed and ready for occupancy. Municipal addresses shall be posted on the property and visible from the street. Construction test meters shall be energized prior to scheduling of any final inspection.

I. Minimum Flood Elevation Requirement.

1. *Minimum Elevation Requirement*. Minimum flood elevation requirement for residential and commercial structures by zone are:

    a. *Zone "X" or "D"*. Elevations of the lowest habitable floor in an "X" or "D" zone shall be not less than 12 inches above the centerline of street or top of curb fronting the structure, whichever is greater.

    b. *Zones unnumbered "A" or "AO"*. Elevations of the lowest habitable floor in an unnumbered "A" and "AO" zone shall be not less than the base flood elevation, as determined by the Parish Flood Plain Administrator, plus 12 inches.

c. *Zones numbered "A", "AE", or "AH*". Elevations of the lowest habitable floor in numbered "A", "AE", and "AH" zone shall be not less than the base flood elevation, as determined by the Flood Insurance Study, plus 12 inches.

d. *Zone unnumbered "V"*. Elevation of the bottom of the lowest horizontal member in an unnumbered "V" zone shall be not less than the base flood elevation, as determined by the Floodplain Administrator, plus 12 inches.

e. *Zones numbered "V" or "VE"*. Elevation of the bottom of the lowest horizontal member in an unnumbered "V" or "VE" zone shall be not less than the base flood elevation, as determined by the Flood Insurance Study, plus 12 inches.

2. *Dry Floodproofing*. Commercial structures can be dry floodproofed. The elevation requirement for dry floodproofing shall be the elevation requirement established in the corresponding paragraph in **Section 300-5.3.I.1.** paragraphs (**a)** through (**e)** plus 1 foot.

3. *Building on Pier, Post, Pile, or stem wall instead of Fill in Lots with a width less than 90 feet*.

a. In Zones "A", "AE", "AO", "AH", "X", or "D". In zones "A", "AE", "AO" "AH", "X", or "D" for residential lots less than 90 feet in width, the maximum allowable fill to elevate a structure is 24 inches. Structures to be elevated more than 24 inches must be elevated by use of pier, post, pile, or stem wall. Fill on lots in flood zone "A", "AE", "AO" and "AH" or in a designated critical drainage area shall be mitigated in accordance with **Chapter 900**, pertaining to drainage and flood control.

b. Zone "V" and "VE". Fill shall not be used to elevate a residential or commercial structure in a "V", "VE", or "VO" zone.

4. When determining the elevation required in **Sec. 300-5.3.I.1**, the centerline of street or top of curb elevation where the grade is highest along the front width of the lot shall be the baseline elevation. For the case where a lot is at the corner of two streets, the centerline of street or top of curb elevation where the grade is the highest along the front and side of the lot adjacent to the corner shall be the baseline elevation.

5. The Permitting Department shall require the building permit applicant to submit a form board elevation certificate prepared by a professional land surveyor noting the highest street centerline or top of curb elevation along the front width of the lot in addition to the top of form board elevation representing the finished floor elevation. Elevations shall be based on the NAVD88 vertical datum or its replacement as determined by the United States a Geodetic Survey. In such cases, the elevation certificate shall be received by the Permitting Department prior to the approval of a preliminary drainage inspection or scheduling the foundation inspection. For a case where a home is elevated, a "Building Under Construction" elevation certificate shall be required prior to the framing inspection.

6. *Exceptions to Elevation and Fill Requirements*. The Director of the Permitting Department may grant exceptions:

a. Where existing topography makes it impractical to raise structures above the street centerline of street/top of curb and/or could negatively impact drainage for surrounding lots, the Director can approve elevations lower than the elevation of the centerline of the street/top of curve.

b. When a subdivision has an approved fill plan, the Director can approve the use of fill of higher than 24 inches to elevate a structure on lots with a width of less than 90 feet.

SEC. 300-5.4 INSPECTIONS FOR STRUCTURES LOCATED IN A FLOODPLAIN.

A. Prior to Issuance of a Permit.

Before issuance of a building permit a "construction drawing" elevation certificate shall be submitted and inspected showing the building plans conform with the elevation requirements set forth in **Sec. 300-5.3.I.**

B. Prior to Pouring of Foundation.

After the foundation forms have been set but before permission to pour the foundation is given, a "Building Under Construction" elevation certificate shall be submitted and inspected showing the forms conform with the elevation requirements set forth in **Sec. 300-5.3.I.**

C. Before Issuance of a Certificate of Occupancy or Completion.

After the completion of the structure but before a Certificate of Occupancy or Completion is issued, a "Finished Construction" elevation certificate shall be submitted and inspected showing the building conforms with the elevation requirements set forth in **Sec. 300-5.3.I**.

SEC. 300-6 REGISTRATIONS.

SEC. 300-6.1 GENERALLY.

A. Scope.

Any contractor or subcontractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge, alter, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the technical codes shall first make application to the Director, and obtain the required registration for the appropriate trade. Each registration issued shall specify the name of the person, firm or corporation registered, who shall be known as the holder of the registration, and shall specify the name of the person who has passed the state requirements, and such person shall be designated in the registration as the supervisor of all work to be done under the registration. The person designated as the supervisor may be a person in the employ of the holder of the registration or, if the holder is a person, may be the holder himself or; if the holder is a firm, may be member of the firm; or, if the holder is a corporation, may be an officer of the corporation. The same person shall not be designated as the supervisor in two or more registrations issued to different persons, firms or corporations. In the event that the business association with or employment of the supervisor by the holder the registration shall terminate, said registration shall become null and void 180 days after such termination.

B. Registrations and Renewals.

Initial registrations for building, electrical, mechanical plumbing and gas shall be valid until the end of the calendar year registration is applied for. Notice of renewal shall be mailed to each registered contractor/subcontractor each November. Renewal fees shall be due by January 1st. Registration renewals received after January 1 shall be charged a delinquent for every month delinquent until March 31, after March 31 the registration shall be revoked.

SEC. 300-6.2 REQUIREMENTS.

A. Commercial Builder Registration Requirements.

Any person may apply for a commercial builder's registration who meets the following requirements:

1. Current state general contractor's license (building construction).

B. Residential Builder Registration Requirements.

Any person may apply for a residential builder's registration who meets the following requirements:

1. Current state residential building contractor's license.

C. Electrical Registration Requirements.

Any person may apply for an electrical registration who meets the following requirements:

1. Current state electrical license.

D. Gas Registration Requirements.

Any person may apply for a gas registration who meets one of the following requirements:

1. Current state liquefied petroleum gas commission license.

E. Mechanical Registration Requirements.

Any person may apply for a mechanical registration who meets the following requirements:

1. Current state mechanical license.

F. Plumbing Registration Requirements.

Any person may apply for a plumbing registration who meets the following requirements:

1. Current state plumbing license.

SEC. 300-6.3 EXCEPTIONS.

A. Homeowners' Clause.

Whenever the owner of a single-family dwelling builds, repairs or remodels their own personal residence without the benefit of a general contractor, subcontractor, architect, or engineer or any other individual who receives a fee for employment or direction of any labor or any work beyond the normal architectural or engineering services, with the intent to occupy such as a primary residence, and provided the homeowner does not build more than 1 personal residence in a 2 year period, the Director shall have the authority waive the registration provisions of the UDC.

B. Agricultural Buildings.

Agricultural buildings located in applicably zoned areas, which do not have habitable spaces, shall be exempt from building inspections. Permits and inspections shall be required when electrical, mechanical, plumbing, and gas systems are installed. When an owner subcontracts any work on electrical, mechanical, plumbing, or gas systems, the subcontractor must possess a current registration with the parish.

C. Portable Accessory Structures Under 200 Square Feet.

Parish registration is not required for a builder who constructs a residential accessory structure under 200 square feet, that is designed and built to be a portable unit and not affixed to a permanent foundation. All necessary permits are required for the structure, and for any electrical, mechanical or plumbing systems that may be installed. All work shall be in compliance with all provisions of the UDC, inspected and approved in the usual manner. When an owner subcontracts any work on electrical, mechanical, plumbing or gas systems, the subcontractor must possess a current registration with the parish.

SEC. 300-6.4 REVOCATION.

A. Revocation of Parish Registrations.

Any parish registration granted under this section may be suspended or revoked by the Director, if the holder or the registration violates any ordinance or law relating to the technical codes or is guilty of construction which is dangerous to life or property, or for transferring or allowing directly or indirectly, firms or persons or corporations other than the lawful holder to operate, or to obtain permits to work under said registrations, provided the holder of the registration be found guilty or such violations. Appeals may be filed within 10 days to the board of standards and appeals, upon recommendation of the Director. All appeals to the Board of Standards and Appeals must be submitted with any fees associated with the appeals filing.

SEC. 300-7 BOARDS.

SEC. 300-7.1 GENERALLY.

A. Scope.

Building, electrical, mechanical, and plumbing (gas) boards are established for the purpose of communication between inspectors and contractors. Quarterly scheduled meetings may be held for this purpose.

SEC. 300-7.2. BUILDING BOARD.

A. Appointment.

There is hereby established a board to be called the Board of Building Construction, which shall consist of 8 members and 2 alternates. Six members and 2 alternates appointed by the Parish Council and one member appointed by the Parish President, all of whom shall be residents of the parish.

B. Membership.

The Board should consist of 8 members. Such Board members should be composed of individuals with knowledge and experience in the technical codes, such as design professionals, contractors, or building industry representatives. In addition to the regular members, there should be 2 alternate members, 1 member at large from the building industry and 1 member at large from the public. A Board Member shall not act in a case in which he has a personal or financial interest. The criteria for a building professional are any individual who is a resident and registered voter in the parish; and has experience and/or knowledge of building construction. The domicile used for such building professionals shall be the physical location of their primary residence.

C. Terms.

1. The Director shall serve on the Board for the length of his employment. The terms are to coincide with those of the Parish Council/Parish President, with the exception of the parish employee who serves until termination of employment. Any member may, per cause, be removed from office at any time by the said governing authority. Whenever any member shall cease to be a resident of the parish, his membership shall automatically be terminated. Vacancies shall be filled by the Parish Council. A Chairperson will be elected by the Board each year.
2. *Secretary of the Board.* The Director shall act as Secretary of the Board and shall make or cause to be made a detailed record of all its proceedings.

SEC. 300-7.3 ELECTRICAL BOARD.

A. Appointment.

There is hereby established an Electrical Board which shall consist of 5 members: 1 electrical inspector, 3 parish registered electrical contractors, and 1 licensed electrical engineer. Four members appointed by Parish Council and 1 member appointed by the Parish President, all of whom shall be residents of the parish.

B. Terms.

The terms are to coincide with those of the Parish Council/Parish President, with the exception of the Parish employee who serves until termination of employment. Any member may, per cause, be removed from office at any time by the said governing authority. Whenever any member shall cease to be a resident of the parish, his membership shall automatically be terminated. Vacancies shall be filled by the Parish Council.

SEC. 300-7.4 MECHANICAL BOARD.

A. Appointment.

There is hereby established a Mechanical Board which shall consist of 5 members: 1 mechanical inspector, 3 parish registered mechanical contractors, and 1 licensed mechanical engineer. Four members are appointed by Parish Council and 1 member is appointed by the Parish President, all of whom shall be residents of the parish.

B. Terms.

The terms are to coincide with those of the Parish Council/Parish President, with the exception of the parish employee who serves until termination of employment. Any member may, per cause, be removed from office at any time by the said governing authority. Whenever any member shall cease to be a resident of the parish, his membership shall automatically be terminated. Vacancies shall be filled by the Parish Council.

SEC. 300-7.5 PLUMBING/GAS BOARD.

A. Appointment.

There is hereby established Plumbing Board which shall consist of 5 members; 1 plumbing inspector, 1 journeyman plumber, 2 master plumbers, and 1 allied plumbing, gas, or engineering trade or professional. Four members are appointed by Parish Council and 1 member is appointed by the Parish President, all of whom shall be residents of the parish.

B. Terms.

The terms are to coincide with those of the Parish Council/Parish President, with the exception of the Parish employee who serves until termination of employment. Any member may, per cause, be removed from office at any time by the said governing authority. Whenever any member shall cease to be a resident of the parish, his membership shall automatically be terminated. Vacancies shall be filled by the Parish Council.

SEC. 300-8 FINES.

A. Occupying without Certificate of Occupancy.

The contractor of record shall be subject to a daily fine of $100.00 for each day until compliance stop work orders shall be issued on all active permits until compliance is achieved.

B. Failure to Provide Sanitary Facilities on Job Site.

The contractor of record shall be subject to a daily fine of $50.00 for each day until compliance stop work orders shall be issued on all active permits until compliance is achieved.

SEC. 300-9 MUNICIPAL ADDRESSING.

A. Required.

It is hereby required that each and every property holder identify the physical location of any and all residential, commercial, and industrial structures by obtaining a municipal address for each such structure from the St. Tammany Parish Communication District No. 1. Thereafter, it is the responsibility of each property holder to purchase and affix numbers in a visible location on every residential, commercial, or industrial building belonging to him.

B. Numbering.

Municipal numbers shall be composed of individual Arabic digits, not less than a minimum height of 4 inches each, to be posted on the building or structure in such a manner as to be read from the street, road or public right-of-way. If the building is not visible from the roadway, a mailbox, or other means for visible posting must be numbered. With respect to apartments, all apartment complexes must have approved numbers, plus numbers or letters on each individual door of the complex.

C. New Construction/Building Permit.

With regard to new construction, expansion, or renovation, no building permit shall be granted until a municipal address has been assigned to the property and numbers must be posted prior to issuance of a final inspection approval.

D. Prohibited.

The installation and/or placement of municipal addresses within parish rights-of-way is hereby prohibited.

Chapter 400 - Zoning

OUTLINE

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Sec. 400-7 Overlay Districts.

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SEC. 400-1 GENERAL REGULATIONS.

SEC. 400-1.1 INTRODUCTION.

A. Purpose.

1. Pursuant to state law and the parish charter, the regulations of this chapter have the purposes of this UDC and are further designed to:

   a. Lessen congestion in the streets.

   b. Promote safety from fire, flooding, and other dangers.

   c. Provide adequate light and air.

   d. Prevent the overcrowding of land.

   e. Distribute land uses to meet the physical, social, cultural, and economic needs of present and future populations.

   f. Ensure that new development is compatible with surrounding development in use, character, and size.

   g. Provide for land uses that serve important public needs.

   h. Promote mixed-use buildings and mixed-use neighborhoods at appropriate locations.

   i. Promote residential development infill housing while enhancing the quality of residential neighborhoods.

   j. Encourage retail development along major transportation corridors and in regional, community, and neighborhood centers.

   k. Stimulate economic growth and development.

   l. Promote employment generators and the commercial and industrial land uses that comprise their core.

   m. Protect and preserve places and areas of historical, cultural, or architectural importance and significance.

   n. Protect natural resources.

2. In accordance with the foregoing purposes, this chapter establishes regulations governing the following:

   a. The location and use of buildings, other structures, and land for residential, commercial, industrial, or other purposes.

   b. The height, number of stories, and size of buildings and other structures.

   c. The percentage of a lot that may be occupied.

   d. The size of yards and other open spaces.

   e. Development density.

B. General Requirements.

1. Pursuant to this chapter and **Chapter 100 Administration** of this UDC—except in the case of a legal nonconforming building, sign and/or use—no land shall be used or occupied and no building or structure shall be designed, erected, moved, altered, enlarged, occupied, or used or intended to be used except in conformity with all applicable district regulations, compliance with all standards, and upon performance of all conditions associated with all applicable district provisions included in this chapter.
2. General district provisions include:
    a. Building height.
    b. Density and permitted use.
    c. Lot area.
    d. Required front, side, and rear yards.
    e. Off-street parking or loading.
    f. Landscaping.
    g. Stormwater.
    h. Traffic and street.
    i. Nonconforming building, sign, or use standards.

SEC. 400-1.2 ZONING DISTRICTS ESTABLISHED.

A. Purpose.

In order to regulate, classify, and provide a framework for the location and use of land, buildings, and structures; the height and size of buildings; the area of yards and other open spaces; and the density and intensity of land development, this section establishes base zoning districts, overlay zoning districts, and floating zones.

B. Base Zoning Districts.

The unincorporated areas of St. Tammany Parish are divided into the following base zoning districts, which promote a single use or permit a limited variety of use types:

E Estate Residential District.

R-1 Rural Residential District.

R-2 Rural Residential District.

L-1 Large Lot Residential District.

L-2 Large Lot Residential District.

S-1 Suburban Residential District.

S-2 Suburban Residential District.

TF Two-Family Residential District.

M-L Low Multi-Family Residential District.

M-M Medium Multi-Family Residential District.

M-H High Multi-Family Residential District.

NC-1 Neighborhood Office District.

NC-2 Neighborhood Commercial District.

GC-1 General Commercial District.

GC-2 Public, Cultural, and Recreational District.

PBC Planned Business Campus District.

HC-1 Highway Commercial District.

HC-2 Highway Commercial District.

HC-3 Highway Commercial District.

HC-4 Highway Commercial District.

MOCD Medical Office or Clinic District.

MHD Medical Hospital District.

MRD Medical Research District.

PF-1 Public Facilities District.

PF-2 Public Facilities District.

CBF-1 Community-Based Facilities District.

ED-1 Primary Education District.

ED-2 Higher Education District.

AT Animal Training/Housing District.

I-1 Light Industrial and Warehouse District.

I-2 Industrial District.

I-3 Heavy Industrial District.

SWM-1 Solid Waste Management District.

SWM-2 Solid Waste Management District.

AML Advanced Manufacturing and Logistics District.

C. Overlay and Special Zoning Districts.

The following overlay and special zoning districts are established for unincorporated St. Tammany Parish. These districts impose additional requirements on certain properties within 1 or more underlying base zoning districts, or in the case of the PUD District, modify the base zoning district regulations with new district regulations adopted by ordinance of the Parish Council.

PUD or the Planned Unit Development District.

SAO or the Slidell Airport Overlay District.

MIO or the Municipal Interface Overlay District.

AAO or the Abita Airport Overlay District.

MHO or the Mobile Home Overlay District.

RO or the Rural Overlay District.

RBC Regional Business Center Overlay District.

SEC. 400-1.3 OFFICIAL ZONING MAP ESTABLISHED.

A. Official Zoning Map.

1. The maps delineating the boundaries of the zoning districts, together with all matters and information shown on these maps, collectively constitute the official zoning map.
2. The official zoning map, available from electronic records of the Geographic Information System (GIS) of St. Tammany Parish and kept current by the St. Tammany Department of Planning and Development Department, is hereby adopted, approved, and made a part of this chapter, and all of this map including legends, notations, references, and other information set forth thereon shall form a part of this chapter as if all the matter and information set forth on the map were fully described and copied herein.
3. The official zoning map contained in said electronic records is based on the paper official zoning maps and adopted via **Ordinance No. 523**, and as amended thereafter.
4. If, in accordance with the provisions of these regulations and statutes, changes are made in district boundaries or other matters portrayed on the official land use map, such changes shall be made on the official land use map within 90 days after such changes have been approved by the Parish Council and attached to these regulations. Each such change of the map shall be dated, signed, and certified.
5. No change of any nature shall be made in this official land use map or matter shown thereon except in conformity with the procedure set forth in these regulations. Any unauthorized changes of whatever kind, by any person or persons, shall be considered a violation of the ordinance and punishable under **Chapter 100, Sec. 100-1.6.**

B. Interpretation of Boundaries and Classification.

1. The Department of Planning and Development shall be the final authority as to the current land use status of land, buildings, and other structures in the parish.
2. When uncertainty exists as to the boundaries shown on the official zoning map, the following rules shall apply:
    a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
    b. Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.
    c. Boundaries indicated as approximately following town limits shall be construed as following town limits.
    d. Boundaries indicated as following railroad lines shall be construed to be midway between the tracks.
    e. Boundaries indicated as following shorelines shall be construed to follow such shorelines along the mean low water mark and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline.
    f. Boundaries indicated as parallel to, or extensions of features indicated in the above-listed subsections shall be construed. Distances not specifically indicated on the land use map shall be determined by the scale of the map.
    g. Boundaries indicated following other boundary lines, watercourses, and other natural topography features shall be construed to be such commonly recognized features.
3. Where street or property layout existing on the ground is inconsistent with that shown on the official land use map, or in other circumstances not covered by the above-listed subsections, the Board of Adjustment shall interpret the district boundaries, provided such adjustment does not exceed one acre in area.
4. Land underwater shall be subject to all the regulations of the district adjacent to the water area. If the water area adjoins two or more districts, the boundaries of each district shall be extended into the water area in a straight line.
5. If any street, alley, or public way is vacated by an official action of the Parish Council, thereby leaving an undesignated area of land within the official zoning map, the land use district adjoining each side of such street or way shall extend to the center of same, and all area included therein shall then become subject to all appropriate regulations of the extended districts.

SEC. 400-2 RESIDENTIAL ZONING DISTRICT REGULATIONS.

SEC. 400-2.1 RESIDENTIAL ZONING DISTRICTS AND USES ESTABLISHED.

A. Districts.

The following residential base zoning districts promote and permit resident uses or a limited variety of associated use types in the unincorporated areas of St. Tammany Parish, divided into the following districts:

E Estate Residential District.

R-1 Rural Residential District.

R-2 Rural Residential District.

L-1 Large Lot Residential District.

L-2 Large Lot Residential District.

S-1 Suburban Residential District.

S-2 Suburban Residential District.

TF Two-Family Residential District.

M-L Low Multi-Family Residential District.

M-M Medium Multi-Family Residential District.

M-H High Multi-Family Residential District.

B. Permitted Use & Site and Structure Standards Tables.

Only those uses of land listed under **Exhibit 400-1: Permitted Uses: Residential Districts** as permitted uses are allowed within the residential zoning districts, where:

1. "P" indicates that a use is permitted within that zoning district.
2. "C" indicates that the use is conditional and subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Section 200-3.4**.
3. "P" with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**.
4. No letter (i.e., a blank space) or the absence of the use from the table indicates that the use is not permitted within that zoning district.

Exhibit 400-1 Permitted Uses: Residential Districts.

Use Category Specific Use	Residential Zoning Districts											Use Standards
	E	R-1	R-2	L-1	L-2	S-1	S-2	TF	M-L	M-M	M-H	
Residential												
Community Home	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 400-8
Day Care Home	P*	P*	P*	P*	P*							
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P			
Dwelling, Two-Family								P	P			
Dwelling, Multiple-Family									P	P	P	
Nursing Home									P	P	P	
Townhouse									P	P	P	
Agricultural and Open Space												
Agriculture, Household Stables and Kennels	P	P	P	P	P	P	P	P	P	P	P	Sec. 400-8
Agricultural and Decorative Ponds	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 400-8
Farm	P	P	P	P*	P*							
Farm Stand	P	P	P	P*	P*							
Greenhouse	P	P	P	P*	P*							
Nursery	P	P	P	P*	P*							
Family-Owned Cemetery	P	P	P									Sec. 400-8
Utilities												
Community Central Water Treatment Facilities	P	P	P	P	P	P	P	P	P	P	P	
Stormwater Retention or Detention Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Small Wireless Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Electrical Energy Substation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Solar Energy Systems	P*	P*	P*									Sec. 400-8

Exhibit 400-2 Site & Structure Standards: Residential Districts.

Site & Structure Standards	Residential Zoning Districts										
	E	R-1	R-2	L-1	L-2	S-1	S-2	TF	M-L	M-M	M-H
Lot Area (Min)*	7 acres	5 acres	3 acres	1 acre	0.5 acre	11,000 sf	7,500 sf	Single Family Dwellings: 7,500 sf Two Family Dwellings and Nonres: 10,800 sf	Res: 20,000 sf Nonres: 6,000sf	Res.: 20,000 sf Nonres: 6,000sf	Res.: 20,000 sf Nonres: 6,000sf
Density: Lot Area per Dwelling Unit (Max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	One Single Family Dwelling or One Two Family Dwelling Per Lot	4,000 sf per 1 unit	2,500 sf per 1 unit	1,500 sf per 1 unit
Lot Width (Min)	300’	300’	200’	150’	100’	90’	75’	75’	N/A	N/A	N/A
Front Yard (Min)	50’	50’	50’	50’	30’	30’	25’	25’	25’	25’	25’
Side Yard (Min)	15’	15’	15’	15’	10’	10’	7.5’	10’	10’	10’	10’
Corner Side Yard (Min)	N/A	N/A	N/A	N/A	N/A	20’	15’	10’	20’	20’	20’
Rear Yard (Min)**	25’	25’	25’	25’	25’	25’	25’	25’	25’	25’	25’
Lot Coverage (Max)	50%	50%	50%	60%	60%	60%	60%	50%	50%	50%	50%
Height (Max)**	35’	35’	35’	35’	35’	35’	35’	45’	45’	60’	60’

* Where a lot must utilize individual sewer systems, a minimum lot size of 12,000 sq. ft. and minimum lot width of 60’ is required, except where lots of record (i.e. lots created by formal subdivision prior to July 28,1967) are combined to create a newer, larger, single lot.

**The lot area requirements as described in Exhibit 400-2 shall be applicable to residential uses only. Within all single-family residential districts (E, R-1, R-2, L-1, L-2, S-1, S-2) each dwelling unit shall be located on a separate lot of record. Variances to this standard may be granted by the Board of Adjustment under the provision and process found in Chapter 100 – Administration and 200 – Procedures of this Code. Where nonresidential uses are permitted, the minimum lot area requirement for nonresidential uses shall be 40,000 square feet, unless otherwise stated in the table, and except that public utility facilities may be located on lots of lesser area after development plan review by the Department of Planning and Development.

*** Properties with frontage on Lakeview Drive are subject to additional rear yard requirements per Section **400-2.2.G.4.e**.

**** Uses incidental to farming, such as silos, windmills, etc., and any other non-habitable structure (e.g., radio, TV tower) may exceed this height limitation; provided one foot of setback is provided for every one foot over 45 feet from existing dwellings or residences and/or property lines. In addition, properties in the M-M and M-H Districts are subject to additional height restrictions per **Section 400-2.4.B.4.e.ii** and **Section 400-2.4.C.4.e.ii**.

SEC. 400-2.2 SINGLE FAMILY RESIDENTIAL DISTRICTS.

A. E Estate Residential District.

1. *Purpose.* The E Estate District is intended to provide a single-family residential environment on large, multi-acre lots. The E District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. Commercial uses are prohibited in the E District.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the E District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

    a. Agricultural and decorative ponds*

    b. Agriculture, household stables and kennels

    c. Community central water treatment facilities

    d. Community home*

    e. Day care home*

    f. Dwelling, single-family

    g. Electrical energy substation*

    h. Farm stand*

    i. Farm*

    j. Family-owned cemetery*

    k. Greenhouse*

    l. Nursery*

    m. Small wireless facility*

    n. Solar energy systems*

    o. Stormwater retention or detention facility*

3. *Permitted temporary uses.* The following temporary uses are permitted within the E District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

    a. On-location television or film productions (no sets)

    b. Temporary real estate office

c. Temporary residence

4. *Site and structure provisions.*

a. *Lot area.* Minimum lot area is 7 acres, except that public utility facilities may be located on lots of lesser area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.

b. *Lot width.* Minimum lot width is 300 feet.

c. *Front yard.* Buildings shall be set back a minimum of 50 feet from the front property line.

d. *Side yard.* There shall be 2 side yards, one on each side of the building, having a minimum width of 15 feet each.

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.

h. *Height regulations.*

i. No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure as established in this UDC or base flood elevation as established in **Chapter 900**, whichever is higher.

ii. Uses incidental to farming, such as silos, barns, windmills, etc., and any other non-habitable structure (e.g., radio, TV tower) may exceed this height limitation; provided 1 foot of setback is provided for every one foot over 45 feet from existing dwellings or residences and/or property lines.

h. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600** of this UDC.

5. *Additional general standards and provisions of this UDC.* All uses of land and structures in the E District are subject to the general standards and regulations of this UDC. In addition, all uses located in the E District shall be subject to the following standards of this UDC:

a. *Flood zones*. Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.

b. Tree preservation, landscaping and screening shall be provided in accordance with minimum standards established in this UDC.

c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.

d. *Sewer.*

i. *Residential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.

ii. *Nonresidential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.

e. *Water.* On lots without central water facilities, any well must be 50 feet from any sewer disposal unit in accordance with minimum standards established in this UDC.

B. R-1 Rural Residential District.

1. *Purpose*. The R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. All commercial uses are prohibited in the R-1 District.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the R-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Agricultural and decorative ponds*

b. Agriculture, household stables and kennels

c. Community central water treatment facilities

d. Community home*

e. Day care home*

f. Dwelling, single-family

g. Electrical energy substation*

h. Farm Stand*

i. Farm*

j. Family-owned cemetery*

k. Greenhouse*

l. Nursery*

m. Small wireless facility*

n. Solar energy systems*

o. Stormwater retention or detention facility*

3. *Permitted temporary uses.* The following temporary uses are permitted within the R-1 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. On-location television or film productions (no sets)

   b. Temporary real estate office

   c. Temporary residence

4. *Site and structure provisions.*

   a. *Lot area.*

      i. *Residential uses.* Minimum lot area is 5 acres, except that public utility facilities may be located on lots of lesser area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.

      ii. *Nonresidential uses*. Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.

   b. *Minimum area regulations.*

      i. *Minimum lot width*. Minimum lot width is 300 feet.

      ii. *Front yard.* Buildings shall be set back a minimum of 50 feet from the front property line.

      iii. *Side yard.* There shall be 2 side yards, one on each side of the building, having a minimum width of 15 feet each.

      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.*

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

      ii. *Nonresidential uses.* 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. *Height regulations.*

      i. No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure as established in this UDC.

ii. Non-habitable structures (e.g., radio, TV tower) may exceed this height limitation; provided one foot of setback is provided for every one foot over 45 feet from existing dwellings or residences and/or property lines.

e. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600** this UDC.

5. *Additional general standards and provisions of this UDC.* All uses of land and structures in the R-1 District are subject to the general standards and regulations of this UDC. In addition, all uses located in the R-1 District shall be subject to the following standards:

a. *Flood zones.* Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.

b. Tree preservation, landscaping, and screening shall be provided in accordance with minimum standards established in this UDC.

c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.

d. *Sewer.*

i. *Residential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.

ii. *Nonresidential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.

iii. *Water.* On lots without central water facilities, any well must be 50 feet from any sewer disposal unit in accordance with minimum standards established in this UDC.

C. R-2 Rural Residential District.

1. *Purpose.* The R-2 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-2 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. All commercial uses are prohibited in the R-2 District.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the R-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Agricultural and decorative ponds*

b. Agriculture, household stables and kennels

c. Community central water treatment facilities

d. Community home*

e. Day care home*

f. Dwelling, single-family

g. Electrical energy substation*

h. Farm Stand*

i. Farm*

j. Family-owned cemetery*

k. Greenhouse*

l. Nursery*

m. Small wireless facility*

n. Solar energy systems*

o. Stormwater retention or detention facility*

3. *Permitted temporary uses.* The following temporary uses are permitted within the R-1 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. On-location television or film productions (no sets)

   b. Temporary real estate office

   c. Temporary residence

4. *Site and structure provisions.*

   a. *Lot area.*

      i. *Residential uses.* Minimum lot area is 3 acres, except that public utility facilities may be located on lots of lesser area with upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.

      ii. *Nonresidential uses*. Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.

   b. *Minimum area regulations.*

      i. *Minimum Lot width*. Minimum lot width is 200 feet.

ii. *Front yard.* Buildings shall be set back a minimum of 50 feet from the front property line. In all cases, this front building line shall be set back a minimum of 50 feet from the front property line.

iii. *Side yard.* There shall be 2 side yards, one on each side of the building, having a minimum width of 15 feet each.

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. *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. *Height regulations.*

i. No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure as established in this UDC or base flood elevation as established in **Chapter 900**, whichever is higher.

ii. Non-habitable structures (e.g., radio, TV tower) may exceed this height limitation; provided one foot of setback is provided for every one foot over 45 feet from existing dwellings or residences and/or property lines.

d. *Off-street parking and loading requirements*. Off-street parking and loading shall be provided in accordance with the minimum standards established in **Chapter 600** of this UDC.

5. *Additional general standards and provisions of this UDC.* All uses of land and structures in the R-2 District are subject to the general standards and regulations of this UDC. In addition, all uses located in the R-2 District shall be subject to the following standards:

a. *Flood zones*. Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.

b. Tree preservation, landscaping and screening shall be provided in accordance with minimum standards established in this UDC.

c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.

d. *Sewer*.

i. *Residential*. On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.

ii. *Nonresidential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the

Parish Health Department in accordance with minimum standards established in this UDC.

e. *Water*. On lots without central water facilities, any well must be 50 feet from any sewer disposal unit in accordance with minimum standards established in this UDC.

D. L-1 Large Lot Residential District.

1. *Purpose.* The L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial uses are prohibited in the L-1 District.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the L-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Agricultural and decorative ponds*

   b. Agriculture, household stables and kennels

   c. Community central water treatment facilities

   d. Community home*

   e. Day care home*

   f. Dwelling, single-family

   g. Electrical energy substation*

   h. Farm Stand*

   i. Farm*

   j. Greenhouse*

   k. Nursery*

   l. Small wireless facility*

   m. Stormwater retention or detention facility*

3. *Permitted temporary uses.* The following temporary uses are permitted within the L-1 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. On-location television or film productions (no sets)

   b. Temporary real estate office

4. *Site and structure provisions.*

   a. *Lot area.*

      i. *Residential uses.* Minimum lot area is 1 acre.

      ii. *Nonresidential uses.* Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.

   b. *Minimum lot width.* Minimum lot width is 150 feet.

   c. *Front yard.* Buildings shall be set back a minimum of 50 feet from the front property line.

   d. *Side yard.* There shall be 2 side yards, one on each side of the building, having a minimum width of 15 feet each.

   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 60 percent of the total area of the lot.

   h. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure as established in this UDC.

   i. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600** of this UDC.

5. *Additional general standards and provisions of this UDC.* All uses of land and structures in the L-1 Large Lot Residential District area are subject to the general standards and regulations of this UDC. In addition, all uses located in the L-1 Large Lot Residential District shall be subject to the following standards:

   a. *Flood zones*. Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.

   b. Tree preservation, landscaping and screening shall be provided in accordance with minimum standards established in this UDC.

   c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.

   d. *Sewer.*

      i. *Residential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the

Parish Health Department in accordance with minimum standards established in this UDC.

ii. *Nonresidential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.

e. *Water.* On lots without central water facilities, any well must be 50 feet from any sewer disposal unit in accordance with minimum standards established in this UDC.

E. L-2 Large Lot Residential District.

1. *Purpose.* The L-2 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial uses are prohibited in the L-2 District.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the L-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Agricultural and decorative ponds*

   b. Agriculture, household stables and kennels

   c. Community central water treatment facilities

   d. Community home*

   e. Day care home*

   f. Dwelling, single-family

   g. Electrical energy substation*

   h. Farm Stand*

   i. Farm*

   j. Greenhouse*

   k. Nursery*

   l. Small wireless facility*

   l. Stormwater retention or detention facility*

3. *Permitted temporary uses*. The following temporary uses are permitted within the L-2 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

    a. On-location television or film productions (no sets).

    b. Temporary real estate office.

4. *Site and structure provisions.*

    a. *Lot area.*

        i. *Residential uses.* Minimum lot area is 0.5 acres or 21,780 square feet.

        ii. *Nonresidential uses.* Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.

    b. *Minimum Lot width*. Minimum lot width is 100 feet.

    c. *Front yard.* Buildings shall be set back a minimum of 30 feet from the front property line.

    d. *Side yard.* There shall be 2 side yards, one on each side of the building, having a minimum width of 10 feet each.

    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 60 percent of the total area of the lot.

    h. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure as established in this UDC.

    i. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600** of this UDC.

5. *Additional general standards and provisions of this UDC.* All uses of land and structures in the L-2 Large Lot Residential District area subject to the general standards and regulations of this UDC. In addition, all uses located in the L-2 Large Lot Residential District shall be subject to the following standards:

    a. *Flood zones.* Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.

    b. Tree preservation, landscaping, and screening shall be provided in accordance with minimum standards established in this UDC.

c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.

d. *Sewer.*

i. *Residential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.

ii. *Nonresidential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.

e. *Water.* On lots without central water facilities, any well must be 50 feet from any sewer disposal unit in accordance with minimum standards established in this UDC.

F. S-1 Suburban Residential District.

1. *Purpose.* The S-1 Suburban Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses. All commercial uses are prohibited in the S-1 District.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the S-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Agricultural and decorative ponds*

b. Agriculture, household stables and kennels

c. Community central water treatment facilities

d. Community home*

e. Dwelling, single-family

f. Electrical energy substation*

g. Small wireless facility*

g. Stormwater retention or detention facility*

3. *Permitted temporary uses.* The following temporary uses are permitted within the S-1 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. On-location television or film productions (no sets)

b. Temporary real estate office

4. *Site and structure provisions.*

a. *Lot area.*

i. *Residential uses.* Minimum lot area is 11,000 square feet.

ii. *Nonresidential uses.* Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.

b. *Minimum lot width.* Minimum lot width is 90 feet, except for when the Natural Area Incentive is applied in accordance with **Sec. 600-3.2(D)** of this UDC.

c. *Front yard.* Buildings shall be set back a minimum of 30 feet from the front property line.

d. *Side yard.* There shall be 2 side yards, one on each side of the building, having a minimum width of 10 feet each. On corner lots there shall be a side yard setback from the side street of not less than 20 feet.

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 60 percent of the total area of the lot.

h. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure as established in this UDC.

i. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600** of this UDC.

5. *Additional general standards and provisions of this UDC.* All uses of land and structures in the S-1 Suburban Residential District area are subject to the general standards and regulations of this UDC. In addition, all uses located in the S-1-District shall be subject to the following standards:

a. *Flood zones.* Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.

b. Tree preservation, landscaping, and screening shall be provided in accordance with minimum standards established in this UDC.

c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.

d. *Utilities.*

i. *Sewer.* All uses, residential and nonresidential, must be provided with central sewerage systems in accordance with minimum standards established in this UDC.

ii. *Water.* All uses, residential and nonresidential, must be provided with central water systems in accordance with minimum standards established in this UDC.

G. S-2 Suburban Residential District.

1. *Purpose.* The S-2 Suburban Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses. All commercial uses are prohibited in the S-2 District.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the S-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Agricultural and decorative ponds*

   b. Agriculture, household stables and kennels

   c. Community central water treatment facilities

   d. Community home*

   e. Dwelling, single-family

   f. Electrical energy substation*

   g. Small wireless facility*

   h. Stormwater retention or detention facility*

3. *Permitted temporary uses.* The following temporary uses are permitted within the S-2 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. On-location television or film productions (no sets)

   b. Temporary real estate office

4. *Site and structure provisions.*

   a. *Lot area.*

      i. *Residential uses*. Minimum lot area is 7,500 square feet.

ii. *Nonresidential uses.* Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.

b. *Minimum lot width.* Minimum lot width is 75 feet, except for when the Natural Area Incentive is applied in accordance with Sec. 600-3.2(D) of this UDC.

c. *Front yard.* Buildings shall be set back a minimum of 25 feet from the front property line.

d. *Side yard.*

i. *Standard requirement.* There shall be 2 side yards, one on each side of the building, having a minimum width 7½ feet each.

ii. *Exception permitted upon additional review*. Side yard setbacks of 5 feet may be authorized when the Department of Engineering has determined that drainage impacts have been adequately addressed, based on review and approval of a drainage plan including proposed installation of subsurface drainage, in lieu of drainage swales.

iii. *Corner lots*. There shall be a side yard setback from the side street of not less than 15 feet.

e. *Rear yard.*

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. *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.

h. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure as established in this UDC.

i. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600 of** this UDC. At least one 9'x 18' parking space must be provided outside of the required front-yard building setback and must therefore be located within the buildable area of the site.

5. *Additional general standards and provisions of this UDC.* All uses of land and structures in the S-2 Suburban Residential District area are subject to the general standards and regulations of this UDC. In addition, all uses located in the S-2 District shall be subject to the following standards:

a. *Flood zones.* Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.

b. Tree preservation, landscaping, and screening shall be provided in accordance with minimum standards established in this UDC.

c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.

d. *Utilities.*

i. *Sewer.* All uses, residential and nonresidential, must be provided with central sewerage systems in accordance with minimum standards established in this UDC.

ii. *Water.* All uses, residential and nonresidential, must be provided with central water systems in accordance with minimum standards established in this UDC.

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 commercial uses are prohibited in the TF District.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the TF District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Agricultural and decorative ponds*

b. Agriculture, household stables and kennels

c. Community central water treatment facilities

d. Community home*

e. Dwelling, single-family

f. Dwelling, two-family

g. Electrical energy substation*

h. Small wireless facility*

i. Stormwater retention or detention facility*

3. *Permitted temporary uses.* The following temporary uses are permitted within the TF District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. On-location television or film productions (no sets)

   b. Temporary real estate office

4. *Site and structure provisions.*

   a. *Lot area.*

      i. Minimum lot area is:

         1. Single Family Dwellings: 7,500 square feet

         2. Two Family Dwellings and Nonresidential uses: 10,800 square feet, or 5,400 square feet where a lot line divides a two-family dwelling.

         3. Maximum net density permitted shall be one single-family dwelling or one two-family dwelling per lot.

   b. *Lot width.* Minimum lot width is 75 feet, or 37.5’ where a lot line divides a two-family dwelling.

   c. *Front yard.* Buildings shall be set back a minimum of 25 feet from the property line.

   d. *Side yard.* There shall be 2 side yards, one on each side of the building, having a minimum width of 10 feet each. On corner lots, the side yard setback from the side street shall also be a minimum of 10 feet wide.

   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.

   h. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 45 feet in height above the natural grade of the property at the location of the structure as established in this UDC.

i. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600** of this UDC. At least one 9'x 18' parking space must be provided outside of the required front yard building setback and must therefore be located within the buildable area of the site.

5. *Additional general standards and provisions of this UDC.* All uses of land and structures in the TF Two-Family Residential District are subject to the general standards and regulations of this UDC. In addition, all uses located in the TF District shall be subject to the following standards:

   a. *Flood zones.* Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.

   b. Tree preservation, landscaping, and screening shall be provided in accordance with minimum standards established in this UDC.

   c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.

   d. *Utilities*.

      i. *Sewer.* All uses, residential and nonresidential must be provided with central sewerage systems in accordance with minimum standards established in this UDC.

      ii. *Water.* All uses, residential and nonresidential must be provided with central water systems in accordance with minimum standards established in this UDC.

SEC. 400-2.4 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS.

A. M-L Low Multiple-Family District.

1. *Purpose.* The M-L Low Multiple-Family Residential District is intended to provide medium 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 utility uses. All commercial uses are prohibited in the M-L District.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the M-L District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Agricultural and decorative ponds*

   b. Agriculture, household stables and kennels

   c. Community central water treatment facilities

d. Community home*

e. Dwelling, multiple-family

f. Dwelling, single-family

g. Dwelling, two-family

h. Electrical energy substation*

i. Nursing home

j. Small wireless facility*

k. Townhome

k. Stormwater retention or detention facility*

3. *Permitted temporary uses.* The following temporary uses are permitted within the M-L District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. On-location television or film productions (no sets)

   b. Temporary real estate office

4. *Site and structure provisions.*

   a. *Lot area.*

      i. *Residential uses.* Minimum lot area is 20,000 square feet.

      ii. *Nonresidential uses.* Minimum lot area is 6,000 square feet, except that public utility facilities may be located on a lot of lesser area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.

   b. *Density.* The maximum net density is 1 unit per 4,000 square feet of property.

   c. *Required yards.*

      i. *Front yard.* Buildings line shall be set back a minimum of 25 feet from the front of the property line.

      ii. *Side yard.* There shall be 2 side yards, one on each side of the building, having a minimum width of 10 feet each. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than 20 feet.

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

   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. *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.

f. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 45 feet in height above the natural grade of the property at the location of the structure as established in this UDC.

g. *Off-street parking and loading requirements.* Off-street parking and loading areas shall be provided in accordance with minimum standards established in **Chapter 600** of this UDC.

5. *Additional general standards and provisions of this UDC.* All use of land and structures in the M-L Low Multiple-Family Residential District are subject to the general standards and regulations of this UDC. In addition, all uses located in the M-L district shall be subject to the following standards:

a. *Flood zones*. Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.

b. Tree preservation, landscaping, and screening shall be provided in accordance with minimum standards established in this UDC.

c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.

d. *Utilities.*

i. *Sewer.* All structures must be served by central sewerage systems in accordance with minimum standards established in this UDC.

ii. *Water.* All structures must be served by central water systems in accordance with minimum standards established in this UDC.

iii. *Street improvements.* Any road or street constructed to serve 4 or more residential units or any nonresidential use must meet standards set forth in **Chapter 800**, pertaining to subdivisions.

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

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the M-M District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Agricultural and decorative ponds*

b. Agriculture, household stables and kennels

c. Community central water treatment facilities

d. Community home*

e. Dwelling, multiple-family

f. Electrical energy substation*

g. Nursing home

h. Small wireless facility*

i. Townhome

j. Stormwater retention or detention facility*

3. *Permitted temporary uses.* The following temporary uses are permitted within the M-M District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. On-location television or film productions (no sets)

   b. Temporary real estate office

4. *Site and structure provisions*.

   a. *Lot area.*

      i. *Residential uses.* Minimum lot area is 20,000 square feet.

      ii. *Nonresidential uses.* Minimum lot area is 6,000 square feet, except that public utility facilities may be located on a lot of lesser area upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.

   b. *Density*. The maximum net density is 1 unit per 2,500 square feet of property.

   c. *Required yards.*

      i. *Front yard.* Buildings shall be set back a minimum of 25 feet from the front of the property line.

      ii. *Side yard.* There shall be 2 side yards, one on each side of the building, having a minimum width of 10 feet each, plus 1 additional foot for each 1 foot in building height over 25 feet above base flood elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than 20 feet.

      iii. *Rear yard.* There shall be a rear yard having a depth of no less than 25 feet.

   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. *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.

f. *Height regulations.*

i. Except as otherwise provided in **Sec. 400-2.4.B.4.e.ii** below, no building or dwelling for residential or business purposes shall exceed 60 feet in height above the natural grade of the property at the location of the structure as established in this UDC.

ii. No portion of a building for residential or business purposes that is located within 100 feet of a single-family residentially zoned property shall exceed 35 feet in height above natural grade of the property at the location of the structure as established in this UDC.

g. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600** of this UDC.

5. *Additional general standards and provisions of this UDC.* All use of land and structures in the M-M Medium Multiple-Family Residential District are subject to the general standards and regulations of this UDC. In addition, all uses located in the M-M District shall be subject to the following standards:

a. *Flood zones*. Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.

b. Tree preservation, landscaping, and screening shall be provided in accordance with minimum standards established in this UDC.

c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.

d. *Utilities.*

i. *Sewer.* All structures must be served by central sewerage systems in accordance with minimum standards established in this UDC.

ii. *Water.* All structures must be served by central water systems in accordance with minimum standards established in this UDC.

iii. *Street improvements.* Any road or street constructed to serve 4 or more residential units or any nonresidential use must meet standards set forth in **Chapter 800**, pertaining to subdivisions.

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

1. *Purpose.* The M-H High 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.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the M-H District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, and accessory building and use standards in this UDC, including but not limited to those prescribed in Sec. 600-6. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Agricultural and decorative ponds*

   b. Agriculture, household stables and kennels

   c. Community central water treatment facilities

   d. Community home*

   e. Dwelling, multiple-family

   f. Electrical energy substation*

   g. Nursing home

   h. Small wireless facility*

   i. Townhome

   j. Stormwater retention or detention facility*

3. *Permitted temporary uses.* The following temporary uses are permitted within the M-H District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. On-location television or film productions (no sets)

   b. Temporary real estate office

4. Site and structure provisions.

   a. *Lot area*.

      i. *Residential uses.* Minimum lot area is 20,000 square feet.

      ii. *Nonresidential uses.* Minimum lot area is 6,000 square feet, except that public utility facilities may be located on a lot of lesser area with upon Development Plan Review in accordance with minimum requirements of Sec. 400-8 for Public and Private Utility Facilities.

   b. *Density.* The maximum net density is 1 unit per 1,500 square feet of property.

   c. *Required yards.*

      i. *Front yard.* Buildings shall be set back a minimum of 25 feet from the front of the property line.

      ii. *Side yard.* There shall be 2 side yards, 1 on each side of the building, having a minimum width of 10 feet each, plus 1 additional foot for each 1 foot in building height over 25 feet

above base flood elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than 20 feet.

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

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. *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.

f. *Height regulations.*

i. Except as otherwise provided in **Sec. 400-2.4.C.4.e.ii** below, no building or dwelling for residential or business purposes shall exceed 60 feet in height above the natural grade of the property at the location of the structure as established in this UDC.

ii. No portion of a building for residential or business purposes that is located within 100 feet of a single-family residentially zoned property shall exceed 35 feet in height above natural grade of the property at the location of the structure as established in this UDC.

g. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600** of this UDC.

5. *Additional general standards and provisions of this UDC.* All use of land and structures in the M-H High Multiple-Family Residential District are subject to the general standards and regulations of this UDC. In addition, all uses located in the M-H District shall be subject to the following standards:

a. *Flood zones*. Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.

b. Tree preservation, landscaping, and screening shall be provided in accordance with minimum standards established in this UDC.

c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.

d. *Utilities.*

i. *Sewer.* All structures must be served by central sewerage systems in accordance with minimum standards established in this UDC.

ii. *Water.* All structures must be served by central water systems in accordance with minimum standards established in this UDC.

iii. *Street improvements.* Any road or street constructed to serve 4 or more residential units or any nonresidential use must meet standards set forth in **Chapter 800**, pertaining to subdivisions.

SEC. 400-3 COMMERCIAL ZONING DISTRICT REGULATIONS.

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

A. Districts.

The following commercial zoning districts are hereby established in order to promote commercial development that is compatible with adjacent land uses and districts and supports the health, safety, and welfare of the residents of St. Tammany Parish:

NC-1 Neighborhood Office District.

NC-2 Neighborhood Commercial District.

GC-1 General Commercial District.

GC-2 Public, Cultural and Recreational District.

PBC Planned Business Campus District.

HC-1 Highway Commercial District.

HC-2 Highway Commercial District.

HC-3 Highway Commercial District.

HC-4 Highway Commercial District.

B. Permitted Use & Site and Structure Standards Tables.

Only those uses of land listed under **Exhibit 400-3 Permitted Uses Commercial Districts** as permitted uses are allowed within the commercial zoning districts. Where:

1. "P" indicates that a use is permitted within that zoning district.
2. "C" indicates that the use is conditional and subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Section 200-3.4**.
3. "P" with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**.
4. No letter (i.e., a blank space) or the absence of the use from the table indicates that the use is not permitted within that zoning district.
5. Nonresidential uses are cumulatively permitted within commercial zoning districts, wherein nonresidential uses permitted in less intense commercial districts are also permitted by right in more intense commercial districts.

Exhibit 400-3 Permitted Uses: Commercial Districts.

	Commercial Zoning Districts									
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-3	HC-4	**Use Standards**
Residential										
Community Home	P*	P*	P*	P*	P*	P*	P*			Section 400-8
Day Care Home	P	P	P	P	P	P	P			
Dwelling, Single-Family	P	P	P	P	P	P	P			
Dwelling, Two-Family	P	P	P	P	P	P	P			
Dwelling, Multiple-Family					P		C*	P	P	Section 400-8
Residential Care Facility			P	P	P	P	P	P		
Commercial										
Adult Use									P	Section 400-8
Animal Services	P	P	P	P	P	P	P	P	P	
Art Studio		P	P	P	P	P	P	P	P	
Automobile Sales							P*	P*	P*	Section 400-8
Auto Racing									P	
Auto Repair and Service							P*	P*	P*	Section 400-8
Bank and Financial Institution					P	P	P	P	P	
Bar (without Food Service)								P	P	
Bed and Breakfast		P	P	P	P	P	P	P	P	Section 400-8
Building Supply Showroom						P	P	P	P	
Car Wash						P	P	P	P	Section 400-8
Catering Facility						P	P	P	P	
Cemetery								P	P	Section 400-8
Club or Lodge		P	P	P	P	P	P	P	P	
Convention Center				P	P	P	P	P	P	
Day Care Center, Adult		P	P	P	P	P	P	P	P	Section 400-8

	Commercial Zoning Districts									
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-3	HC-4	**Use Standards**
Day Care Center, Child		P	P	P	P	P	P	P	P	Section 400-8
Entertainment, Indoor					P		P	P	P	
Entertainment, Live Performances								P	P	
Funeral Home or Crematorium								P	P	
Garden Supply and Greenhouse		P	P	P	P	P	P	P	P	
Gas Station with Convenience Store						C*	P	P	P	Section 400-8
Hospital								P	P	
Hotel					P		P	P	P	
Kennels, Commercial							P	P	P	Section 400-8
Laboratory			P	P	P	P	P	P	P	
Liquor Store						P	P	P	P	
Marina, Commercial				P	P	P	P	P	P	
Medical Facility, Clinic	P	P	P	P	P	P	P	P	P	
Microbrewery or Microdistillery						C*	C*	P*	P*	Section 400-8
Office	P	P	P	P	P	P	P	P	P	
Office, Warehousing						P	P	P	P	
Outdoor Retail Sales							P	P	P	Section 400-8
Outdoor Display of Building, Pool, and Playground Equipment							P	P	P	Section 400-8
Parking Lot					P	P	P	P	P	
Place of Worship		P	P	P	P	P	P	P	P	
Personal Service Establishment		P	P	P	P	P	P	P	P	
Printing Establishment						P	P	P	P	
Recreation, Commercial								P	P	
Recreational Vehicle Park				P	P	P	P	P	P	Sec. 400-8

	Commercial Zoning Districts									
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-3	HC-4	**Use Standards**
Retail Establishment		P	P	P	P	P	P	P	P	
Restaurant, Delicatessen		P	P	P	P	P	P	P	P	
Restaurant, Dine-In with Lounge.		C	C	C	C	P	P	P	P	
Restaurant, Dine-In without Lounge		P	P	P	P	P	P	P	P	
Restaurant, Drive-Thru						P*	P	P	P	Section 400-8
Sales Center with Assembly Processes							P	P	P	
Short Term Rental	P*	P*	P*	P*	P*	P*	P*	P*	P*	Section 400-8
Transportation Terminal								P	P	
Truck Stop (video poker prohibited)									P	
Vehicle Impound Lot								P	P	
Veterinary Clinic, No Outdoor Kennels	P	P	P	P	P	P	P	P	P	Section 400-8
Veterinary Clinic, Outdoor Kennels							P	P	P	Section 400-8
Wholesale Goods Establishment						P	P	P	P	
Industrial										
Body Shop							C*	P*	P*	Section 400-8
Food Processing						P	P	P	P	
Manufacturing, Artisan							P	P	P	
Outdoor Storage Yard							C*	C*	C*	Section 400-8
Warehouse, Self-Storage							P	P	P	Section 400-8
Agricultural and Open Space										
Athletic Field				P	P	P	P	P	P	
Golf Course and Recreational Facility				P	P	P	P	P	P	
Gymnasium				P	P	P	P	P	P	
Park				P	P	P	P	P	P	
Playground				P	P	P	P	P	P	

	Commercial Zoning Districts									
Use Category Specific Use	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-3	HC-4	**Use Standards**
Public and Institutional										
Community Center				P	P	P	P	P	P	
Civic Uses			P	P	P	P	P	P	P	
Educational Facility, Adult Secondary		P	P	P	P	P	P	P	P	
Educational Facility, Business College or School					P	P	P	P	P	
Educational Facility, Learning Center		P	P	P	P	P	P	P	P	
Educational Facility, Elementary or Middle School		P	P	P	P	P	P	P	P	
Educational Facility, High School		P	P	P	P	P	P	P	P	
Educational Facility, University and Associated Research Center				P	P	P	P	P	P	
Educational Facility, Vocational School				P	P	P	P	P	P	
Utilities										
Electrical Energy Substation	P	P	P	P	P	P	P	P	P	
Small Wireless Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Solar Energy Systems					P*	P*	P*	P*	P*	Sec. 400-8
Stormwater Retention or Detention Facility	P	P	P	P	P	P	P	P	P	
Tower, Radio, Telecommunications, Television or Microwave			P*	P*	P*	P*	P*	P*	P*	Section 400-8
Utility					P					

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

Site & Structure Standards	Commercial Zoning Districts								
Building Size (Max)	NC-1	NC-2	GC-1	GC-2	PBC	HC-1	HC-2	HC-3	HC-4
Lot Area (Min)	5,000 sf	10,000 sf	15,000 sf	20,000 sf	250,000 sf	20,000 sf	75,000 sf	250,000 sf	250,000 sf
Lot Width (Min)	60’				N/A	80’			
Lot Coverage (Max)	50%								
* For properties zoned HC-1, HC-2, HC-3, and HC-4 that are located within 100 feet of a residentially zoned property, the maximum height allowed is 35 feet.									

SEC. 400-3.2 NEIGHBORHOOD COMMERCIAL DISTRICTS.

A. NC-1 Neighborhood Office District.

1. *Purpose*. The purpose of the NC-1 Neighborhood Office District is to provide for the location of some small professional offices near residential developments in order to provide neighborhood-scale services to residents with minimal impact on residential development in the area.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-3: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the NC-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

    a. Animal services

    b. Community home*

    c. Day care home

    d. Dwelling, single-family

    e. Dwelling, two-family

    f. Medical facility, clinic

    g. Office

    h. Short term rental*

    i. Stormwater retention or detention facility

    j. Veterinary clinic, no outdoor kennels

3. *Permitted temporary uses.* The following temporary uses are permitted within the NC-1 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

    a. Mobile food trucks

    b. On-location television or film productions (no sets)

    c. On-location television or film productions (sets)

4. *Site and Structure Provisions.*

    a. *Maximum building size.* The maximum building size in the NC-1 District shall be 5,000 square feet.

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

    c. *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 60 feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.

d. *Transitional yard.* Where an NC-1 District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

   i. Where lots in an NC-1 District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

   ii. In an NC-1 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

   iii. In an NC-1 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

   iv. In an NC-1 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

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 35 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**, whichever is higher. Where a building is taller than 35 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately, and the additional depth is required perpendicular to that façade.

g. *Special use restrictions.*

   i. Animal services or veterinary clinics use shall only be permitted within a detached, single-tenant building.

   ii. Bar or alcohol service shall be prohibited within a restaurant when food service is limited or closed.

   iii. Only limited bar service is permitted within a restaurant, exclusive to beer and wine, and no liquor.

h. *Design criteria.*

   i. *Required landscape areas.* All developments shall comply with the planting and landscape area requirements per **Sec. 600-3.4** of this UDC.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

C. NC-2 Neighborhood Commercial District.

1. *Purpose.* The purpose of the NC-2 Neighborhood Commercial District is to provide for the location of small retail and service establishments near residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-3: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the NC-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Animal services

   b. Art studio

   c. Bed and breakfast

   d. Club or lodge

   e. Community home*

   f. Day care center, adult

   g. Day care center, child

   h. Day care home

   i. Dwelling, single-family

   j. Dwelling, two-family

   k. Educational facility, adult secondary

   l. Educational facility, learning center

   m. Educational facility, elementary or middle school

   n. Educational facility, high school

   o. Garden supply and greenhouse

   p. Medical facility, clinic

   q. Office

   r. Personal service establishment

   s. Place of worship

   t. Restaurant, delicatessen

u. Restaurant, dine-in without lounge

v. Retail establishment

w. Short term rental*

x. Stormwater retention or detention facility

y. Veterinary clinic, no outdoor kennels

3. *Conditional uses.* The following uses are deemed conditional uses in the NC-2 District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Section 200-3**:

   a. Restaurant, dine-in with lounge.

4. *Permitted temporary uses.* The following temporary uses are permitted within the NC-2 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Mobile food truck.

   b. On-location television or film productions (no sets).

   c. On-location television or film productions (sets).

5. *Site and structure provisions.*

   a. *Maximum building size.* The maximum building size in the NC-2 District shall be 10,000 square feet.

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

   c. *Minimum lot width*. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 60 feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.

   d. *Transitional yard.* Where an NC-2 District adjoins a residential district, transitional yards shall be provided in accordance with following regulations:

      i. Where lots in an NC-2 District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

      ii. In an NC-2 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

      iii. In an NC District-2, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

iv. In an NC-2 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

v. Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required in each yard. Each façade is measured separately, and the additional depth is required perpendicular to that façade.

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 35 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**, whichever is higher.

g. *Special use restrictions.*

i. Personal service establishments and restaurants in the NC-2 District are limited to 5,000 square feet in floor area.

ii. Bed and breakfasts in the NC-2 District shall be limited to 5 guest rooms.

h. *Design criteria.*

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

SEC. 400-3.3 GENERAL COMMERICIAL DISTRICTS.

A. GC-1 General Commercial District.

1. *Purpose*. The purpose of the General Commercial GC-1 District is to provide for the development of typical commercial development associated with arterial or corridor development and in proximity to residential neighborhoods.

2. *Permitted uses*. Only those uses of land listed under **Exhibit 400-3 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the GC-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Animal services
b. Art studio
c. Bed and breakfast
d. Civic
e. Club or lodge
f. Community home*
g. Day care center, adult
h. Day care center, child
i. Day care home
j. Dwelling, single-family
k. Dwelling, two-family
l. Educational facility, adult secondary
m. Educational facility, learning center
n. Educational facility, elementary or middle school
o. Educational facility, high school
p. Garden supply and greenhouse
q. Laboratory
r. Medical facility, clinic
s. Office
t. Personal service establishment
u. Place of worship
v. Residential care facility
w. Restaurant, delicatessen
x. Restaurant, dine-in without lounge
y. Retail establishment
z. Short term rental*
aa. Stormwater retention or detention facility
bb. Tower, radio, telecommunications, television or microwave*
cc. Veterinary clinic, no outdoor kennels

3. *Conditional uses.* The following uses are deemed conditional uses in the GC-1 District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Section 200-3.4**:

a. Restaurant, dine-in with lounge.

4. *Permitted temporary uses*. The following temporary uses are permitted within the GC-1 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5:**

   a. Mobile food trucks.

   b. On-location television or film productions (no sets).

   c. On-location television or film productions (sets).

5. *Site and structure provisions*.

   a. *Maximum building size.* The maximum building size in the GC-1 District shall be 15,000 square feet.

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

   c. *Minimum lot width*. The minimum lot width shall not be less than 60 feet.

   d. *Transitional yard*. Where an GC-1 District adjoins a residential district, transitional yards shall be provided in accordance the following regulations:

      i. Where lots in an GC-1 District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

      ii. In an GC-1 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

      iii. In a GC-1 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

      iv. In an GC-1 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

      v. Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required in each yard. Each façade is measured separately, and the additional depth is required perpendicular to that façade.

   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 35 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**, whichever is higher.

g. *Special use restrictions.*

i. Hotels in the GC-1 District shall be limited to 10 guest rooms.

ii. Bed and breakfasts in the GC-1 District shall be limited to 10 guest rooms.

iii. Bar or alcohol service shall be prohibited within a restaurant when food service is limited or closed.

iv. Only limited bar service is permitted within a restaurant, exclusive to beer and wine, and no liquor.

h. *Design criteria.*

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

B. GC-2 Public, Cultural, and Recreational District.

1. *Purpose.* The purpose of the GC-2 Public, Cultural, and Recreational District is to provide for the location of public, cultural, and recreational facilities in near proximity to residential areas while mitigating the impacts of these facilities, such as traffic and lighting.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-3 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the GC-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Animal services

b. Art studio

c. Athletic fields

d. Bed and breakfast

e. Civic

f. Club or lodge

g. Community center

h. Community home*

i. Convention center

j. Day care center, adult

k. Day care center, child

l. Day care home

m. Dwelling, single-family

n. Dwelling, two-family

o. Educational facility, adult secondary

p. Educational facility, learning center

q. Educational facility, elementary or middle school

r. Educational facility, high school

s. Educational facility, university and associated research center

t. Educational facility, vocational school

u. Garden supply and greenhouse

v. Golf course and recreational facility

w. Gymnasium

x. Laboratory

y. Marina, commercial

z. Medical facility, clinic

aa. Office

bb. Park

cc. Personal service establishment

dd. Place of worship

ee. Playground

ff. Recreational vehicle park

gg. Residential care facility

hh. Restaurant, delicatessen

ii. Restaurant, dine-in without lounge

jj. Retail establishment

kk. Short term rental*

ll. Stormwater retention or detention facility

mm. Tower, radio, telecommunications, television or microwave*

nn. Veterinary clinic, no outdoor kennels

3. *Conditional uses.* The following uses are deemed conditional uses in the GC-2 District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Section 200-3.4**:

   a. Restaurant, dine-in with lounge.

4. *Permitted temporary uses*. The following temporary uses are permitted within the GC-2 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Mobile food trucks.

   b. On-location television or film productions (no sets).

   c. On-location television or film productions (sets).

5. *Site and structure provisions.*

   a. *Maximum building size*. The maximum building size in the GC-2 District shall be 20,000 square feet.

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

   c. *Minimum lot width*. Minimum lot width shall not be less than 60 feet.

   d. *Transitional yard*. Where an GC-2 District adjoins a residential district, transitional yards shall be provided in accordance the following regulations:

      i. Where lots in an GC-2 District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

      ii. In an GC-2 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

      iii. In an GC-2 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

      iv. In an GC-2 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

   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 35 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,** whichever is higher.

g. *Design criteria.*

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

SEC. 400-3.4 PLANNED BUSINESS CAMPUS DISTRICT.

A. PBC Planned Business Campus District.

1. *Purpose.* The purpose of the PBC District is to provide office space with supporting uses in a campus-type setting. This district is located particularly near or along the intersection of major arterials or a major and a minor arterial. The PBC District is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-3: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the PBC District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Animal services

b. Art studio

c. Athletic field

d. Bank or financial institution

e. Bed and breakfast

f. Civic

g. Club or lodge

h. Community center

i. Community home*

j. Convention center

k. Day care center, adult

l. Day care center, child

m. Day care home

n. Dwelling, multiple-family

o. Dwelling, single-family

p. Dwelling, two-family

q. Educational facility, adult secondary

r. Educational facility, business college or school

s. Educational facility, learning center

t. Educational facility, elementary or middle school

u. Educational facility, high school

v. Educational facility, university and associated research center

w. Educational facility, vocational school

x. Entertainment, Indoor

y. Garden supply and greenhouse

z. Golf course and recreational facility

aa. Gymnasium

bb. Hotel

cc. Laboratory

dd. Marina, commercial

ee. Medical facility, clinic

ff. Office

gg. Park

hh. Parking lot

ii. Personal service establishment

jj. Place of worship

kk. Playground

ll. Recreational vehicle park

mm. Residential care facility

nn. Restaurant, delicatessen

oo. Restaurant, dine-in without lounge

pp. Retail establishment

qq. Short term rental*

rr. Stormwater retention or detention facility

ss. Tower, radio, telecommunications, television or microwave*

tt. Utility facility

uu. Veterinary clinic, no outdoor kennels

3. *Conditional uses.* The following uses are deemed conditional uses in the PBC District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Sec. 200-3.4**:

   a. Restaurant, dine-in with lounge.

4. *Permitted temporary uses*. The following temporary uses are permitted within the PBC District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Mobile food trucks.

   b. On-location television or film productions (no sets).

   c. On-location television or film productions (sets).

5. *Site and Structure Provisions.*

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

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

      i. Where lots in a PBC District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

      ii. In a PBC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

      iii. In a PBC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

      iv. In a PBC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the

minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

v. Where a building is taller than 65 feet in height, 1 additional foot of setback shall be required in each yard. Each façade is measured separately, and the additional depth is required perpendicular to that façade.

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 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*.

i. *Required landscape areas*. All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC.

ii. *Signage*. All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting*. All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

SEC. 400-3.5 HIGHWAY COMMERCIAL DISTRICTS.

A. HC-1 Highway Commercial District.

1. *Purpose.* The purpose of the HC-1 Highway Commercial District is to provide for the location of commercial uses oriented toward a highway or interstate, designed to provide services to residents of the parish and the region.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-3: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the HC-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Animal services

b. Art studio

c. Athletic field

d. Bank or financial institution

e. Bed and breakfast

f. Building supply showroom
g. Car wash
h. Catering facility
i. Civic
j. Club or lodge
k. Community center
l. Community home*
m. Convention center
n. Day care center, adult
o. Day care center, child
p. Day care home
q. Dwelling, single-family
r. Dwelling, two-family
s. Educational facility, adult secondary
t. Educational facility, business college or school
u. Educational facility, learning center
v. Educational facility, elementary or middle school
w. Educational facility, high school
x. Educational facility, university and associated research center
y. Educational facility, vocational school
z. Food processing
aa. Garden supply and greenhouses
bb. Golf course and recreational facility
cc. Gymnasium
dd. Laboratory
ee. Liquor store
ff. Marina, commercial
gg. Medical facility, clinic
hh. Office
ii. Office, Warehouse
jj. Park

kk. Parking lot

ll. Personal service establishment

mm. Place of worship

nn. Playground

oo. Printing establishment

pp. Recreational vehicle park

qq. Residential care facility

rr. Restaurant, delicatessen

ss. Restaurant, dine-in with lounge

tt. Restaurant, dine-in without lounge

uu. Restaurant, drive-thru*

vv. Retail establishment

ww. Short term rental*

xx. Stormwater retention or detention facility

yy. Tower, radio, telecommunications, television or microwave*

zz. Veterinary clinic, no outdoor kennels

aaa. Wholesale goods establishment

3. *Conditional uses.* The following uses are deemed conditional uses in the HC-1 Highway Commercial District and may be approved as a conditional use subject to approval by the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

   a. Gas Station with Convenience Store

   b. Microbrewery* or Microdistillery*

4. *Permitted temporary uses*. The following temporary uses are permitted within the HC-1 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Christmas tree sales

   b. Firework sales

   c. Mobile food trucks

   d. On-location television or film productions (no sets)

   e. On-location television or film productions (sets)

   f. Seasonal produce or seafood stands

   g. Snowball stands

5. *Site and Structure Provisions.*

   a. *Maximum building size.* The maximum building size in the HC-1 District shall be 20,000 square feet.

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

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

   d. *Transitional yard.* Where an HC-1 District adjoins a residential district, transitional yards shall be provided in accordance the following regulations:

      i. Where lots in an HC-1 District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

      ii. In an HC-1 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

      iii. In an HC-1 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

      iv. In an HC-1 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

      v. Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required in each yard. Each façade is measured separately, and the additional depth is required perpendicular to that façade.

   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.*

      i. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed 35 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**, whichever is higher.

      ii. In no case shall any building or dwelling for residential or business purposes exceed 60 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**, whichever is higher.

g. *Special use restrictions.*

i. Distribution or warehousing facilities shall not exceed 3,000 square feet in gross floor area. If combined with an office or retail use, the entire development shall not exceed 9,000 square feet in gross floor area.

ii. A single-family dwelling built within a mixed-use development shall be located above the first floor.

h. *Design criteria.*

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

B. HC-2 Highway Commercial District.

1. *Purpose.* The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-3 Permitted Uses** as permitted uses as well as the uses in the list below are allowed within the HC-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Animal services

b. Art studio

c. Athletic field

d. Auto repair and service*

e. Automobile sales

f. Bank or financial institution

g. Bed and breakfast

h. Building supply showroom

i. Car wash

j. Catering facility

k. Civic

l. Club or lodge

m. Community center

n. Community home*

o. Convention center

p. Day care center, adult

q. Day care center, child

r. Day care home

s. Dwelling, single-family

t. Dwelling, two-family

u. Educational facility, adult secondary

v. Educational facility, business college or school

w. Educational facility, learning center

x. Educational facility, elementary or middle school

y. Educational facility, high school

z. Educational facility, university and associated research center

aa. Educational facility, vocational school

bb. Food processing

cc. Garden supply and greenhouses

dd. Gas station with convenience store

ee. Golf course and recreational facility

ff. Gymnasium

gg. Hotel

hh. Kennels, commercial

ii. Laboratory

jj. Liquor store

kk. Marina, commercial

ll. Manufacturing, artisan

mm. Medical facility, clinic

nn. Office

oo. Office, Warehouse

pp. Outdoor display of building, pool, and playground equipment

qq. Outdoor retail sales

rr. Park

ss. Parking lot

tt. Personal service establishment

uu. Place of worship

vv. Playground

ww. Printing establishment

xx. Recreational vehicle park

yy. Residential care facility

zz. Restaurant, delicatessen

aaa. Restaurant, dine-in with lounge

bbb. Restaurant, dine-in without lounge

ccc. Restaurant, drive-thru

ddd. Retail establishment

eee. Sales center with assembly processes

fff. Short term rental*

ggg. Stormwater retention or detention facility

hhh. Tower, radio, telecommunications, television or microwave*

iii. Veterinary clinic, no outdoor kennels

jjj. Veterinary clinic, outdoor kennels

kkk. Warehouse, self-storage

lll. Wholesale goods establishment

3. *Conditional uses.* The following uses are deemed conditional uses in the HC-2 Highway Commercial District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

   a. Body Shop*

   b. Dwelling, Multiple-Family

   c. Outdoor Storage Yard

   d. Microbrewery* or Microdistillery*

4. *Permitted temporary uses*. The following temporary uses are permitted within the HC-2 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Christmas tree sales

b. Firework sales

c. Mobile food trucks

d. On-location television or film productions (no sets)

e. On-location television or film productions (sets)

f. Seasonal produce or seafood stands

g. Snowball stands

5. *Site and Structure Provisions.*

a. *Maximum building size.* The maximum building size in the HC-2 District shall be 75,000 square feet.

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

c. *Minimum lot width.* Minimum lot width is 80 feet.

d. *Transitional yard.* Where a HC-2 District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

i. Where lots in a HC-2 District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

ii. In a HC-2 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

iii. In a HC-2 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

iv. In a HC-2 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

v. Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required in each yard. Each façade is measured separately, and the additional depth is required perpendicular to that façade.

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.*

i. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed 35 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**, whichever is higher.

ii. In no case shall any building or dwelling for residential or business purposes exceed 60 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,** whichever is higher.

g. *Design criteria.*

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

C. HC-3 Highway Commercial District.

1. *Purpose.* The purpose of the HC-3 Highway Commercial District is to provide for the location of large-scale, heavy commercial retail, office and service uses with primary access being collectors constructed for the development or arterial roadways.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-3 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the HC-3 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Animal services

b. Art studio

c. Athletic field

d. Auto repair and service*

e. Automobile sales

f. Bank or financial institution

g. Bar (without food service)

h. Bed and breakfast

i. Body Shop

j. Building supply showroom

k. Car wash

l. Catering facility

m. Cemetery

n. Civic

o. Club or lodge

p. Community center

q. Convention center

r. Day care center, adult

s. Day care center, child

t. Dwelling, multiple family

u. Educational facility, adult secondary

v. Educational facility, business college or school

w. Educational facility, learning center

x. Educational facility, elementary or middle school

y. Educational facility, high school

z. Educational facility, university and associated research center

aa. Educational facility, vocational school

bb. Entertainment, indoor

cc. Entertainment, live performances

dd. Food processing

ee. Funeral home or crematorium

ff. Garden supply and greenhouses

gg. Gas station with convenience store

hh. Golf course and recreational facility

ii. Gymnasium

jj. Hospital

kk. Hotel

ll. Kennels, commercial

mm. Laboratory

nn. Liquor store

oo. Manufacturing, artisan

pp. Marina, commercial

qq. Medical facility, clinic

rr. Microbrewery* or Microdistillery*

ss. Office

tt. Office, Warehouse

uu. Outdoor display of building, pool, and playground equipment

vv. Outdoor retail sales

ww. Park

xx. Parking lot

yy. Personal service establishment

zz. Place of worship

aaa. Playground

bbb. Printing establishment

ccc. Recreation, commercial

ddd. Recreational vehicle park

eee. Residential care facility

fff. Restaurant, delicatessen

ggg. Restaurant, dine-in with lounge

hhh. Restaurant, dine-in without lounge

iii. Restaurant, drive-thru

jjj. Retail establishment

kkk. Sales center with assembly processes

lll. Short term rental*

mmm. Stormwater retention or detention facility

nnn. Tower, radio, telecommunications, television or microwave*

ooo. Transportation terminal

ppp. Vehicle impound lot

qqq. Veterinary clinic, no outdoor kennels

rrr. Veterinary clinic, outdoor kennels

sss. Warehouse, self-storage

ttt. Wholesale goods establishment

3. *Conditional uses.* The following uses are deemed conditional uses in the HC-3 Highway Commercial District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

a. Outdoor Storage Yard

4. *Permitted temporary uses*. The following temporary uses are permitted within the HC-3 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Christmas tree sales

   b. Firework sales

   c. Mobile food trucks

   d. On-location television or film productions (no sets)

   e. On-location television or film productions (sets)

   f. Seasonal produce or seafood stands

   g. Snowball stands

5. *Site and Structure Provisions.*

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

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

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

   d. *Transitional yard.* Where an HC-3 District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:

      i. Where lots in an HC-3 District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

      ii. In an HC-3 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

      iii. In an HC-3 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

      iv. In an HC-3 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

v. Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required in each yard. Each façade is measured separately, and the additional depth is required perpendicular to that façade.

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.*

i. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed 35 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**, whichever is higher.

ii. In no case shall any building or dwelling for residential or business purposes exceed 60 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**, whichever is higher.

g. *Special use restrictions.*

i. Commercial recreation uses shall not be permitted outdoor lighting for evening activities.

h. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

D. HC-4 Highway Commercial District.

1. *Purpose.* The purpose of the HC-4 Highway Commercial District is to provide for the location of retail, office and service uses compatible with highway development or heavy commercial development.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-3 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the HC-4 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Adult use

b. Animal services

c. Art studio

d. Athletic field

e. Auto racing

f. Auto repair and service

g. Automobile sales

h. Bank or financial institution

i. Bar (without food service)

j. Bed and breakfast

k. Body Shop

l. Building supply showroom

m. Car wash

n. Catering facility

o. Cemetery

p. Civic

q. Club or lodge

r. Community center

s. Convention center

t. Day care center, adult

u. Day care center, child

v. Dwelling, Multiple-Family

w. Educational facility, adult secondary

x. Educational facility, business college or school

y. Educational facility, learning center

z. Educational facility, elementary or middle school

aa. Educational facility, high school

bb. Educational facility, university and associated research center

cc. Educational facility, vocational school

dd. Entertainment, indoor

ee. Entertainment, live performances

ff. Food processing

gg. Funeral home or crematorium

hh. Garden supply and greenhouses

ii. Gas station with convenience store

jj. Golf course and recreational facility

kk. Gymnasium

ll. Hospital

mm. Hotel

nn. Kennels, commercial

oo. Laboratory

pp. Liquor store

qq. Manufacturing, artisan

rr. Marina, commercial

ss. Medical facility, clinic

tt. Microbrewery* or Microdistillery*

uu. Office

vv. Office, Warehouse

ww. Outdoor display of building, pool, and playground equipment

xx. Outdoor retail sales

yy. Park

zz. Parking lot

aaa. Personal service establishment

bbb. Place of worship

ccc. Playground

ddd. Printing establishment

eee. Recreation, commercial

fff. Recreational vehicle park

ggg. Restaurant, delicatessen

hhh. Restaurant, dine-in with lounge

iii. Restaurant, dine-in without lounge

jjj. Restaurant, drive-thru

kkk. Retail establishment

lll. Sales center with assembly processes

mmm. Short term rental*

nnn. Stormwater retention or detention facility

ooo. Tower, radio, telecommunications, television or microwave*

ppp. Transportation terminal

qqq. Truck stop

rrr. Vehicle impound lot

sss. Veterinary clinic, no outdoor kennels

ttt. Veterinary clinic, outdoor kennels

uuu. Warehouse, self-storage

vvv. Wholesale goods establishment

3. *Conditional uses.* The following uses are deemed conditional uses in the HC-4 Highway Commercial District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

   a. Outdoor Storage Yard

4. *Permitted temporary uses*. The following temporary uses are permitted within the HC-4 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Christmas tree sales

   b. Firework sales

   c. Mobile food trucks

   d. On-location television or film productions (no sets)

   e. On-location television or film productions (sets)

   f. Seasonal produce or seafood stands

   g. Snowball stands

5. *Site and Structure Provisions.*

   a. *Maximum building size.* The maximum building size in the HC-4 District shall be 250,000 square feet.

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

   c. *Minimum lot width.* The minimum lot width shall not be less than 80 feet.

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

      i. Where lots in an HC-4 District front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

ii. In an HC-4 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

iii. In an HC-4 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

iv. In an HC-4 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

v. Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required in each yard. Each façade is measured separately, and the additional depth is required perpendicular to that façade.

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.*

i. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed 35 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**, whichever is higher.

ii. In no case shall any building or dwelling for residential or business purposes exceed 60 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**, whichever is higher.

g. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

SEC. 400-4 SPECIALIZED ZONING DISTRICT REGULATIONS.

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

A. Districts.

The following specialized zoning districts are intended to carve out areas of the parish for highly specialized uses some of which may require campus-type environments or large parcels of land to successfully operate. Some of the specialized districts also contain other uses which due to the nature of their activity and development sizes are compatible with adjacent residential districts:

MOCD Medical Office or Clinic District.

MHD Medical Hospital District.

MRD Medical Research District.

PF-1 Public Facilities District.

PF-2 Public Facilities District.

CBF-1 Community-Based Facilities District.

ED-1 Primary Education District.

ED-2 Higher Education District.

AT Animal Training/Housing District.

B. Permitted Use & Site and Structure Standards Tables.

Only those uses of land listed under **Exhibit 400-5: Permitted Uses: Specialized Districts** as permitted uses are allowed within the specialized zoning districts. Where:

1. "P" indicates that a use is permitted within that zoning district.
2. "C" indicates that the use is conditional and subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Section 200-3.4**.
3. "P" with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**.
4. No letter (i.e., a blank space) or the absence of the use from the table indicates that the use is not permitted within that zoning district.

Exhibit 400-5 Permitted Uses: Specialized Districts.

Use Category Specific Use	Specialized Zoning Districts									Use Standards
	MOCD	MHD	MRD	PF-1	PF-2	CBF-1	ED-1	ED-2	AT	
Residential										
Residential Care Facility	P	P								
Commercial										
Animal Services				P	P				P	Section 400-8.C.
Art Studio							P	P		
Club or Lodge						P				
Day Care Center, Adult							P	P		Section 400-8.O
Day Care Center, Child							P	P		Section 400-8.O
Funeral Home or Crematorium				P	P					
Kennels, Commercial									P	
Laboratory	P	P	P							
Medical Facility, Clinic	P	P	P							
Medical Supply, Retail or Wholesale			P							
Office		P	P	P						
Stables, Commercial									P	Section 400-8.C
Transportation Terminal				P						
Veterinary Clinic, No Outdoor Kennels	P	P	P	P						
Agricultural and Open Space										
Conservation Areas					P					
Excavation, Commercial					C*					Section 400-8.I
Golf Course and Recreational Facility						P				
Habitat And Wetland Mitigation Banks					P					

Use Category Specific Use	Specialized Zoning Districts									Use Standards
	MOCD	MHD	MRD	PF-1	PF-2	CBF-1	ED-1	ED-2	AT	
Local, State, or National Parks					P					
Marinas, Boat Launch Facility				P	P	P				
Passive Recreational Facilities					P					
Public and Institutional										
Animal Services, Breeding and Care for Farm or Research Animals			P	P	P				P	
Animal Services, Housing Government (Indoor/Outdoor)			P	P						
Animal Services, Training			P	P						
Auditorium			P							
Civic		P	P	P	P	P	P	P	P	
Educational Facility, Adult Secondary							P	P		
Educational Facility, Learning Center							P	P		
Educational Facility, Elementary or Middle School							P	P		
Educational Facility, High School								P		
Educational Facility, University and Associated Research Center			P					P		
Educational Facility, Vocational School			P					P		
Government Maintenance Facility				P	P					
Government Office				P	P					

Use Category Specific Use	Specialized Zoning Districts									Use Standards
	MOCD	MHD	MRD	PF-1	PF-2	CBF-1	ED-1	ED-2	AT	
Hospital		P	P							
Medical Facility, Accessory Cafeteria		P	P							
Medical Facility, Accessory Housing		P	P							
Medical Facility, Accessory Laboratory		P	P							
Place of Worship				P	P	P				
Post Office			P	P	P					
Utilities										
Electrical Energy Substation	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Small Wireless Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Stormwater Retention or Detention Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Tower, Radio, Telecommunications, Television or Microwave	P*	P*	P*	P*	P*		P*	P*	P*	Section 400-8.RR
Utility Facility				P*	P*					Section 400-8.K Section 400-8.GG

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	N/A	N/A	N/A	40,000 sf
Lot Area (Min)	20,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf
Lot Width (Min)	With Central Water & Sewer: 60’ Without: 80’	With Central Water & Sewer: 60’ Without: 80’	With Central Water & Sewer: 60’ Without: 80’	With Central Water & Sewer: 60’ Without: 80’	With Central Water & Sewer: 60’ Without: 80’	With Central Water & Sewer: 60’ Without: 80’	With Central Water & Sewer: 60’ Without: 80’	With Central Water & Sewer: 60’ Without: 80’	100’

Lot Coverage (Max)	50%	50%	50%	50%	50%	50%	50%	50%	50%
Yard Requirements	N/A	N/A	See **Sec. 400-4.2C.4.c**	N/A	N/A	N/A	N/A	N/A	N/A
Buffer Requirements	N/A	N/A	See **Sec. 400-4.2C.4.d**	N/A	N/A	N/A	N/A	N/A	N/A
Height (Max)**	50’	50’	50’	45’	45’	45’	35’	35’	35’

* Structures in the CBF-1 District that are located within 200 feet of a residentially-zoned property are allowed up to a maximum 500 square feet building size.

** For properties zoned MOCD, MHD, and MRD that are located within 100 feet of a residentially zoned property, the maximum height allowed is 30 feet.

SEC. 400-4.2 MEDICAL DISTRICTS.

A. MOCD Medical Office or Clinic District.

1. *Purpose.* The purpose of the MOCD Medical Office or Clinic District is to provide for the location of medical and veterinarian facilities for localized or regional populations. This district allows development that is compatible with residential or commercial development and may occur in proximity to residential or commercial districts.

2. *Permitted Uses.* Only those uses of land listed under **Exhibit 400-5 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the MOCD District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

    a. Electrical energy substation*

    b. Laboratory

    c. Medical facility, clinic

    d. Residential care facility

    e. Small wireless facility*

    f. Stormwater retention or detention facility*

    g. Tower, radio, telecommunications, television or microwave*

    h. Veterinary clinic, no outdoor kennels

3. *Permitted temporary uses*. The following temporary uses are permitted within the MOCD District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

    a. Mobile food trucks

b. On-location television or film productions (no sets)

c. On-location television or film productions (sets)

4. *Site and structure provisions*.

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

b. *Minimum lot width*.

i. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 60 feet.

ii. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.

c. *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.

d. *Height regulations.*

i. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residential zoned property shall exceed 30 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

ii. In no case shall any building or dwelling for residential or business purposes exceed 50 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

e. *Special use restrictions.* Laboratories, medical clinics, and veterinary clinics are limited to a total building size of 3,000 square feet or less.

f. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

B. MHD Medical Hospital District.

1. *Purpose.* The purpose of the MHD Medical Hospital District is to provide for the location of medical facilities and similar uses serving regional populations.

2. *Permitted Uses.* Only those uses of land listed under **Exhibit 400-5 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the MHD District, with the exception

of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Civic

b. Electrical energy substation*

c. Hospital

d. Laboratory

e. Medical facility, accessory cafeteria

f. Medical facility, accessory housing

g. Medical facility, accessory laboratory

h. Medical facility, clinic

i. Office

j. Residential care facility

k. Small wireless facility*

l. Stormwater retention or detention facility*

m. Tower, radio, telecommunications, television or microwave*

n. Veterinary clinic, no outdoor kennels

3. *Permitted temporary uses*. The following temporary uses are permitted within the MHD District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Mobile food truck

   b. On-location television or film productions (no sets)

   c. On-location television or film productions (sets)

4. *Site and structure provisions*.

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

   b. *Minimum lot width*.

      i. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 60 feet.

      ii. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.

   c. *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.

d. *Height regulations.*

i. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residential zoned property shall exceed 30 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

ii. In no case shall any building or dwelling for residential or business purposes exceed 50 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

e. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC, as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

C. MRD Medical Research District.

1. *Purpose*. The purpose of the MRD Medical Research District is to provide for the location of medical, bio-medical and veterinary facilities and campuses whose primary function is medical research oriented toward education, research and development, offices, medical uses, and high technology activities and uses.

2. *Permitted Uses.* Only those uses of land listed under **Exhibit 400-5: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the MRD District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Animal services, breeding and care for farm or research animals

b. Animal services, housing government (indoor/outdoor)

c. Animal services, training

d. Auditorium

e. Civic

f. Educational facility, university and associated research center

g. Educational facility, vocational school

h. Electrical energy substation*

i. Hospital

j. Laboratory

k. Medical facility, accessory cafeteria

l. Medical facility, accessory housing

m. Medical facility, accessory laboratory

n. Medical facility, clinic

o. Medical supply, retail or wholesale

p. Office

q. Post office

r. Small wireless facility*

s. Stormwater retention or detention facility*

t. Tower, radio, telecommunications, television or microwave*

u. Veterinary clinic, no outdoor kennels

3. *Permitted temporary uses*. The following temporary uses are permitted within the MRD District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Mobile food trucks

   b. On-location television or film productions (no sets)

   c. On-location television or film productions (sets)

4. *Site and structure provisions*.

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

   b. *Minimum lot width*.

      i. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 60 feet.

      ii. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.

   c. *Yard and setbacks.*

      i. Where lots front on a street and at least 80 percent of the frontage directly across the street between 2 consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the MRD District.

      ii. Where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be

equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

iii. Where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

iv. Where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

d. *Buffer Requirements.*

i. The first 100 feet from the common property line on the MRD site shall be maintained as a no cut buffer, except that diseased and/or dead trees and vegetation may be removed and new trees and/or new vegetation shall be planted. A path not to exceed 10 feet in width, with a natural ground or soft or hard surface, may be cleared next to the common property line to allow for the installation and/or maintenance of a fence on the common property line, to facilitate surveillance of the perimeter of the MRD zoned property, and installation and/or maintenance of utility lines.

ii. No building shall be constructed within 100 feet from the common property line.

iii. Between the distance of 100 feet and 225 feet from the common property line, no portion of any building shall exceed 45 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

iv. Between the distances of 225 feet and 500 feet from the common property line, no portion of any building shall exceed 77 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

v. At a distance of 500 feet and greater from the common property line, no portion of any building shall exceed 100 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

vi. Exterior fenced areas used for animal housing are not permitted within 500 feet of the common property line.

e. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings 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. For the purpose of this zoning classification, exterior fenced areas used for housing of non-human primates or other purposes would not be considered coverage. These fenced areas would be considered open areas when making lot coverage calculations.

f. *Height regulations.*

i. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residential zoned property shall exceed 30 feet in height above the natural

grade of the property at the location of the structure or base flood elevation, whichever is higher.

ii. In no case shall any building or dwelling for residential or business purposes exceed 50 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

g. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

SEC. 400-4.3 PUBLIC FACILITIES DISTRICTS.

A. PF-1 Public Facilities District.

1. *Purpose*. The purpose of the PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public.

2. *Permitted Uses.* Only those uses of land listed under **Exhibit 400-5 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the PF-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Animal services

b. Animal services, breeding and care for farm or research animals

c. Animal services, housing government (indoor/outdoor)

d. Animal services, training

e. Civic

f. Electrical energy substation*

g. Funeral home or crematorium

h. Government maintenance facility

i. Government office

j. Marina, Boat Launch Facility

k. Office

l. Place of worship

m. Post office

n. Small wireless facility*

o. Stormwater retention or detention facility*

p. Tower, radio, telecommunications, television or microwave*

q. Transportation terminal

r. Utility Facility*

s. Veterinary clinic, no outdoor kennels

3. *Permitted temporary uses*. The following temporary uses are permitted within the PF-1 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. On-location television or film productions (no sets)

b. On-location television or film productions (sets)

4. *Site and structure provisions*.

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

b. *Minimum lot width*.

i. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 60 feet.

ii. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.

c. *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.

d. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 45 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

e. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

B. PF-2 Public Facilities District.

1. *Purpose*. The purpose of the PF-2 Public Facilities District is to provide for the location of public or non-profit owned facilities dedicated to historic, conservation, environmental education, or outdoor activities.

2. *Permitted Uses.* Only those uses of land listed under **Exhibit 400-5 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the PF-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Animal services

   b. Civic

   c. Conservation areas

   d. Electrical energy substation*

   e. Funeral Home or Crematorium

   f. Government maintenance facility

   g. Government Office

   h. Habitat and wetland mitigation banks

   i. Local, state, or national parks

   j. Marinas, Boat Launch Facility

   k. Passive recreational facilities

   l. Place of worship

   m. Post office

   n. Small wireless facility*

   o. Stormwater retention or detention facility*

   p. Tower, radio, telecommunications, television, or microwave*

   q. Utility Facility*

3. *Conditional uses.* The following uses are deemed conditional uses in the PF-2 Public Facilities District and may be approved as a conditional use subject to approval by the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

   a. Excavation, Commercial*

4. *Permitted temporary uses*. The following temporary uses are permitted within the PF-2 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. On-location television or film productions (no sets)

b. On-location television or film productions (sets)

5. *Site and structure provisions*.

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

b. *Minimum lot width*.

i. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 60 feet.

ii. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.

c. *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.

d. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 45 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

e. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

C. CBF-1 Community-Based Facilities District.

1. *Purpose.* The purpose of this district is to provide for the location of public and quasi-public uses that are appropriate within proximity to residential districts.

2. *Permitted Uses.* Only those uses of land listed under **Exhibit 400-5 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the CBF-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Civic

b. Club or lodge

c. Place of worship

d. Golf course and recreational facility

e. Habitat and wetland mitigation banks

f. Marina, Boat Launch Facility

g. Electrical energy substation*

h. Small wireless facility*

i. Stormwater retention or detention facility*

3. *Permitted temporary uses*. The following temporary uses are permitted within the CBF-1 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. On-location television or film productions (no sets)

   b. On-location television or film productions (sets)

4. *Site and structure provisions*.

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

   b. *Minimum lot width*.

      i. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 60 feet.

      ii. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.

   c. *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.

   d. *Height regulations.* No building shall exceed 45 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

   e. *Design criteria*.

      i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.

      ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

      iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

      iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

SEC. 400-4.4 EDUCATION DISTRICTS.

A. ED-1 Primary Education District.

1. *Purpose*. The purpose of the ED-1 Primary Education District is to provide for the location of public or private schools that are generally served by buses or serve smaller student populations.

2. *Permitted Uses.* Only those uses of land listed under **Exhibit 400-5 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the ED-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Art studio

   b. Civic

   c. Day care center, adult

   d. Day care center, child

   e. Educational facility, adult secondary

   f. Educational facility, learning center

   g. Educational facility, elementary or middle school

   h. Electrical energy substation*

   i. Small wireless facility*

   j. Stormwater retention or detention facility*

   k. Tower, radio, telecommunications, television or microwave*

3. *Site and structure provisions*.

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

   b. *Minimum lot width*.

      i. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 60 feet.

      ii. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.

   c. *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.

   d. *Height regulations.* No building shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

   e. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC, as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

B. ED-2 Higher Education District.

1. *Purpose*. The purpose of the ED-2 Higher Education District is to provide for the location of public or private schools that serve students of driving age or serve larger student populations.

2. *Permitted Uses.* Only those uses of land listed under **Exhibit 400-5 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the ED-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Art studio

   b. Civic

   c. Day care center, adult

   d. Day care center, child

   e. Educational facility, adult secondary

   f. Educational facility, elementary or middle school

   g. Educational facility, learning center

   h. Educational facility, high school

   i. Educational facility, university and associated research center

   j. Educational facility, vocational school

   k. Electrical energy substation*

   l. Small wireless facility*

   m. Stormwater retention or detention facility*

   n. Tower, radio, telecommunications, television or microwave*

3. *Site and structure provisions*.

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

   b. *Minimum lot width*.

i. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 60 feet.

ii. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.

c. *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.

d. *Height regulations.* No building shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

e. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC, as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

SEC. 400-4.5 AT ANIMAL TRAINING / HOUSING DISTRICT.

A. AT Animal Training/Housing District.

1. *Purpose.* The purpose of the AT Animal Training/Housing District is to provide for the location of large-scale animal-related functions to minimize the conflict with nearby residential uses.

2. *Permitted Uses.* Only those uses of land listed under **Exhibit 400-5 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the AT District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Animal services

b. Civic

c. Kennels, commercial

d. Stables, commercial

e. Animal services, breeding and care for farm or research animals

f. Electrical energy substation*

g. Small wireless facility*

h. Stormwater retention or detention facility*

i. Tower, radio, telecommunications, television or microwave*

3. *Site and structure provisions*.

a. *Maximum structure size.* The maximum building size shall be 40,000 square feet.

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

c. *Minimum lot width*. The minimum lot width shall be 100 feet.

d. *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. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation whichever is higher.

f. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

SEC. 400-5 INDUSTRIAL ZONING DISTRICT REGULATIONS.

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

A. Districts.

The following industrial zoning districts are hereby established in order to promote industrial, warehouse, and manufacturing development that is compatible with adjacent land uses and districts and supports the health, safety, and welfare of the residents of St. Tammany Parish:

I-1 Light Industrial and Warehouse District

I-2 Industrial District

I-3 Heavy Industrial District

SWM-1 Solid Waste Management District.

SWM-2 Solid Waste Management District

AML Advanced Manufacturing and Logistics District

B. Permitted Use Table.

Only those uses of land listed under **Exhibit 400-7 Permitted Uses: Industrial Districts** as permitted uses are allowed within the industrial zoning districts. Where:

1. "P" indicates that a use is permitted within that zoning district.
2. "C" indicates that the use is conditional and subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Section 200-3.4**.
3. "P" with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**.
4. No letter (i.e., a blank space) or the absence of the use from the table indicates that the use is not permitted within that zoning district.

Exhibit 400-7 Permitted Uses: Industrial Districts.

Use Category Specific Use	**Industrial Zoning Districts**						**Use Standards**
	I-1	I-2	I-3	SWM-1	SWM-2	AML	
Commercial							
Auto Repair and Service	P*	P*	P*	P*	P*		Section 400-8
Crematorium		P	P				
Entertainment, Indoor	P	P	P				
Gas Station	P	P	P	P	P		
Microbrewery or Microdistillery	P*	P*					Section 400-8
Office	P	P	P	P	P	P	
Outdoor Display of Building, Pool, and Playground Equipment	P	P	P				Section 400-8
Radio and Television Studios and Broadcasting Stations	P	P	P				
Recreation, Commercial	P	P	P				
Research and Development Facility						P	
Restaurant, Dine-In With Lounge	P	P	P				
Restaurant, Dine-In Without Lounge	P	P	P				
Industrial							
Air Curtain Incinerator				P	P		

Use Category Specific Use	Industrial Zoning Districts						Use Standards
	I-1	I-2	I-3	SWM-1	SWM-2	AML	
Atomic Generating Plant			C				
Beverage Distilling		P	P				
Body Shop	P*	P*	P*				Section 400-8
Book Bindery		P	P	P	P		
Brewery or Distillery	P*	P*					Section 400-8
Cannery			P				
Cannery, Fruit and Vegetable		P	P				
Chemical Processing Plant			C				
Cleaning and Dyeing Works		P	P	P	P		
Concrete Or Asphalt Batching Plant, Permanent.			C				
Construction and Debris Landfill					P		
Contractor Storage Yard	P	P	P	P	P		Section 400-8
Dairy Products Manufacturing		P	P				
Data center and data warehousing						P	
Distribution or Warehousing Facility	P	P	P			P	
Excavation, Commercial	P*	P*	P*				Section 400-8
Fabrication, Structural		P	P	P	P		
Food Processing	P	P	P			P	
Grain Elevator			P				
Manufacturing, Advanced		P	P	P	P	P	
Manufacturing, Artisan	P	P	P			P	
Manufacturing, Heavy		P	P	P	P		
Manufacturing, Light	P	P	P	P	P	P	
Natural Gas Gathering Plant			P				

Use Category Specific Use	Industrial Zoning Districts						Use Standards
	I-1	I-2	I-3	SWM-1	SWM-2	AML	
Non-Atomic Electric Generating Plants			P				
Outdoor Salvage Yard		P	P				Section 400-8
Outdoor Storage Yard	P	P	P				Section 400-8
Petroleum Product Storage		P	P				
Pleasure Boat Dry Dock Hull Repair			P				
Recycling Facility					P		
Sanitary Landfill					P		
Septage Treatment Facility		P*	P*		P*		
Shipbuilding and Repair			C				
Steel Mill			P				
Transfer Station, Non-Processing				P	P		
Warehouse	P	P	P	P	P	P	
Waste Tire Collection and Processing Facility			P		P		
Wastewater Treatment Facility, Limited				P*	P*	P*	
Wastewater Treatment Facility, Regional					P*		
Welding Shops		P	P	P	P		
Well Drilling Services		P	P				
White Goods Collection Facility				P	P		
White Goods Processing Facility					P		
Yard Waste and Compost Collection Facility				P	P		
Utilities							

Use Category Specific Use	Industrial Zoning Districts						Use Standards
	I-1	I-2	I-3	SWM-1	SWM-2	AML	
Public Utility Facility		P	P	P	P		
Electrical Energy Substation	P*	P*	P*	P*	P*	P*	
Small Wireless Facility	P*	P*	P*	P*	P*	P*	
Stormwater Retention or Detention Facility	P*	P*	P*	P*	P*	P*	
Tower, Radio, Telecommunications, Television or Microwave	P*	P*	P*	P*	P*	P	Section 400-8
Public and Institutional							
Civic Uses	P	P	P			P	
Public Safety Training Facilities	P	P	P				

C. I-1 Light Industrial and Warehouse District.

1. *Purpose*. The purpose of the I-1 Light Industrial and Warehouse District is to provide for the location of industrial uses of moderate size and light to moderate intensity in such a fashion and location as to minimize the conflict with nearby residential and non-industrial uses.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-7 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the I-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

   a. Auto repair and service*

   b. Body Shop*

   c. Civic

   d. Entertainment, indoor

   e. Gas station

   f. Microbrewery* or Microdistillery*

   g. Office

   h. Outdoor display of building, pool, and playground equipment

   i. Recreation, commercial

j. Restaurant, dine-in with lounge

k. Restaurant, dine-in without lounge

l. Brewery or Distillery*

m. Contractor storage yard

n. Distribution or Warehousing Facility

o. Excavation, commercial*

p. Food processing

q. Manufacturing, artisan

r. Manufacturing, light

s. Outdoor storage yard

t. Public Safety Training Facilities

u. Warehouse

v. Electrical energy substation*

w. Small wireless facility*

x. Stormwater retention or detention facility*

y. Tower, radio, telecommunications, television or microwave*

3. *Prohibited uses:*

   a. All temporary uses not specifically permitted in these regulations are expressly prohibited.

   b. Residential uses established after the effective date of this ordinance on August 2, 2024, are prohibited in the I-1 District.

4. *Site and structure provisions.*

   a. *Maximum building size.* The maximum building size in the I-1 District is 40,000 square feet.

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

   c. *Minimum lot width*. For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet.

   d. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on an I-1 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. *Height regulations*. No building or dwelling for business purposes shall exceed 65 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

   f. *Special use restrictions.*

i. Outdoor storage yards and contractor's storage yards shall be in conjunction with an affiliated office. Wrecking yards or yards used in whole or in part for a scrap or salvage operation shall be prohibited.

g. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

D. I-2 Industrial District.

1. *Purpose*. The purpose of the I-2 Industrial District is to provide for the location of large-scale or high-intensity industrial uses in such a fashion and location as to minimize the conflict with nearby residential or non-industrial uses.

2. *Permitted uses*. Only those uses of land listed under **Exhibit 400-7: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the I-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Auto repair and service*

b. Body Shop*

c. Civic

d. Crematorium

e. Entertainment, indoor

f. Gas station

g. Microbrewery* or Microdistillery*

h. Office

i. Outdoor display of building, pool, and playground equipment

j. Radio and television studios and broadcasting stations

k. Recreation, commercial

l. Restaurant, dine-in with lounge

m. Restaurant, dine-in without lounge

n. Beverage distilling

o. Book bindery

p. Brewery or Distillery*

q. Cannery, fruit and vegetable

r. Cleaning and dyeing works

s. Contractor storage yard

t. Dairy products manufacturing

u. Distribution or Warehousing Facility

v. Excavation, commercial*

w. Fabrication, structural

x. Food processing

y. Manufacturing, advanced

z. Manufacturing, artisan

aa. Manufacturing, heavy

bb. Manufacturing, light

cc. Outdoor salvage yard

dd. Outdoor storage yard

ee. Petroleum product storage

ff. Septage treatment facility*

gg. Warehouse

hh. Welding shops

ii. Well drilling services

jj. Public Safety Training Facilities

kk. Public utility facility

ll. Electrical energy substation*

mm. Small wireless facility*

nn. Stormwater retention or detention facility*

oo. Tower, radio, telecommunications, television or microwave*

3. *Site and structure provisions*.

a. *Maximum building size.* The maximum building size in the I-2 District is 200,000 square feet.

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

c. *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet.

d. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

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 65 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

E. I-3 Heavy Industrial District.

1. *Purpose.* The purpose of the I-3 Heavy Industrial District is to provide for the location of industrial uses of large scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-7 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the I-3 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this Chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Auto repair and service*

b. Body Shop*

c. Civic

d. Crematorium

e. Entertainment, Indoor

f. Gas station

g. Office

h. Outdoor display of building, pool, and playground equipment

i. Radio and television studios and broadcasting stations

j. Recreation, Commercial

k. Restaurant, dine-in with lounge

l. Restaurant, dine-in without lounge

m. Beverage distilling

n. Book bindery

o. Cannery

p. Cannery, Fruit and Vegetable

q. Cleaning and dyeing works

r. Contractor storage yard

s. Dairy Products Manufacturing

t. Distribution or Warehousing Facility

u. Excavation, commercial*

v. Fabrication, structural

w. Food processing

x. Manufacturing, advanced

y. Manufacturing, artisan

z. Manufacturing, heavy

aa. Manufacturing, light

bb. Natural gas gathering plant

cc. Non-atomic electric generating plants

dd. Manufacturing, light

ee. Outdoor salvage yard

ff. Outdoor storage yard

gg. Petroleum product storage

hh. Pleasure boat dry dock hull repair

ii. Public Safety Training Facilities

jj. Septage treatment facility*

kk. Steel mill

ll. Warehouse

mm. Waste tire collection and processing facility

nn. Welding shops

oo. Well drilling services

pp. Public utility facility

qq. Electrical energy substation*

rr. Small wireless facility*

ss. Stormwater retention or detention facility*

tt. Tower, radio, telecommunications, television or microwave*

3. *Conditional uses*. The following uses are deemed conditional uses in the I-3 District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Section 200-3.4**:

   a. Atomic generating plant

   b. Chemical processing plant

   c. Concrete or asphalt batching plant, permanent

   d. Shipbuilding and repair

4. *Site and structure provisions.*

   a. *Maximum building size.* The maximum building size in the I-3 District is 500,000 square feet.

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

   c. *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 80 feet.

   d. *Maximum lot coverage*. The lot coverage of all principal and accessory buildings on an I-3 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. *Height regulations*. No building or dwelling for residential or business purposes shall exceed 65 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

   f. *Design criteria*.

      i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.

      ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

      iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

      iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

F. SWM-1 Solid Waste Management District.

1. *Purpose*. The purpose of the SWM-1 Solid Waste Management District is to provide for the location of uses including and generally compatible with the collection of solid waste material for transport to processing facilities.

2. *Permitted uses*. Only those uses of land listed under **Exhibit 400-7 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the SWM-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

    a. Auto repair and service*

    b. Gas station

    c. Office

    d. Radio and television studios and broadcasting stations

    e. Air curtain incinerator

    f. Book bindery

    g. Cleaning and dyeing works

    h. Contractor storage yard

    i. Fabrication, structural

    j. Manufacturing, advanced

    k. Manufacturing, artisan

    l. Manufacturing, heavy

    m. Manufacturing, light

    n. Transfer station, non-processing

    o. Warehouse

    p. Wastewater treatment facility, limited*

    q. Welding shops

    r. White goods collection facility

    s. Yard waste and compost collection facility

    t. Public utility facility

    u. Electrical energy substation*

    v. Small wireless facility*

    w. Stormwater retention or detention facility*

    x. Television and radio broadcasting transmitters

    y. Tower, radio, telecommunications, television or microwave*

3. *Prohibited uses*.

    a. The processing of any waste materials except for the limited processing permitted by non-processing transfer stations is expressly prohibited.

4. *Site and structure provisions*.

    a. *Maximum building size*. The maximum building size in the SWM-1 District shall be 40,000 square feet.

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

    c. *Minimum lot width*. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 100 feet.

    d. *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. *Height regulations*. No building or dwelling for residential or business purposes shall exceed 45 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

    f. *Design criteria*.

        i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Chapter 600, Sec. 600-3.4** as are required for commercial uses.

        ii. *Signage.* All signage shall comply with the standards per **Chapter 600, Sec. 600-4**.

        iii. *Lighting.* All site lighting shall comply with the standards per **Chapter 600, Sec. 600-2**.

        iv. *Parking/loading.* All parking and loading shall comply with the standards per **Chapter 600, Sec. 600-5**.

G. SWM-2 Solid Waste Management District.

1. *Purpose*. The purpose of the SWM-2 Solid Waste Management District is to provide for the location of uses including and generally compatible with the transport, processing, treatment, of solid waste materials.

2. *Permitted uses*. Only those uses of land listed under **Exhibit 400-7 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the SWM-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

    a. Auto repair and service*

    b. Gas station

    c. Office

d. Air curtain incinerator

e. Book bindery

f. Cleaning and dyeing works

g. Construction and debris landfill

h. Contractor storage yard

i. Fabrication, structural

j. Manufacturing, advanced

k. Manufacturing, heavy

l. Manufacturing, light

m. Sanitary landfill

n. Recycling facility

o. Septage treatment facility*

p. Transfer station, non-processing

q. Warehouse

r. Wastewater treatment facility, limited*

s. Wastewater treatment facility, regional*

t. Welding shops

u. White goods collection facility

v. White goods processing facility

w. Yard waste and compost collection facility

x. Public utility facility

y. Electrical energy substation*

z. Small wireless facility*

aa. Stormwater retention or detention facility*

bb. Tower, radio, telecommunications, television or microwave*

3. *Prohibited uses*. The processing of any waste materials except in accordance with permitted uses identified in **Exhibit 400-4 Permitted Uses** is expressly prohibited.

4. *Site and structure provisions*.

   a. *Maximum building size*. The maximum building size in the SWM-2 District shall be 40,000 square feet.

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

c. *Minimum lot width*. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 100 feet.

d. *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. *Height regulations*. No building or dwelling for residential or business purposes shall exceed 45 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

f. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

H. AML Advanced Manufacturing and Logistics District.

1. *Purpose.* The purpose of the AML Advanced Manufacturing and Logistics District is to provide for the location of very large-scale facilities for the research and development, advanced manufacturing, and transportation/logistics industries. Such facilities should be located in close proximity to major high-capacity transportation routes, with the ideal location allowing for multi-modal opportunities. Advanced manufacturing shall mean manufacturing that uses innovative technologies and does not create air pollution and other harmful environmental impacts.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-7 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the AML District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an "*" indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:

a. Civic

b. Data center and data warehousing

c. Distribution or Warehousing Facility

d. Electrical Energy Substation*

e. Food Processing

f. Manufacturing, advanced

g. Manufacturing, artisan

h. Manufacturing, light

i. Office

j. Research and development facility

k. Small wireless facility*

l. Stormwater retention or detention facility*

m. Tower, Radio, Telecommunications, Television or Microwave

n. Warehouse

o. Wastewater treatment facility, limited*

3. *Site and structure provisions*.

a. *Maximum building ground floor area.* The maximum building ground floor area is 1,000,000 square feet. Ground floor area calculations shall include the area within exterior walls of the ground floor. It does not include detached structures; covered or uncovered carports, patios, porches, decks, or balconies; cantilevered covers, projections; or ramps and stairways required for access.

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

c. *Minimum lot width*. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 80 feet.

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

i. Where an AML District abuts a residential zoning district, a buffer of 75 feet shall be imposed along the adjoining lot line.

ii. Where lots in an AML District front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

iii. Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required in each yard. Each façade is measured separately, and the additional depth is required perpendicular to that façade.

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 100 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

g. *Design criteria*.

i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.

ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.

iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.

iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

v. *Engineering report and low impact development*. An engineering report shall be provided to the Department of Planning and Development and the department of Engineering detailing low impact development and green infrastructure feasibility on the site

SEC. 400-6 PLANNED UNIT DEVELOPMENT.

A. PUD Planned Unit Development District.

1. *Purpose and applicability.* A planned unit development or PUD describes a zoning designation and a process whereby limited deviation from the standards of this UDC is permitted to provide flexibility to accommodate innovative, high-quality site and building design that is otherwise not possible through the application of existing standards prescribed in the UDC. PUD applications shall be reviewed according to the procedures outlined in Chapter 200, Sec. 200-3.12. To be eligible to submit an application for a PUD zoning district map amendment, a proposed development must:

   a. Contain a mix of residential and commercial uses, where uses customarily permitted in residential areas such as golf or community clubs or recreational areas do not qualify as a commercial use meeting this requirement; and

   b. Must include the following approaches in innovative land use planning:

      i. Environmentally sensitive design that includes preservation of existing natural features of a site that is of a higher quality than would be possible under the regulations otherwise applicable to the property that reduces the risk of flood damage to life and property and enhances drainage functions.

      ii. Diversification and variation in the relationship of residential uses, open space, setbacks, and the height of structures compatible with surrounding neighborhoods, which creates a variety of housing types, environments and living units characterized by a cohesive building, sign, and site development program. Minor changes to setbacks or lot width are not considered a “variety of housing types;” see Ch. 100 definition of housing types for more information.

2. *Context.* A PUD map amendment can be utilized to comprehensively rezone an area with a series of zoning districts, including specific deviations from the UDC, provided deviations and zoning district standards align with applicable approaches in innovative land use planning and the Parish Comprehensive Plan, as amended.

3. *Standards and criteria for PUDs*. In order for the Planning and Zoning Commission and Parish Council to make competent and definitive decisions concerning a Planned Unit Development, the following general standards and criteria shall be applicable:

   a. *Physical characteristics of the site*. The site shall be 30 or more acres in size and suitable for development in the manner proposed without hazard to persons or property adjacent to the site.

   b. *Relation to major transit routes*. PUDs shall be properly located with respect to interstate, major highways, and major arterial streets so as not to create major shifts of traffic generation to intermediate collectors and/or minor streets. If a PUD is anticipated to create extensive traffic demand, as determined by the Parish Engineer, the PUD must include transportation system improvements to manage the new demand.

   c. *Required green space.* Applications for a PUD shall include landscaping treatments that enhance buildings and public spaces, that encourage shading, social comfort, space usability, that provide boundary treatments, express ownership and communicate a space is cared for and protected, all of which support the public's health, safety and welfare. Retention and detention features do not count toward the required green space for a PUD.

      i. A minimum of 25 percent of green space is required for all PUDs, including space for active and passive recreation.

         (A) Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.

         (B) Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.

   d. *Pedestrian-oriented design.* PUDs must be designed to enhance the pedestrian experience through the provision of convenient sidewalk access along all streets, interactive building facades with primary orientation at the sidewalk, awnings for shelter, street furniture where appropriate, and parking design that avoids conflicts with the pedestrian network.

   e. *Mixed-use development.* PUDs must incorporate both residential and nonresidential uses subject to Parish Council approval of the list and distribution of uses.

      i. Nonresidential uses shall comprise a minimum of 7,500 square feet of floor area per 30 acres of development site..

      ii. If a proposed PUD only includes residential units and lacks either mixed use or commercial development, such proposal is NOT eligible to be processed as a PUD and must be permitted within an existing zoning district.

   f. *Required sewerage and water.* PUDs shall provide central sewerage and water systems to all uses. Septic tanks and individual water wells are prohibited.

SEC. 400-7 OVERLAY DISTRICTS.

A. SAO Slidell Airport Overlay District.

1. *Purpose.*

    a. To provide protection from the hazard created by structures or trees that in effect reduce the size of the area available for the landing, takeoff, and maneuvering of aircraft; and in the interest of the public health, public safety, and general welfare to prevent airport hazards to the extent legally possible, and by the exercise of its police power as the governing authority of the parish, the Parish Council hereby establishes the Slidell Airport Overlay.

    b. It is further declared that both the prevention of the creation or establishment of airport hazards and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which political subdivisions may raise and expend public funds and acquire land or interest in land.

2. *SAO District location*. The Slidell Airport Overlay is established as follows: all property within 14,200 feet from the edge of the runway area designated on the Slidell Airport Hazard Zoning Map consisting of 1 sheet prepared by Hamilton, Meyer, and Associates, and dated June 23, 1980.

3. *Application of SAO District regulations.* All projects located within the Slidell Airport Overlay which exceed 150 feet in height from grade shall be reviewed by the Airport Manager for compliance with the provisions of this overlay district.

4. *Airport zones in the SAO.*

    a. In order to carry out the provisions of this overlay district, there are hereby created and established certain zones which include all of the land lying within the approach zones, transitional zones, horizontal zones, and conical zones as they apply to a particular airport.

    b. Such zones are shown on Slidell Airport Hazard Zoning Map consisting of 1 sheet prepared by Hamilton, Meyer, and Associates, and dated June 23, 1980, which is attached to Ordinance No. 91-1543, adopted December 19, 1991, and made a part hereof by reference. An area located in more than 1 of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

        i. *Horizontal zone*. The horizontal zone is hereby established by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of each runway, and connecting the adjacent arcs of drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

        ii. *Conical zone.* The conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of 4,000 feet. The conical zone does not include the precision instrument approach zones and the transitional zones.

        iii. *Precision instrument runway approach zone.* The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. Its centerline being the continuation of the centerline of the runway.

iv. Runway larger than utility with a visibility minimum as greater than ¾ mile non-precision instrument approach zone. The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

5. *Airport zone height limitations in the SAO*. Except as otherwise provided in this section, no structure or tree shall be erected, altered, allowed to grow, or be maintained in any zone created by this division to a height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

   a. *Transitional zones.* The transitional zone slopes upward and outward 7 feet horizontally for each foot vertically beginning at the sides of the same elevation as the primary surface and the approach zones, and extending to a height of 150 feet above the airport elevation which is 27 feet above mean sea level. In addition to the foregoing, there are established height limits sloping upward and outward 7 feet horizontally for each foot vertically beginning at the sides of and at the same elevation as the approach zones and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, height limits sloping upward and outward 7 feet horizontally for each foot vertically shall be maintained beginning at the sides of and as the same elevation as precision instrument runway approach surface and extending to a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.

   b. *Horizontal zone.* The horizontal zone is 150 feet above the airport elevation or a height of 178 feet above mean sea level.

   c. *Conical zone.* The conical zone slopes upward and outward 20 feet horizontally for each foot vertically beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.

   d. *Precision instrument runway approach zone.* The precision instrument runway approach zone slopes upward 50 feet vertically beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence slope upward 40 feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended runway centerline.

   e. Runway larger than utility with a visibility minimum greater than ¾ mile non-precision instrument approach zone. The runway larger than utility with a visibility minimum greater than ¾ mile non-precision instrument approach zone slopes upward 34 feet horizontally for each foot vertically beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.

   f. *Height limitations.* Nothing in this section shall be construed as prohibiting the growth, construction, or maintenance of any tree or structure to a height up to 50 feet above the surface of the land. Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail.

6. *Use restrictions in the SAO*. Notwithstanding any other provisions of this section, no use may be made of land or water within any zone established by this section in such a manner as to create electrical interference with navigational signals or radio communication between the airport and

aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, or otherwise in any way create a hazard or endanger the landing, takeoff, or maneuvering of aircraft intending to use the airport.

7. *Nonconforming uses in the SAO.*

   a. *Regulations not retroactive.* The regulations prescribed by this section shall not be construed to require the removal, lowering, or other changes or alterations of any structure or tree not conforming to the regulations as of the effective date of the ordinance from which this section is derived, or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of the ordinance from which this section is derived and is diligently prosecuted.

   b. *Marking and lighting.* Notwithstanding the preceding provisions of this section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the airport manager to indicate to the operators of aircraft in the vicinity of the airport, the presence of such airport hazards. Such markers and lights shall be installed, operated, and maintained at the expense of the local governing authority.

8. *Permits in the SAO.*

   a. *Future uses.* No material change shall be made in the use of land and no structure or tree shall be erected, altered, planted, or otherwise established in any zone hereby created unless a permit therefore shall have been applied for and granted.

      i. However, a permit for a tree or structure of less than 75 feet of vertical height above the ground shall not be required in the horizontal distance of 4,200 feet from each end of the runway except when such tree or structure, because of terrain, land contour, or topographic features, would extend above the height limit prescribed for the respective zone.

      ii. Each application for a permit shall indicate the purpose for which the permit is desired with sufficient particulars to determine whether the resulting use, structure, or tree would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted.

   b. *Existing uses.* No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a conforming use, structure, or tree to become a greater hazard to air navigation than it was on the effective date of the ordinance from which this section is derived or any amendments thereto or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.

   c. *Nonconforming uses abandoned or destroyed*. Whenever the Airport Manager determines that a nonconforming tree or structure, upon approval of Parish Building Inspector, has been abandoned or more than 80 percent torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations.

d. *Variances.* Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use their property not in accordance with the regulations prescribed in this section, may apply to the airport manager for a variance from such regulations. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and relief granted would not be contrary to the public interest but will do substantial justice and be in accordance with the spirit of this section, and as permissible by all applicable FAA regulations.

e. *Hazard marking and lighting.* Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this section and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to permit the local governing authority at its own expense, to install, operate, and maintain thereon such markers and lights as may be necessary to indicate to pilots the presence of an airport hazard.

9. *Enforcement in the SAO.*

a. It shall be the duty of the Director of the Parish Department of Planning and Development to identify the potential conflict between any proposed structure and these regulations and refer them to the Airport Manager for review.

b. It shall be the duty of the Airport Manager to administer and cause to enforce the regulations prescribed herein through the various enforcement agencies of the local governing authority. Applications for permits and variances shall be made to the Airport Manager upon a form furnished by him. Applications required by this section to be submitted to the Airport Manager shall be promptly considered and granted or denied by him.

10. *Appeals in the SAO.*

a. Any person aggrieved or any taxpayer affected by any decision of the Airport Manager made in his administration of this section, may appeal to Board of Adjustment of the local governing authority.

b. All appeals hereunder must be taken within a reasonable time as provided by the rules of the Board of Adjustment, by filing with the staff of the Board of Adjustment a notice of appeal specifying the grounds thereof. The staff of the Board of Adjustment shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.

c. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Airport Manager certifies to the Board of Adjustment, after the notice of appeal has been filed with it, that by reason of the facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by order of the Board of Adjustment on notice to the airport manager and on due cause shown.

d. The Board of Adjustment shall set a reasonable time for hearing appeals, give public notice and due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.

e. The Board of Adjustment may, in conformity with the provisions of this UDC, reverse or affirm, in whole or in part, or modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination, as may be appropriate under the circumstances.

B. Abita Airport Overlay District.

1. *Purpose.*

   a. To provide protection from the hazard created by structures or trees that in effect reduce the size of the area available for the landing, takeoff, and maneuvering of aircraft; and in the interest of the public health, public safety, and general welfare to prevent airport hazards to the extent legally possible, and by the exercise of its police power as the governing authority of the parish, the Parish Council hereby establishes the Abita Airport Overlay.

   b. It is further declared that both the prevention of the creation or establishment of airport hazards and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which political subdivisions may raise and expend public funds and acquire land or interest in land.

2. *Abita Airport Overlay District location*. The Abita Airport Overlay is established as follows:

   a. All property within 14,200 feet from the edge of the runway area designated on the St. Tammany Regional Airport.

   b. *Airport layout plan update*. Airport airspace plan consisting of 1 sheet (being 3 of 8) prepared by Buchart Horn, Inc., and dated June 4, 2008.

3. *Application of Abita Airport overlay district regulations*. All projects located within the Abita Airport Overlay which exceed 150 feet in height from grade shall be reviewed by the Airport Manager for compliance with the provisions of this overlay district.

4. *Airport zones in the Abita Airport Overlay.*

   a. *Created and established*. In order to carry out the provisions of this section, there are hereby created and established certain zones which include all of the land lying within the approach zones, transitional zones, horizontal zones, and conical zones as they apply to a particular airport.

   b. *St. Tammany Regional Airport; airport layout plan update.* Airport airspace plan consisting of 1 sheet (being 3 of 8) prepared by Buchart Horn, Inc., and dated June 4, 2008, and made a part hereof by reference. An area located in more than 1 of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

      i. *Horizontal zone*. The horizontal zone is hereby established by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of each runway, and connecting the adjacent arcs of drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

      ii. *Conical zone*. The conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of

4,000 feet. The conical zone does not include the precision instrument approach zones and the transitional zones.

iii. *Precision instrument runway approach zone.* The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. Its centerline being the continuation of the centerline of the runway.

iv. Runway larger than utility with a visibility minimum as greater than ¾ mile non-precision instrument approach zone. The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

5. *Airport zone height limitations in the Abita Airport Overlay*. Except as otherwise provided in this section, no structure or tree shall be erected, altered, allowed to grow, or be maintained in any zone created by this section to a height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

   a. *Transitional zone*. The transitional zone slopes upward and outward 7 feet horizontally for each foot vertically beginning at the sides of the same elevation as the primary surface and the approach zones, and extending to a height of 150 feet above the airport elevation which is 27 feet above mean sea level. In addition to the foregoing, there are established height limits sloping upward and outward 7 feet horizontally for each foot vertically beginning at the sides of and at the same elevation as the approach zones and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, height limits sloping upward and outward 7 feet horizontally for each foot vertically shall be maintained beginning at the sides of and as the same elevation as precision instrument runway approach surface, and extending to a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.

   b. *Horizontal zone.* The horizontal zone is 150 feet above the airport elevation or a height of 178 feet above mean sea level.

   c. *Conical zone.* The conical zone slopes upward and outward 20 feet horizontally for each foot vertically beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.

   d. *Precision instrument runway approach zone.* The precision instrument runway approach zone slopes upward 50 feet vertically beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence slope upward 40 feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended runway centerline.

   e. Runway larger than utility with a visibility minimum greater than ¾ mile non-precision instrument approach zone. The runway larger than utility with a visibility minimum greater than ¾ mile non-precision instrument approach zone slopes upward 34 feet horizontally for

each foot vertically beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.

f. *Height limitations.* Nothing in this section shall be construed as prohibiting the growth, construction, or maintenance of any tree or structure to a height up to 50 feet above the surface of the land. Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail.

6. *Use restrictions in the Abita Airport Overlay*. Notwithstanding any other provisions of this UDC, no use may be made of land or water within any zone established by this section in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport or otherwise in any way create a hazard or endanger the landing, takeoff, or maneuvering of aircraft intending to use the airport.

7. *Nonconforming uses in the Abita Airport Overlay.*

a. *Regulations not retroactive*. The regulations prescribed by this section shall not be construed to require the removal, lowering, or other changes or alterations of any structure or tree not conforming to the regulations as of the effective date of the ordinance from which this section is derived, or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of the ordinance from which this section is derived, and is diligently prosecuted.

b. *Marking and lighting*. Notwithstanding the preceding provisions of this section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Airport Manager to indicate to the operators of aircraft in the vicinity of the airport, the presence of such airport hazards. Such markers and lights shall be installed, operated, and maintained at the expense of the local governing authority.

8. *Permits in the Abita Airport Overlay.*

a. *Future uses*. No material change shall be made in the use of land and no structure or tree shall be erected, altered, planted, or otherwise established in any zone hereby created unless a permit therefore shall have been applied for and granted.

i. However, a permit for a tree or structure of less than 75 feet of vertical height above the ground shall not be required in the horizontal distance of 4,200 feet from each end of the runway except when such tree or structure, because of terrain, land contour, or topographic features, would extend above the height limit prescribed for the respective zone.

ii. Each application for a permit shall indicate the purpose for which the permit is desired with sufficient particulars to determine whether the resulting use, structure, or tree would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted.

b. *Existing uses*. No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a conforming use, structure, or tree to become a greater hazard to air navigation than it was on the effective date of the ordinance from which this section is derived or any amendments thereto or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.

c. *Nonconforming uses abandoned or destroyed.* Whenever the airport manager determines that a nonconforming tree or structure, upon approval of Parish Building Inspector, has been abandoned or more than 80 percent torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations.

d. *Variances*. Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use his property not in accordance with the regulations prescribed in this section, may apply to the Airport Manager for a variance from such regulations. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and relief granted would not be contrary to the public interest but will do substantial justice and be in accordance with the spirit of this section, and as permissible by all applicable FAA regulations.

e. *Hazard marking and lighting.* Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this section and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to permit the local governing authority at its own expense, to install, operate, and maintain thereon such markers and lights as may be necessary to indicate to pilots the presence of an airport hazard.

9. *Enforcement in the Abita Airport Overlay.*

a. It shall be the duty of the director of the Parish Department of Planning and Development to identify the potential conflict between any proposed structure and these regulations and refer them to the Airport Manager for review.

b. It shall be the duty of the Airport Manager to administer and cause to enforce the regulations prescribed herein through the various enforcement agencies of the local governing authority. Applications for permits and variances shall be made to the Airport Manager upon a form furnished by them. Applications required by this section to be submitted to the Airport Manager shall be promptly considered and granted or denied by them.

10. *Appeals in the Abita Airport Overlay.*

a. Any person aggrieved or any taxpayer affected by any decision of the Airport Manager made in his administration of this section, may appeal to Board of Adjustment of the local governing authority.

b. All appeals hereunder must be taken within a reasonable time as provided by the rules of the Board of Adjustment, by filing with the staff of the Board of Adjustment a notice of appeal specifying the grounds thereof. The staff of the Board of Adjustment shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.

c. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Airport Manager certifies to the Board of Adjustment, after the notice of appeal has been filed with it, that by reason of the facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by order of the Board of Adjustment on notice to the Airport Manager and on due cause shown.

d. The Board of Adjustment shall set a reasonable time for hearing appeals, give public notice and due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.

e. The Board of Adjustment may, in conformity with the provisions of this UDC, reverse or affirm, in whole or in part, or modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination, as may be appropriate under the circumstances.

C. MIO Municipal Interface Overlay District.

1. *Purpose*. The purpose of this section is to provide the Department of Planning and Development of the City of Mandeville a courtesy right to review and comment with respect to certain specified matters regarding properties which are located near, but outside the city limits of the City of Mandeville.

2. *Applicability of the MIO District*. This section shall only be applicable to the properties, outside of the city limits of the City of Mandeville and mapped as MIO as part of the Official Zoning Map of the Parish. Due to annexations, boundaries of the MIO are subject to change and generally include those sites with frontage along on the following portions of the following highways or roads:

   a. North approach, from Florida Street north to Louisiana Highway 22.

   b. U.S. Highway 190 East Service Road from U.S. Highway 190 North to Marquette Street.

   c. U.S. Highway 190 West Service Road from Louisiana Highway 22 north to 7th Street.

   d. Louisiana Highway 22 from Ridgewood Drive east to U.S. Highway 190.

   e. U.S. Highway 190 from Louisiana Highway 22 east to Bayou Castine.

   f. West Causeway Approach from Louisiana Highway 22 east to North Causeway Approach.

   g. Highway 59 from U.S. Highway 190 north to Dupard Street.

3. *Submittals to municipality in the MIO District.*

   a. *Signs, lighting, and landscape variances.* Within 5 business days after application is made to the parish for a variance from sign, lighting or landscape regulations requiring a hearing before the Board of Adjustment, the applicant shall transmit, to the Department of Planning and Development of the City of Mandeville (with a copy of the transmittal letter being directed to the Parish Department of Planning and Development), a complete copy of the documents filed with the Board of Adjustment.

i. The City of Mandeville shall forward any comments or input on the subject request to the Board of Adjustment of St. Tammany by the date and time of the public hearing for the request.

ii. The Board of Adjustment shall publicly consider all comments and input from the City of Mandeville received by the time of the public hearing on the request.

b. *New or altered building construction not requiring a variance*. In the event an application is made to the parish for the construction of a new building or the alteration of an existing building on properties with frontage along highways or roads described **Sec. 400-7.C.2.**, which do not require a variance from the Board of Adjustment from the signs, lighting, or landscaping regulations, the applicant shall within 2 business days transmit, to the Department of Planning and Development of the City of Mandeville (with a copy of the transmittal letter being directed to the Parish Department of Planning and Development), a complete copy of the documents filed with the Parish Department of Permits

i. The City of Mandeville shall forward any comments or input on the subject request to the St. Tammany Parish Department of Planning and Development within 5 working days of receipt of the transmittal letter.

ii. The St. Tammany Parish Department of Planning and Development shall consider all comments and input from the City of Mandeville on all such requests.

4. *Comments of municipality in the MIO District.* If the Department of Planning and Development of the City of Mandeville so desires, it may transmit written comments to the Director of the Parish Department of Planning and Development or the Director of the Parish Department of Permits with respect to such submittals; provided that a copy of such written comments shall be simultaneously transmitted to the applicant. The comments of the Department of Planning and Development of the City of Mandeville may be considered by the Department of Planning and Development, the Board of Adjustment and other agencies of the Parish, but shall not be binding on the Department of Planning and Development, the Board of Adjustment or other agencies of the Parish. At no time shall any action of the Parish, such as the granting of a permit or variance, be delayed to await comments from the Department of Planning and Development of the City of Mandeville.

5. *Zoning regulations applicable in the MIO District*. Although the Department of Planning and Development of the City of Mandeville is provided a right of review and comment as provided in this section, the zoning and other regulations of the City of Mandeville shall not be applicable to the properties which are the subject of this section, and the applicant shall only be required to meet the zoning and other regulations of the parish with respect to such properties.

a. Special street planting area rules for U.S. Highway 190 between Louisiana Highway 22 and Bayou Castine in the MIO District.

i. *Applicability; definitions*.

(A) *Applicability.* This section is applicable to that portion of the MIO District, outside of the city limits of the City of Mandeville, located along U.S. Highway 190 from Louisiana Highway 22 (the centerline of the North Causeway Approach overpass over Louisiana Highway 22/U.S. Highway 190) to Bayou Castine (currently the eastern city limits of the City of Mandeville).

(B) *Definitions.* The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

(1) Present Highway 190 right-of-way line means the right-of-way line of U.S. Highway 190 from La. Highway 22 to Bayou Castine prior to acquisition of right-of-way by the State Department of Transportation and Development (DOTD) for the U.S. Highway 190 widening project.

(2) Subsequent Highway 190 right-of-way line means the right-of-way line of U.S. Highway 190 from La. Highway 22 to Bayou Castine after the acquisition of right-of-way by the State Department of Transportation and Development for the U.S. Highway 190 widening project.

(3) U.S. Highway 190 widening project means the highway widening project, by the State Department of Transportation and Development along U.S. Highway 190 from La. Highway 22 (the centerline of the North Causeway Approach overpass over La. Highway 22/U.S. Highway 190) to Bayou Castine (currently the eastern city limits of the City of Mandeville). As of the date of the adoption of the ordinance from which this section is derived, this project currently is described as DOTD State Project No. 700-30-0270, but this definition includes not only that project number, but any other project number that may be used for the widening along U.S. Highway 190 from La. Highway 22 to Bayou Castine.

ii. *Effect, purpose of U.S. Highway 190 widening project*

(A) *Effect of U.S. Highway 190 widening project.* This section is necessitated because the U.S. Highway 190 widening project will affect many properties with frontage along U.S. Highway 190 which already have buildings and improvements constructed thereon and which, in many instances, are limited in depth. Since under the provisions-**of this UDC**, street planting areas would extend from the subsequent U.S. Highway 190 right-of-way line into the property thereby resulting in significant problems and/or diminishment of property values for the properties which will be subject to the U.S. Highway 190 widening project.

(B) *Purpose of this section.* The purpose of this section is to minimize the effect of the U.S. Highway 190 widening project on property owners with frontage along this highway and to minimize the land acquisition costs to DOTD for the U.S. Highway 190 widening project, while seeking to maintain as much as possible of the intended landscaping effect of the street planting areas as provided for in **Chapter 600, Section 600-3.4.E.3**.

iii. The street planting areas along U.S. Highway 190 must follow the Type A Street Landscape Area requirements in **Chapter 600, Sec. 600-3.4.E.3**. of this UDC to the maximum degree practicable within the boundaries of existing and planned right of way depth due to acquisition and highway widening, including the provisions for Utility Planting Conflict Resolution in **Chapter 600, Sec. 600-3.4.E.3.e.**

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 and 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.

2. *History of the Planned Corridor District.* The Highway 21 Planned Corridor (1989) and the Tammany Trace Overlay Districts were created for the protection of the scenic benefits of that corridor. With a revision to the General Development Regulations in 2002, a desire was expressed by the residents of these areas to maintain the high development standards in these corridors. A determination was made to consolidate these standards into the Planned Corridor District standards found in this section.

3. *Applicability of the Planned Corridor District Regulations.* This section applies to all lots with frontage along Highway 21 between the Tchefuncte River and Highway 1077; and lots with frontage along the Tammany Trace.

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:

    a. *Site and structure provisions.*

        i. *Off-street parking and loading requirements.* The parking area shall be located no less than 50 feet from the property line, nor shall it encroach on the required street planting area.

        ii. *Landscaping regulations*. Landscape regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:

            (A) Planting requirements. The street planting area shall contain a minimum of one Class A tree per every 600 square feet of the street planting area and one Class B tree per every 400 square feet of the street planting area.

            (B) Street planting area requirements shall follow the “Type A Street Landscape Areas” requirements in **Chapter 600** of this UDC. For lots greater than 150’ in depth, the street planting area shall include 1 additional foot for every additional 10’ in depth.

            (C) *Buffer planting area requirements*. A nonresidential property abutting a residential district shall have a minimum side yard and rear yard requirement of 30 feet but otherwise shall follow the “Side and Rear Landscape Width and Planting requirements” in **Chapter 600** of this UDC.

            (D) *Parking area requirements.*

                (1) The parking area shall be screened from view when the parking area is oriented to the side and/or the front of the structure to reduce visibility of the parking area from the highway using one of the following methods:

                    (a) 70 percent sight obscuring screen of living material.

(b) 100 percent sight obscuring screen 6 feet in height of non-living material.

(c) Earth berm with a minimum height of 3 feet.

(d) Planting areas shall be a minimum of 10 percent of the paved parking area but otherwise shall follow the "Parking Lot Landscape Area" requirements of **Chapter 600** of this UDC.

iii. *Sign regulations.* Sign regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:

(A) *Area and height provisions for ground signs.*

(1) *Single occupancy.*

(a) Area allowed: 25 square feet.

(b) Height allowed: 6 feet.

(2) *Multiple occupancy.*

(a) Area allowed: 50 square feet.

(b) Height allowed: 8 feet.

(B) No internal illumination.

(C) White light only, no colored lighting.

(D) Spectrum colors only, no iridescent colors permitted.

iv. *Setback requirements.* For lots with frontage along Highway 21 only, the following setback 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 70dB(A) as defined in **Sec.26-112** shall be limited to 7:00a.m. to 7:00p.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:

a. *Site and structure provisions.*

i. *Height regulations.* No portion of a building for business purposes located 25 feet from the Tammany Trace shall exceed 35 feet in height. Where a building is taller than 35 feet in height, 1 additional foot of setback shall be required for each 1 foot in building height over 35 feet.

ii. *Landscaping regulations.* Landscape regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:

(A) *Planting requirements.*

(1) Planting area requirements along the Tammany Trace shall follow the "Type A Street Landscape Areas" requirements in **Chapter 600** of this UDC.

(2) A path or trail can be provided through the required planting area to access the Tammany Trace. The width of the cleared area for the construction of the path shall not exceed 10 feet and the width of the pavement shall not exceed 5 feet.

E. MHO Manufactured Home Overlay District.

1. *Purpose*. The purpose of the MHO Manufactured Home Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.

2. *Standards for Manufactured Homes.* Manufactured homes are permitted by right in the MHO Manufactured Home Overlay. Manufactured homes shall be constructed in accordance with the use standards per **Section 400-8.U** of this chapter.

3. *Permit application in the MHO Manufactured Home Overlay.* Any request for a manufactured home within an MHO Manufactured Home Overlay shall be processed in accordance with the same building permit process as any other home with the exception that the request will be reviewed for compliance with the standards and criteria of this UDC by the Department of Planning and Development.

4. *Establishment of the MHO Manufactured Home Overlay District.* An MHO Manufactured Home Overlay may be established by the Parish Council after review and approval of the area in question in accordance with the procedures established to consider zoning map changes as outlined in **Chapter 200, Section 200-3.3** of the UDC.

F. RO Rural Overlay District.

1. *Purpose*. The RO Rural Overlay is established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.

2. *Permitted uses in the Rural Overlay.* The following permitted uses shall be allowed in the RO Rural Overlay, in addition to those uses permitted in the base zoning district. No structure or land shall be devoted to any use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of the ordinance from which this chapter is derived:

   a. *Agriculture uses.*

      i. Farming and any other agricultural use.

      ii. Agricultural buildings.

      iii. Limited commercial and industrial uses supporting agricultural production limited to buildings no larger than 5,000 square feet.

      iv. Wholesale/retail greenhouses and nurseries.

v. Roadside farm stands.

vi. Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor trailers, and excavation equipment is permitted as an accessory to the above listed uses (i. though v.) when stored on an operable, licensed transport vehicle, where the area utilized for storage is not more than 10 percent of the property.

b. *Residential uses.*

i. Single-family dwelling units.

ii. Private garages and accessory structures.

iii. One garage apartment or guest house.

iv. Accessory single- or multi-family farm tenant dwellings on unsubdivided farm land when residents are employed on the property and when gross density does not exceed one family per acre.

v. Private landing strips or heliports.

c. *Nonresidential uses.* The following nonresidential uses are permitted within the RO Rural Overlay District subject to development plan review by the Department of Planning and Development in accordance with the procedures outlined in **Chapter 200, Section 200-3.5**.

i. Religious uses including churches, temples, synagogues, camps, convents and monasteries.

ii. Seasonal seafood peddlers using temporary structures. State inland waters shrimping seasons shall be considered as the seasons during which the regulations shall apply and inspectors may periodically check for conformance; including temperature of seafood storage and waste disposal.

iii. Seasonal produce stands other than seafood peddlers and Christmas tree sales, provided that the use is temporary and valid for a period not greater than six months. Concurrent permits for a single site may not extend this six-month limit. For occupancy of a site on a permanent basis a conditional use permit is required. Signs are allowed provided they are professionally rendered and approved by the Department of Planning and Development.

iv. Fireworks sales using temporary structures during periods established by ordinance of the Parish Council except where prohibited by ordinance. Signs are allowed provided all are professionally rendered and approved by the Department of Planning and Development.

v. Snowball stands between April l and September 30.

vi. Non-profit/family cemeteries.

vii. Bed and breakfasts.

viii. Excavations for the purpose of creating a decorative or farm pond of not to exceed one acre in area and when located on a parcel of at least five acres in area.

ix. Farm winery subject to the use standards outlined in **Section 400-8.Q** of this chapter.

x. Short term rentals subject to the requirements in **Sec 400-8.KK** of this chapter.

d. Conditional uses. The following uses are deemed conditional uses in the RO Rural Overlay District and may be approved as a conditional use subject to approval of the Planning and Zoning Commission in accordance with Chapter 200, Section 200-3:

i. Excavation, Commercial* Section 400-8.I

3. *Site and structure provisions in the Rural Overlay.* When a property is located with a residentially zoned district, the site and structure provisions of the underlying zoning district apply. This section shall apply to residential uses when located in a nonresidential zoning district.

a. *Minimum lot area.* The minimum lot area for any use other than agricultural uses shall be one acre in size.

b. *Maximum density*. The density shall be established as one dwelling unit per acre unless it is within an established subdivision of record, commonly referred to as older paper subdivision, established prior to the enactment of Subdivision Ordinance No. 499, dated May 21, 1970.

c. *Minimum lot width.* The width of each zoning lot shall not be less than 100 feet.

d. *Front yard.* Residential structures shall be set back a minimum of 40 feet from the right-of-way of adjoining major or minor arterial and 30 feet from the right-of-way of any public road. Agricultural uses require no front yard.

e. *Side yard.* Side yards shall be not less than 30 feet from the right-of-way of any public road and 15 feet in all other instances. This setback shall apply to structures only.

f. *Rear yard.* All structures shall have a rear yard of not less than 30 feet; however, agricultural uses require no rear yard.

g. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 25 percent of the total area of the lot.

h. *Height regulations*.

i. No building or dwelling for residential or business purposes shall exceed 35 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**, whichever is higher.

ii. Uses incidental to farming, such as silos, windmills, etc., and any other non-habitable structure (e.g., radio, TV tower) may exceed this height limitation; provided, however, that there be one foot of setback for every one foot over 45 feet from existing dwellings and/or residences or property lines.

G. RBC Regional Business Center Overlay.

1. *Purpose.* To promote well-designed, unified, commercial or office development projects that provide regional economic benefits by allowing land use and development requirements to be met across lot lines.

2. *Applicability.* Proposed planned commercial or office developments must be at least 100 acres in area, be located and permitted within the HC-3, PBC-1, PBC-2, or AML districts, and meet the

minimum criteria within this section to be eligible for Planning and Zoning Commission review and Council decision-making.

3. *Effect.* Approved planned commercial or office developments are indicated on the official zoning map of the Parish with a RBC Overlay District designation, which ties standards to the specific request approved by the Parish Council via Ordinance. The RBC Overlay does not change the underlying zoning classification of a property. All underlying zoning district regulations and standards will continue to apply unless specifically authorized by the property-specific RBC Overlay Ordinance. When an RBC Overlay District application includes a request for a land use activity not permitted in the underlying zoning district, the Planning and Zoning Commission must review and make a recommendation on the request prior to the item being presented for Parish Council decision-making.

4. *Preapplication Conference and Concept Plan Review.* To support compliance with the Code and the provisions of this section, applicants requesting a RBC Overlay must complete a pre-application conference and submit a conceptual plan consistent with the requirements of a Planned Unit Development (PUD), as per **Chapter 200 – Sec. 3.12 Planned Unit Development (D) Required Preapplication Conference and (E) Concept Plan Approval**. The Concept Plan must also include:

    a. The title of the project and the names of the project planner and developer.

    b. A legal description of the property including township, section and range.

    c. Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within 500 feet of all boundaries of the proposed RBC, as well as all existing physical features of the site such as streets, buildings, watercourses, easements, soil conditions, vegetative cover and topography.

    d. Proposed boundaries of the RBC Overlay.

    e. Architectural and design guidelines to be imposed as part of the RBC overlay, including but not limited to building site and / or design, landscaping, parking, signage, lighting, driveway, and / or other miscellaneous guidelines.

    f. Loading, storage, and refuse areas.

    g. Utilities.

    h. Walls, fences and screening.

    i. Other equipment and site furniture.

5. *RBC Overlay Map Change Request.* Requests for a RBC Overlay is processed as a Zoning Map Change as per **Chapter 200 – Procedures, Sec. 200-3.3 Zoning Map Changes,** with the following deviations:

    a. The proposed RBC Overlay need not demonstrate that it is more suitable than the current zoning classification because the overlay—if approved—will not replace the underlying zoning classification.

    b. A preapplication conference is required.

    c. The concept plan is the approved plan for the development and must be incorporated into the RBC Overlay Ordinance as an exhibit that clearly illustrates all terms, conditions, safeguards,

and stipulations in RBC Overlay. These shall be binding upon the applicant or any successors in interest.

6. *Enforcement.* Deviations from an approved RBC Overlay or failure to comply with any requirements, conditions, or safeguards included in the approved Ordinance shall constitute a violation of these zoning regulations.

7. *Amendments.* Amendments to the RBC overlay shall be processed in the same manner as an amendment to a PUD as per **Chapter 200 – Procedures, Sec. 3.12 Planned Unit Development (H) Changes to an Approved PUD.**

H. RES-1 Resilience Overlay District One.

1. *Purpose*. To promote resilient building construction in areas prone to significant coastal or riverine flood risk. These standards are intended to preserve residents' investments in their homes and reduce exposure to flood risk and higher flood insurance premiums caused by future development.

2. *Effect*. The RES-1 Overlay does not change the underlying zoning classification of a property. All underlying zoning district regulations and standards will continue to apply unless specifically indicated otherwise in this section. Any request for a permit in the RES-1 Overlay shall be processed in accordance with the same building permit process as any other permit with the exception that the request will be reviewed for compliance with the standards and criteria of this UDC by the Department of Engineering, Permits and Inspections Department, and the Department of Planning and Development. The Board of Adjustment shall not issue any variance or waiver to the design standards in this district.

3. *Special design standards in the RES-1 Resilience Overlay.* All of the following design standards shall apply to new construction of buildings, including accessory structures, in the RES-1 Overlay:

   a. Fill limitations.

      i. No fill shall be permitted on parcels zoned RES-1 that would raise or increase the surface elevation of any part of the parcel above its natural or pre-development elevation. Fill required for minor grading to level and drain the surface at the proposed site of the primary structure and driveway may be authorized, however this application of fill may not exceed six inches above natural grade.

      ii. Fill may be used in the RES-1 district for land reclamation, provided such fill does not elevate the surface of the lot higher than the existing lot elevation, fill may only be used to reclaim land and make it even with the existing lot.

      iii. Encapsulated fill foundations are not allowed in the RES-1 Overlay for new construction.

   b. 3-Foot Freeboard. In addition to the standards applicable to construction listed in Section 900-6.7 Flood Hazard Area Requirements, all new construction in the RES-1 Resilience Overlay must be elevated to a minimum of 36 inches or 3 feet above the base flood elevation or the centerline of the street or top of curb fronting the site. Floodproofing or the use of a stem wall system with backfill shall not be permitted in the RES-1 Resilience Overlay.

c. *Open Foundation with No Obstructions Below the Finished Floor.* All new buildings in the RES-1 must comply with all of the following foundation standards:

i. Building must be constructed on a foundation that is designed and sealed by a registered design professional as complying with the requirements of the International Building Code, the International Residential Code, or ASCE 24-14 Flood Resistant Design and Construction.

ii. Must not be constructed on fill.

iii. Must be an open foundation using piers or pilings but must not use a crawlspace or enclosure below the first finished floor. For the purpose of this requirement, breakaway walls are prohibited, but bug screens and open latticework are allowed.

iv. Accessory structures or garages under 600 square feet in area shall be exempt from the requirement to have an open foundation.

d. *Prohibition of Outdoor Storage of Materials.* Outdoor storage of equipment (such as commercial machinery, hazardous materials, construction equipment, outdoor coolers, kitchen equipment, or lumber / construction materials) exceeding an area of 100 square feet on a single site is strictly prohibited in the RES-1. Lawnmowers, air conditioning units, generators, vehicles, and farm vehicles (such as tractors or trailers) shall be exempt from this prohibition. Accessory structures, air conditioning units, and generators must follow the applicable construction standards for accessory buildings or mechanical equipment as applicable.

e. *Exception for small, low-cost accessory structures.* Accessory structures 100 square feet or less are exempt from the design standards above and may follow typical construction requirements for all such structures in this UDC and in the applicable building code and floodplain regulations.

I. RES-2 Resilience Overlay District Two.

1. *Purpose*. To promote resilient building construction in areas prone to flooding. These standards are intended to preserve residents' investments in their homes and reduce exposure to flood risk and higher flood insurance premiums caused by future development.

2. *Effect*. The RES-2 Overlay does not change the underlying zoning classification of a property. All underlying zoning district regulations and standards will continue to apply unless specifically indicated otherwise in this section. Any request for a permit in the RES-2 Overlay shall be processed in accordance with the same building permit process as any other permit with the exception that the request will be reviewed for compliance with the standards and criteria of this UDC by the Department of Engineering, Permits and Inspections Department, and the Department of Planning and Development. The Board of Adjustment shall not issue any variance or waiver to the design standards in this district.

3. *Special design standards in the RES-2 Resilience Overlay*. All of the following design standards shall apply to new construction of buildings in the RES-2 Overlay:

a. *No net fill*. All sites in the RES-2 Resilience Overlay shall be subject to the prohibition of net fill. The following shall apply to the RES-2:

i. The placement of fill material shall be permitted only after a development plan has been submitted and approved by the Department of Engineering.

ii. Fill may be used in the RES-2 district for land reclamation, provided such fill does not elevate the surface of the lot higher than the existing lot elevation, fill may only be used to reclaim land and make it even with the existing lot.

iii. In the event that the Department of Engineering determines that fill work is permitted on the particular parcel, the fill work must comply with the following specific standards:

(A) In some cases, subject to the discretion of the Department of Engineering, or it's designee, excavation of existing soil and its replacement with fill is permissible at the site provided it can be demonstrated to have no increase in the natural ground elevation and no net impact on the function of the drainage system in the vicinity.

(B) Fill shall be limited to the roof-shed area of the proposed primary structure and access to the site and shall not exceed that which is necessary to prepare an adequate building footprint. Fill must slope away from the structure and toward natural grade within the buildable areas of the lot, and fill must not be located in required front, side, or rear setbacks.

(C) Site improvements (roads, structures, fill, etc.) shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.

(D) Fill for driveways must not exceed 6 inches above natural ground elevation except where fill is part of the foundation for the main residence, carport, or garage. Fill may also be placed to soften the transition between elevations to a slope not less than 4 horizontal feet to every 1 vertical foot.

(E) Fill may be authorized by the Department of Engineering, or it's designee, in those cases where, due to the size and location of the parcel of property, on-site or off-site mitigation can be provided and the Department of Engineering, also determines that there will be no loss of flood plain storage, no loss of stream flow capacity and the applicant demonstrates that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the drainage system in the vicinity.

(F) Storage capacity required for drainage or retention as listed in Section 900-6.2 Drainage System Requirements, Section 900-6.3 Hydrologic and Hydraulic Analysis and Paving and Drainage Plan, or Section 900-6.4 Retention Ponds shall not be utilized to meet the fill mitigation required in this section.

b. *3-Foot Freeboard*. In addition to the standards applicable to construction listed in Section 900-6.7 Flood Hazard Area Requirements, all new construction in the RES-2 Resilience Overlay

must be elevated to a minimum of 36 inches or 3 feet above the base flood elevation or the centerline of the street or top of curb fronting the site.

c. Encapsulated fill foundations are allowed in the RES-2 Overlay for new construction or substantial improvements to structures, however encapsulated fill foundations are limited to a height of two feet above existing grade and can only be used on lots with a minimum width of 75 feet to ensure that the property has sufficient drainage around the subject structure.

SEC. 400-8 USE STANDARDS.

A. Adult Uses.

1. The distance between any adult use and any residential district or dwelling shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the residential district or dwelling to the nearest point of the property line of the adult use or the property on which it is situated, if it is one of several business establishments on the property, whichever is greater.

2. The distance between any 2 adult uses shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the closest property lines of each adult use.

3. The distance between any adult use and any existing school, child care center, church or place of worship, park or recreational area, public library, museum, or community center shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the adult use to the nearest point of the property line of the school, child care center, church or place of worship, park or recreational area, public library, museum, or community center.

4. An adult use shall comply with Chapter 6 of the Code of Ordinances, pertaining to alcoholic beverages, and Chapter 28**,** pertaining to offenses and miscellaneous provisions, and all necessary state and parish licenses and/or permits as required.

5. Hours of operation shall conform to established uses in the neighborhood and may be adjusted by the Zoning Commission and/or the Parish Council.

6. Live entertainment, when expressly authorized and permitted, will only be allowed when it does not adversely affect the surrounding neighborhood because of noise, crowds, and other factors.

7. The use of neon or other similar lighting technology exposed to the exterior shall be limited to 1 sign unit which conforms to all other signage requirements of this UDC, is directly related to the subject facility, and is not advertisement for products or services provided or sold in the facility.

8. The premises on which the adult use is located and the public rights-of-way within 100 feet of such facility must be maintained in a clean and orderly manner.

9. The premises in which an adult theater establishment is located shall operate only as an adult theater and shall not contain or offer any items or services consistent with that of an adult cabaret, adult store, massage parlor, or escort agency. Any of the aforementioned businesses shall constitute a separate adult use and must independently conform with all of the requirements of this section.

B. Agricultural and Decorative Ponds.

1. A site work permit application shall be submitted to the Department of Planning and Development. The plan shall indicate, at a minimum:
    a. Purpose and use of the pond.
    b. Location, size, setbacks, and general shape of the pond.
    c. Indicate whether or not dirt will be removed from the site.
    d. Proposed hours and days of operation of heavy equipment.
    e. Indicate timeframe to complete the pond.
    f. Show where the dirt removed from the pond will be deposited on site and how it will be used.
    g. Section through the pond showing depth and slopes of pond and levee. Depth of the pond must show the depth measurements at different intervals around the pond.
    h. Indicate with arrows the general drainage patterns onto and off the site.
2. The pond shall be set back a minimum of 25 feet from the front, sides, and rear property lines.
3. The property shall be kept posted with warning signs set no further than 50 feet apart and clearly visible, indicating that the property is an excavation site.
4. The perimeter of the land containing the excavation shall be fenced by a wire mesh fence or as determined by the Department of Planning and Development of not less than 4 feet in height and all gates or entrances shall be locked when not in use.
5. The final depth of the pond shall not exceed 15 feet maximum.
6. Sloped sides for fishing and swimming at a 2:1 ratio.
7. The pond shall be inspected and monitored 6 months after completion.
8. Road bond must be secured prior to excavation, if required by the Parish Department of Public Works.
9. Plot plan review and approval required from the Department of Engineering.

C. Animal-Related Uses.

In all residential districts, these standards apply to all animal-related uses including animals raised for household agriculture, stables, and kennels.

1. A structure may be erected for a private stable, pen, barn, shed, or silo for raising, treating and/or storing products raised on the premises. This structure may not include a dwelling unit.
2. Standing under roofed stables must be made of a material that provides for proper drainage so as not to create offensive odors, fly breeding, or other nuisances.
3. Fences for pens or similar enclosures must be built with sufficient height and strength to retain the animals. No pen, fence, or similar enclosure may be closer than 20 feet to an adjacent property line. The widths of alleys, street rights-of-way, or other public rights-of-way may be used to calculate the 10 foot requirement.

4. The regulations under this use do not apply to government agencies, governmentally supported organizations, or educational agencies that keep and maintain animal's health, research, or similar purposes, nor do these regulations apply to special events such as circuses and livestock exhibitions which are otherwise regulated.

D. Automobile Sales.

1. New and Used Car Lots shall be subject to the following regulations:

    a. A site plan of the use must be approved by the Department of Planning and Development. At a minimum, this plan shall include the following information:

        i. Location of all structures on the site.

        ii. Location of customer parking and delineation of merchandise storage.

        iii. Proposed traffic movements and point of ingress and egress, including parking and sight triangles.

        iv. Location and coverage of lighting, signage and fencing; including materials, textures and colors to be used on all surfaces.

        v. Pedestrian access to adjacent sites.

        vi. Approved landscape plan.

        vii. Approved layout of parking area for vehicles for sale and/or lease.

        viii. Any additional information as determined by the department of planning and development.

            (A) A minimum of six parking spaces shall be provided in addition to any applicable parking requirements as required per Sec. 600-5.1 Parking Requirements.

            (B) A minimum lot area of 20,000 square feet shall be required.

            (C) All new and used car lots are required to maintain an office space which meets commercial standards including a restroom for employees and customers.

            (D) In no case shall any automobile sales use park vehicles within any right of way.

E. Auto Repair and Service.

1. The following activities shall not be performed in conjunction with any auto repair service station:

    a. Outdoor repairs, including changing of oil and lubrication of automobiles.

    b. Outdoor painting and body work on automobiles.

    c. Outdoor storage of automotive parts.

    d. The outdoor storage of wrecked or abandoned vehicles.

        i. If an operable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use.

ii. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked motor vehicles each of which having a valid state registration, current safety inspection certificate, and documentary record of pending repairs or other disposition.

iii. All vehicles shall be screened from public view by a 100 percent, 6 foot non-living or 70 percent living screen. Objects shall be stored at a minimum of 5 feet from this screen.

2. Sale of 2 or more automobiles, trailers, trucks, tractors, boats, or any other similar commodity.

3. Twenty percent of each site must be landscaped open space.

4. The use of neon signs exposed to the exterior shall be limited to 2 sign units, both of which are directly related to the subject facility and are not corporate advertisements for products sold in the facility.

F. Bed and Breakfast.

1. A site and landscape plan shall be submitted to the Department of Planning and Development. The plan shall indicate, at a minimum:

   a. Location of all structures on site including proposed structures.

   b. Drawing of residence interior and including the number of rooms and areas to be used for the bed and breakfast.

   c. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.

   d. Drawing showing the location of proposed sign, setback from property line and dimensions.

2. Where a bed and breakfast is allowed, the proposed use shall meet the following criteria:

   a. A bed and breakfast facility must be in a single-family dwelling.

   b. The bed and breakfast facility shall provide a maximum of 10 rooms for rent.

   c. The exterior of the building shall maintain a residential appearance.

   d. The facility shall be the residence of the operator, who is the owner or lease holder of the building.

   e. Rooms may not be rented for more than 7 consecutive days, and no more than 15 days per person in any 30-day period.

   f. A morning meal must be served on the premises and included within the room charge for guests of the facility and shall be the only meal provided.

   g. The facility must meet applicable parish and state health, safety (including but not limited to the Uniform Building Code requirements concerning maximum occupancy) and liability requirements.

   h. One off-street parking space will be required for each rented bedroom, in addition to the number of spaces required for each dwelling unit.

G. Behavioral Health Centers and Behavioral Health Hospitals.

1. These uses are not permitted within 1,000 feet of an existing residential use or district.
2. An additional 100-foot-deep buffer area is required along all perimeters of the lot on which this use is developed.

H. Body Shop

1. Outside body work, detailing, and painting or other repairs are not permitted.
2. The outdoor storage of junked, wrecked, or abandoned vehicles stored on the premises solely for the purpose of using parts to repair other vehicles shall not be permitted.
3. All outdoor storage of vehicles awaiting repair shall be screened from public view by a 100 percent opaque 6-foot-tall non-living screen or a 8-foot-tall 70 percent opaque living screen. Objects shall be stored a minimum of 5 feet from this screen.
4. Any fleet storage of vehicles utilized in connection with this use shall be screened by a 6-foot-high screen of either 100 percent opaque non-living material or 70 percent opaque evergreen plants or as determined by the Department of Planning and Development.
5. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.
6. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:
    a. Location of all structures on site including proposed structures.
    b. Location of fuel storage tanks.
    c. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
    d. Additional information shall be submitted as determined by the Department of Planning and Development.
7. A minimum of 6 parking spaces shall be provided in addition to any other applicable requirements.
8. A minimum lot area of 20,000 square feet shall be required for this use.
9. Storage and disposal of chemicals shall adhere to federal requirements promulgated at 40 CFR 122.26(b)(8) and state requirements promulgated at LAC33: IX: § 2511.B.4 and LAC33: IX: § 2511.B.16.
10. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate, and documentary records of pending repairs or other disposition

I. Brewery or Distillery and Microbrewery or Microdistillery.

1. A site plan shall be submitted to the Department of Planning and Development. The plan shall indicate, at a minimum:
   a. Location of all structures on site including proposed structures.
   b. Proposed traffic movements and point of ingress and egress, including parking and site triangle.
   c. Drawing showing the location of proposed sign, setback from property line, and dimensions.
2. Where a brewery, distillery, microdistillery, or microbrewery is allowed, the proposed use shall meet the following criteria:
   a. No brewery or distillery shall permit beer or spirit tasting and consumption without proper permitting from the parish and the state.
   b. *Beer or spirit-related items*. Items that may be used in connection with the serving, storing, or display of beer or spirits, or written material describing beer, spirits, food, or items of apparel displaying the name and/or logo of the specific brewery or distillery can be sold on site; other non-beer or non-spirit related items may not be sold.
   c. Sale, delivery, or shipment of beer or spirits manufactured by the permittee directly to a consumer in the state, licensed wholesalers, and out-of-state purchasers are permitted.
   d. The storage, warehousing, and wholesaling of beer or spirits is allowed on site.
   e. Special events and entertainment which consists of indoor live performances are permitted subject to compliance with requirements set out in **Sec. 6-30** of the Code of Ordinances.
   f. On-site tasting rooms shall be subject to the use and parking standards of a bar and any limitations provided for in state law. The facilities may also include other uses such as a standard restaurant, bar, or live entertainment.
   g. Entertainment, Outdoor uses are permitted as an accessory use subject to compliance with the following regulations:
      i. Outdoor entertainment areas including patios, beer gardens, stages, or seating areas with speakers must be located at least 50 feet from any adjacent property line with a residential zoning classification or use.
      ii. If a greater distance is not feasible due to existing site constraints, a minimum 8 ft. high solid sound barrier wall must be installed. In addition, the Planning and Zoning Commission shall have authority to require additional sound barrier measurements through the Conditional Use process.
      iii. Outdoor speakers must be directional and oriented away from residential properties or uses.

J. Cemeteries and Mausoleums.

In addition to all federal and state laws, the following requirements must be met (excluding family-owned cemeteries which are limited to the burial of family members):

1. Graves shall be considered as structures for the purpose of determining setbacks from property lines and in no case located closer than 50 feet from the property line.
2. Each lot or group of lots forming a cemetery or mausoleum center shall be fenced to a height of 4 feet or more.
3. Graves containing in-ground burials must not be located within 850 feet of any water well as verified by the owner, operator, or manager of the cemetery through the use of a survey.
4. Cemeteries located in designated critical drainage areas are required to maintain the bottom of all caskets a minimum of 1 foot above the base flood elevation. Notwithstanding the foregoing, if the buried casket is enclosed with a nonporous concrete or similar nonporous material vault, this requirement shall not be applicable.
5. Twenty-five-foot no cut buffer zones must be maintained within the perimeters of cemeteries and comply with all landscape and tree regulations in **Chapter 600** of this UDC.

K. Commercial Excavation.

1. *Site plan.* A site plan shall be submitted to the Department of Planning and Development. The plan shall indicate, at a minimum:
   a. Purpose and use of the excavation.
   b. Location, size, setbacks, and general shape of the excavation.
   c. Indicate whether or not dirt will be removed from the site.
   d. Hours and days of operation of heavy equipment must be limited to Monday to Saturday from 7:00 a.m. to 5:00 p.m.
   e. Indicate timeframe to complete the excavation.
   f. Show where the dirt removed from the excavation will be deposited on site and how it will be used.
   g. Section through the excavation showing depth and slopes of excavation and levee. Depth of the excavation must show the depth measurements at different intervals around the excavation.
   h. Indicate with arrows, the general drainage patterns onto and off the site.
2. *Criteria.*
   a. All commercial excavations shall provide a natural area (NAT) of 100 feet from the front, sides, and rear property lines of the site.
   b. On sites where any property line abuts federal or state roadways, lands or waterways, or the Tammany Trace, the excavation shall provide a natural area of 500 feet from the abutting property line. For purposes of this provision only, federal and state lands shall mean those lands owned by the United States government or the state and actively managed as a park, wildlife preserve, or government facility. A waterway is a body of water such as a river, bayou, stream, or improved canal whether navigable or non-navigable.

c. On sites which are traversed by a waterway or the Tammany Trace, the excavation shall also provide a natural area (NAT) of 500 feet from the nearest bank of the waterway or the centerline of the Tammany Trace.

d. The property shall be kept posted at all access points and on road frontage with warning signs set no further than 100 feet apart and clearly visible, indicating that the property is an excavation site.

e. Sloped sides at a 3:1 ratio.

f. A road bond must be secured prior to excavation, if required by the Parish Department of Public Works.

g. A plot plan review and approval is required from the Parish Department of Engineering.

L. Community Home.

1. Community homes shall be certified, licensed, or monitored by the State of Louisiana
2. Community homes shall have 24-hour supervision including at least 1 but not more than two 24-hour attendants.
3. Community homes are subject to all local and federal regulations and the regulations of the Louisiana Administrative Code.
4. Community homes shall appear outwardly as a single-family residence.
5. Community homes shall be grouped in two categories:
   a. Community Home (6 or fewer persons).
   b. Community Home (10 or fewer persons)

M. Community Sewerage Systems.

1. Whenever wastewater treatment facilities or public utility facilities are approved within a land use district established in, and subject to the provisions of this UDC, the subject wastewater treatment facility or public utility facility may be approved for expanded use, but only if all of the following conditions are fulfilled:
   a. The wastewater treatment facility exists and is functional at the time the application for a permit is submitted to the Zoning Administrator, but that a public utility facility other than a wastewater treatment facility shall be eligible to receive a permit irrespective if such exists or is proposed.
   b. As such relates to the design, construction, and operation of the wastewater treatment facility or public utility facility, all regulatory approvals and authorizations have been issued by appropriate and applicable state and parish regulatory agencies.
   c. The owner and/or operator of the wastewater treatment facility or public utility facility possesses a valid franchise agreement consistent and/or in conformance with the provisions of R.S. 33:4064.6(B).
   d. The wastewater treatment facility, or public utility facility, and any and all associated or adjunct elements of the subject sewerage system, have the actual and/or anticipated capacity

which will be required to realize the peak sewage demand of its actual, anticipated, intended, and/or proposed use, and the operation and maintenance of which are likely to be in accordance and compliance with all regulatory requirements; all as determined and affirmed by the St. Tammany Parish Department of Environmental Services.

e. Meets minimum requirements of Sec. 400-8(GG) for Public and Private Utility Facilities located in or adjacent to residential and commercial zoning districts.

2. Public utility facilities may include a limited wastewater treatment facility, but not a regional wastewater treatment facility, whenever public utility facilities are authorized within a zoning district.

3. A permit shall not be approved whenever the subject wastewater treatment facility is a regional wastewater treatment facility located within a district other than an industrial or institutional district.

4. Public utility facilities may include a limited wastewater treatment facility or a regional wastewater treatment facility whenever public utility facilities are authorized as a permitted use within the subject district.

5. Whenever facts and circumstances exist that, in the opinion of the Director of Planning and Development would merit the imposition of other relevant and reasonable terms and conditions, he or she is hereby authorized to impose any such term or condition as a prerequisite to the issuance of the permit.

N. Composting Facility.

1. The distance between any composting facility and any residential dwelling shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the residential district or dwelling to the nearest point of the property line of the said use or the property on which it is situated, if it is one of several business establishments on the property, whichever is greater.

2. Hours of operation shall conform to established uses in the neighborhood and may be adjusted by the Zoning Commission and/or the Parish Council.

3. Any and all additional conditions, as determined by the Zoning Commission, placed upon the specific operation to mitigate potential negative impacts of the operation.

O. Convenience Store (with Gas)/Gas Station with Convenience Store.

The sale of gas and other fuel shall be an accessory use permitted in the zoning district when the criteria of this section are met:

1. In the HC-1 and HC-2 Highway Commercial District, a minimum parcel size of 40,000 square feet is required for such use. On parcels that are a minimum of 40,000 square feet but less than 60,000 square feet in size, the number of fuel pumping units shall be limited to a total of 4 units. For purposes of this provision, a fuel pumping unit, also commonly known as a gas pump, is defined as a unit that is capable of dispensing gas or other fuel to no more than 2 vehicles at the same time, and only when each vehicle to be fueled is positioned on opposite sides of the pump. On parcels that are a minimum of 60,000 square feet but less than 90,000 square feet in size, the number of fuel pumping units shall be limited to a total of 6 units. On parcels that are 90,000 square feet or greater in size, the number of fuel pumping units shall not exceed 8 units.

2. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:
    a. The location of each pumping unit. On all parcels, the nearest pumping unit shall be set back a minimum distance of 50 feet, in addition to any street planting area requirement, from any highway, road or street right-of-way.
    b. Location of all structures on site including proposed structures.
    c. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
    d. Adjacent land uses.
    e. Approved landscape plan.
    f. Location and coverage of lighting, signage, and fencing; including materials, textures, and colors to be used on all surfaces.
    g. Additional information shall be submitted as determined by the Department of Planning and Development.
3. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.

P. Dwelling, Multiple-Family

1. All multi-family uses in the HC Highway Commercial Districts including HC-2 and HC-3 must be serviced by central utility systems including sewer and water.
2. Multi-family uses in the HC-2 Highway Commercial District shall have a maximum allowable density of 1 unit per 1,250 sq. ft.
3. Public amenities shall be required for the residents of all multi-family developments which exceed 100 units or more including but not limited to neighborhood parks with playgrounds, dog parks, nature trails, community gardens, and/or indoor and outdoor gyms.
4. All entrance and exit ways as required within Sec. 900-3.2 General Planning and Layout Requirements for Streets must be adhered to.
5. Where a multi-family residential use adjoins a residential district, higher setbacks shall be provided in accordance with the following regulations:
    a. Where a building is taller than 25 feet in height, 1 additional foot of setback shall be required. Each façade is measured separately, and the additional depth is required perpendicular to that façade.

Q. Outdoor and Contractors' Storage Yards.

1. This use shall be screened from public view along the front, sides and rear by a 100 percent opaque 8-foot-tall screen consisting of wood, solid masonry, concrete, or other material as approved by the Department of Planning and Development.
2. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use and subject to

violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate and documentary records of pending repairs or other disposition.

3. Objects shall not be stacked higher than 8 feet high within 40 feet of the visual screen. Objects may be stacked 1 foot above the 8 feet for each additional 5 feet of setback beyond the original 40 feet. However, stacking of portable storage containers is limited to 3 storage containers in height.
4. Sales and rentals of portable storage containers shall be considered an allowed use only in the I-1, I-2, and I-3 zoning districts.
5. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:
   a. Location of all structures on site including proposed structures.
   b. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
   c. Landscaping.
   d. Signage
   e. Lighting.
   f. Parking/loading.
   g. Additional information shall be submitted as determined by the Department of Planning and Development.
6. Outdoor and Contractors' Storage Yards located within the HC-2, HC-3, and HC-4 Highway Commercial Districts are only permitted through the Conditional Use Procedure outlined in Sec. 200-3.4 Conditional Uses.

R. Day Care Centers.

1. Prior to issuance of a permit, a site plan shall be submitted for approval to the Department of Planning and Development indicating the following:
   a. Location of all structures on site including signage.
   b. Minimum landscape requirements.
   c. Minimum parking requirements.
   d. Ingress and egress to the site.
   e. Adjacent land uses.
2. In addition to all federal and state laws, the following requirements must be met:
   a. A minimum play area of 50 square feet for each child which is enclosed with an opaque fence of a minimum height of not less than 6 feet.
   b. An off-street loading area shall be provided to accommodate a minimum of 5 automobiles for day care centers. This loading area shall be provided in addition to the minimum parking requirements, or as determined by the Department of Planning and Development.

c. Where a day care center adjoins any residential zoning district, a buffer yard must be provided which is a minimum of 10 feet in depth and a 6-foot-tall 100 percent opaque screen is installed.

d. An off-street loading area shall be provided to accommodate a minimum of 3 automobiles for day care homes.

3. Additional information shall be submitted as determined by the Department of Planning and Development.

S. Drive-thru Restaurants.

In the HC-1 Zoning District, additional standards apply to Restaurants with Drive-Thru facilities, including:

1. The site must have direct access to a highway functional classification system of minor arterial or greater.
2. A site plan must be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:
   a. Location of all structures on site including proposed structures.
   b. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
   c. Approved landscape plan.
   d. Approved lighting plan.
   e. Approved Traffic Impact Study.
3. Where drive-through windows are used, automobile stacking areas shall be set back a minimum of 10 feet from the property line and 5 feet from on-site automobile parking areas. The stacking area shall be so located so as not to cause patrons parking on site to move through the area to get from their cars to the restaurant entrance unless an accessway is designed in conformance with FHWA MUTCD, ITE Transportation Planning Handbook, LADOTD EDSM, or other reputable publication standards.
4. If the drive-thru facility abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.
5. Additional information shall be submitted as determined by the Department of Planning and Development.

T. Farm Winery.

1. A site plan shall be submitted to the Department of Planning and Development. The plan shall indicate, at a minimum:
   a. Location of all structures on site including proposed structures.
   b. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.

c. Drawing showing the location of proposed sign, setback from property line, and dimensions.

2. Where a farm winery is allowed, the proposed use shall meet the following criteria:

a. The daily time period during which a farm winery may be open to the general public shall be from 10:00 a.m. until 9:00 p.m.

b. The maximum occupancy at any time shall be determined by the State Fire Marshall.

c. The farm winery tasting room may have 1 accessory structure for the purpose of wine tasting and sales of wine-related items. The size of the tasting room shall be limited to 800 square feet.

d. Tour, wine tasting, and consumption are limited to tour of the facility, sampling, by the general public, of wines, and the purchase of wine by the glass or bottle to drink on or off the premises of the farm winery. No farm winery shall permit the wine tasting and consumption without the proper permit from the parish and the state.

e. *Wine-related items.* Items that may be used in connection with the serving, storing or display of wine, or written material describing wine or food, or items of apparel displaying the name and/or logo of the specific winery can be sold on the site; other non-wine-related items may not be sold.

f. Sale, delivery, or shipment of wine manufactured by the permittee directly to a consumer in this state, licensed wholesalers, and out-of-state purchasers are permitted.

g. The storage, warehousing, and wholesaling of wine is allowed on site.

h. Special events are permitted subject to compliance with requirements set out in this UDC.

U. Garage Sales.

1. *Frequency; duration*. Not more than 1 garage sale may be conducted by any person or upon any lot or parcel of land during any period of 3 consecutive months. Such garage sales shall not be conducted for longer than 2 consecutive days.
2. *Other sales prohibited.* The sale of personal property to the general public by means of a garage sale on any residentially zoned property is prohibited except as permitted by this section.
3. *Exemptions.* The provisions of this section shall not apply to the following:

a. Charitable or religious organizations occasional sales when the proceeds from such sales are used solely for charitable or religious purposes.

b. Sales conducted pursuant to process or order of any court of competent jurisdiction.

V. Heliports.

1. When a heliport is allowed, evidence must be submitted to the Zoning Commission in support of the following criteria:

a. Location of all structures on site including any proposed structures.

b. Location of any storage.

c. Location of all adjacent land uses.

d. Location of all abutting streets and intersections.

e. For all commercial heliports, evidence must be presented to the Zoning Commission that there is a public need for the facility based on location of existing facilities and market demand.

f. Evidence must be presented that the heliport will not present a safety hazard or adversely affect existing or logical future development of adjacent properties and neighborhoods.

g. Adequate transitional yards shall be provided and maintained to shield non-compatible adjacent uses.

2. No use, object, or structure may be erected that causes interference with radio communications or transmissions of electronic signals with the aircraft, impairs the visibility of the aircraft in relation to the lights of the runway, endangers landing, takeoff or maneuvering of the aircraft.
3. Heliports shall be lighted to provide adequate visibility at night or in inclement weather.
4. Heliports are limited to helicopters with a gross weight of less than 12,500 pounds.
5. If fueling is provided on site, all storage tanks must be located underground or as approved by the Department of Planning and Development.
6. Any service uses provided shall be for private use of the property owner or petitioner only.
7. All heliports must be approved by the Federal Aviation Administration (FAA). A copy of such approval will be kept on file in the Department of Planning and Development and the Department of Permits and Inspections.
8. Additional information shall be submitted as determined by the Department of Planning and Development.

W. Methadone Centers and Clinics.

1. The distance between any methadone centers and clinics and any residential district or dwelling shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the residential district or dwelling to the nearest point of the property line of the said use or the property on which it is situated, if it is one of several business establishments on the property, whichever is greater.
2. The distance between any methadone center/clinics and any existing school, child care center, church or place of worship, park or recreational area, public library, museum, or community center shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the methadone center or clinic to the nearest point of the property line of the school, child care center, church or place of worship, park or recreational area, public library, museum, or community center.
3. The distance between any methadone center or clinic and any other methadone center or clinic shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the methadone center or clinic to the nearest point of the property line of the second methadone center or clinic.
4. Hours of operation shall conform to established uses in the neighborhood and may be adjusted by the Zoning Commission and/or the Parish Council.

X. Manufactured or Mobile Homes.

1. When permitted by right, all manufactured or mobile homes must comply with the following minimum standards and criteria:

    a. The manufactured home must meet the minimum standards as a HUD manufactured home unit in accordance with the Manufactured Home Construction and Safety Standards (HUD Code) for location within the parish.

    b. The manufactured home must display a red certification label on the exterior of each transportable section.

    c. The manufactured home must comply with the minimum site and building setback requirements of the zoning district where it is located.

    d. The manufactured home must be attached to and installed on a permanent foundation and the provisions of R.S. 9:1149.4 must be complied with and the structure must meet the minimum standards as established in the most recent building codes adopted by the parish.

    e. The minimum floor area of the manufactured home must be 720 square feet.

    f. The wheels, tongue, and traveling lights must be removed within 15 days after the manufactured home is placed upon a lot.

    g. Manufactured home skirting, as defined in **Chapter 100** of this UDC, must be appropriately affixed to the manufactured home.

    h. The proposed site must meet all minimum infrastructure requirements of this UDC.

Y. Massage Establishment.

1. *Applicability.* This section applies to massage establishments or any other place of business that offers the practice of massage therapy and where the practice of massage therapy is conducted on the premises of the business. A place of business includes any office, clinic, facility, or other location where a person or persons engage in the practice of massage therapy. The residence of a therapist or an out-call location which is not owned, rented, or leased by a massage therapist or massage establishment shall not be considered a massage establishment, unless the location is advertised as the therapist's or establishment's place of business. The term "massage establishment" shall not include physician offices, physical therapy facilities, chiropractic offices, or athletic training facilities, whether or not they employ, contract with, or rent to massage therapists, or institutions of secondary or higher education when massage therapy is practiced in connection with employment related to athletic teams.

2. No establishment may offer massage therapy or similar services unless they maintain current and proper licensing under R.S. 37:3551 or R.S. 37:3552 et seq. or perform such work under the direct supervision of a licensed physician.

3. All massage establishments shall follow all state regulations promulgated between LA Rev Stat § 37:3551 through LA Rev Stat § 37:3568.

Z. Mobile Food Trucks.

1. *Applicability*. This section applies to mobile food trucks. Uses this applies to include, but are not limited to mobile food trucks, ice cream trucks, and snowball trucks.

2. *Limitation in size*. Any uses similar to those regulated within this section that exceed 500 square feet must follow the requirements in **Sec. 400-8.NN.** or must be fully permitted as a commercial building.
3. A copy of the lease and/or written permission from the property owner or authorized agent shall be kept on site.
4. This use requires an annual permit. The mobile food truck or temporary food or retail stand must reapply annually for the permit.
5. No mobile food truck or temporary food or retail stand may remain on a site for more than 12 hours.
6. The mobile food truck or temporary food or retail stand must be located entirely on private property and shall not be located in any required setback, sight distance triangle, buffer, or public right-of-way.
7. Trucks may not operate:
    a. Within 20 feet of any intersection, stop sign, flashing beacon, yield sign, or other traffic control signal located on the side of a roadway;
    b. Within 3 feet of any public or private driveway, wheelchair ramp, or bicycle ramp;
    c. In any manner that impedes an exit or entrance of an operating building;
    d. In any manner that impedes traffic flow on a public street, private drive, or parking aisles.
8. Vendors must obey all applicable parking, traffic and vehicle safety laws, regulations, and restrictions.
9. The mobile food truck or temporary food or retail stand must meet all applicable state codes.
10. No vendor may sell alcoholic beverages.
11. All vendors shall provide a trash receptacle within 3 feet of the front or back of the truck.
12. All vendors must keep a 50-foot radius around the truck during operation and upon ceasing operation.
13. No horns, amplification systems, or other sound-producing devices or music systems which can be heard outside of the truck may be used.
14. A maximum of 1 sign not exceeding 16 square feet per side, off the vehicles or temporary building, will be allowed on the property. No signs shall be located within public rights-of-way or in sight triangles.

AA. Manufactured Home Parks.

1. The development of a parcel (or contiguous parcels under single ownership) of land with 4 or more manufactured homes shall constitute a manufactured home park.
2. A developer of a manufactured home park, whether selling lots, renting, or leasing sites, must follow the prescribed subdivision review process per **Chapter 800** of the UDC. Once the prescribed subdivision process has been completed, a subdivision plat must be filed and recorded for public record in the Parish Clerk of Court's office before any lots can be sold, rented, or leased

3. All manufactured home parks must receive State Fire Marshal approval as per the NFPA Life Safety Code prior to leasing sites or building permit issuance.

4. *Design requirements for manufactured home parks*.

   a. A minimum of 10 acres is required for a manufactured home park.

   b. Manufactured home parks have a maximum permitted density of 8 units per acre.

   c. All manufactured homes must be located at least 25 feet from any roadway.

   d. No manufactured home may be situated in a manner so that it obstructs a roadway or walkway.

   e. *Roadway design:*

      i. Safe and convenient access shall be provided for vehicular traffic and emergency vehicles at all times.

      ii. Each manufactured home lot within a manufactured home park shall have direct access to a park street or public street. The access shall be an unobstructed area not less than ten feet in width which may be pedestrian in character.

      iii. All roadways shall be hard surfaced in accordance with subdivision regulations with the exception that one-way streets shall have a 40-foot minimum right-of-way with a 16-foot compacted sub-base, with 4-foot shoulders and a 12-foot hard-surfaced road. Composition of base material shall be according to subdivision regulations. Said roadways are acceptable in manufactured home parks solely for the purpose of this section. When so installed, they shall not be eligible for nor accepted into the parish road maintenance system.

      iv. Streets and walkways designed for the general use of manufactured home park residents shall be lighted during the hours of darkness. Such lighting shall not be under the control of the manufactured home occupant. Poles shall not exceed 35 feet in height, and longitudinal spacing shall not exceed 200 feet.

   f. *Sidewalks*. If sidewalks are provided, they shall be located not less than 1 foot from the property line. Sidewalks shall connect individual homes with parking areas. In no case shall sidewalks be less than 4 feet wide.

   g. *Vehicle parking.*

      i. Two off-street automobile parking spaces shall be required for each manufactured home stand. The minimum dimension of these spaces shall be 9 feet wide by 20 feet deep. In no event shall parking be located over 100 feet from the corresponding manufactured home stand.

      ii. Parking spaces are required to be composed of a minimum of a 4-inch compacted sub-base of clay, sand, and gravel, with a 2-inch surface course of gravel or shell.

   h. *Recreation/open space*

      i. Twenty-five percent of the total land area shall be open space reserved for the exclusive use of the residents of the park.

ii. This area shall be maintained in a clean and sanitary condition at all times.

i. *Floodplain provision.* Any manufactured home park or portion thereof that is located within the special floodplain hazard area defined by the Federal Insurance Administration shall be required to comply with conditions placed upon the park by the Planning and Zoning Commission and the Department of Engineering, including but not limited to the following requirements:

i. Construction or modification of sewerage, water supply, and drainage facilities to meet appropriate approval by the Department of Environmental Services of the parish and/or Department of Engineering.

ii. Use of paints, membranes, or mortar to reduce seepage of water through walls; and

iii. Construction of water supply and waste treatment systems so as to prevent the entrance of floodwaters.

j. *General lot requirements.*

i. Manufactured homes shall be installed on a mobile home stand which must provide a second base for structural support of the manufactured home to secure the structure against uplifting, sliding, overturning, shifting, or uneven settling.

ii. Anchorage to resist flotation and lateral movement must be provided.

k. *Manufactured home stand*. Each manufactured home stand shall have, as a minimum for support, one 16-inch by 16-inch concrete pad 4 inches in thickness for every 50 square feet of floor area.

l. *Maintenance requirements.*

i. The manufactured home park shall be maintained in a clean and sanitary condition at all times.

ii. The storage of automobiles is prohibited.

iii. Trash receptacles shall be screened by a 6-foot sight-obscuring fence.

iv. Grass, weeds, and other vegetation not considered as part of the ornamental landscape shall not exceed 12 inches in height.

m. *Electrical systems.*

i. Underground utilities shall be provided.

ii. Electric hookups shall be provided to all manufactured home stands and there shall be at least 1 electrical single-phase outlet supplying a minimum of 115/230 volts.

n. *Water system.*

i. Pure potable water shall be supplied to each and every manufactured home occupied in manufactured home parks.

ii. This system shall be designed, constructed, and protected in accordance with current health, plumbing, electrical, and fire protection standards, codes, and ordinances adopted and administered by the state and/or the parish.

o. *Sewage disposal system.* Central sewerage systems are required for all manufactured home parks under inspection of and regulated by the Department of Environmental Services of the parish and any appropriate state agencies.

p. *Fences.* If fences are provided, fences for privacy purposes shall be connected to the manufactured home and shall not exceed 6 feet in height and shall not be placed closer than 5 feet to any other mobile home.

q. *Fire protection*. Access to a manufactured home for fire protection services shall be such as to permit fire apparatus to approach within 100 feet of each manufactured home.

r. *Responsibilities of owner.*

i. The owner of the manufactured home park shall be responsible for the supervision, operation, and maintenance of the park. The owner or his designer shall be available, or on call, at all times in the event of an emergency.

5. *Licenses.* It shall be unlawful for any person to operate or maintain any manufactured home park within the unincorporated areas of the parish unless he holds a valid license issued by the Parish Department of Planning or its successor authorized representative of the Parish Council. Said license shall be issued in the name of the current property owner for the specific manufactured home park.

a. *License fees.* For each license issued under the provisions of these regulations, there shall be an annual fee based on the number of manufactured home spaces in the park for which the license is issued paid to the Parish Department of Planning and Development according to the fee schedule.

b. *New licenses*. Application for a license required by a new, altered, or extended manufactured home park shall be in writing and on a form provided by the Parish Department of Planning and Development. The license shall be applied for at the same time tentative plans are submitted to the Department of Planning and Development. Said license shall be approved by the Planning Commission prior to tentative approval. New licenses shall be valid for 1 calendar year.

c. *Renewal licenses.* A license for a manufactured home park shall be valid for the calendar year in which it is issued by the Department of Planning and Development. Application for such license shall be in writing on a form provided by the Department of Planning and Development and shall be renewed annually upon a satisfactory inspection in which the applicant's manufactured home park is found to be in compliance with these regulations. Prior to issuance of a renewal license by the Department of Planning and Development, the applicant shall possess and present a current title to said property for examination to operate and maintain a manufactured home park.

d. *Transfer of license*. Upon the sale, transfer, or donation of a licensed manufactured home park, the vendor (licensee) shall notify the Department of Planning and Development in writing within 5 working days of said sale, transfer, or donation. Such notice shall include the name and address of the vendee of the manufactured home park. No manufactured home park shall be sold or otherwise alienated except as a whole unit during the existence of the park. Upon application in writing for transfer of the license, the parish shall transfer the license which will remain valid until its expiration.

e. *License revocation or suspension*. When the Department of Planning and Development determines that any person holding a license under these regulations has, or may have, violated any of the provisions of this section or any health regulations of the state, a written notice shall be served on such licensee in person or by registered mail, specifying the violation and requiring correction within 30 days. If corrections have not been made within 30 days, the parish shall have the right to revoke all licenses pertaining to said park and require that the property owner rid the park of all trailers or manufactured homes.

6. *Nonconforming Manufactured Home Parks.*

a. *Purpose.* The purpose of this section is to provide a means for nonconforming manufactured home parks (prior to December 18, 1980) to qualify for licensing purposes, by providing minimum quality regulatory standards as established by the parish within this section.

b. *Application requirements*. An application containing the following minimum quality standards for nonconforming mobile home parks, shall be submitted to the Department of Planning and Development.

i. Three copies of a scaled site development plan shall be submitted and drawn to scale indicating the following items:

(A) Name of development.

(B) Name of developer/owner.

(C) Section, township, and range.

(D) Vicinity map at top left-hand corner of plan.

(E) North arrow.

(F) Total number of sites within development (indicate sites by using rectangular boxes).

(G) Setbacks from all streets.

(H) Existing streets and type of surfacing.

(I) Total acreage of development.

(J) Type of water and sewage disposal.

(K) Disclosure of any open space or recreational areas.

(L) A legal description that defines the boundaries of the development.

(M) A copy of the maintenance and/or operation agreement for the development.

c. Upon satisfactory completion of the application requirements, the Department of Engineering and/or Planning and Zoning Commission shall issue a manufactured home park license to the developer/owner of the manufactured home park.

d. *Fees.*

i. There shall be a one-time processing fee according to the fee schedule to cover administrative costs for reviewing the application requirements.

ii. All licensing fees shall conform to the established fees as set forth elsewhere in this code.

e. *Expansion of nonconforming manufactured home parks*. Any expansion of nonconforming manufactured home parks shall require rezoning to bring the manufactured home park in compliance with the mobile home park regulations and/or request waivers to the Planning and Zoning Commission.

BB. Mini-Warehouses (or Warehouse, Self-Storage).

1. The site must comply with parking lot landscape area requirements of **Chapter 600** of this UDC. If this use abuts a residential district, a transitional yard shall be provided equal to the side or rear yard requirements of the residential district classification.
2. A site plan of the use must be approved by the Department of Planning and Development. At a minimum, this plan shall include the following information:
   a. Location of all structures on the site.
   b. Proposed traffic movements and point of ingress and egress, including parking and sight triangles.
   c. Location and coverage of lighting, signage, and fencing; including materials, textures, and colors to be used on all surfaces.
   d. Pedestrian access to adjacent sites.
   e. Approved landscape plan.
   f. Any additional information as determined by the Department of Planning and Development.
3. A minimum of 6 parking spaces shall be provided in addition to any other applicable requirements.
4. A minimum lot area of 20,000 square feet shall be required.
5. Parking areas shall not block the entrances to storage areas.
6. No more than 50% of the total square footage of the lot may be used as an accessory outdoor storage yard and shall be screened from public view along the front, sides, and rear by a 100 percent opaque 8-foot high fence consisting of wood, solid masonry, concrete or other material as approved by the Planning Department.

CC. Motor Vehicle and Boat Sale and Rental.

1. A site plan of the use must be approved by the Department of Planning and Development. At a minimum, this plan shall include the following information:
   a. Location of all structures on the site.
   b. Proposed traffic movements and point of ingress and egress, including parking and sight triangles.
   c. Location and coverage of lighting, signage, and fencing; including materials, textures, and colors to be used on all surfaces.
   d. Pedestrian access to adjacent sites.

e. Approved landscape plan.

f. Approved layout of parking area for vehicles for sale and/or lease.

g. Any additional information as determined by the Department of Planning and Development.

2. A minimum of 6 parking spaces shall be provided in addition to any other applicable requirements.

3. A minimum lot area of 20,000 square feet shall be required.

DD. On-location Television or Film Productions.

1. Film productions for television and or movies are allowed within the unincorporated portions of St. Tammany Parish through the Department of Planning and Development.

2. All respective productions should file with the St. Tammany Tourist Commission to submit a copy of the following documents that will then be transferred to the Department of Planning and Development for review:

   a. Completed application provided by the St. Tammany Tourist Commission that includes the following information:

      i. Name of production company and all respective information including address, phone number, and production representative(s).

      ii. Title of production.

      iii. Production type.

      iv. St. Tammany production budget.

      v. Dates of filming within St. Tammany Parish.

      vi. Production locations.

   b. Certificate of insurance demonstrating liability for any damages to parish persons, property, or any other assets deemed a public resource.

   c. Location agreement between all property owners and production company with filming dates matching what is listed on submitted application.

   d. Drone pilot's permit (if applicable to the production) issued by the FAA (Federal Aviation Administration)

   e. Overhead site plan that demonstrates all production sites including filming areas, parking locations, and any road blocking.

   f. Proof of documentation that all residents within the vicinity have been notified of filming within the area if the production is filming within 500 feet of a residentially-zoned area.

3. Any production requiring police detail (including but not limited to simulated gunfire, explosions, and road closures) must also submit approval from the St. Tammany Parish Sheriff's Office.

4. Any production requiring road closure must submit all proper documentation to the St. Tammany Parish Department of Public Works.

5. All filming is strictly prohibited unless otherwise granted approval by the Director of Public Works in the following locations: Camp Salmen Nature Park, Tammany Trace, or any parish-maintained facility.

6. If a set/structure requires the issuance of a building permit as determined by the Chief Building Official, the production company shall file said permit and comply with all applicable codes of the relevant zoning district. All building permits must be issued before a final film permit may be issued by the Department of Planning and Development.

EE. Outdoor Retail Sales and Storage Yards.

1. This use shall be screened from public view along the front, sides and rear by a 100 percent opaque 8-foot-tall screen consisting of wood, solid masonry, concrete or other material as approved by the Department of Planning and Development.

2. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate, and documentary records of pending repairs or other disposition.

3. Objects shall not be stacked higher than 8 feet high within 40 feet of the visual screen. Objects may be stacked 1 foot above the 8 feet for each additional 5 feet of setback beyond the original 40 feet. However, stacking of portable storage containers is limited to 2 storage containers in height.

4. Shall not exceed 10 percent or less of the area of the developed site.

5. The outdoor retail sales and storage yard shall be a secondary use to a home improvement center or department store.

6. The outdoor retail sales and storage yard shall not be located within the required parking area.

7. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:

   a. Location of all structures on site including proposed structures.

   b. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.

   c. Landscaping.

   d. Signage.

   e. Lighting.

   f. Parking/loading.

   g. Additional information shall be submitted as determined by the Department of Planning and Development.

FF. Outdoor Salvage Yards.

1. This use shall be screened from public view along the front, sides and rear by a 100 percent opaque 8-foot-tall screen consisting of wood, solid masonry, concrete, or other material as approved by the Department of Planning and Development.

2. The owner of an outside salvage or reclamation use shall not stack objects higher than 8 feet high within 40 feet of the visual screen. The owner of an outside salvage or reclamation use may stack objects 1 foot above the 8 feet for each additional 5 feet of setback beyond the original 40 feet.
3. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate, and documentary records of pending repairs or other disposition.
4. A minimum distance of 200 feet is required between an outside salvage or reclamation use and a residential district subject to landscape requirements for industrial uses abutting residential districts.
5. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:
    a. Location of all structures on site including proposed structures.
    b. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
    c. Landscaping.
    d. Signage.
    e. Lighting.
    f. Parking/loading.
    g. Hours of operation.
    h. Additional information shall be submitted as determined by the Department of Planning and Development.

GG. Outside Display of Pre-Assembled Accessory Building, Pool, and Playground Equipment.

1. Display or storage of building, pool or playground equipment is prohibited within the required parking area and within the front or side landscaping buffers.
2. Display of portable storage containers is not allowed on the site.
3. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate at a minimum:
    a. Location of all structures on site including proposed structures.
    b. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
    c. Landscaping.
    d. Signage.
    e. Lighting

f. Parking/loading.

g. Additional information shall be submitted as determined by the Department of Planning and Development.

HH. Portable Storage Containers Used for Storage.

1. Portable Storage Containers are not permitted in the NC-1 Neighborhood Office District, NC-2 Neighborhood Commercial District, GC-1 General Commercial District, GC-2 Public, Cultural, or any residentially zoned property which is one acre or less in size.
2. Portable Storage Containers placed on residentially zoned property over three acres in size which are 200 sq. ft. or less do not require a building permit. All other Portable Storage Containers, regardless of size, require a building permit prior to their placement and are not exempt from St. Tammany Parish permitting requirements.
3. The combined number of containers on any 1 parcel shall be limited to 2 storage containers.
4. The use of portable storage containers shall be a secondary use, requiring that a primary, permanent structure be located on the same parcel unless the subject residential property has a Rural Overlay and is three acres or greater in size.
5. The use of the portable storage container must be for the sole benefit of the business or primary, permanent structure located on the same parcel.
6. A portable storage container shall be used for storage purposes only. No occupancy or other use of the storage container shall be allowed.
7. *Sale or rental of containers.* Sales and rentals of portable storage containers shall be considered an allowed use only in the I-1, I-2, and I-3 zoning districts.
8. A portable storage container on any parcel may not occupy any parking spaces on that parcel that are required as parking.
9. All portable storage containers must meet all minimum setback requirements and may not be located within any required natural area.
10. Stacking of portable storage containers is prohibited in all zones except in I-1, I-2, and I-3 zoning districts.
11. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:
    a. Location of all structures on site including proposed structures.
    b. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
    c. *Landscaping*. All landscaping shall be in compliance with the provisions of this UDC.
    d. *Signage.* All signage shall be in compliance with this UDC.
    e. *Lighting.* All site lighting shall be in compliance with this UDC.
    f. *Parking/loading*. All parking and loading will be in compliance with this UDC.

g. Additional information shall be submitted as determined by the Department of Planning and Development.

II. Private Landing Strips.

1. Minimum of 5 acres is required for this site.
2. No use, object, or structure may be erected that causes interference with radio communications or transmissions of electronic signals with the aircraft, impairs the visibly of the aircraft in relation to the lights of the runway, endangers landing, takeoff or maneuvering of the aircraft.
3. All commercial landing strips shall be lighted to provide adequate visibility at night or in inclement weather.
4. If fueling is provided on site, all storage tanks must be located underground or located 200 feet from an adjacent runway.
5. Any service uses provided shall be for private use of the property owner or petitioner only.
6. All landing strips shall be approved by the Federal Aviation Administration (FAA). Copy of such approval will be kept on file in the Department of Planning and Development and Department of Permits and Inspections.
7. A site plan shall be submitted to the Department of Planning and Development indicating, at a minimum:
   a. Location of all structures on site including proposed structures.
   b. Location of fuel storage tanks.
   c. Location and coverage of landing strip including lighting.
   d. Location of adjacent land uses in relation to the site and any possible signs and/or utility easements.
   e. Evidence shall be presented that the landing strip will not create a hazard or adversely affect existing or logical future development of adjacent properties.
   f. Additional information shall be submitted as determined by the Department of Planning and Development.

JJ. Public and Private Utility Facilities Located in or adjacent to Residential and Commercial Zoning Districts.

To promote a consistent streetscape and retain existing tree canopy, the following public utility requirements shall be applied and reviewed in accordance with Sec. 200-3.5 Plan Development Review for existing and proposed public utility sites located in or adjacent to Residential and Commercial Zoning Districts prior to any construction activity or issuance of a building permit:

1. Existing sites not proposing to expand. Existing public utility sites must install a minimum 8-foot tall, opaque fence around the perimeter of the utility site.
2. Existing sites proposing to expand. Existing public utility sites proposing to expand shall—as much as practicable—meet the following standards:

a. Prior to clearing any existing tree canopy to facilitate a proposed expansion, the applicant must apply for a Land Clearing Permit and include within such application a Tree Survey and Planting Plan, as applicable, demonstrating compliance with this section.

b. Natural Areas shall be maintained along all site boundaries at a minimum depth of 25 feet, except for when a public utility site is proposed to expand within an area that aligns with an existing street buffer or Natural Area along a public roadway. In this case, the utility must match the required depth of the street buffer or Natural Area (ex: 50', 75', etc.) to maintain conformity with the streetscape.

c. Where Natural Areas cannot be preserved due to previous development patterns on site or due to existing space limitations, the following minimum landscaping and screening requirements shall be met: 1 Class B Evergreen Tree, at least 8 feet in height, and a minimum 1.5" caliper shall be planted every 15 feet along the site's perimeter in plantable soil.

d. Fencing. A minimum 8-foot tall, opaque fence shall be installed around the perimeter of the utility site.

3. Proposed sites. Proposed public utility sites shall meet the following minimum standards:

a. Prior to clearing any existing tree canopy, the applicant must apply for a Land Clearing Permit and include within such application a Tree Survey and Planting Plan demonstrating compliance with this section.

b. Natural Areas shall be maintained along all site boundaries at a minimum depth of 25 feet, except for when a public utility site is proposed to expand within an area that aligns with an existing street buffer or Natural Area along a public roadway. In this case, the utility must match the required depth of the street buffer or Natural Area (ex: 50', 75', etc.) to maintain conformity with the streetscape.

i. Where a utility site on a new subdivision is adjacent to the protected greenspace for the subdivision plan, the adjacent greenspace can count towards the required buffer.

c. Where Natural Areas cannot be preserved due to previous development patterns on site or due to existing space limitations, the following minimum landscaping and screening requirements shall be met: 1 Class B Evergreen Tree, at least 8 feet in height, and a minimum 1.5" caliper shall be planted every 15 feet along the site's perimeter in plantable soil and within view of the public right-of-way

d. Fencing. A minimum 8-foot tall, opaque fence shall be installed around the perimeter of the utility site.

KK. Recreational Vehicle Park.

1. *Purpose*. The purpose of these requirements is to provide for, on a temporary basis, recreational vehicle campers for recreation, camping, or travel and accessory uses supporting such activities. A recreational vehicle shall be construed within this chapter as any vehicle or temporary dwelling mobile unit whether motorized or not used for occupancy during its stay in the park. The intent of these requirements is to also provide an assured compatibility with surrounding land uses, and to avoid health and safety hazards.

2. *Locational standards.*

a. Campgrounds shall not be located adjacent to developed or developing residential areas in such a way that the traffic or noise generated by campgrounds would interfere with the surrounding neighborhoods.

b. The design of campground ingress/egress points and the internal road circulation system shall be regulated so as to be compatible with the surrounding road system as well as safe and convenient for vehicular traffic and emergency traffic at all times.

c. The location of RV campgrounds shall be located in areas where fragile environmental areas such as wetlands and wildlife domains will not be adversely affected. Also, campgrounds shall not be located near hazardous areas where rapid flooding or ground subsidence occur.

3. *Permitted uses.*

a. Recreational vehicles.

b. Offices (for the conducting of campground business).

c. Boat houses.

d. Public restrooms.

e. Laundry room (to serve only those utilizing the campground facilities).

f. Convenience stores no larger than 1,500 square feet and providing a limited range of groceries, toiletries, souvenirs, and recreational equipment.

g. Recreational facilities such as but not limited to swimming pools, tennis courts, golf courses, trails, and bike paths.

h. Tents for camping purposes.

4. *Prohibited uses.*

a. The occupancy of a recreational vehicle for a period exceeding 3 months in any 12-month period shall be deemed permanent occupancy and is prohibited.

b. Any uses which are not specifically, provisionally, or by reasonable implication permitted herein.

5. *Height regulations.* No building or structures shall exceed 45 feet in height.

6. *Area requirements.*

a. *Campsite area.* Each RV campsite and incidental site shall be at least 1,200 square feet in size with minimum dimensions of 30 feet by 40 feet. No campsite or structure shall be located closer than 150 feet from any adjacent residences.

b. *Front yard*. All structures shall be set back a distance of at least 15 feet from any roadway or front campsite line.

c. *Side yard.* All structures shall be set back at least 10 feet from one another. RVs shall not be closer than 5 feet to a side campsite line.

d. *Rear yard*. All structures shall be set back a distance of at least 10 feet or 20 percent of the depth of the site, whichever is the less restrictive.

7. *Parking*. Each campsite shall have at least one 10-foot by 19-foot off-street parking stall composed of shell, gravel, or other suitable paving material. All other uses that are permitted in an RV park shall meet the off-street parking rules as set forth in this UDC.

8. *Development standards.*

    a. *Soil and ground cover*. Exposed ground surface in all parts of the recreational vehicle park shall be paved, or covered with stone screenings, or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and objectionable dust.

    b. *Drainage requirements*. Surface drainage plans for the entire park shall be submitted and reviewed by the Parish Council and Department of Permits and Inspections which shall determine if the plan is compatible with the existing drainage pattern of the area.

    c. *Park size and density*. Each RV park shall be at least 5 acres in size with a density no greater than 15 campsites per acre.

    d. *Roadways*. All internal roadways shall be paved with concrete or asphalt materials in accordance with parish construction standards if the park density exceeds 8 campsites per acre. In all other cases shell or gravel type materials may be used. All roadways shall be at least 20 feet in width for two-way and 12 feet for one-way traffic. All internal roads shall be privately maintained by the developer unless otherwise specified by the Parish Council at the time of subdivision review.

    e. *Open space and recreational area.* At least 40 percent of the park's total land area shall remain as open space and/or recreational use.

    f. *Buffering and landscaping*. A minimum buffer area of 30 feet shall be imposed around the perimeter of the RV park and shall be landscaped in such a fashion as to achieve a 70 percent visual screen of living plant material at time of planting. Also, at least 50 percent of all the trees within the perimeter of the RV park shall remain intact.

    g. *Water system*. All RV parks shall have a potable water supply. A water station for filling RV water storage tanks shall be provided at a rate of 1 station per every 100 campsites.

    h. *Sewerage disposal.* Where a public sewer system is available within 300 feet, the RV park shall be required to tie into the system. If a public sewer system is not available, a private sewerage collection and disposal facility shall be installed which meets the requirements of the State Department of Public Health and Welfare.

    i. *Sanitary facilities.* Central toilet and lavatory facilities shall be provided for every 10 campsites. A central bathhouse shall also be provided containing at least 1 shower receptacle for every 15 campsites.

    j. *Maintenance requirements*.

        i. Storage of vehicles is prohibited.

        ii. No pets shall be allowed to roam free within the RV park. Pets shall be confined in a fenced yard or on a leash.

iii. Large trash receptacles shall be screened by a 6-foot sight-obscuring fence. Small trash receptacles shall be aesthetically decorated and blend in with the environment of the RV park.

k. *Utilities*. Electrical and/or gas utilities shall be provided for each RV park. However, individual hookups are not required for all RV campsites.

l. *Lighting.* RV parks shall be lighted during the hours of darkness in a way as to ensure the safety of the occupants. Such lighting shall be the responsibility of the developer of the RV park. All lighting shall be provided in accordance with the requirements of the UDC.

9. *Site plan review.* All recreational vehicle parks must submit a site development plan to the Department of Planning and Development consisting of the following information to facilitate approval consistent with the requirements of this UDC:

a. The title of the project and the names of the project planner and the developer.

b. Scale, date, north arrow, and general location map which indicates existing land use within 500 feet of the proposed RV park.

c. Boundaries of the property involved; all existing streets, buildings, watercourses, easements, section lines, and other existing streets, buildings, watercourses, easements, section lines, and other existing important physical features in and adjoining the property.

d. Master plan locations and the acreage of each component thereof of the different uses proposed (e.g., open space designation; campsites, recreational facilities, other uses incidental to the RV park).

e. Master plan showing access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic.

f. Tabulations of total gross acreage in the development, and the percentage thereof proposed to be devoted to each use.

10. *Floodplain provisions*. Any recreational park or portion thereof that is located within the special floodplain hazard area defined by the Federal Insurance Administration shall be required to comply with conditions placed upon the park by the Parish Council and the Planning and Zoning Commission including but not limited to the following:

a. Construction or modification of sewerage, water supply, and drainage facilities to meet appropriate approval by the Department of Environmental Services and/or Department of Engineering.

b. Requirements of protective measures such as dikes or levees.

c. Use of paints, membranes, or mortar to reduce seepage of water through walls.

d. Construction of water supply and waste treatment systems so as to prevent the entrance of floodwater.

11. *Responsibilities of the owner/developer.*

a. The owner of the recreational park shall be responsible for the supervision, operation, and maintenance of the park. The owner or his designer shall be available, or on call, at all times in the event of an emergency.

b. The owner shall be responsible for ensuring that each campsite within his recreational park complies with the provisions of these regulations.

12. *Licenses.* It shall be unlawful for any person to operate or maintain any recreational park within the unincorporated areas of the parish unless he holds a valid occupational license.

13. *Fire marshal approval.* A certificate attesting to the State Fire Marshal's approval of plans for all construction and improvements as per the state fire code must be provided to the Department of Permits and Inspections prior to the issuance of a building permit.

14. *Application fee.* Zoning change application form and fees shall be paid if applicable. Processing Review fee of $500 & advertising fee shall be paid to the Department of Planning and Development.

LL. Short Term Rentals.

1. Where a short term rental is allowed, the proposed use shall meet the following criteria:

a. An annual short term rental permit must be obtained and renewed each year in accordance with the St. Tammany Parish Code of Ordinances Sec. 22-587, et seq.

b. The operator of a short term rental must carry a valid occupational license, as required per St. Tammany Parish Code of Ordinances Chapter 22, Article II, et seq., throughout the duration of the short term rental permitting term.

c. The operator of a short term rental must carry current, valid, general liability coverage, that includes coverage for short term or temporary rentals, of $500,000.00 or more, for the subject short term rental, throughout the duration of the short term rental permitting term.

d. A site plan shall be approved by the Department of Planning and Development prior to issuance of a short term rental permit. At a minimum, this plan shall depict a scaled diagram of the short term rental that includes the number of bedrooms, beds, and bathrooms in each short term rental, and at least 1 required off-street parking space per rented bedroom.

e. The number of guests who may occupy a short term rental shall not exceed the maximum allowance as determined by the Fire Marshal and Department of Planning and Development.

f. The operator of a short term rental is not required to be present during the duration of a short term rental guest's visit, but when the operator is off premises, a designated local responsible party, which may be the operator, must be available 24 hours a day during any time a guest is occupying the short term rental to respond to complaints from either guests or neighbors and shall be available to appear physically on the premises within 60 minutes to address any issues. The name and contact information for the designated local responsible party, including phone number(s) with area code and email address, shall be in a conspicuous location within the short term rental so as to be easily accessible for all guests. The operator is responsible for updating both the Department of Planning and Development and guests thereafter if such information regarding the designated local responsible party and/or his or her contact information changes.

g. Short term rentals shall meet all applicable building, health, fire, and related safety codes at all times. An operable hardwired smoke detector(s) and an operable hardwired carbon monoxide detector(s) are required in either individual guest room(s) or adjacent hallways. An operable fire extinguisher is required to be located inside the premises of short term rental.

h. An informational brochure shall be required to be located within the short term rental in a conspicuous location at all times so as to be easily accessible for guests. The brochure shall contain the name and contact information of the designated local responsible party, including phone number(s) with area code and email address, the contact information for the Department of Planning and Development in the event that guests wish to file a complaint or note a violation, the location of the fire extinguisher and a fire evacuation route, parking details, the trash collection procedure and schedule, as well as information regarding the neighborhood and surrounding area, including but not limited to, restrictions on parking, noise, trash, and any other pertinent information of which guests should be aware.

i. The short term rental permit number, the expiration date of the short term rental permit, and the maximum number of guests allowed in the short term rental as determined by the Fire Marshal and Department of Planning and Development, shall, throughout the duration of the permitting term, be contained in any and all advertisements for the short term rental and displayed within the short term rental in a conspicuous location at all times so as to be easily accessible for guests.

j. Auctions, weddings, receptions, bingo activities, fund-raising events, banquets, luncheons, seminars, conferences, amplified outdoor music, outdoor karaoke, festivals, commercial functions, and any other similar events are prohibited from occurring at any short term rental.

k. Short term rental operators shall maintain all registration records to include the name, method of payment, and transaction amount of every person who purchases a room in the short term rental for any period of time, including, without limitation, third party rental services (e.g. Airbnb.com, Expedia.com, vrbo.com, etc.), for a minimum of 3 years from the date of the occupants' departure, and shall be subject to audits by the St. Tammany Parish Sheriff's Office in accordance with applicable laws.

2. Nothing in this section is intended to apply to or prohibit the long-term rental of a dwelling unit for 30 consecutive days or more and where typically the method of rental involves an extended period of time.

3. Nothing in this section is intended to apply to or prohibit the lease, rental, occupancy, or use of a property that is under a pending contract for sale, where the lessee(s) and lessor(s) are parties to the pending sale of said property.

MM. 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. 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:

a. Location of all structures on site including proposed structures.

b. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.

c. Approved landscape plan.

d. A decommissioning plan to remove all components in accordance with all local, state, and federal laws and restore the site to its original state within 90 days of discontinued operations. This decommissioning plan shall be submitted along with the building permit application to the Department of Planning and Development along with the building permit application and re-submitted for approval every 3 years while the system is in operation.

e. Additional information shall be submitted as determined by the Department of Planning and Development.

3. On parcels zoned for agricultural use, ground-mounted solar energy systems shall not exceed 25 percent of the total surface area of the parcel. This limit may be waived if the applicant can demonstrate that the areas beneath and around the solar collectors will be planted with appropriate vegetation and made available to pollinators and/or livestock.

4. Ground mounted solar energy systems shall be installed in such a way that they do not adversely affect the drainage of the surrounding area. An impact analysis shall be conducted by the applicant which determines the drainage effects of ground-mounted systems covering more than 2,500 square feet with impervious surface.

NN. Solid Waste Management Facility.

All solid waste management facilities as defined in this UDC shall comply with all applicable standards of Chapter 38 of the St. Tammany Parish Code of Ordinances, pertaining to solid waste, and all applicable standards of the Louisiana Administrative Code, title 33, Environmental Regulatory Code.

OO. Storage Facilities Associated with Insurance Offices and Related Facilities.

1. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:

a. Location of all structures on site including proposed structures.

b. A minimum of 20 percent of landscaped areas shall be required based on the gross square footage of the first story of all structures on site or as determined by the Department of Planning and Development.

c. Proposed traffic movements and points of ingress and egress.

d. Location of adjacent land uses.

e. Location and coverage of lighting, signage, and parking lots.

f. Approved landscape plan.

g. Additional information shall be submitted as determined by the Department of Planning and Development.

2. The proposed facility shall not create a traffic or safety hazard, or adversely affect the existing or logical future growth of the surrounding neighborhood.
3. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.
4. The design of all structures and signage; including materials, textures, and colors; shall be harmonious with the surrounding neighborhood.
5. A maximum of 15,000 square feet of storage areas shall be permitted.
6. Outside body work and painting or other repairs are not permitted.
7. The outdoor storage of junked, wrecked, or abandoned vehicles stored on the premises solely for the purpose of using parts to repair other vehicles shall not be permitted.
8. All outdoor storage of vehicles awaiting repair shall be screened from public view by a 100 percent opaque 6-foot-tall non-living screen or a 6-foot-tall 70 percent opaque living screen. Objects shall be stored a minimum of 5 feet from this screen.
9. Sale of 2 or more vehicles or other similar commodities is prohibited.
10. Any fleet storage of vehicles utilized in connection with this use shall be screened by a 6-foot-high screen of either 100 percent opaque non-living material or 70 percent opaque evergreen plants or as determined by the Department of Planning and Development.
11. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate, and documentary records of pending repairs or other disposition.

PP.Swimming Pools.

1. Swimming pools which are not located within an appropriate commercial zoning district shall not be operated as a business; however, private swimming lessons are permitted.
2. All swimming pools shall be completely enclosed within a permanent and solidly constructed fence or wall of not less than 4 feet in height.
3. All gate or door openings through a fence or wall enclosure shall be equipped with a self-closing and self-latching device for keeping the gates or doors closed and locked at all times when not in actual use.
4. Above-ground swimming pools can only be located on the property in either a side or rear yard area. The inside edge, lip, or structure of each swimming pool shall be set back at least 5 feet from the side property line and 10 feet from the rear property line. However, in no instance shall a swimming pool be located within any documented servitude or easement.
5. In-ground swimming pools (less than 12 inches above grade) can only be located on the property in either a side or rear yard area. The structure, including decking and/or coping of each swimming pool shall be set back at least 5 feet from the side property line and 5 feet from the rear

property line. However, in no instance shall a swimming pool be located within any documented servitude or easement.

6. All portable or accessory swimming pools that are less than 18 inches in water depth shall be exempt from any fencing or wall requirements.

7. No pool may be maintained in such a way that it is attractive to rats, mice, mosquitoes, or other such vermin. No pool may be maintained in such a way as to be hazardous to adjacent property owners.

QQ. Temporary Construction and Sales Office.

1. A temporary construction and/or sales office must be located on a platted lot within the subdivision or site approved by the Department of Planning and Development.

2. The Department of Permits and Inspections shall issue a building permit for a period of 1 year for a temporary construction or sale office. Up to 2 extensions of 1 year each to the building permit for a construction office may be granted if the builder maintains active or continuous construction within the subdivision, or for a sales office or model home for display purposes.

3. A temporary construction or sales office may not be located in another subdivision or used for construction or sale in another subdivision.

RR. Temporary Residence.

1. A site plan shall be submitted to the Department of Planning and Development. The plan shall indicate the location and size of the permanent residence, temporary residence, and the setbacks.

2. A building permit for the permanent residence to be constructed on the property must be applied for at the same time as the temporary residence.

3. The permit for a temporary residence will be valid for a period of no more than 12 months from the date of issuance. However, the permit may be extended if circumstances warrant.

4. The sewerage and water facilities shall meet all applicable standards as per the Louisiana Department of Health for both the temporary and permanent residences.

5. The temporary residence shall be disconnected from all utility services prior to obtaining a final occupancy permit for the permanent residence.

6. The temporary residence shall be removed from the site no later than 30 days after obtaining a final occupancy permit for the permanent residence.

7. The temporary residence permit is only valid for the applicant filing for said permit and is not transferable.

SS. Temporary Seasonal Uses.

This section sets forth general performance standards for temporary uses including: Christmas tree sales, snowball stands, seasonal produce or seafood stands & firework sales.

1. All signs must be professionally rendered and approved by the Department of Planning and Development. Signs located in an MIO must adhere to the regulations of the adjacent municipality.

2. A maximum of 2 signs may be permitted, not exceeding 32 square feet.
3. Total sign area including both signs for temporary uses shall not exceed 150 square feet.
4. Signs shall not be located in the rights-of-way.
5. A minimum of 5 off-street parking spaces must be provided.
6. Maximum lot coverage for all uses on the lot shall not exceed 50 percent.
7. Temporary uses shall be exempt from the requirements of Section 40-99 of the Code of Ordinances. State law mandates restroom facilities must be made available to employees. When an RV is located on the site, the petitioner must provide documentation that restroom facilities shall be provided by either of the following ways:
    a. Port-o-lets located on the site; RV facilities shall not be used.
    b. Contract between petitioner and a waste disposal company.
    c. Letter from adjacent property owners permitting use of restroom facilities and RV.
8. No alcoholic beverages shall be permitted without prior approval of the Parish Council.
9. All structures used in connection with the permit shall be removed 10 days after expiration of the permit.

TT. Towers, Radio, Telecommunications, Television, or Microwave.

1. Generally.
    a. *Permitted*. Towers may be permitted in the following, subject to the applicable minimum standards.
        i. On property owned by the parish, provided, however, the parish shall authorize the application and use of parish property after the applicant executes a lease agreement acceptable to the parish. The parish shall have no obligation whatsoever to execute such lease even if the applicant can meet the criteria set forth herein.
        ii. Towers may be allowed in the following zoning districts, subject to the applicable minimum standards: GC-1 District, GC-2 District, PBC District, all HC Districts, all I Districts, all MD Districts, all PF Districts, ED Districts, and AT Districts.
    b. *Minimum standards*. Every tower must meet the following minimum standards.
        i. Prior to the issuance of a building permit, a development plan shall be presented for approval to the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**. The Director of Planning and Development may at the time of application waive all or some of these provisions for stealth towers which are designed to emulate existing structures already on the site, including but not limited to, light standards or power poles; or for co-location sites with 2 or more carriers.
        ii. A statement shall be submitted, prepared by a professional registered engineer licensed to practice in the state, which through rational engineering analysis certifies the tower's compliance with applicable standards as set forth in the building code and any associated regulations; and describes the tower's capacity including an example of the number and

type of antennas it can accommodate. No tower shall be permitted to exceed its loading capacity. For all towers attached to existing structures, the statement shall include certification that the structure can support the load superimposed from the tower. All towers shall have the capacity to permit multiple users; at a minimum, monopole towers shall be able to accommodate 2 users and at a minimum, self-support/lattice shall be able to accommodate 3 users.

iii. Height/setbacks and related location requirements shall be as follows:

(A) The height of a tower shall not exceed 250 feet. Tower height shall be measured from the crown of the nearest public street.

(B) Towers, not located on parish-owned property, shall be set back from the property line a distance equal to the height of the tower or shall conform with the setbacks established from the underlying zoning district, whichever is greater.

(C) Monopole or lattice towers shall not be located within 750 feet of any existing monopole, lattice, or guyed tower.

(D) All buildings and other structures to be located on the same property as a tower shall conform with the setbacks established for the underlying zoning district.

c. *Buffering.*

i. Where a tower site abuts a residentially zoned parcel, a planting area shall be provided measuring a minimum of 25 feet in depth. The planting area shall contain a minimum of 1 Class B tree for every 10 feet of lot perimeter with a minimum height of 4 feet tall. Additionally, an 8-foot opaque fence with 1 vine per 10 feet of fence or a 6-foot fence with 70 percent opaque screen of evergreen shrubs shall be provided.

ii. Where a tower site abuts a non-residentially zoned parcel, a planting area shall be provided measuring a minimum of 5 feet in depth. The planting area shall contain a minimum of 1 Class B tree for every 30 feet of lot perimeter with a minimum height of 4 feet tall. Additionally, an 8-foot opaque fence or a 6-foot fence with 70 percent opaque screen of evergreen shrubs shall be provided.

d. *Equipment storage*. Mobile or immobile equipment not used in direct support of a tower facility shall not be stored or parked on the site of the tower unless repairs to the tower are being made.

e. *Removal of abandoned or unused facilities.* All abandoned or unused tower facilities shall be removed by the tower owner/operator within 180 days of the cessation of use. Towers being utilized for other purposes, including but not limited to light standards and power poles, may be exempt from this provision. The Director of Planning and Development may extend this time period or waive this requirement if it is shown that the facility has not been abandoned.

f. *Removal by parish action.* The parish shall have the right to cause the removal of the facility, including BTS (base transceiver station) and all other items of property related to the tower and its function, in the event of discontinuation of use beyond 180 days. The property owner shall be responsible for and shall reimburse the parish for any and all direct and indirect costs associated with such action including but not limited to attorneys' fees, demolition and disposal costs, overhead, and insurance.

g. *Signs and advertising.* The use of any portion of a tower for signs or advertising purposes, including company name, banners, streamers, etc., shall be strictly prohibited. This does not apply to an installation where an outdoor advertising sign is used as the base foundation for an antenna installation.

h. *Accessory buildings or structures*. All accessory buildings or structures shall meet all building design standards as listed in this UDC, and be in accordance with the provisions of the Southern Building Code. All accessory buildings or structures shall require a building permit issued by the Department of Permits and Inspections.

i. *Colors*. Except where superseded by the requirements of other parish, state, or federal regulatory agencies possessing jurisdiction over towers, towers or monopoles shall be constructed of galvanized or painted metal. Painted metal shall be designed to blend in with pale blue sky or surrounding environment.

j. *Application statement.* Each application to allow construction of a tower shall include a statement that the construction and placement of the tower:

   i. Is in compliance with Federal Aviation Administration (FAA) regulations;

   ii. Is in compliance with the rules and regulations of other federal or state agencies that may regulate tower siting, design and construction;

   iii. Is in compliance with current radio frequency emissions standards of the Federal Communications Commission (FCC); and

   iv. Will not interfere with any public safety communications and the usual and customary transmission or reception of radio and television service enjoyed by adjacent residential and nonresidential properties.

k. *Obstruction lighting system.* A red obstruction lighting system will be utilized on all towers and support structures more than 165 feet AGL and less than 200 feet in height, as follows:

   i. At least 1 red flashing beacon should be installed at the top of the structure in such a manner as to ensure an unobstructed view of one or more lights by a pilot.

   ii. Two or more steady burning white lights should be installed on diagonally or diametrically opposite positions as a height equal to ½ of the total structure height.

   iii. Two or more flashing red lights should also be installed on diagonally or diametrically opposite positions as a height equal to ½ of the total structure height to be utilized at night or in other conditions with low visibility.

   iv. If a rod, antenna, or other appurtenance located on the tower, 20 feet or less in height, is incapable of supporting a red flashing beacon, then the beacon may be placed at the base of the appurtenance. If the mounting location does not allow unobstructed viewing of the beacon by a pilot, then additional beacons should be added.

   v. If a rod, antenna, or other appurtenance is located on the tower, and exceeding 20 feet in height, is incapable of supporting a red flashing beacon, a supporting mast with 1 or more beacons should be installed adjacent to the appurtenance. Adjacent installations shall not

exceed the height of the appurtenance and shall be within 40 feet of the tip to allow the pilot an unobstructed view of at least 1 beacon.

l. *Mosquito abatement districts*. If a mosquito abatement district is established in an area with a tower that has been granted a waiver, the tower will have to comply with the lighting standards as established according to the parish lighting guidelines within 6 months of inclusion in the district.

m. *Certified letter.* The applicant shall provide evidence that a certified letter has been sent to the applicable mosquito abatement district and the fixed base operator (FBO) for the Greater St. Tammany Airport and the Slidell Municipal Airport. The letter shall contain the exact location and height of the tower and shall be sent to be received prior to construction.

n. *Guyed towers.* Guyed towers exceeding 50 feet in height are expressly prohibited.

o. *Existing towers*.

i. Notwithstanding the above provisions of this section, antennas shall be permitted uses if placed on existing towers with sufficient loading capacity after approval by the Director of Planning and Development.

ii. Notwithstanding the above provisions of this section, towers in existence as of January 1, 1997, may be replaced with a tower of equal or less visual impact after approval by the Director of Planning and Development. However, if the proposed new tower would not be consistent with the minimum standards under this section, replacement must be approved by the parish.

2. *Antennas not located on towers.*

a. *Permitted uses*. Antennas shall be permitted as follows: Stealth rooftop or building-mounted antennas may be permitted as an accessory use in the following zoning districts: all NC districts, PBC districts, HC districts, I districts, MD districts, PF districts, ED districts, AT districts, and the RBG district.

b. *Minimum standards.* Building or rooftop antennas shall be subject to the following minimum standards:

i. No commercial advertising shall be allowed on an antenna, unless such antenna is actually located on an existing, approved sign;

ii. No signals, lights, or illumination shall be permitted on an antenna, unless required by the Federal Aviation Administration;

iii. Any related unmanned equipment building shall not contain more than 750 square feet of gross floor area or be more than 14 feet in height;

iv. If the equipment building is located on the roof of the building, the area of the equipment building shall not occupy more than 25 percent of the roof area; and

v. Each application shall contain a drawing and description of the antenna including, but not limited to, colors and screening devices. This shall be subject to Development Plan Review for consistency with the definition of stealth facility.

3. *Co-location.*

   a. Notwithstanding any other provision of this section, to minimize adverse visual impacts associated with the proliferation and clustering of towers, co-location of facilities on existing or new towers shall be encouraged by:

      i. Issuing permits only to qualified shared facilities at locations where it appears there may be more demand for towers than the property can reasonably accommodate; or

      ii. Giving preference to qualified shared facilities over other facilities in authorizing use at particular locations.

   b. For a facility to become a "qualified shared facility," the facility owner must show that:

      i. The facility is appropriately designed for sharing; and

      ii. The facility owner is prepared to offer adequate space on the facility to others on fair and reasonable, nondiscriminatory terms.

   c. Co-location of communications antennas by more than 1 provider on existing or new towers shall take precedence over the construction of new single-use telecommunications towers.

   d. For any tower approved for shared use, the owner of the tower shall provide notice of the location of the tower to the parish.

   e. When seeking approval of a new tower location, the applicant must provide the following information to the Department of Permits and Inspections:

      i. The location of all towers, buildings, or other structures which could serve as a platform for antennas within a 2-mile radius of the proposed tower site.

      ii. A full explanation outlining the reasons that the proposed antennas cannot be placed on the towers, buildings, or structures listed. This explanation must be given on each structure individually.

      iii. If the inability to secure a suitable lease arrangement prevents an antenna from being placed upon an otherwise suitable tower, building or structure, the points of disagreement, including but not limited to proposed lease payments, must be provided to the Planning and Zoning Commission.

      iv. Prior to the issuance of a permit for a new tower or co-location, each carrier must provide intermodulation studies by a licensed engineer analyzing the proposed transmission of the carriers and the existing transmissions of public agencies. This study must demonstrate and certify that the carrier's signals will not interfere with the signals of the public agencies.

   f. *Transfer of use.* Approved telecommunications towers or antennas may be transferred to successors and assigns of the approved party, subject to all of the conditions which apply to initial approval. Transfer of ownership of towers shall be reported to The Department of Permits and Inspections within 30 days of transfer.

   g. *Annual inspections.*

i. All towers shall be inspected for compliance with applicable parish regulations on an annual basis according to a schedule developed by The Department of Planning and Development. An inspection fee will be charged in accordance with St. Tammany Parish Code of Ordinances Chapter 2, Article XVII. The owner/agent shall provide a current structural evaluation of the tower, upon request of the Director of Planning and Development.

ii. Failure to pay for inspection or the failure of any tower to comply with applicable parish regulations may result in fines of $100.00 per day.

UU. Walk-Up Only Pick-Up Window.

1. *Use characteristics and attributes.* Walk-up Only Pick-Up windows shall be characterized by customers ordering in advance, paying in advance, and walking up to a window to pick up an order. No menu board, driving lanes, queuing lanes, kiosk, intercoms, or series of windows for payment and pickup may be involved.

2. *Where and how permitted.* Where restaurants are permitted, so too shall Walk-Up Only Pick-Up windows be permitted, provided:

   a. There is only one Walk-Up Only Pick-Up Window per site; and

   b. The Window and surrounding area is not able to be accessed by a car and does not have the visual and auditory impact of traditional drive-thru kiosk.

3. Parking and queuing requirements.

   a. Additional parking spaces or queuing lanes are not required for Walk-Up Only Pick-Up Windows.

   b. If the Walk-Up Only Pick-Up window is accessible by a vehicle, the window shall not be considered “walk up only” and all standards for drive-thru windows shall apply.

Chapter 500 – Nonconformities

OUTLINE

Sec. 500-1 General Provisions.

Sec. 500-1.1 Purpose and Responsibility of Property Owner.

Sec. 500-1.2 Rules of Interpretation.

Sec. 500-2 Types of Nonconformities.

Sec. 500-2.1 Legal Nonconforming Lots.

Sec. 500-2.2 Legal Nonconforming Buildings.

Sec. 500-2.3 Legal Nonconforming Uses.

Sec. 500-3 Damage to Nonconforming Buildings, Structures, and Uses.

Sec. 500-3.1 Restoration After Damage.

Sec. 500-3.2 Removal and Replacement.

Sec. 500-4 Expansions.

Sec. 500-4.1 Expansion of Legal Nonconforming Uses.

Sec. 500-5 Legal Nonconforming Signs.

Sec. 500-5.1 Continuation of Legal Nonconforming Signs.

Sec. 500-5.2 Abandoned Signs.

SEC. 500-1 GENERAL PROVISIONS.

SEC. 500-1.1 PURPOSE AND RESPONSIBILITY OF PROPERTY OWNER.

A. Purpose.

The purpose of this Chapter is to provide for the regulation of nonconforming structures, uses, lots, buildings, and signs, and to specify those circumstances and conditions under which nonconformities will be regulated within the Code of Ordinances.

B. Responsibility of Property Owner.

In all cases, it is the burden of the property owner, through the provision of clear and convincing evidence, to establish the legality of a nonconforming structure, use, lot, or sign under the provisions of this UDC.

SEC. 500-1.2 RULES OF INTERPRETATION.

A. Applicability.

No land or structure may be used, and no structure, or part thereof, may be erected, reconstructed, converted, moved, or structurally altered unless in conformity with regulations as set forth in this UDC, unless specifically allowed by this Chapter.

B. Existing Conditions.

1. *Regulations are not retroactive.* The regulations prescribed by this Chapter shall not be construed to require the removal, lowering, or other changes or alterations of any structure not conforming to the regulations as of the effective date of the ordinance from which this Chapter is derived, or otherwise interfere with the continuance of a nonconforming use**.**
2. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of the ordinance.

C. Disaster or Force Majeure.

In the event of force majeure, such as a hurricane, fire, or storm, or acts of public enemy, the Parish Council may, by ordinance, suspend the requirements of this Chapter for an established period of time**.**

SEC. 500-2 TYPES OF NONCONFORMITIES.

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 primary 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. *Proposed land use.* The proposed land use is permitted in the zoning district in which it is located;

   b. *Minimum lot area or width.*

      i. Where sewer and water systems are provided in accordance with local and state laws, lots shall be a minimum 7,500 square feet in area.

         A. *Hardship*. A reduction of lot area shall be permitted if 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 lots or portions thereof which could have been combined with the lot in question to create a substandard lot in accordance with provisions provided in this section and in Sec. 800-5.2 of this UDC.

            a. *Determination*. In order to establish a lot as legally nonconforming or substandard, an applicant must provide copies of deeds and/or titles, or a certified report from an abstractor or title company, of the parcels abutting the owner's property, dating back to at least January 20, 1994 depicting the ownership thereof. The information shall be in list format detailing the chain of title of each adjacent property owner from the most recent purchase to the earliest.

         B. *Bayou Gardens Subdivision in Lacombe*. Lots shall be a minimum 100 feet in width and 12,500 square feet in area.

         C. *Dove Park Subdivision*. Lots shall be a minimum 70 feet in width.

         D. *Connection to central sewer and water*. If a substandard lot is not located in Bayou Gardens or Dove Park Subdivisions and is serviced by central sewerage and water; a minimum lot area of 5,000 square feet shall be permitted having a minimum lot size of 50 by 100 feet

   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 greater than 50 feet: Minimum 7.5 feet per side yard.

         (C) 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.

v. Notwithstanding the general setback requirements of legal nonconforming lots, where a permit request for the placement of a manufactured home is considered, the following setback minimum shall apply:

a. Front yard setback: 15 feet

b. Rear yard setback: 10 feet

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 must be a part of the request and must meet the applicable lot and block standards of this UDC.

B. Construction of Single-Family Dwellings.

Notwithstanding limitations imposed by other provisions of this UDC, a single-family dwelling may be erected on a single legal nonconforming lot provided that the lot does not abut a lot with the same ownership, and it meets all other zoning district bulk requirements with the exception of lot area, lot width and lot depth.

SEC. 500-2.2 LEGAL NONCONFORMING BUILDINGS.

A. Continuation.

Except as otherwise provided for in this Chapter, any building or structure lawfully existing at the time of enactment of the ordinance from which these regulations are derived may be continued as legal nonconforming building or structure even though said building or structure does not conform with the provisions of this UDC for the zoning district in which it is located. Similarly, whenever a use district shall be changed thereafter, then the existing lawful use may be continued. Legal nonconforming buildings shall be subject to the following regulations:

1. *Alterations.* Structural alterations to a legal nonconforming building or structure may be permitted only when:

   a. There is not an increase in the square footage of the building.

   b. When the alteration will result in eliminating the nonconformity.

   c. When the alteration is required by law or is necessary to restore the structure to a safe condition upon the order of any official charged with protecting the public safety.

2. *Expansions.* Expansions including structural additions to a legal nonconforming building or structure may be permitted, provided:

   a. The total expansion shall not exceed 25 percent of the total area of the existing structures or uses.

   b. The expansion results in greater compliance with these standards for the portion of the building, structure, or site area that is proposed to be renovated or altered, to the greatest extent practicable given the type and extent of the renovation or alteration, and the constraints of the site, as determined by the Planning and Development Director.

c. The expansion does not increase the number of dwelling units.

d. The proposed expansion shall not infringe on the side, front and rear yard requirements for the particular zoning district in which the legal nonconforming use is located.

e. The parking requirements for the use shall be satisfied.

f. The proposed expansion will not be detrimental to the public welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a parking hazard, or permit inadequate parking, or increase the danger of fire, or substantially overburden existing drainage or sewerage systems, or endanger the public safety nor cause serious annoyance or injury to occupants of adjoining premises by reason of emission of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.

B. Abandonment.

Any particular use that is established as a legally nonconforming use is deemed abandoned when that particular non-conforming use is discontinued or becomes vacant or unoccupied for a continuous period of 6 months. In the instance of multi-use or multi-unit sites, the site will be considered vacant when 51% or more of the units are vacant or do not have an active occupational license associated with the units. The petitioner or new occupant of a nonconforming use or structure shall have 6 months to obtain the appropriate building permits or occupy the legal non-conforming building, otherwise the use or structure shall be considered discontinued, and the legally nonconforming status shall expire.

SEC. 500-2.3 LEGAL NONCONFORMING USES.

A. Generally.

A legal nonconforming use is the use of land or a use within a structure that, as of the effective date of this UDC, is used for a purpose not allowed in the zoning district in which it is located. Similarly, whenever a use district shall be changed thereafter, then the existing lawful use may be continued.

B. Determination of a Nonconforming Use.

1. The Director of the Department of Permits and Inspections shall make a determination as to the existence of nonconforming use status in the following instances:

   a. At the time an application is filed for a building permit.

   b. At the time an application is filed for a certificate of occupancy, where no building permit is required.

   c. At the time of a request for an occupational license.

   d. At the time of a request for a change of use.

   e. At the request of the property owner or his/her agent.

2. No permit, license, or zoning verification which acknowledges or confirms the existence of nonconforming status may be issued without the written approval of the Planning and Development Director. The reasons and rationale for the decision shall be stated in writing.

3. The property owner, or his/her agent, is required to produce clear and convincing evidence as requested by the Planning and Development Department attesting to legal nonconforming use status. Such evidence includes, but is not limited to, documents such as rent receipts, affidavits, documentation of utility services, documentation of water services, sales tax receipts, property tax information, and any other information as may be deemed to be necessary in a particular case. Providing such documents does not guarantee that the Planning and Development Director shall confirm the existence of legal nonconforming use status.

C. Regulations for Nonconforming Uses.

Nonconforming uses shall be subject to the following regulations:

1. *Continuance and Alteration.* Continuance and alteration to a nonconforming use shall conform to provisions of the zoning district in which it is located. No nonconforming use shall hereafter be extended or intensified unless such extension complies with "Provisions for expansions of legal nonconforming uses" within this Chapter.

2. *Change in Use*. A legal nonconforming use may be changed to one of a similar or less intensive use. However, no building, structure, or tract of land in which a legal nonconforming use has been changed shall be used as a more intense use unless a zoning change has been approved.

3. *Sale and Consumption of Alcoholic Beverages*. A building or structure which has a legal nonconforming use that does not involve or permit the sale and consumption of alcoholic beverages on the premises shall not be changed to a use which involves, permits, or authorizes the sale and consumption of alcoholic beverages on the premises.

4. *Expiration of Use*. A building or structure or premises within where a legal nonconforming use has ceased for a period of more than 6 months or has changed to a permitted or conforming use, shall lose its legal nonconforming status, subject to the following considerations:

    a. The calculation of the period of discontinuance of the use does not include any period of discontinuance by declared state of emergency or acts of public enemy.

    b. The causal, intermittent, temporary, or illegal use of land or structures is not sufficient to establish and maintain the continuance of any legally nonconforming use, whether the use is a main or accessory use.

    c. Seasonal shall be deemed expired when discontinued for 1 calendar year.

SEC. 500-3 DAMAGE TO NONCONFORMING BUILDINGS, STRUCTURES AND USES.

SEC. 500-3.1 RESTORATION AFTER DAMAGE.

Nonconforming buildings, structures, or a building/structure that contains a nonconforming use must comply with the following regarding their restoration after a damage event:

1. Any legal nonconforming building or structure which has been damaged by reason of fires, flood, explosion, earthquake, riot, war or natural disaster, may be re-constructed and re-used as before if done within 1 year from the time such damage occurred, provided that there is no increase in square footage of the building or structure.

2. Except as provided in **Sec. 500-3.2 (B)** of this Chapter, if such damage is greater than 50 percent of the replacement valuation, such building or structure may only be reconstructed to conform to the provisions of the zoning district in which it is situated.

3. A manufactured home damaged by an event set forth in this section may be removed from the site and replaced if done within 1 year from the time such damage occurred.

4. The provisions of **Sec. 500-3.1** shall not apply in those cases where the damage was caused by the intentional act of the owner.

SEC. 500-3.2 REMOVAL AND REPLACEMENT.

A. In General.

If any structure or building is removed from the site, other than a manufactured home, such structure or building shall only be replaced if it conforms to current land use regulations or meet all criteria within the current zoning district in which it is located.

B. Exception for Manufactured Homes.

In order to provide for improvements in the standard of living and built environment, manufactured housing may be removed and replaced, while maintaining nonconforming use status, if and only if all of the following conditions are met:

1. The replacement mobile home is manufactured or constructed under authority of 42 U.S.C. Sec. 5403-Construction and Safety Standards.

2. The replacement manufactured home is a newer make or model than the existing manufactured home on site.

3. Removal and replacement activities are complete within no more than 6 months from the point of permit.

SEC. 500-4 EXPANSIONS.

SEC. 500-4.1 EXPANSION OF LEGAL NONCONFORMING USES.

A. In General.

Expansions of legal nonconforming uses, including structural additions to a legal nonconforming building or structure may be permitted by the Permits and Inspections Department if they comply with the standards and criteria listed in this section.

B. Standards and Criteria that Must Be Met for Expansion.

1. The total expansion shall not exceed 25 percent of the total area of the existing structures or uses or permit an increase in the number of dwelling units.

2. The proposed expansion shall not infringe on the side, front and rear yard requirements for the zoning district in which the legal nonconforming use is located.

3. The parking requirements for the use must be met.

4. The proposed expansion will not create a parking hazard, or permit inadequate parking, or substantially overburden existing drainage or sewerage systems, or endanger the public safety nor cause serious annoyance or injury to occupants of adjoining premises by reason of emission of odors, fumes, gases, dust, smoke, noise or vibration, tight or glare or other nuisances.

C. Appeal.

A decision by Planning and Development Director on nonconformities may be appealed to the St. Tammany Board of Adjustment Board of Adjustment under the provisions and process found in **Chapter 100** – Administration and **200** - Procedures of this Ordinance.

D. Expiration.

1. The petitioner shall have 6 months to obtain the appropriate building permits or occupy the expansion from the date of approval of the Planning and Development Department.
2. In the case of an appeal, the 6 month provision shall commence at such time as a determination has been made by the Board of Adjustments.

SEC. 500-5 LEGAL NONCONFORMING SIGNS.

SEC. 500-5.1 CONTINUATION OF LEGAL NONCONFORMING SIGNS.

Signs that at one time conformed to the sign regulations of this UDC, but because of subsequent amendments to this UDC no longer conform to the sign regulations of this UDC, are considered legal nonconforming signs. Legal nonconforming signs may continue with the following conditions:

1. The sign shall be properly maintained in a safe condition. An existing nonconforming sign may change the sign face, so long as the area of the sign face is not expanded, or the sign or structure is not modified in any way that increases the nonconformity. Repainting, cleaning, or other normal maintenance or repair of a nonconforming sign is permitted but shall not modify the sign in any way that increases the nonconformity.
2. Changes are permitted that will bring the nonconforming sign into conformance with the provisions of this UDC.
3. If a nonconforming sign is damaged in such a manner that the estimated expense of repairs exceeds 50 percent of its replacement value, the sign shall be removed.

SEC. 500-5.2 ABANDONED SIGNS.

Any nonconforming sign determined to be an abandoned sign shall lose its legal nonconforming status and the nonconforming sign shall be removed. A sign shall be considered to be abandoned if it has fallen into a state of disrepair or is otherwise deteriorated as a result of a lack of maintenance, repair or upkeep. Evidence of abandonment may include, but is not limited to, peeling paint or finish material; warped, bent or otherwise disfigured sign components; or a punctured or otherwise damaged sign face.

Chapter 600 – General Development Standards

OUTLINE

Sec. 600-1 Generally.

Sec. 600-1.1 Yards and Open Space.

Sec. 600-2 Site Design and Performance Standards.

Sec. 600-2.1 Outdoor Lighting.

Sec. 600-2.2 View Obstruction and Clear Vision Areas.

Sec. 600-2.3 Environmental Performance Standards.

Sec. 600-3 Land Clearing, Tree Preservation, and Landscaping.

Sec. 600-3.1 Generally.

Sec. 600-3.2 Land Clearing Standards.

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Sec. 600-3.4 Landscape Regulations.

Sec. 600-4 Signage.

Sec. 600-4.1 Purpose and Intent.

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Sec. 600-5 Parking and Storage.

Sec. 600-5.1 Parking Requirements..

Sec. 600-6 Accessory Uses.

Sec. 600-6.1 Accessory Building Standards.

SEC. 600-1 GENERALLY.

SEC. 600-1.1 YARDS AND OPEN SPACE.

A. General Yards and Open Space Regulations.

1. Every part of a required yard area shall be open to the sky except as follows:
    a. Where *accessory buildings* are specifically permitted in a rear or side yard under these regulations.
        i. A roof, gutter, eave, fixed awning, marquee, or canopy, attached to a building but having no other support, may project no more than 5 feet into a required front, side, or rear yard, if a minimum distance of 2 feet remains open to the sky between the farthest projection and the lot lines.
        ii. Notwithstanding the foregoing, a canopy or marquee shall be permitted to extend from the entrance door of any church, school, college, hospital, sanitarium, public building, or educational, religious, or philanthropic institution in any district, or from the entrance door of any main building in multiple-family residential, commercial, or industrial district. Where a sidewalk and curb exist, the canopy or marquee may extend to within 18 inches of the curb line. Such canopies or marquees shall not exceed 15 feet in width or 12 feet in height or be screened or enclosed in any manner and shall provide an unobstructed, clear space between the grade and the bottom of the valance of at least 8 feet.
        iii. Movable awnings may be placed over doors or windows in any required yard, but such awnings shall not project closer than 2 feet to any lot line or be vertically supported.
2. Where these regulations refer to side streets for *corner lots*, the side street will normally be the street along which the corner lot has its largest dimensions, but the Director of the department of planning and development may be guided by the pattern of development in the vicinity of the lot in question in determining which of the 2 streets shall be considered the side street.
3. More than 1 main or primary building may be located upon a zoning lot or tract only in the following instances:
    a. Institutional buildings.
    b. Public or semi-public buildings.
    c. Multiple-family dwellings.
    d. Commercial or industrial buildings.
    e. Homes for the aged, nursing homes, convalescent homes, and orphans' homes.
    f. The provisions of this exception shall not be construed to allow the location or erection of any main building or portion of a main building outside of the buildable area of lot except as otherwise provided.
    g. *Residential courts.*
        i. In the event that a lot is to be occupied by a group of 2 or more related buildings to be used for residential purposes, there may be more than 1 main building on the lot when such buildings are arranged around a court; provided that said court between buildings is parallel or within 45 degrees of being parallel, shall have a minimum width of 30 feet for 1-story

buildings, 40 feet for 2-story buildings, and 50 feet for buildings of 3 stories or more, and in no case, may such buildings be closer to each other than 15 feet.

ii. Where a court is more than 50 percent surrounded by a building, the minimum width of the court shall be at least 15 feet for 1-story buildings, 40 feet for 2-story buildings, and 50 feet for 3-story buildings. The width of such a court shall be increased by 3 feet for each additional story over 3 stories or each 10 feet of height over 35 feet, whichever requires the greater width of court.

B. Front Yards.

1. Where a right-of-way has been purchased by or dedicated to the parish for the future widening or opening of a street upon which a lot abuts, then the depth of a front or side yard shall be measured from such official line to the building line.
2. Except as otherwise provided in these regulations, on through lots, the required front yard shall be provided on each street.
3. Where a corner lot is located at the intersection of 2 or more streets the lot's front yard shall be the street on which the lot is addressed and the other street facing yard shall be a side yard. The depth of the front yard facing the street shall be measured from the property line to the building line.
4. Open, unenclosed porches, raised platforms, or raised paved terraces not covered by a roof or canopy, and which do not extend above the level of the first floor of a building, or a maximum of 5 feet above grade, may extend or project into the front or side yard not more than 6 feet.

C. Side Yards.

1. For the purpose of the side yard and lot frontage regulations, a 2-family, 3-family, or 4-family dwelling, a group of townhouses, a multiple-family dwelling, electric substation, telephone exchanges, or telephone repeater structures for public utility purposes are considered 1 building.
2. Where a corner lot is located at the intersection of 2 or more streets, the lot's front yard shall be the street on which the lot is addressed and all other street facing yards shall be a side yard. The yard that is designated as the street facing side yard shall have a depth of at least 10 feet as measured from the property line to the building line, provided, however, that said street facing side yard need not exceed the average front yard established by other buildings fronting on the same side for the street.
3. Where a side yard is not required, but is provided, such yard shall not be less than 3 feet in width paralleling the side lot line.

D. Rear Yards.

1. Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers, and the ordinary projections of chimneys and flues are permitted to project into the rear yard up to 5 feet.
2. Where a rear yard is not required, but is provided, such yard shall not be less than 3 feet in width paralleling the rear lot line.

SEC. 600-2 SITE DESIGN AND PERFORMANCE STANDARDS.

SEC. 600-2.1 OUTDOOR LIGHTING.

A. Statement of Need and Purpose.

Good outdoor lighting at night benefits everyone. It increases safety, enhances the parish's nighttime character, and helps provide security. New lighting technologies have produced lights that are extremely powerful, and these types of lights can be improperly installed, creating problems of excessive glare and light trespass. Excessive glare may cause safety problems. Light trespass reduces privacy. Appropriately regulated, and properly installed outdoor lighting contributes to the safety and welfare of the public. This section is intended to eliminate problems of glare and minimize light trespass by establishing regulations which limit the area that certain kinds of outdoor lighting fixtures can illuminate, and by limiting the total allowable illumination of property located in the parish. Luminaires on all properties, in all zoning districts, shall be installed to keep unnecessary direct light from shining onto abutting properties or streets.

B. Applicability.

1. *General applicability.* The installation of site lighting, replacement of site lighting, and changes to existing light fixture wattage, type of fixture, mounting, or fixture location shall be made in strict compliance with this UDC.
2. *Permit required.* A permit is required for work involving site lighting. The applicant for any commercial development involving outdoor lighting fixtures shall submit as part of the permit application) evidence that the proposed work complies with this section. The submission shall contain, but shall not necessarily be limited to:
    a. Manufacturer’s data demonstrating that the specifications for all proposed lighting fixtures adhere to the parish’s outdoor lighting guidelines, including supports, reflectors, and other devices.
    b. Luminaire Schedule that describes the lighting fixtures being proposed, including the following information:
        i. Symbol;
        ii. Label;
        iii. Manufacturer’s catalog cuts; and
        iv. Initial lumen output per lamp.
    c. Photometric Plan, if required, shall show the extent of the areas designed and intended for lighting, and within those specific areas, plot the light levels in footcandles on the ground and give the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in footcandle measurements on a grid of the site showing footcandle readings in every 5-foot or 10-foot sized grid squares The grid square footcandle measurement shall include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and streetlights). The photometric plot shall extend to all lot lines or as far as necessary to indicate where the footcandle measurement decreases to 0.
3. *Lamp or fixture substitution.* Should any outdoor light fixture, or the type of light source therein, be changed after the permit has been issued, a change request must be submitted to the building official for his approval, together with adequate information to assure compliance with this section, which must be received prior to substitution.

C. Design Requirements.

1. For uses other than single-family or 2-family residential:
    a. *Luminaire design.* Any luminaire with a lamp or lamps rated at an average of more than 3,000 lumens shall be a full cut-off type fixture.
    b. *Luminaire height.*

i. Any luminaire with a lamp rated at an average of less than 3,000 lumens may be mounted at any height.

ii. Any luminaire with a lamp rated an average of more than 3,000 lumens may be mounted up to a height of 35 feet.

c. *Luminaire footcandles.* Total footcandles measured from 3 feet above ground level with the measuring instrument held in the horizontal plane shall be in accordance with the following standards:

Location	**Maximum Footcandle**
Entrances	
Active (pedestrian and/or conveyance)	5
Inactive (normally locked, infrequently used)	1
Building exteriors	
Vital locations or structures	5
Building surrounds	1
Floodlit buildings and monuments	10
Loading and unloading platforms	20
Automated teller machines	20
Service stations	
Approach	1.5
Driveway	1.5
Pump island	20
Service areas	3
Storage yards	
Active	20
Inactive	1
Retail outdoor lighting	

2. *Lamps that emit 3,000 lumens.* The following rated lamp wattages shall be deemed to emit 3,000 lumens unless the department of planning and development determines, based upon information provided by a lamp manufacturer, that the rated wattage of a lamp emits either more or less than 3,000 lumens:

a. Incandescent lamp: 200 or more watts.

b. Quartz halogen lamp: 200 or more watts.

c. Florescent lamp: 50 or more watts.

d. Metal halide lamp: 40 or more watts.

e. High pressure sodium lamp: 30 or more watts.

f. Low pressure sodium lamp: 25 or more watts.

g. Light-emitting diode: 30 or more watts (preferred method).

3. Single-family residential lighting.

a. *1,500 lumens or less:* Exterior lighting less than 1,500 lumens including spotlights and floodlights shall be set such that the centerline of the beam (or lamp) must be aimed no higher than 35 degrees above straight down when the source is visible from any off-site residential property or public roadway.

b. *1500 - 3000 lumens:* Any luminaires emitting 1500 - 3,000 lumens shall not exceed 3000K Correlated Color Temperature (CCT).

c. *Greater than 3,000 lumens*. All luminaires greater than 3,000 lumens shall be fully shielded.

4. Exceptions to luminaire design requirements.

a. *Luminaire redirection.* Any luminaire within a commercially zoned area with a lamp or lamps rated at 3,000 lumens or less may be used without restriction to light distribution or mounting height with the following exception:

i. No spot or flood luminaire rated 3,000 lumens or less may be aimed, directed, or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways.

b. *Police or fire departments or other emergency services.* All temporary emergency lighting needed by the police or fire departments or other emergency services, as well as all vehicular luminaires, shall be exempt from the requirements of this section.

c. *Federal regulatory agencies.* All hazard warning luminaires required by federal regulatory agencies are exempt from the requirements of this section.

d. *Flags*. Up-lighting for national, state, or foreign nation flags located on poles independent of other structures are exempt from the requirements of this section.

e. *Trees*. Up-lighting or down-lighting of trees is exempt from the requirements of this section except that the maximum number of lumens for such lighting shall be 3,000 lumens per fixture.

f. *Sensor security lighting*. Security lighting controlled by sensors which provides illumination for 5 minutes or less is exempt from the requirements of this section.

g. *Specialized lighting.* Specialized lighting necessary for safety, such as navigation or runway lighting of airports, or temporary lighting associated with emergency operations, road hazard warnings, etc. is exempt from the requirements of this section.

h. *Street lighting*. Both public and private streetlights are exempt from the requirements of this section if they were in existence at the time the ordinance from which this section is derived becomes effective or if a permit or other approval has been granted for these lights at the time the ordinance from which this section is derived becomes effective.

i. Lighting within public right-of-way or easement for the principal purpose of illuminating streets or roads. No exemption shall apply to any lighting within the public right of way or easement when the purpose of the luminaire is to illuminate areas outside the public right of way or easement.

j. *Church steeples*. Up-lighting of church steeples or similar architectural structures is permitted as long as said lighting is fully shielded.

D. Requirements for Lighting for Outdoor Signs.

1. *Top-mounted fixtures required*. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on the top of the sign structure. All such fixtures shall comply with the shielding requirements of this section, with the exception of the portion of the luminaire parallel with the sign, provided this portion does not allow any light dispersion or direct glare to shine above a 90-degree horizontal plane.
2. *Translucent outdoor advertising signs*. Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within do not require shielding. Dark backgrounds with light lettering or symbols are required.
3. *Prohibitions.* Electrical illumination of outdoor advertising off-site signs, other than those located adjacent to interstate highways, between the hours of 11:00 p.m. and sunrise is prohibited.

E. Requirements for Public and Private Recreational Facilities.

1. All site lighting not directly associated with the athletic playing areas shall conform to the lighting standards described in this section.
2. Lighting for athletic fields, courts, or tracks shall be exempt from the height requirement of 35 feet and total lumen output provided all of the following conditions are met:
    a. All such lighting shall utilize full cut-off luminaires that are installed in a fashion that maintains the full cut-off characteristics unless certified by a registered engineer that such shielding is impractical.
    b. The maximum light level cannot exceed 0.5 maintained footcandle at the property line of any residential or residentially zoned use.
    c. Every such lighting system design shall be certified by a registered engineer as conforming to all applicable restrictions of this ordinance. Where full cut-off fixtures are not utilized, acceptable luminaires shall include those which:
        i. Are provided with internal and/or external glare control louvers and installed so as to limit direct up-light to less than 5 percent of the total lumens exiting from the installed fixtures and minimize off-site light trespass and;
        ii. Are installed and maintained with minimum aiming angles of 25 degrees downward from the horizontal. Said aiming angle shall be measured from the axis of the luminaire maximum beam candlepower.
3. *Hours of operation for lighting system*. Illumination of the athletic fields, court, or track shall not exceed one hour after the end of the event.

F. Prohibitions.

1. *Laser source light*. The use of laser source light or any similar high-intensity light for outdoor advertising or entertainment is prohibited.
2. *Searchlights.* The operation of searchlights is prohibited except for those used for governmental or emergency purposes.
3. Lighting which presents a clear hazard to motorists, cyclists, or pedestrians is prohibited.
4. Any light fixture which may be confused with or construed as a traffic control device is prohibited.
5. *Billboards.* Electrical illumination of billboards, other than those located adjacent to interstate highways, is prohibited between the hours of 11:00 p.m. and sunrise.

6. *Commercial landscape lighting.* Commercial landscape lighting may not be directed above the horizontal plane.
7. *Flashing Light.* Unless temporarily triggered by a security system and extinguished at the time of security response, flashing lights are prohibited.
8. *Neon lighting.* Neon lighting is prohibited.
9. *Strings of lights (nonresidential uses).* Strings of lights are prohibited except from October 1 until January 10. Strings of lights shall include, but not be limited to, lights strung around trees and lights that simulate icicles.

G. Temporary Outdoor Lighting.

1. Any temporary outdoor lighting that conforms to the requirements of this section shall be allowed. Temporary outdoor lighting may be permitted by the department of planning and development upon consideration of the following:
   a. The public and/or private benefits that will result from the temporary lighting;
   b. Any nuisance or safety problems that may result from the use of the temporary lighting; and
   c. The duration of the proposed temporary lighting.

SEC. 600-2.2 VIEW OBSTRUCTION AND CLEAR VISION AREAS.

A. Statement of Need and Purpose.

1. *Purpose*. Clear vision area regulations are designed to promote public safety by maintaining clear areas that provide cross-visibility among pedestrians, bicyclists, and motorists.
2. *Applicability*. If any clear vision area regulation conflicts with the yard or area requirements of the zoning district, the more restrictive regulation shall apply, unless a variance is granted.

B. Obstructions Prohibited.

1. *Generally.* Except as provided for in this UDC, clear vision areas shall be free from any visual obstruction between a height of 3 and 8 feet as measured from the crown of the street, which includes, but is not limited to:
   a. Any berm, hedge, shrub, pool, sign, fence, or other structure more than 3 feet in height; and
   b. Parking areas; and
   c. Decorative elements, including but not limited to, bird baths, garden statuaries, and trellises.
2. *Fences.*
   a. A fence with a portion above 3 feet in height that meets the definition of an open fence is permitted.
   b. Fence columns between 3 and 8 feet in height, as measured from the crown of the street, shall be no more than 18 inches in width and shall be spaced no closer than 5 feet on center.
   c. Screening material, vines, shrubs, other plant life, or similar items that will obstruct visibility shall not be placed nor be permitted to grow on fences located in clear vision areas.
3. *Signs.*
   a. Signs, including the support pole or base, with a width, depth, or diameter larger than 18 inches between 3 and 8 feet in height, as measured from the crown of the street, shall not be permitted.

b. Signs with more than 1 support pole or base shall not be permitted.

C. Types of Sight Triangles and Requirements.

1. A *street intersection sight triangle* shall be required on the area that abuts the intersection of 2 or more streets.

2. An *access way sight triangle* shall be required on the area that abuts the intersection of an access way and a street.

3. The director of the department of planning and development shall determine sight triangles for unique situations including, but not limited to, when property does not form a right triangle where sight triangles are located; when property lines fall within the roadway; when the roadway adjacent to the property where the sight triangle is curved; when the elevation change between the roadway and the property warrants a unique sight triangle, or when a sight triangle does not expand past the backside of an existing sidewalk and pedestrian safety may be compromised.

D. Measurement and Application of Sight Triangles.

1. *Multi-family residential, commercial, or industrial lots.* On sites developed with land uses other than single-family residential dwellings, including a manufactured home or modular home, required sight triangles must be provided in accordance with the following:

   a. *Street intersection sight triangle*; *size and location.* The street intersection sight triangle shall measure 25 feet from vertex Point A and be established in accordance with the following:

      i. The triangle shall begin from the point where the curb lines of the intersecting streets meet, labeled “Point A”. If there is a radius, street curb lines shall be projected until they intersect; and
      ii. From “Point A,” 1 line shall be drawn along the curb line of the street parallel to the front lot line; and
      iii. From “Point A,” a second line shall be drawn along the curb line of the street parallel to the side lot line; and
      iv. The end of each line shall be connected to form the required sight triangle.

Exhibit 600-2-1: Street Intersection Sight Triangle.

b. *Access way sight triangle* located at the intersection of a public street and a private accessway (or driveway). The sight triangle shall measure 15 feet along the accessway and 25 feet along the street, and be established in accordance with the following:

   i. The triangle shall begin from the point where the curb lines of the intersecting street and the accessway meet, labeled "Point A". If there is a radius, street curb lines shall be projected until they intersect; and

   ii. From "Point A," 1 line shall be drawn along the curb line of the street parallel to the front lot line; and

   iii. From "Point A," a second line shall be drawn along the edge of the driveway or accessway parallel to the side lot line; and

   iv. The end of each line shall be connected to form the required sight triangle.

Exhibit 600-2-2: Access Way Sight Triangle.

SEC. 600-2.3 ENVIRONMENTAL PERFORMANCE STANDARDS.

A. Reserved.

SEC. 600-2.4 BUILDING FAÇADE AREA

A. *Definition*. The building façade area occurs when the exterior wall of the building, which contains the primary entrance, faces a vehicular access area. The building façade area is the area between such exterior wall and such vehicular access area.

B. *Area, location, width, and length*. The building façade area shall be the full length of the building exterior wall facing the vehicular access area. This area shall be no less than four feet in width.

C. *Allowed in building façade areas*. Concrete sidewalks not to exceed four feet in width. Trees, shrubs, landscaping, fountains, and any other landscape architectural feature, specifically approved by the Department of Planning and Development. Entrances, drainageways, underground utilities, eaves and other building overhangs are allowed in building façade planting areas. Everything not specifically allowed in this subsection is prohibited in building façade areas.

SEC. 600-3 LAND CLEARING, TREE PRESERVATION, AND LANDSCAPING.

SEC. 600-3.1 GENERALLY.

A. Purpose.

The purpose of this section is to provide regulations for land clearing, tree protection and preservation, and landscaping to:

1. Promote the health, safety, and general welfare of the public;
2. Facilitate the creation of a convenient, attractive, and harmonious community;
3. Conserve natural resources, including natural stream systems and wetlands which contribute to adequate air and water quality;
4. Prevent certain activities from resulting in adverse impacts to the surrounding community;
5. Conserve properties and their values;
6. Preserve the character of an area;
7. Encourage the appropriate use of the land, including well operated silva culture and forestry practices;
8. Reduce flooding and erosion;
9. Provide for cleaner air and water, facilitate the recharge of groundwater, and maintain the natural beauty of the parish.

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.
2. **Section 600-3.3** regulates the protection and preservation of trees, with a specific focus on live oak, cypress, and heritage trees; provides standards for a tree preservation credit program for retaining existing trees; and establishes a tree bank program for when removing a protected tree is unavoidable.
3. **Section 600-3.4** provides regulations for landscape areas located along street, side, and rear property lines, and within parking lots.
4. In order to comply with **Section 600-3**, applicants must submit requests that address requirements summarized in **Exhibit 600-3-1-1**.

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

Requirement Criteria: ***Land Use, Lot Size and Number of Lots***	**Land Clearing Permit**	**Tree Survey**	**Planting Plan**	**NAT & LA Areas**	**Mitigation Plan**	**Natural and Landscaped Area Size**
Residential						
Single-Family and Duplex - Lot ≥ 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 (including single family and duplex) and ≥ 5 acres	Y	N	N	NAT	Y	50' natural area (NAT) along all external roadways
Subdivision (including single-family and duplex) ≥ 25 lots	Y	Y	N	NAT	Y	50' natural area (NAT) along all external roadways
Multifamily (3+ units)	Y	Y	Y	LA	Y	Commercial Landscape Standards **600-3.4.D**
Nonresidential						
Forestry/Agriculture ≥ 5 acres	Y	N	N	NAT	Y	50' natural area (NAT) along all external roadways
Commercial	Y	Y	Y	LA*	Y	Commercial Landscape Standards **600-3.4.D**
Medical	Y	Y	Y	LA*	Y	Commercial Landscape Standards **600-3.4.D**
Institutional	Y	Y	Y	LA*	Y	Commercial Landscape Standards **600-3.4.D**
Parks/Recreation	Y	Y	Y	LA*	Y	Commercial Landscape Standards **600-3.4.D**
Industrial	Y	Y	Y	LA*	Y	Commercial Landscape Standards **600-3.4.D**
Where "**Y**" = Yes, Required and "**N**" = Not applicable						
"**LA**" = Landscaped Areas						
"**NAT**" = Natural Areas in accordance with **Sec. 600-3.2(D)**						
Mitigation is applicable to all types of property upon which landscaping or preservation is required as per **Section 600-3.2(D)** & **600-3.3(E)**						
Waterway Buffers apply to all property types per **Sec. 600-3.2(E)**						

SEC. 600-3.2 LAND CLEARING STANDARDS.

A. Purpose.

This section provides regulations for the clearing of land and the protection and preservation of trees, shrubs, and ground cover plants in advance of site development activities. The purposes of these regulations are to:

1. Preserve and enhance the parish's physical and aesthetic character by minimizing indiscriminate removal or destruction of trees, shrubs, and ground cover;
2. Implement and further the goals and policies of the parish's Comprehensive Plan for the environment, open space, wildlife habitat, vegetation, resources, surface drainage, watersheds, and economics;
3. Promote land development practices that result in minimal adverse disturbance to existing vegetation and soils within the parish while at the same time recognizing that certain factors such as condition of trees (e.g., disease, danger of falling, etc.), proximity to existing and proposed structures and improvements, interference with utility services, protection of scenic views, and the realization of a reasonable enjoyment of property may require the removal of certain trees and ground cover;
4. Minimize surface water and groundwater runoff, aid in the stabilization of soil, minimize erosion and sedimentation, and minimize the need for additional storm drainage facilities caused by the destabilization of soils;
5. Retain clusters of trees and tree canopy for the abatement of noise, for wind protection, and to reduce air pollution by producing pure oxygen from carbon dioxide.
6. Protect trees during construction activities from damage to tree roots, trunks, and branches; and

B. Applicability.

1. *Permit required.* A land clearing permit is required, prior to the issuance of a building permit or site work permit, for any type of tree removal or land clearing work associated the following development types:
    a. Residential, including:
        i. Single-family residential developments on individual lots measuring 5 acres or more, and not a part of a platted subdivision; and
        ii. Two-family residential developments on individual lots measuring 0.5 acre or more; and
        iii. Multi-family residential developments (3 or more dwelling units), and not a part of a platted subdivision; and
        iv. Residential subdivisions involving the creation of between 6 and 24 lots and measuring more than 5 acres in total area; and
        v. Residential subdivisions involving the creation of 25 lots or more.
    b. All nonresidential zoning classifications, including:
        i. Forestry and agricultural developments involving greater than or equal to 5 acres; and

ii. Commercial, medical, institutional, community-based facilities, public facilities, planned business campuses, educational, advanced manufacturing logistics, animal training district, solid waste districts, or industrial developments; and

iii. Parks and recreational developments.

2. *Exempted developments.* The following proposed developments shall be exempt from the land clearing regulations of this section:

   a. Single-family residential developments on individual lots measuring less than 5 acres and not part of a platted subdivision; and

   b. Two-family residential developments on lots measuring less than 0.5 acres; and

   c. Forestry and agricultural developments involving less than or equal to 5 acres.

3. *Work permitted.* Land clearing proposals may include activities such as skidding, yarding, and trimming and the loading, storage, and operation of equipment involved in the removal of trees.

4. *Work not permitted.* The parish shall not consider requests for proposed grading, fill, or site work of any kind as part of a land clearing permit.

5. *Application process.* Permit application requirements and procedures shall be carried out in accordance with **Chapter 200 - Procedures** of this UDC.

6. *Permit validity.* Land clearing permits shall be valid for a period of 2 years, wherein all permitted activities and a compliance inspection must be completed.

7. *Clearing only.* When an application for a land clearing permit of a site that has a zoning classification other than E, R-1, R-2, L-1, L-2, S-1, or S-2 is not accompanied by the required documents to apply for a site work permit and/or a building permit, the proposed clearing plan must show the protection of all Natural Areas required for the site which are outside of any required easement or servitude, as defined in Exhibit 600-3-13: Landscape Area Requirements and Exhibit 600-3-7: Protected Trees and Survey Requirements, and all protected tree species as defined in Exhibit 600-3-7: Protected Trees and Tree Survey Requirements

C. General Land Clearing Requirements.

1. When implementing land clearing standards, applicants must consider requirements for landscape areas, natural areas, waterway buffers, wetland areas, tree surveys, flagging of protected trees, and plans for appropriate mitigation, as applicable, when determining which areas to clear and where to retain existing vegetation.

2. Upon issuance of a land clearing permit and prior to site work beginning, activities associated with tree preservation including flagging and fencing root zones for protected trees and landscape areas must be completed in accordance with **Sec. 600-3.3.B. - Protected Trees** and **Sec. 600-3.3.G. - Tree Protection Requirements.**

D. Natural Area Requirements and Incentives.

(A) *Definition.* Natural areas are defined in Chapter 100, Sec. 100-5 of this UDC.

(B) *Purpose*. Natural areas are intended to:

   a. Preserve native screening and tree canopy characteristic of St. Tammany Parish, including canopy and understory trees and ground covering;

   b. Preserve wildlife habitats;

c. Promote water quality, air quality and aesthetic beauty; and

d. Reduce flooding impacts.

3. *Applicability.* Natural areas must be provided in accordance with **Exhibit 600-3-1-1** to the following developments or areas:

a. The Tammany Trace;

b. Single-family residential lots greater than or equal to 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*. 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.

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.

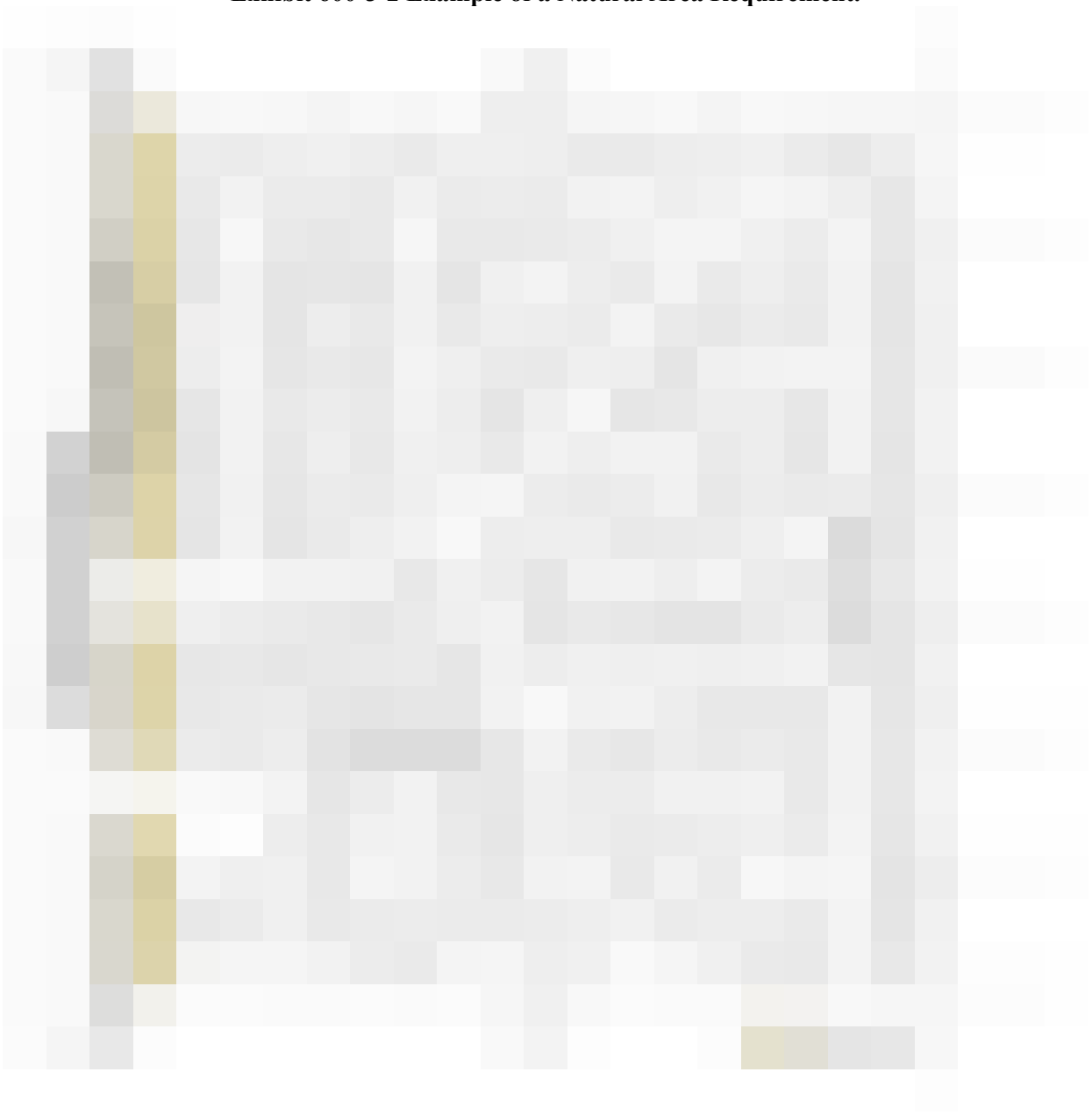
c. *Tree Survey*. A tree survey is not required for natural areas.

d. *Limited interruption in Natural area permitted.* Gaps or breaks of the natural area are permitted for approved roads and streets. These gaps or breaks must be kept to the minimum required to achieve their intended function. **Exhibit 600-3-2** 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 **Sec. 600-3.3(E) - Exceptions and Replanting.**

Exhibit 600-3-2 Example of a Natural Area Requirement.



5. *Natural Area Incentive.* For every 5 percent of additional natural area retained beyond the required 50 feet of managed natural area along external roadways, a corresponding 5 percent decrease in minimum lot area or 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. *Calculation.*

i. *Undevelopable areas are not eligible for credit.* The calculation for the natural area incentive includes only the retention of natural areas that would otherwise be developable. For example, retaining wetlands that must be retained per other requirements of this UDC will not count towards the natural area incentive calculation.

ii. *Formula.* The natural area incentive is equal to the percent change between the natural area required and the natural area provided, illustrated as follows:

$$\frac{\textbf{Sq ft provided} - \textbf{Sq ft required}}{\textbf{Sq ft required}} \times \mathbf{100} = \mathbf{x\%} = \mathbf{NAI}$$

c. The Natural Area incentive will apply equally to all platted lots within the subdivision. For example:

i. If the Natural Area incentive is 10% in the S-1 Suburban Residential District, the minimum lot size would be reduced by 10% from 11,000 sq ft to 9,900 square feet, where:

11,000 x 0.1 = 1,100

11,000 – 1,100 = **9,900**

ii. If the Natural Area incentive is 20% in the S-2 Suburban Residential District, the minimum lot size would be reduced by 20% from 7,500 square feet to 6,000 square feet, where:

7,500 X 0.2 = 1,500

7,500 – 1,500 = **6,000**

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

a. Provisions and thresholds described in Exhibit 600-3-1-1: Summary of Land Clearing, Buffer, and Landscape Requirements; Section 900-2.2(J): Greenspace Requirements; and Section 900-2.2(K): Planting Requirements 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. Where the lot width is reduced by up to 20 percent within a major subdivision, the required side yard setbacks may also be reduced by the corresponding width reduction percentage. Where the lot area is reduced by up to 20 percent within a major subdivision, the required front yard, side yard, corner side yard, and rear yard setbacks may also be reduced by the corresponding area reduction percentage.

d. 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

e. 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

f. All approved credits applied to a subdivision must be notated on the approved and recorded plat.

g. Where an incentive is granted subject to the preservation of natural area and/or planting of any landscape materials, the natural area and/or landscape materials must be kept healthy and maintained. If the natural areas and/or plantings do not survive, they must be replaced in kind subject to the approved plating plan and/or final subdivision plan. If no plating plan or landscape plan exists, the replanting must take place subject to Exhibit 600-3-4: Remediation Planting Requirements for Natural Areas.

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 or 5 percent credit on the total impact fee for every 5 percent of additional natural area preserved.	• 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 Tree Canopy	5 percent decrease in minimum lot width or area for the planting of 5 caliper inches of Class A or Class B trees per each proposed lot within an approved street canopy and/or at the bottom of a dry detention pond(s)	• Preserved trees contributing to the internal street canopy can count towards the incentive, provided they meet minimum requirements associated with Tree Preservation Credit – Sec. 600-3.3(D)(1) and are shown on a stamped tree survey. • 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 subject to requirements within Sec. 600-3.4(D)(9). • Any use of the Internal Subdivision Tree Canopy Incentive requires a landscape plan stamped by a Louisiana registered Landscape Architect which meets all requirements listed in Sec. 600-3.4(C). • Where a dry detention pond is planted, the planting plan must use a minimum 20’x 20’ grid. Indigenous wetland trees and shrubs to be planted must be a minimum of 1 in. in caliper and 7 ft. in height in a minimum 3-7-gallon pots at the time of planting, or as approved by the Department of Planning and Development. • Mycorrhizal fungi and absorbent polymers must be used for nutrient uptake, moisture absorption and retention. All other planting requirements per Sec. 600-3.4(E)(4)(m) must be met.

Sidewalk Construction	10 percent decrease in minimum lot width or area when sidewalks are provided throughout at least 50 percent of the subdivision.	• 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.	• 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.	• 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.	• 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: (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 quality for this incentive.

Preservation of Heritage Trees	5 percent decrease in lot width or area for every 125 caliper inches of heritage trees preserved.	• 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.

7. Remediation.

a. *Replacement of vegetation located in a Natural Area.* Should trees and shrubs be removed from within a required Natural Area as part of land clearing activities, the property owner must replace the remove trees and shrubs by completing mitigation activities in accordance with this section prior to receiving a building permit, site preparation permit, or work order. These mitigated areas shall be referred to as "remediation areas."

b. *Calculation of remediation area.* Remediation areas shall be calculated via multiples of 1,250 square feet based on the size of the disturbed area. A fraction of disturbed Natural Area shall be replaced with the full planting required for a 1,250 square foot area.

c. *Required minimum planting.* Minimum requirements for remediated vegetation located in a Natural Area 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	**2 Canopy trees** Minimum 5-gallon root ball & 5 feet in height. Must be native trees per STP Native Tree List	**1 Understory trees** Minimum 3-gallon root ball & 4 feet in height. Must be native trees per STP Native Tree List	**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.
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. *Note: Approved driveways are excluded from the square footage calculation.*			

d. *Remediation standards.* Standards to remediate vegetation located in a Natural Area include:

i. ANSI A300, as developed by the Tree Care Industry Association in accordance with the rules of good arboricultural practice as set forth by the latest edition, currently in effect at the time of such work.

ii. Louisiana Nurserymen's Manual for the Environmental Horticulture Industry, as published by the Louisiana Nursery and Landscape Association.

iii. American Standards for Nursery Stock, as published by the American Nursery & Landscape Association in accordance with applicable provisions set forth by the latest edition, currently in effect at the time of such work.

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

i. *Remediation plan*. The remediation plan must be 'to scale' and prepared/stamped by registered LA Horticulturist or LA registered landscape architect. The remediation plan must:

(A) Indicate the area to be remediated in square feet; and

(B) Include the scientific name, variety, and size of plant materials selected; and

(C) Include a notation describing soil preparation including, at a minimum, 4 inches of pine straw laid on topsoil tilled to a depth of 6 inches.

ii. *Warranty bond*. The contractor shall post a 2-year warranty bond for plant material equal to the estimate of the cost of materials and installation. The warranty shall begin upon project completion and receipt of parish certification of installation.

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

iv. *Two-year maintenance provision*. The contractor shall make provisions to water and maintain plant materials for 2 years after parish's approval of installation. Dead or unhealthy plants shall be replaced immediately.

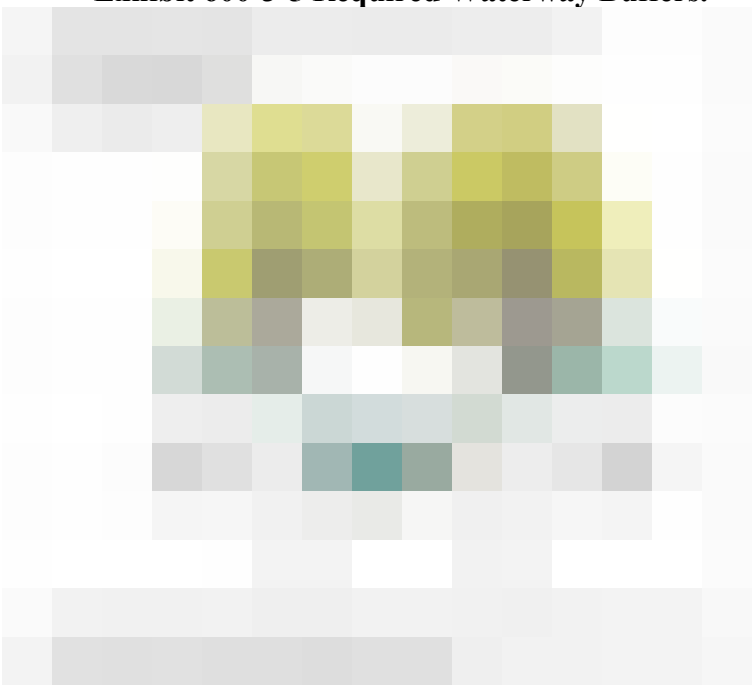
v. *Long-term maintenance*. The property owner or associated homeowners' association (HOA) shall be responsible for maintaining remediated planting materials indefinitely. Dead or unhealthy plants shall be replaced seasonally. If the property owner or HOA fails to maintain the natural area, they shall be susceptible to the enforcement provisions of this UDC, including associated fines and penalties.

E. Waterway Buffers.

1. *Purpose.* Waterway buffers are intended to protect the water quality of natural waterways and wetland areas abutting a development site.

2. *Waterway buffer delineation.* Upon submittal of a land clearing permit application, the applicant must delineate waterway management buffers in accordance with the standards and distance requirements described in this subsection.

Exhibit 600-3-5 Required Waterway Buffers.



3. *Scenic river buffer.* Treatment of a site area adjacent to a scenic river shall be in accordance with permits issued by the Louisiana Department of Wildlife and Fisheries (LDWF). Under brushing is not allowed within a waterway buffer without a scenic review permit from the LDWF.

   a. If the LDWF determines a permit is not required, the parish's buffer width requirement shall be between 35'-50' feet, as measured from the edge of the waterway embankment or bank as illustrated in **Exhibit 600-3-5**, and as determined by the Department of Engineering.

   b. *Boat house exception.* To permit construction of the boat house, an applicant must submit—prior to the review and issuance of a building permit—a land clearing permit to the Coastal Management Office for review and approval. Pre-clearing in anticipation of later applying for a building permit is not authorized and shall require submittal of replanting plan to remediate unpermitted activities. If a land clearing permit is submitted in accordance with these standards and approved by the Coastal Manager, a maximum area of 40-foot-wide by 100-foot-deep along a scenic river waterfront may be cleared for the construction of a boat house.

4. *Intermittent Waterway Buffer.* Applicants with property adjacent to intermittent waterways, designated by a broken/dashed line on USGS Quadrangle Map, shall provide a minimum 35-foot-wide waterway buffer, as measured from the edge of the bank.

5. *Blue Line Waterway Buffer*. Applicants with property adjacent to Blue Line Waterways, as designated by solid blue line on USGS Quadrangle Map, shall provide a minimum 50-foot-wide waterway buffer, as measured from the edge of the bank on either side.

Exhibit 600-3-6 Example Blue Line Waterway Buffer.

Map excerpt from 2020 USGS The National Map. Louisiana - St. Tammany Parish 7.5-Minute Series (topo) Waldheim Quadrangle.

F. Wetland Areas.

1. All land clearing permits and activities must comply with **Chapter 700** of this UDC and any applicable requirements of the U.S Army Corps of Engineers.
2. If a land clearing request includes a wetland, or possible wetland area, for a proposed development of a major subdivision, commercial site within a critical drainage area, or a residential parcel within a critical drainage area that is 5 acres or greater in size, a Clean Water Act 404 permit shall be required before a land clearing permit is reviewed and approved.
3. If there are designated wetlands on a proposed development site that are not approved by U. S. Army Corps of Engineers for removal and mitigation, the applicant must delineate the wetland area on the site plan and place flags around the wetland area to ensure the areas is clearly delineated and the wetlands are not accidently cleared during land clearing operations or subsequent construction.

G. Land Clearing Preparation and Operations.

1. *Operations maintained on site.* All land clearing operations must be contained on the site as identified in the land clearing application. No operations, other than hauling, shall take place in the parish right-of-way.
2. *Site access requirements.*
    a. An entrance roadway shall be constructed to facilitate on-site operation and the safe entrance and exit of vehicles. The roadway shall be constructed of materials that prevent damage to the shoulder or road surface and prevent the depositing of dirt, brush, or other debris on the adjacent public road.
    b. *Drainage maintenance.* A culvert shall be placed in accordance with parish or state requirements, as applicable, to maintain proper drainage along the public road. Any deviation from this

procedure shall require prior approval of the department of public works or the State of Louisiana department of transportation and development (LA DOTD), as applicable.

3. *Limit disturbance to adjacent public areas*. Applicants shall ensure persons responsible for land clearing activities exercise due and reasonable caution when traversing public roads, lands, and water bodies to minimize disturbance to adjacent public areas.
4. *Pre-existing drainage restored.* Applicants are responsible for the restoration of all public rights-of-way, land, existing and recognized natural and engineered drainage to pre-existing conditions upon completion of the land clearing activity.
5. *Timber harvesting BMPs.* All timber harvesting activities shall be carried out in accordance with the Best Management Practices (BMPs) as provided in the current version of "Recommended Forestry Best Management Practices for Louisiana" published by the State of Louisiana department of environmental quality (LDEQ.)
6. *Fire distance requirement for burning of site debris*. Open burning of land clearing and timber harvesting site debris shall be prohibited within 1,000 linear feet of an occupied dwelling or within any recorded subdivision.

H. Monitoring and Enforcement.

1. *Parish responsibility*. The department of planning and development shall be responsible for the review and inspection of all sites requiring a land clearing permit.
2. *Monitoring.* The department of planning and development may inspect any land clearing operation at any time to ensure compliance with this section.
3. *Enforcement.* The parish may take appropriate actions and proceedings by law to prevent or remedy any violation of this section. These remedies shall be in addition to the fines and penalties described herein.
4. *Fines and penalties*. Any person, firm, or corporation who fails to comply with, or violates regulations in this section shall be subject to applicable fines pursuant to the provisions of the Revised Statutes of the State of Louisiana.

SEC. 600-3.3 TREE PRESERVATION AND MITIGATION.

A. Purpose.

The purpose of tree preservation and mitigation standards is to preserve and protect the tree canopy of St. Tammany Parish and garner the positive aesthetic and biological benefit of trees for the community.

B. Applicability.

1. The tree preservation requirements apply to the following developments: 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 stamped by a Louisiana licensed Land Surveyor or a Louisiana licensed Landscape Architect 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
Residential				
Single Family and Duplex > 5 acres (Outside of Platted Subdivision)	NAT	No	N/A	
Subdivision (Single Family and Duplex) 6-24 Lots ≥ 5 acres	NAT	No	N/A	
Subdivision (Single Family and Duplex) ≥ 25 lots	NAT	No	N/A	
Multifamily (up to 3 units)	LA	Yes	N/A	50% preserved
Multifamily (3+ units)	LA	Yes	Limited to Landscape Area	50% preserved
Nonresidential				
Commercial, Medical, Institutional, & Industrial	LA	Yes	Limited to Landscaped Area	50% preserved
Forestry/Agriculture > 5 acres	NAT	No	N/A All noninvasive trees and vegetation in SMB are protected per **Sec. 600-3.2.D.3**	
"**N/A**" = Not applicable				
"LA" = Landscape Area as required per **Sec. 600-3.4.D**				
Natural Area per **Sec. 600-3.2.D**				

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**. Consideration shall be given to the healthier live oaks on the site as well as the live oaks which contribute to the street canopy of St. Tammany Parish.

D. Tree Preservation Credit.

In order to preserve more mature trees on a site, existing, healthy trees within the required landscape areas will count towards the tree planting requirements of **Exhibit 600-3-1.** Tree credits are only calculated and granted after site construction is complete and a final inspection by the department of planning and development has been conducted.

1. *Calculation.* One tree credit shall be provided for every 8 inches of caliper per individual, non-invasive, tree retained within the required landscaped areas. For example:

   1 x 16" DBH Tree Retained = 2 tree Credits

   1 x 25" DBH Tree Retained = 3 Tree Credits

2. *Location of Credit.* Tree credits can only be applied in the same landscape area in which the preserved trees are located. Credit for preserved trees cannot be interchanged between different required landscape areas.

3. *Death of a Credited Tree.* If a credited tree dies, it shall be removed and replaced by the owner so as to bring the site back into compliance. The replacement tree/trees shall be planted within 6 months of the tree's death or within 6 months of receiving a notice from the parish.

Exhibit 600-3-8 Protected 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
> 24 Caliper Inches	1 additional tree credit for each addition 8" 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.

1. 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 for 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:

   a. *Less established pine tree clusters near public right-of-way.* Clearing of pine trees located in a cluster of 5 or fewer and located within the required street landscape area(s).

   b. *Diseased trees*. The clearing of trees within the natural area or required landscape areas when the tree is documented by a licensed arborist as unsound, hazardous, diseased, or infested with insects.

   c. *Limited access*. Removal and replacement of live oak or cypress trees is allowed if the tree's location would preclude the developer/owner from providing access to the property, would preclude reasonable use of the property, or preclude the installation of necessary utilities. Approval is based upon the department of planning and development's review of the following materials:

      i. A complete land-clearing permit application; and

      ii. A survey or scale drawing of the property which shall include the location of the protected tree(s), radius of the protected root zone(s), and a site plan illustrating and explaining how the tree's location would be detrimental to the site, building or the buildable area; and

iii. A letter describing special circumstances related to the property, including, without limitation, any unusual topography and fill requirements.

iv. An alternative site placement plan showing an arrangement that could preserve the tree(s) along with analysis on the alternative feasibility.

2. *Alternative planting more suitable to site conditions.* The removal and replacement of protected trees with alternative plantings may be approved by the department of planning and development based upon a recommendation from a licensed landscape architect that the alternative mix of trees would be more suitable based on the site's topography and/or soil condition.

3. *Major entry landscape.* To achieve an attractive and safe entry to a subdivision, clearing an area measuring 150 feet in width and 75 feet in depth within the natural area on either side of a subdivision entrance may be permitted.

4. *Low likelihood of survival.* Removal of protected trees that a licensed landscape architect has determined have an exceptionally low probability of survival due to the site's topography and/or soil may be approved by the department of planning and development provided the developer/landowner participates in the tree bank program.

5. 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 600-3-9** identifies the tree grading criteria.

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

Tree Grade	Replacement and Character Description
Grade A: ***Healthy***	100% replacement of caliper inches *Observation: Tree has 100% to 75% live crown ratio. Minimal structural defects.*
Grade B: ***Fair***	75% replacement of caliper inches *Observation: Tree has 77% to 50% of live crown ratio. Minor structural defects that can be overcome through arborist intervention*.
Grade C: ***Poor***	25% replacement of caliper inches *Observation*: Tree has less than 50% live crown ratio. Moderate structural defects, including insufficient holding wood or included bark.
Grade D: ***Dead***	0% replacement of caliper inches. *Observation: Tree is topped or dead or in severe or hazardous condition.*

F. Tree Bank Program.

1. *Purpose.* The purpose of the Tree Bank Program is to maintain the overall canopy balance within St. Tammany Parish by providing a fund for urban forestry replanting projects within the parish.

2. *Mitigation*. Mitigation, in the form of payment, shall only be used as a last resort. If the removal of a mature protected tree and replacement by planting of new tree(s) is practicable because on-site mitigation is not feasible or site conditions preclude compliance with the landscape ordinance, the property owner or owner's authorized representative shall pay an amount into the parish's Tree Bank Program as determined by the department of planning and development.

3. *Site assessment and fee*. The department of planning and development shall conduct an assessment of the affected trees and calculate fees due according to a formula based on industry standards. The fo

rmula is provided in **Section 2-009.00 - Parish Fees and Service Charges** of the St. Tammany Parish Code of Ordinances.

4. *Fee collection.* As deemed necessary by the director of department of finance, prior to the issuance of a land clearing permit, an escrow account will be created to manage any fees collected. All fees collected under the Tree Bank Program are to be immediately deposited into the escrow account.

5. *Fee expenditure.* The funds collected under the Tree Bank Program shall be utilized to increase the parish's tree canopy by funding urban forestry projects throughout the parish. The director of the department of planning and development will review and approve project scopes and eligibility in accordance with the standards of this section before any Tree Bank Program funds can be utilized.

G. Tree Protection Requirements.

1. Upon receipt of a land clearing permit and approval of a tree survey (as applicable)—prior to issuance of a site work or building permit or the installation of commercial landscaping—a developer or owner must make necessary preparations to protect existing trees that must be preserved from the impacts of construction activities that could result in tree death.

2. Protection includes installing protective measures and placing warning signs around the trees' protected root zone.

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

    a. *Landscape areas.* All required landscape and natural areas shall be delineated by stakes. Each stake will be marked, with both the landscape area abbreviation and the required depth of the area (ex: 25' street landscape area). Stakes will be spaced no more than 25 feet apart. If vegetation along the lines of the landscape area is too thick to walk or see down, the underbrush shall be cleared sufficiently for walking and sighting. Heavy equipment shall not be used prior to obtaining a land clearing permit.

    b. *Protected trees.*

        i. *Live oaks, cypress, and heritage trees.* Live oaks and cypress trees 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.

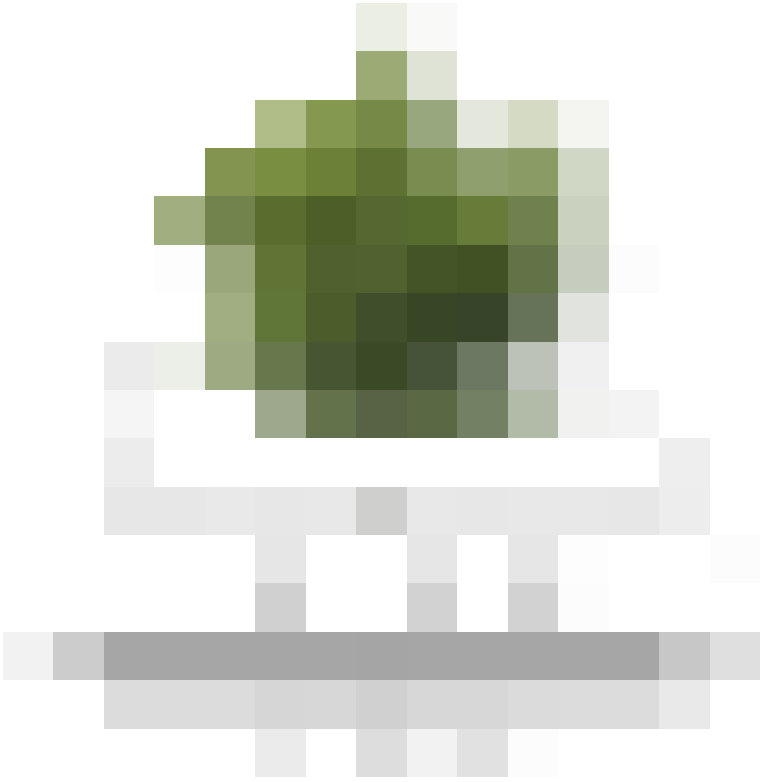
    c. *Driveway cuts.* Areas of ingress or egress through a natural area or landscape area shall be clearly defined with stakes marked "DRIVEWAY."

    d. *Retention/detention ponds*. Areas planned to be developed as a retention/detention pond or stormwater management structure shall be clearly defined with stakes marked "POND."

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 protective trees, fencing includes chain link, wood, or flexible high visibility 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 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 600-3-10 Protected Root Zone**. Fenced in areas shall be maintained at pre-construction grade; fill in these areas is prohibited.

Exhibit 600-3-10 Protected Root Zone.



b. *Location.* The location of tree protection fencing must be shown on the demolition and land clearing plan, be submitted as part of the construction drawing package, and address all the following requirements:

i. *Protected trees*. Protected cypress, live oak, and heritage trees which are to be retained or counted toward a Major Subdivision Incentive shall be fenced in accordance with **Exhibit 600-3-9 Protected Root Zone**.

ii. *Street landscape area*. The entire protected street landscape area shall be enclosed with fencing.

iii. *Side and rear landscape area*. Landscape areas where tree credits are being requested must be fenced.

c. *Limited activity permitted within the protected root zone.* No significant soil disturbance or compaction, stockpiling of soil or other construction materials, vehicular traffic, or storage of heavy equipment shall be permitted within the protected root zone.

i. No more than 1inch of fill shall be allowed within the protected root zone of a tree that is to be preserved.

ii. No grading or cutting is allowed within the protected root zone for any purpose (including drainage and utility work) unless an inspection is conducted by the department of planning and development and approval is granted for the desired work.

iii. Clearing of trees within this area shall be done with hand equipment and not with heavy construction equipment.

d. Fencing shall not be removed until landscaping activities are complete.

H. Corrective Procedures for Protected Trees.

1. *Repairable damages.* Corrective procedures shall be required when development activities have caused damage to a protected tree, and it is determined by the department of planning and development that the damage is repairable.

2. *Activities to improve survivability.* If encroachment into root protection zone is anticipated or has happened, the following practices can be employed, under the supervision of a licensed arborist, to improve survivability.

   a. *Canopy pruning*. The pruning of a tree in anticipation of construction damage may offset potential root loss and produce an invigorating response. The pruning of specimen trees may be subject to approval by the department of planning and development.

   b. *Root pruning.* Roots outside of the protected root zone that must be pruned must be cleanly severed and the exposed roots must be covered with a 2-inch layer of mulch throughout development of the site.

   c. *Fertilization.* Fertilizer applications can enhance the vigor of trees stressed by site disturbances, thereby promoting root development.

   d. *Soil remediation.* Wherever possible, soil should be brought back to its natural grade. Unnecessary fill, compaction, erosion sedimentation, concrete washout, and construction debris should be removed. When machinery is required for site improvement, it is recommended that a "Bobcat" or similar lightweight, rubber-tired vehicle be used so as to minimize soil compaction. Compacted soil within the root protection zone should be aerated. A compressed air gun should be used to cut narrow trenches in a spoke pattern away from the trunk to a depth of 8 to 12 inches or greater, if the soil grade has been raised. Trenches should begin 4 to 6 feet from the trunk to avoid cutting any major support roots and should extend to the drip line. Trenches should then be backfilled with topsoil or compost. The air exchange, nutrient, and water-holding capacities of soils can be improved with soil amendments. This is best accomplished by backfilling with mineral amendments such as perlite, vermiculite, isolite, and similar products.

3. *Irreparable damage to the roots.* When the department of planning and development determines a tree has been irreparably damaged, it must be replaced. The requirement for number and size of replacement tree/trees will be determined by the caliper size and grade of the damaged tree based on the criteria in **Exhibit 600-3-8 Tree Grade and Required Replacement**. The replacement will be submitted using the land clearing permit application form and will be reviewed by the department of planning and development.

SEC. 600-3.4 LANDSCAPE REGULATIONS.

A. Purpose.

The purpose of these regulations is to protect and promote the general welfare of St. Tammany Parish's citizens by establishing minimum landscape standards that provide for the proper selection and installation of landscape materials.

B. Applicability.

1. Applicants shall submit a landscape plan to the department of planning and development for review to ensure conformance with landscape regulations set forth in this chapter for all new development and in the following circumstances:
   a. Conversion of a residential structure to a nonresidential use.
   b. A nonresidential change of use.
   c. Development or expansion of a parking lot.
   d. Cumulative expansion of a building by more than 2,500 square feet or 25 percent of the original building's square footage, whichever is less.
   e. Damage, repairs, or improvements to a building where the costs exceed 50 percent of the subject structure's fair market value.
   f. Loss of legal nonconforming status in accordance with **Chapter 500** of this UDC.
2. *Exemptions.* All single-family and two-family residences on lots under 0.5 acres are exempt from the landscape requirements of this section.

C. Landscape Plan and Tree Preservation Plan.

1. Landscape plans shall be prepared by a licensed Louisiana landscape architect and shall have their seal affixed to the plans.
2. Landscape plans shall be the same scale as the accompanying site plan and tree survey, when required.
3. Landscape plans shall indicate the scientific and common name, number, and caliper in inches of all trees, shrubs, or plant materials; the estimated plant height at time of planting; and identify which trees are to remain and which trees are proposed to be removed.
4. Landscape plans shall identify the location of all trees and landscaping materials to be planted within required landscape areas.
5. Landscape plans shall identify existing and proposed pervious and impervious surface area and the percentage of each relative to the entire development and to the individual lot of record to show compliance with **Section 600-3.4(D)(1)**.
6. Upon complete installation of all landscaping, the landscape architect, 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 per **Sec. 600-3.4(F)** below.

D. Landscape Requirements.

1. *Impervious and pervious areas.* No lot or parcel shall have more than 70 percent of its surface area covered with impervious material. The percentage of pervious to impervious ground cover must be shown on the site plan and landscape plan. Impervious areas include, but are not limited to, primary and accessory structures; paved areas, such as sidewalks and driveways; and paved detention and retention ponds.
2. *Selection of plant material.* Plant material shall be selected for its form, texture, color, pattern of growth, and suitability for local conditions. All landscape plans shall incorporate at least 60 percent native plant material to provide a habitat for wildlife, reduce irrigation requirements, and promote sustainability and survivability.

3. *Class A trees*. All Class A trees, at the time of planting, shall have a minimum caliper of at least 2 ½ inches, measured 6 inches above the root ball and a minimum height of 10 feet, as per the National Nursery Association Standards.
4. *Class B trees*. All Class B trees shall have a minimum caliper at the time of planting of at least 1½ inches, measured 6 inches above the root ball and a minimum height of 8 feet as per the National Nursery Association Standards. Multi-stem trees shall have a minimum of 3 trunks with a minimum of 1½ inch caliper for each trunk.
5. *Native tree size flexibility.* The department of planning and development may permit flexibility for native trees that are smaller in size prior to installation when requests do not involve protected trees or other typically available commercial stock (Nuttal Oaks, Shumard Oaks, etc.) and are in conformance with the following formula:

1 Required Class A Tree =	2 Native Trees no smaller than 5 gallons and no less than 5 feet tall.
1 Required Class B Tree =	3 Native Trees no smaller than 3 gallons and no less than 4 feet tall.

6. *Shrubs.* All shrubs, at the time of planting, shall have a minimum height of 2 feet and shall meet the National Nursery Association Standards. Shrubs required for parking lot screening shall be evergreen.
7. *Groundcover and perennials.* Unless otherwise specified, perennials and groundcover shall be at least 4-inch container stock.
8. *Mulch.* Unless otherwise specified, mulch shall be a minimum 3-inch dressing and shall be applied on all exposed soil surfaces of planting areas, except turf, creeping or rooting groundcovers, or direct seeding applications, where mulch is contra-indicated. Mulch shall be kept from direct contact with tree trunks and other organic material. All mulch shall derive from a living, natural source. Gravel or stone is not acceptable.
9. *Irrigation plan*. Irrigation systems are required for all new non-residential construction. A request to forego an irrigation system must be submitted to the department of planning and development along with the landscape plan for approval, and must include a stamped plan for a natural system or Low Impact Development enhancements consistent with the St. Tammany Parish Low Impact Development Guidebook. When irrigation is installed, it shall comply with the following standards:
    a. Irrigation systems shall be designed to avoid runoff, low-head drainage, overspray, or other similar conditions where water flows or drifts onto adjacent property, non-irrigated areas, walks, roadways, or structures.
    b. Irrigation equipment shall comply with the following standards.
        i. Low-volume irrigation systems with automatic controllers are required. Low-volume irrigation systems include low-volume sprinkler heads, dry emitters, and bubbler emitters.
        ii. Drip, trickle, or other low-volume irrigation shall be provided on at least 90 percent of the landscaped areas except for those areas devoted to turf and flat groundcover plants. If a licensed landscape architect or landscape contractor verifies that a drip or trickle system is not feasible due to location, the required percentage of drip or trickle irrigation may be reduced by technical decision of staff approving the landscape plan.
        iii. Integral, under-the-head, or in-line anti-drain valves shall be installed, as needed, to prevent low-head drainage.

iv. Automatic control systems shall be able to accommodate all aspects of the design. Automatic controllers shall be digital, have multiple programs, multiple cycles, and sensor input capabilities.

v. Soil moisture sensors and rain or moisture-sensing override devices are mandatory.

vi. Sprinkler heads shall be selected and spaced for proper area coverage, application rate, operating pressure, and adjustment capability. Sprinklers shall have matched precipitation and application rates within each control valve circuit.

vii. Drip irrigation systems are permitted if commercial or agricultural grade materials are used. Components shall be installed below the soil except for emitters.

viii. Backflow prevention devices are required.

ix. Rainwater harvesting and/or dedicated landscape water meters are recommended on all landscape areas to facilitate water management and cost reduction.

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 600-3-11** indicates the percentage of diversity required based on the total quantity of species utilized on site.

Exhibit 600-3-11 Species Diversity Requirements.

Total Number of Trees Required to be Planted on Site	Diversity Requirement		Minimum Number of Species
	Maximum of any Species	Minimum of any Species	
1-4	100%	Not Applicable	1
5-10	60%	40%	2
11-15	45%	20%	3
16-75	40%	10%	5
76-500	25%	5%	8
500 – 1,000	30%	3%	10
1,000 +	15%	4%	15

E. Required Landscape Areas.

1. *Type.* Nonresidential sites shall include 4 required landscape areas: the street or interstate landscape area, side yard landscape area, rear yard landscape area, and parking lot landscape area as illustrated in **Exhibit 600-3-12 Location and Type of Required Landscape Areas.**

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

Exhibit 600-3-13 Landscape Area Requirements.

Landscape Type	Depth of Landscape Area	Plant Requirement per 100' Linear Frontage

A - Street		25'	Class A Trees = 4 Class B Trees = 6 Shrubs = 20
Aa – Multiple Street Frontages		20’	Class A Trees = 4 Class B Trees = 4 Shrubs = 20
B - Interstate		35’	Class A Trees = 5 Class B Trees = 5 Shrubs = 0
Side or Rear Yard Landscape Areas	**C** - Commercial Use to Commercial or Industrial Use	10’	Class B Trees = 3 Shrubs = 10
	D – Commercial Use to Residential Use	25’	Class A Trees = 4 Class B Trees = 6 8 ft. high, 100 % opaque wood or masonry fence
	E – Industrial Use to Industrial Use	10’	Class B Trees = 3
	F – Industrial Use to Non- Industrial Use	35’	Class A Trees = 5 Class B Trees = 5 8 ft. high, 100 % opaque wood or masonry fence

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 600-3-13** and the requirements of this section. Example street (Type A) and interstate (Type B) landscape areas are illustrated in **Exhibit 600-3-14**.

Exhibit 600-3-14 Example Street (A) and Interstate (B) Landscape Areas.

a. *Ground cover required.* Living vegetative ground cover material must be planted across the entire open surface of the street and interstate landscape area, excluding driveways, sidewalks, retention/detention ponds, drainageways and facilities, fountains, signs, and other areas that are not able to be planted.

b. *Structures or elements permitted in street and interstate landscape area.*

i. Trees, shrubs, landscaping, fountains, and any other landscape architectural features, shall be permitted upon approval by the department of planning and development.

ii. *Driveways and utility easement/servitudes*. Driveways and easements/servitudes must cross the landscape area at a 90-degree angle or perpendicular to the street. Whenever feasible, driveways and utility crossings should be grouped together to minimize the number of breaks in the landscape area.

iii. Signs, provided that each sign shall adhere to intersection site triangle regulations within this code.

iv. Fences, subject to the following requirements:

(A) Fences shall not exceed 3 feet in height; and

(B) Fences shall adhere to intersection site triangle regulations within this code.

(C) Storage yard fences shall not be permitted.

c. *Structures or elements prohibited in street and interstate landscape area.* Any structure or element that is not specifically permitted in **Sec. 600-3.4(E)(3)(b)** shall be prohibited, including eaves, building overhangs, parking areas, storage, detention/retention ponds, drainage swales, and utilities unless there is an existing easement or servitude on site.

d. *Driveways through street planting.* For a street frontage of less than 200 linear feet, no more than 2 one-way driveways, a minimum of 12 feet in width and a maximum of 15 feet in width, or one two-way driveway, a minimum of 24 feet in width and a maximum of 35 feet in width, shall be permitted through the street planting area. For a street frontage of 200 linear feet but less than 600 linear feet, 1 additional two-way driveway or 2 additional one-way driveways of the minimum and maximum width specified, are permitted. Similarly, 1 additional two-way driveway or 2 additional one-way driveway, of the minimum and maximum width specified, are permitted for each additional 400 linear feet of frontage beginning with and in excess of 600 linear feet.

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

i. *Public utilities in the public right-of-way*. Whenever feasible, applicants and all parish departments involved in permitting the location of utilities shall first consider and prioritize the location of utilities within the public right-of-way.

ii. *Landscaping within a utility easement or servitude*. In the event utilities are an existing condition with an easement or servitude on private property or a property owner is limited to constructing utilities within an easement/servitude on private property, the following adjustments to the street or landscape area must be authorized.

(A) The utility easement/servitude must be limited to the first 15 feet of the street or interstate landscape area measured from the property line.

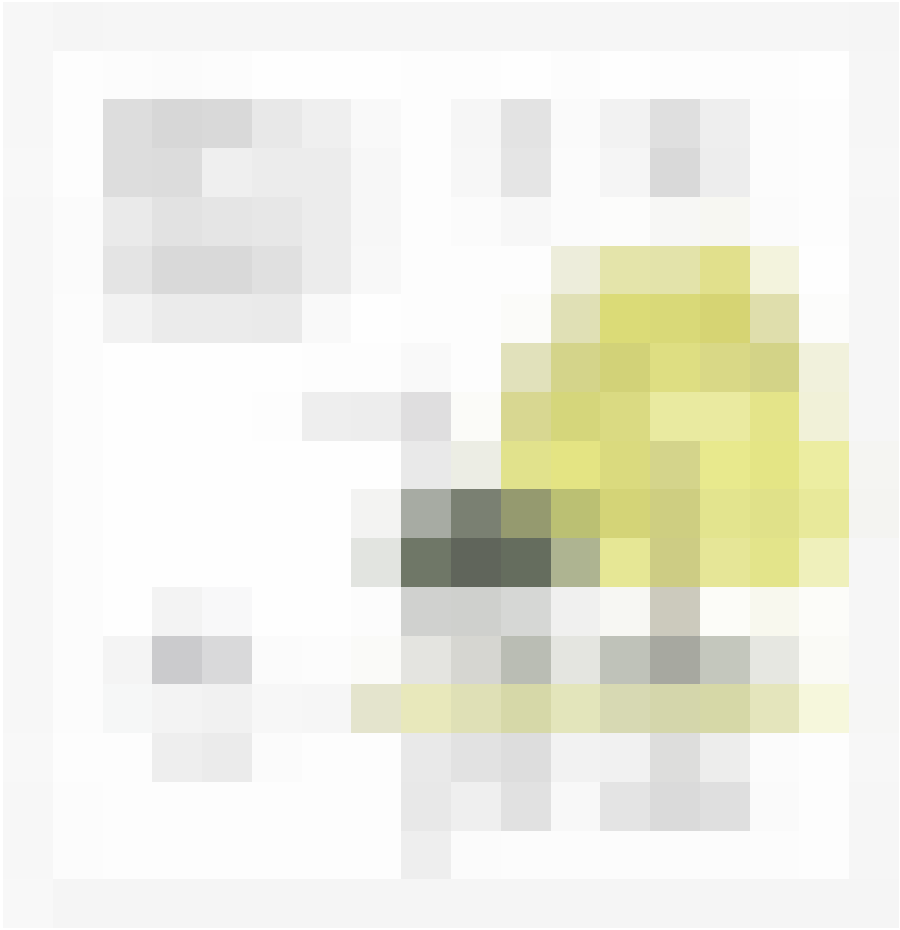
(B) Trees should be planted in accordance with the requirements outlined in **Exhibit 600-3-15** below.

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

Utility Planting Conflict Resolution	
Category	**Placement/Location**
Overhead line servitude or easement, along street or road, within street landscape area	Class A trees: Outside of servitude or easement Class B trees: Within servitude or easement, if allowed by utility company and outside of servitude or easement if not Shrubs: Within street planting area
Underground line servitude or easement, along street or road, within street landscape area	Class A and B trees: Outside servitude or easement Shrubs: Within utility corridor

(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 600-3-16.**

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



iii. *Dentation ponds and drainage structures*. Private detention ponds and drainage structures are not allowed within the street or interstate landscape areas.

iv. *Utilities servicing the property.* Utilities servicing a property are permitted to cross the street and interstate landscape area, provided:

(A) Utilities cross the buffer area at a 90-degree angle; and

(B) Utilities are grouped to limit the number of crossings; and

(C) Utilities are coordinated with driveway access breaks in the buffer area.

f. *Flexibility of depth of street planting areas.* The required depth of the street planting area may be adjusted. The depth of the street planting area may be reduced to a minimum of 10 feet and up to a maximum of 20 percent of the length of the street planting area, provided that a depth greater than the required depth is added to other parts of the street planting area to maintain the overall required street planting area.

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

a. Side and rear landscape areas provide a buffer between adjacent properties and uses and are designated for the areas for the preservation of trees. Side and rear landscape areas may abut but do not include parking lot planting areas.

b. *Width and planting requirements.* Side and rear yard landscape requirements are dependent upon adjacent land uses. **Exhibit 600-3-17** 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.

c. Existing trees, other than live oaks and cypress located within the side and rear buffer areas, are not required to be retained. If the owner/developer chooses to retain existing trees located within the required side and rear yards landscape areas, they can qualify for tree credits as set forth in **Section 600-3.3(D)**. If credit is sought, the retained trees must be identified on the tree survey, and the land clearing permit and the retained trees must be protected with fencing throughout construction.

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

d. *Ground cover required.* A living vegetative material shall cover the entire surface of the side and rear landscape areas, except for within the location of driveways, sidewalks, fountains, signs or other approved structures or elements which are not able to be planted with living plant material.

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

   i. Trees, shrubs, landscaping, fountains, and any other landscape architectural feature, specifically approved by the department of planning and development are allowed in the side and rear landscape areas.

ii. Eaves and other building overhangs not to exceed 2½ feet are allowed, subject to the other rules provided for in this UDC.

iii. Driveways that connect adjacent properties.

iv. *Fences*. When fences are required, as listed in **Exhibit 600-3-13 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.

f. *Structures or elements prohibited within side and rear landscape areas.* Everything not specifically allowed in **Sec. 600-3.4(E)(4)(d)** is prohibited within the side and rear landscape areas including storage, parking areas, detention or retention ponds, sidewalks, dumpsters, drainage swales, and utilities, unless there is an existing easement or servitude on site.

g. *Side and rear landscape and utility conflicts.* If a utility easement or servitude is located in the area designated for the side or rear landscape area, then the required side or rear landscape areas shall commence at the edge of the utility easement and extend inward the required distance.

h. *Parking lot landscape area.* Parking lot landscape areas are intended to screen the parking lot from the street, provide shade for parking spaces, retain the parish's tree canopy, reduce flooding, and support recharge of ground water.

i. *Applicability*. Interior parking lot landscaping shall be provided in parking lots with more than 8 parking spaces or larger than 2,500 square feet.

j. *Design requirements.*

i. *Landscape islands*.

(A) At least 1 parking lot landscape island shall be provided between every 12 contiguous parking spaces.

(B) All rows of parking spaces shall terminate in a parking lot landscape island or landscaped area.

(C) The minimum size of a parking lot landscape island is 9 feet wide by 18 feet long for a minimum of 162 square feet, including curbing.

(D) Parking lot landscape islands shall contain a minimum of 1 Class A tree. The surface of the landscaped islands shall be planted with vegetated ground cover or shrubs.

ii. Parking lots with 8 or more spaces shall have either a curb or anchored wheel stop at least 6 inches in height for each parking space to keep the vehicle from crossing into the landscape area. Wheel stops may be made of concrete, natural stone, or recycled rubber.

iii. Utilities may be allowed in parking lot landscape islands after the minimum planting requirements and square footage have been met and provided that the square footage needed for the utility is in addition to the minimum area provide for the required landscape.

iv. *Medians between rows*. Every 5th drive aisle shall be separated by a median strip of not less than 9 feet in width (inclusive of curbs) for landscaping. Landscaped medians shall contain a minimum of 1 Class A tree for every 30 linear feet. The surface of the landscaped medians shall be planted in a living vegetative ground cover.

v. *Bioswales*. The use of bioswales is encouraged. Interior and/or median islands may be consolidated, curb cuts permitted, and/or intervals may be expanded in order to provide for a better bioswale system, when approved by the department of planning and development.

k. *Screening of parking areas.*

i. When parking or vehicular use areas are located adjacent to a required street, shrubs shall be planted to screen the parking area from view from the street or road.

ii. *Location of shrubs within street landscape area*. Shrubs located in the street landscape area adjacent to a parking lot shall be planted in a row (straight or curvilinear) or in clusters to aid in screening the parking lot from the street. Shrubs planted linearly shall be planted no more than 3 feet apart. When shrubs are planted in clusters, the clusters shall be no more than 4 feet apart.

iii. Parking lot screening shrubs shall be a minimum of 2 feet in height at time of planting and shall be an evergreen species to ensure year-round screening is maintained.

iv. If existing shrubs are maintained, they must be shown on the landscape plan to qualify for credit towards the required screening.

l. *Trash and garbage screening requirements.* All storage areas containing 3 or more refuse, garbage, or rubbish containers or 1 or more dumpsters shall be screened on all sides with the minimum of a 7-foot-high opaque fence constructed of either wood or masonry. All properties which provide prepared foods, and all office and warehouse uses must provide a dumpster and meet the requisite screening requirements.

m. *Retention/detention planting requirements.* 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

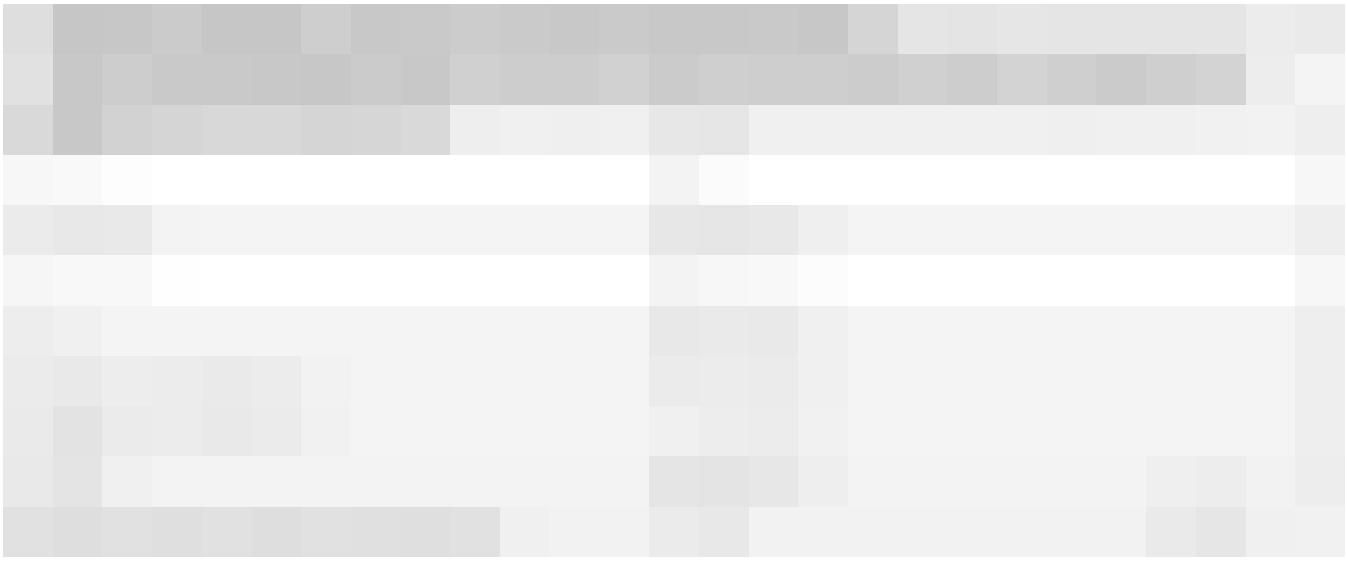
vii. Be acknowledged on the applicable landscape plan as part of the retention/detention pond; and

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 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 600-3-18 Example Certification.



G. Alternative Compliance for Existing Conditions.

1. *Rationale.* The landscaping standards contained in this UDC are intended to encourage development that is environmentally functional, economically viable, and aesthetically pleasing. The standards contained herein are not intended to inhibit creative development or limit the ability to provide landscaping. It is acknowledged that conditions may arise where normal compliance is impractical or impossible and that a design proposal that offers superior results or maximum achievement of parish objectives may only be obtained through alternative compliance.
2. *Applicability.* Alternative compliance is available to existing developments where either of the following circumstances can be demonstrated:
    a. The development proposal involves the redevelopment of an existing structure on a site where the current positioning of the structure precludes the placement of the required landscape areas or the installation of the required planting mix according to this section.
    b. An alternative location or planting mix would enhance stormwater management and drainage within the site, and a calculated benefit to flood impacts on neighboring properties could be demonstrated.
3. *Submittal and approval process.* Developers must submit their proposed alternative compliance landscape plan to the department of planning and development along with the site plan and any drainage calculations. The Director can approve, approve with modifications to ensure compliance with the intent of these regulations, or deny the alternative compliance plan.

H. Performance and Warranty Obligations Pertaining to Landscaping, and Security for Same.

1. *Warranty obligation.* After installation, it is common for some of the plantings to wither and die. To ensure landscaping has a chance to establish itself and survive adverse weather, the property owner/developer is required to replace dead planting with the same species for 1 year after passing their final landscape inspection. The dead or dying trees, shrubs, plants, or vegetated ground cover must be replaced within thirty days of the plant's death or notification by the department of planning and development that dead plant material requires replacement.

2. *Performance obligation.* To increase the probability of landscaping surviving post planting, the developer may seek to plant at specific times of the year that are more suited for planting. Normally, a certificate of occupancy will not be issued without completion of required landscaping. To ensure compliance while also allowing the developer to avoid planting in adverse weather conditions, the Director of the department of planning and development may, at their discretion, enter into an agreement with developer to complete the required plantings after the issuance of the certificate of occupancy. As part of the agreement the developer/owner shall:

   a. Provide an installation schedule.

   b. Provide security in the form of a performance bond.

      i. The monetary amount required to secure the landscaping performance obligation shall be set by the Director of the department of planning and development and shall be based upon the estimated cost of acquisition and installation of landscaping and screening vegetation.

      ii. Landscaping performance obligations shall be for a term of at least 1 year. The Director of the department of planning and development can require landscaping warranty of more than 1 year if, in their estimate, there are unique conditions warranting a longer period or if during the 1 year there are circumstances that required the re-planting or remediation.

      iii. The performance warranty obligations shall be secured by securities acceptable to and on file with the department of finance. The origination and termination date of the security shall be the same as those in the agreement.

      iv. Acceptable security shall be cash or a letter of credit.

      v. Not less than 1 month before the obligation is set to expire, the owner/developer shall notify the parish in writing whether all applicable requirements have been met.

   c. Before any security can be released, the department of planning and development shall inspect the planting to ensure they are in compliance.

3. If an owner/developer cannot or will not complete the requirements of his/her landscaping performance obligation, the Director of the department of planning and development may call any outstanding security on the project in question and instruct the Director of the department of finance to seize those securities necessary to complete the requirements.

4. *Use of security funds.* Once the performance obligation funds have been provided to the parish, the Director of the department of planning and development shall use the funds to pay a landscape contractor to install the required landscaping.

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 600-3-19**. None of the required ground cover need be a native species.

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

Class A Native Canopy Trees	
American Beech	Fagus grandifolia
American Elm	Ulmus americana
American Sycamore	Platanus occidentalis

Ash Species	Fraxinus Spp.
Black Cherry	Prunus serotina
Blackjack Oak	Quercus marilandica
Bald Cypress	Taxodium distichum
Blackgum	Nyssa sylvatica
Cherrybark Oak	Quercus falcata (var.) pagodaefolia
Hackberry	Celtis laevigata
Laurel Oak	Quercus laurifolia
Loblolly Pine	Pinus taeda
Longleaf Pine	Pinus palustris
Nuttall Oak	Quercus nuttallii
Overcup Oak	Quercus lyrata
Pecan	Carya Illinoensis
Pond Cypress	Taxodium ascendens
Red Maple	Acer rubum L. var. rubum
Red Oak	Quercus falcata
Slash Pine	Pinus elliottii
Shummard Oak	Quercus slummardii
Southern Magnolia	Magnolia grandiflora
Southern Live Oak	Quercus virginiana
Southern Sugar Maple	Acer barbatum
Spruce Pine	Pinus glabra
Swamp Red Maple	Acer Rubrum drummondii
Swamp Chestnut Oak	Quercus michauxii
Sweetbay Magnolia	Magnolia virginiana
Sweetgum	Liquidambar styraciflua
Tulip Poplar	Liriodendron tulipifera
White Oak	Quercus alba
Willow Oak	Quercus phellos
Winged Elm	Ulmus alata
Carolina Basswood	Tilia americana var. caroliniana
Class B Native Understory Trees	
American Plum	Prunus americana

American Snowbell	Styrax americanus
Big Leaf Snowbell	Styrax grandifolius
Big Leaf Wax Myrtle	Myrica heterophylla
Black Willow	Salix nigra
Bottlebrush Buckeye	Aesculus parviflorum
Dahoon Holly	Ilex cassine
Cherry Laurel	Prunus caroliniana
Deciduous Holly	Ilex decidua
Dogwood	Cornus florida
Holly	Ilex attenuata cultivars
Greenhaw	Crataegus viridis
Greybeard	Chionanthus virginicus
Groundsel Bush	Baccharis halimifolia
Hop Hornbeam	Ostrya virginiana
Ironwood or Blue Beech	Carpinus caroliniana
Mayhaw	Crataegus opaca
Mexican Plum	Prunus mexicana
Parsley Hawthorn	Crataegus marshallii
Persimmon	Diospyros virginiana
Possumhaw Viburnum	Viburnum nudum
Red Bay	Persea borbonia
Red Buckeye	Aesculus pavia
Redbud	Cercis canadensis
Red Mulberry	Morus rubra
River Birch	Betula nigra
Silverbell	Halesia diptera
Southern Catalpa	Catalpa bignonioides
Southern Crabapple	Malus angustifolia
Shining Sumac	Rhus glabra
Smooth Sumac	Rhus copallina
Titi	Cyrilla racemiflora
Tree Huckleberry	Vaccinium arboreum
Walter s Viburnum	Viburnum oboratum

Wax Myrtle	Myrica cerifera
Weeping Yaupon	lex vomitoria pendula
Yaupon	Ilex vomitoria
Native Shrubs	
Arrowwood	Viburnum dentatum
Blueberry/Huckleberry	Vaccinium species
Clethra	Clethra alnifolia
Dahoon Holly	Ilex myrtifolia
Dwarf yaupon	Ilex vomitoria nana
Fetterbush	Lyonia spp.
American Beautyberry	Callicarpa americana
Gallberry	Ilex glabra
Honeybells	Agarista populifolia (dwarf available)
Oakleaf Hydrangea	Hydrangea quercifolia
Palmetto	Sabal minor
Southern Cane	Arundinaria gigantea
Starbush	Illicium floradanum
Sweetshrub	Calycanthus floridus
Virginia Willow	Itea virginica
Wild Azalea	Rhododendron serrulatum
Wild Azalea	Rhododendron canescens
Wild Azalea	Rhododendron austrinum
Winterberry	Ilex verticillata
Yellow Anise	Illicium parviflorum
Buttonbush	Cephalanthus occidentalis

SEC. 600-4 SIGNAGE.

SEC. 600-4.1 PURPOSE AND INTENT.

A. Purpose.

The purpose of this section is to establish a comprehensive system of sign controls that govern the display, design, construction, location, installation, and maintenance of signs, in order to:

1. Comply with and implement the goals and objectives of the St. Tammany Parish comprehensive plan.
2. To promote and protect the health, safety, and welfare of the parish by ensuring the compatibility of signs with surrounding architecture and land uses.
3. To create a more attractive business and economic climate by enhancing and protecting the orderly and effective display of signs.
4. To discourage excessive signage.
5. To protect the public from hazardous conditions that result from the indiscriminate use and placement of signs, structurally unsafe signs, signs that obscure pedestrians' or motorists' visibility, and signs that compete or conflict with traffic signals and warning signs.
6. To avoid visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance.

B. Applicability.

1. *General applicability*. This section is applicable to all signs.
2. *Conflicts*. Where there is a conflict between a land use regulation and a structural regulation, or other conflict not otherwise addressed by this UDC, the more restrictive will apply.
3. *No standard*. Where the UDC is silent or where the rules of this UDC do not provide a basis for concluding that a sign is allowed, the sign in question is prohibited.
4. *Building code*. Unless otherwise provided, all signs must be constructed and erected in accordance with the building codes for the parish.
5. *Content or Message*. This section is not intended to, and does not restrict speech on the basis of its content, viewpoint, speaker, or message. Any classification of signs in this UDC that permits speech by reason of the type of sign, identity of the sign user, or otherwise, will also be interpreted to allow noncommercial speech on the sign. To the extent that any provision of this UDC is ambiguous, the term will be interpreted not to regulate on the basis of the content or speaker of the message.
6. *Regulation of legally nonconforming signs.* The regulation of legal nonconformities as set forth in **Chapter 500** are applicable to all structures, including signs.
7. *Definitions.* Sign definitions are set forth in **Chapter 100-5 Definitions.**

C. Severability.

If any article, section, subsection, sentence, clause, or phrase of these regulations is, for any reason, held unconstitutional or invalid, such decision or holding will not affect the validity of the remaining portions hereof. It being the intent of the Parish Council to enact each section and portion thereof, individually, and each such section will stand alone, if necessary, and be in force not with the validity of any other article, division, section, subsection, sentence, clause, or phrase of these regulations.

SEC. 600-4.2 ADMINISTRATION OF SIGN REGULATIONS.

A. Enforcement and Sign Removal.

1. *Authority*. The Department of Planning and Development is authorized to enforce this section. The administration of any violation or nuisance shall be in accordance with procedures outlined in **Chapter 2 – Administration - Code Violations and Administrative Adjudications**.

2. *Requirement of sign permit.* **Chapter 200** of this UDC outlines the procedures and requirements for sign permits.
3. *Misrepresentation.* The Department of Permits and Inspections may revoke any sign permit where there has been a violation of the provisions of this section or misrepresentation of fact on the sign permit application.
4. *Authority to remove signs.* The Department of Planning and Development, Division of Code Enforcement is authorized to remove prohibited signs, unsafe signs, abandoned signs, signs constructed without a permit, and signs that have lost their legal nonconforming status per this UDC.
5. *Removal of unlawful signs.*
    a. Any unlawful, permanent sign that has not been removed within 1 month after conviction of violation or imposition of penalty may be removed by the parish and the costs charged to the violator. If removal costs have not been paid and the sign reclaimed within 1 month of its removal by the parish, the parish may sell or otherwise dispose of the sign and apply the proceeds toward costs of removal.
    b. Signs upon public streets, sidewalks, right-of-way, or other public property may be immediately removed without prior notice.
    c. Neither the parish, nor any of its agents are liable for any damage to the sign when removed in accordance with this section.

B. Exempt and Temporary Signs.

1. *Exempt signs.* The following signs do not require a permit:
    a. Temporary signs, in all zoning districts, provided they comply with the following:
        i. The sign is located on a development site for no more than 60 days;
        ii. Only 1 temporary sign is allowed per development site, with the exception of development sites with multiple street frontages, which may have 1 temporary sign for each street frontage; and
        iii. The temporary sign does not exceed a maximum permitted area of 32 square feet per sign.
    b. Temporary window signs displayed on the inside of windows pursuant to the following:
        i. *Materials*. Shall be constructed of such materials as to indicate the temporary nature of the sign; and
        ii. *Area covered*. Shall not, in the aggregate, cover more than 25 percent of the area of any windows in which such signs are displayed.
2. Signs affixed to an active construction site.
3. Bench signs, as defined by **Chapter 100-5 Definitions** of this UDC.

C. Standards Applicable to Nonresidential Uses.

1. The following standards are applicable to all signs erected or displayed for commercial, industrial, and institutional uses and for all other uses except residential uses:
    a. All signs constructed, erected, modified, or altered shall comply with the provisions of this section and all requirements of this UDC.

b. *Internal illumination.* Internal illumination is allowed when creating a negative contrast (i.e., light lettering against a dark, opaque background).

c. *External illumination*. Externally illuminated signs may be illuminated in white light only, not to exceed 3,000 lumens per side per sign or otherwise unreasonably intrude on a residence and such illumination shall not constitute a traffic hazard.

d. *Sign clearance.* Sign clearance is calculated as the vertical distance measured from grade, or the base of the building, to the lowest point of the sign.

e. *Colors.* Only spectrum colors are allowed. No iridescent colors or reflective lettering are allowed.

f. *Plywood and particle board.* Signs (other than temporary signs) may not be constructed of rough or unfinished plywood or particle board.

g. *Neon*. Neon will only be allowed if it is considered as an integral part of the sign being regulated. Anything within the boundary of the outline of the neon will be considered a part of the sign face.

h. *Changeable message sign limitations.* Changeable message signs shall be incorporated into a sign face, but the changeable component must occupy less than ½ the total area of the sign face.

i. If changeable copy is used, it shall be located or integrated into the sign face.

ii. Lettering of changeable message signs shall be of a single style and shall be of uniform color and size.

iii. Internal illumination, if any, shall be negative contrast.

iv. Hold time. Changeable message signs must have a minimum hold time of 8 seconds. Messages must not move or have the appearance or optical illusion of movement.

i. No sign shall be erected or maintained on a residentially zoned or used property unless there is an active, legally established non-residential use or permitted principal structure on the site. Signs on vacant parcels, or parcels lacking a permitted non-residential building or active use are prohibited.

SEC. 600-4.3 SIGN STANDARDS.

A. Attached and Wall Signs for Nonresidential Uses.

1. In addition to allowed detached or monument signs, the following wall signs shall be allowed for each occupant of a single or multi-occupancy premises, for commercial, industrial, and institutional uses and all other uses except residential, as follows:

a. *General regulations*.

i. All signs must be safely and securely attached in accordance with this UDC.

ii. Signs must not cover windows, doors, or other architectural features.

b. *Signs, location*. Shall be measured along the wall of the façade on which the sign will be located.

c. *Area*.

i. *Buildings with a single street-facing facade.* The total cumulative area of all attached wall and canopy signage must not exceed 1 square foot per linear foot of building or tenant space width, as measured along the side of the building featuring the primary entrance, or 300 square feet, whichever is less.

ii. For storefronts or gas station canopy of less than 32 linear feet the allowable size sign shall be 32 square feet.

iii. *Corner buildings or buildings with multiple facades facing a public street or route of internal circulation.* The total cumulative area of all attached and canopy signage must not exceed 1 square foot per linear foot of building or tenant space width, as measured along the side of the building featuring the primary entrance, or 450 square feet, whichever is less.

Exhibit 600-4-1: Primary Building Façade Measurement.

d. *Height*.

i. No attached or canopy sign, including its support structure, is permitted to project beyond the ends of the wall or beyond the top of the roof line of the building or canopy to which it is attached.

ii. No attached or canopy sign can be attached to an un-reinforced masonry parapet.

e. *Illumination*. Attached and canopy signs may be illuminated, but cannot flash, blink, or fluctuate.

f. *Animation*. No sign can be animated or change physical position by any movement or rotation.

2. *Awning, marquee, or canopy signs*.

a. In lieu of a wall sign, an occupant, for a commercial, industrial, and institutional use and for any other use other than residential, is allowed either an awning, marquee, or canopy sign.

b. If the occupant uses an awning, marquee or canopy sign, a wall sign is not allowed on the same facade.

3. *Hanging, under-awning, under-canopy, and under-gallery signs.* Hanging, under-awning, under-canopy, and under-gallery signs are permitted additions to awnings, canopies, and galleries for non-residential uses, subject to the following regulations.

    a. Signs shall be attached below or to the underside of an awning, canopy, breezeway, or gallery and cannot project beyond the awning, canopy, breezeway, or gallery.

    b. Signs are mounted perpendicular to the building façade and extend over a pedestrian walkway.

    c. Signs shall maintain a minimum clearance of 7 feet above the ground.

    d. A maximum of 1 under-awning, under-canopy sign, and under-gallery sign is permitted per business establishment with frontage on the street where the awning, canopy, or gallery is installed.

    e. Signs are limited to 6 square feet in area.

    f. Signs shall be securely fixed to the awning, canopy, or gallery with metal supports.

B. Miscellaneous Signs for Nonresidential Uses.

Subject to all provisions and requirements of this section, the following signs may be erected and displayed, for commercial, industrial, and institutional uses and any other use other than residential, without the necessity of a sign permit:

1. *Public directional signs.* Must include approval of the Parish Council.
2. *Official notices.* Official notices duly issued by any court, public agency, or officer.
3. *Flags.* Flags and insignia of any government, except when displayed in connection with a commercial promotion, are allowed.
4. *Integral decorative or architectural features of buildings.* Integral decorative or architectural features of buildings, other than neon lights, letters, trademarks, logos, or any feature containing moving parts or moving or flashing lights, are allowed.
5. *A-frame signs.* One A-frame sign is permitted, provided each sign is:

    a. No more than 6 square feet in area per sign face;

    b. No more than 4 feet in height;

    c. Displayed outdoors only during the hours of 7:00 a.m. to 10:00 p.m. and stored indoors at all other times;

    d. Limited to 1 sign per use;

    e. Separated by a minimum distance of 20 linear feet from the nearest A-frame sign;

    f. Located within 10 feet of a building entrance and directed towards pedestrian traffic; and

    g. Located so as to not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes.

6. *Vehicle and trailer signs.*

    a. Vehicle and trailer signs may be displayed on any vehicle or trailer operated in the daily conduct of any business enterprise so long as such signs:

        i. Are not parked in front of or in line with any greenbelt or planting areas when on the

premises of the business entity operating or advertising on such vehicle or trailer;

ii. Are on a vehicle or trailer which is operable and not parked primarily for the purpose of signage.

b. Billboards may not be erected or displayed on any vehicle or trailer.

7. *Licensed roadside vendor sign.* One roadside vendor sign for licensed road vendors will be allowed on signs facing each side not to exceed 16 square feet per side.

8. *Handicapped parking and access signs.* Handicapped parking and access signs are allowed and are regulated in accordance with state or federal law.

9. *Rear doors.* One rear identification wall sign must be displayed on or at a rear door of each separate business entity for purposes of emergency access and deliveries only.

10. *Construction signs. Non-illuminated construction signs may be allowed on the premises being developed or improved subject to the following conditions and requirements:*

a. Building permit required. A building permit for the project must have been obtained prior to the issuance of the sign permit.

b. Residential district. In residentially zoned districts such signs shall not exceed four square feet in area and shall be limited to the denoting of the architect, engineer, contractor, subcontractor, owner and/or financing agency providing labor, materials, services or financial capital for the proposed construction. Such sign may be displayed only during construction and for a period of not more than ten days after completion of actual construction identified by the first issuance of a certificate.

c. Nonresidential or combined use districts. In any nonresidential or combined use district, one such sign shall be allowed not to exceed 32 square feet in area and all other signs shall not exceed four square feet in area. All such signs shall be limited to the name of the project and the denoting of the architect, engineer, contractor, subcontractor, owner and/or financing agency providing labor, materials, services or financial capital for the proposed construction. Such signs may be displayed only during actual construction and for a period of not more than ten days after completion of the construction as identified by the first issuance of a certificate of occupancy for the project or development in question or upon expiration of the building permit for the project or development, whichever is first to occur.

d. Setback requirements. The location of such signs shall be on the property to which the sign is applicable. Without limiting the other provisions of this section, such signs shall not be placed on trees or in street rights-of-way.

Additionally, the following miscellaneous signs for nonresidential uses require permits:

1. Flags, streamers, banners, inflatable signs, and pennants. Flags, streamers, banners, pinwheels, spinners, or pennants may be displayed in connection with grand openings or special events no more than twice a year for any 1 business entity or applicant. Such signs may be displayed for a period not to exceed 14 consecutive calendar days upon the issuance of a temporary permit by the Department of Planning and Development. Applications for such a temporary permit must state the name of the person, firm, corporation, or organization sponsoring the event, the locations where such devices are to be installed and the contemplated dates during which such devices shall remain on display. Banners shall not exceed 32 square feet and shall be limited to 1 banner per premises.
2. Drive-through signs. Signage oriented toward drive-through facilities are subject to the following requirements:
    a. The drive-through sign shall not exceed 48 square feet in sign area;
    b. The drive-through sign cannot be located within the front 20 feet of the development site or be visible from the street upon which the primary access is obtained;
    c. The drive-through sign shall be oriented to ensure noise does not intrude into surrounding development in accordance with the local noise ordinance;
    d. The drive-through sign shall have a maximum height of 8 feet; and;
    e. The drive-through sign shall be located a minimum of 20 feet from any lot line abutting a residential zoning district.
3. Private Directional Signs, which shall not exceed four square feet in size.

C. Monument and Bulletin Board Signs.

1. *Monument signs.* Means a freestanding ground sign which is of monolithic construction in which the sign's base or support is of uniform composition with the material comprising the sign area of said sign and the base or support of said sign is directly affixed in or to the ground.
2. *Number of monument signs.* One monument sign shall be allowed for each 1,000 feet of street frontage or fraction thereof in excess of the 1,000-foot increments. A property with more than 1 street frontage shall be allowed 1 monument sign for each 1,000 feet of second street frontage or fraction thereof in excess of the 1,000-foot increments.
3. *Location of monument signs.* A monument sign must be set back from the street property line at least 5 feet.
4. Monument signs shall not be located within any clear vision areas as required in this chapter.
5. *Monument signs for designated uses.*
    a. *Where allowed*. Monument signs are allowed to be erected and displayed for commercial, industrial, and institutional uses and for multi-family and residential condominiums and for all other uses except other residential uses.
    b. *Area*. To reduce sign clutter and avoid conflict with required trees, total cumulative monument sign area shall not exceed the following limits:

Building Type Square Footage Per Side

Single occupancy	**32**
Multiple occupancy	**70**

a. A double-faced monument sign shall be made of back-to-back sides unless visibility of such sign is impeded in which case the two sides may form a V shape in which the interior angle does not exceed 45 degrees; and

b. The monument sign may have a top, side, and bottom border or column of the same or compatible material in which border or column is not less than 12 inches wide and not more than 24 inches wide, and which border or column compliments and enhances the aesthetic effect of the sign and is not calculated as part of the sign face.

c. *Height.* Monument signs cannot exceed a height of 9 feet and the base or support of said sign must not exceed 24 inches in height.

d. *Illumination.* Monument signs may be internally or externally illuminated.

e. *Electronic display.* Electronic displays and/or variable message boards are permitted to occupy a maximum of 50 percent of total monument sign area, except when located at the entrance to a residential or mixed-use subdivision entrance or commercial park.

f. *Monument signs at the entrance to residential or mixed-use subdivision entrances.* All of the requirements of this section shall be met, with the following exceptions for monument signs located at the entrance to residential or mixed-use subdivision entrances.

a. A monument sign may be located on each side or in the center median of a residential or mixed-use subdivision entrance.

b. When located on either side of the entrance, the signs must be one sided.

c. When located in the center of a median, the sign must be two sided.

d. In no case may any sign face exceed 48 square feet per sign face.

6. *Community bulletin board signs permitted near the entrance to residential or mixed-use subdivision entrances and commercial parks.*
   a. *Maximum number and location.* Only one permitted per entrance, located at least 100 feet from any subdivision or park monument entrance sign and in an interior area that is unlikely to create a traffic obstruction as determined by the parish engineering department.
   b. *Maximum area.* The bulletin board may not exceed 40 square feet in area and must be limited to one side of the structure.
   c. *Lighting.* Only external illumination is permitted.
   d. Must meet other applicable requirements of this section including clear vision and height.

D. Pylon Signs Applicable to Regional Commercial/Office Centers.

1. *Where permitted*. Pylon signs shall only be permitted in planned developments and regional commercial/office centers.

2. *Number of pylon signs*. One pylon sign shall be allowed for each 1,250 feet of frontage along an interstate highway. Frontage roads constructed as part of the development along the interstate highway will be considered interstate frontage regardless of ownership status. On/off ramps that are part of the interstate highway system may be used to calculate this frontage.

3. *Location of pylon signs.*

   a. A pylon sign must be located within 100 feet of the highway or frontage road right-of-way.

   b. If a pylon sign is located on the development side of an internal public road it must be set back at least 15 feet from the right-of-way of said public road.

   c. If a pylon sign is located between an internal road and an interstate highway right-of-way, the sign must be at least 5 feet from the internal road right-of-way and may be placed immediately adjacent to the interstate highway right-of-way, if there is no objection to such placement from the state Department of Transportation and Development.

   d. A pylon sign may not be located within a triangular area formed by the street or driveway right-of-way lines and a line connecting them at points 50 feet from the intersection of said rights-of-way.

   e. No pylon sign may be located within 1,000 feet of another pylon sign.

4. *Standards for pylon signs.*

   a. *Area*. The total sign face area (multiple-tenant signs) for each allowed pylon sign shall not exceed 400 square feet per side.

   b. *Height of pylon signs.* The height of monument signs shall not be greater than 45 feet from grade.

   c. The total structure face shall not exceed 1,500 square feet, inclusive of the total sign face.

E. Electronic Variable Message Signs and Display.

1. *General standards.*

   a. *Prohibition*. No electronic variable message (EVM) sign can be permitted within a residential district.

   b. *Location requirements*. Electronic variable message signs may only be permitted when located along a street frontage as part of a pylon or monument sign or as an electronic billboard. Electronic variable message signs are not permitted as attached or hanging signs.

   c. *Number*. Only 1 electronic variable message sign may be permitted per development site.

   d. *Hold time*. EVMs must utilize only static messages having a minimum hold time of 8 seconds. Messages must not move or have the appearance or optical illusion of movement.

   e. *Nuisance and traffic safety*. Illumination cannot cause glare into any residential premises or interfere with the safe movement of motor vehicles on public thoroughfares.

   f. *Nonconforming conversion*. An existing legal nonconforming sign will not be permitted to convert, in whole to in part, to an electronic variable message board sign.

   g. *Audio*. Electronic displays cannot contain or utilize audio speakers or audio components.

   h. *Default image*. Electronic signs must have a default design or image that will freeze in 1 position if a malfunction occurs. If a partial or incomplete message freezes or remains static on the sign due to a technical malfunction or a portion of the display face malfunctions, the sign's illumination must be turned off until the sign is repaired.

2. *Illumination*.

a. *Illumination measurement criteria*. The illumination of an EVM shall be measured with an illuminance meter set to measure footcandles accurate to at least 2 decimals. Illuminance shall be measured with the EVM off, and again with the EVM displaying a white image for a full color-capable EVM, or a solid message for a single-color EVM. All measurements shall be taken as close as practical to a perpendicular plane of the sign at a distance determined by the following formula:

Measurement distance = √ (square root) of (the area of the sign in sq. ft. x 100).

b. *Illumination limits*. The difference between the off and solid-message measurements using the above listed measurement criteria must not exceed 0.3 footcandles at night.

c. *Dimming capabilities*. All EVM signs must be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the illumination limits listed above.

3. *Spacing.*

a. *Pylon and monument signs.* Pylon and monument signs that utilize electronic variable message boards must be located at least 100 feet from any existing electronic billboard, measured radially and including both sides of the street.

b. *Measurement.* For the purpose of this section, all spacing requirements are measured radially and include both sides of a street.

c. *Setbacks.* Electric variable message signs shall be setback at least 300 feet from buildings that contain residential dwelling units and from residential zoning districts, measured in a straight line from the nearest point of the sign to the nearest point of the property line of the residential dwelling unit or district.

d. *Area.* For pylon and monument signs, the image component of any electronic message sign cannot exceed 35 percent of the sign's total area.

F. Billboards.

In addition to all federal and state laws, the following standards must be met:

1. *Number and location of billboard signs.* The number and location of billboard signs will be limited as established in these regulations. Billboard signs will not be permitted unless in accordance with these and any other applicable regulations.

2. *Prohibited signs and locations thereof.* No billboard signs shall be permitted along parish roads, unless said sign is parallel to and within 200 feet of any state or federal highway.

a. No roof, piggy-back, stack signs, side by side and multiple panel signs shall be permitted.

b. No billboard sign or structure shall be located or situated in a manner as to obscure or otherwise physically interfere with the effectiveness of any official traffic sign, signal or devise, or obstruct or physically interfere with the driver's view of approaching, merging or interstate traffic.

3. *Location standards for billboard signs.*

a. A billboard sign must be located within 200 feet of the highway right-of-way. A billboard sign must be set back at least 15 feet from the highway right-of-way.

b. A billboard sign is not allowed within or nearer than 500 feet from the edge of the property line of a residentially zoned district.

c. A billboard sign may not be located within a triangular area formed by the highway rights-of-way lines and a line connecting them at points 50 feet from the rights-of-way intersection or 500 feet from an interstate entrance/exit ramp.

d. A billboard sign must be located within the same highway corridor from which a "billboard credit" was issued or within the 8 miles of the original site from which the "billboard credit" was issued.

4. *Size of billboard signs.*

a. Billboard faces and supporting framework shall not exceed the following sign areas:

i. New billboards shall be a maximum of 378 square feet in area.

ii. Replacement billboards of existing billboards that were constructed prior to August 2, 2024 that are 400 square feet or larger in face area may be replaced at a size up to 672 square feet; billboards with face areas between 399 square feet and less shall be replaced at a size up to 378 square feet.

b. When 2 billboard signs are placed back-to-back or V-type on the same structure with an angle between them of not more than 60 degrees, each sign facing shall conform to the maximum size limitations.

c. The lowest point of any billboard sign shall extend not less than 10 feet and the highest point shall extend not more than 45 feet measured from either the ground level at its supports or the nearest edge of the main traveled way, whichever is higher in elevation.

5. *Spacing of billboard signs.*

a. No 2 billboard signs shall be spaced less than 1,000 feet apart. In determining the physical spacing of billboards, the parish will consider existing billboards and approved billboard locations.

b. V-type or back-to-back signs on the same structure with an angle between them of not more than 60 degrees shall be considered 1 sign.

6. *Lighting.* Signs may be illuminated, subject to the following restrictions:

a. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. Flashing devices shall not be permitted upon a sign.

b. External lighting, such as floodlights, thin line and goose neck reflectors are permitted provided the light source is directed on the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main travel way of the highway system, or into a residential use area.

c. Digital message technology capable of changing multiple static messages on the sign electronically, i.e., a digital billboard, is permitted for a sign reconstructed pursuant to the subsection; however, message changes must be accomplished within 4 seconds and the message must remain stationary for a minimum of 8 seconds.

7. *Construction.*

a. All structural elements of billboard signs shall be of metal construction.

b. A freestanding billboard sign having a size or area of 400 square feet shall have no more than 1 support.

c. Every freestanding billboard sign shall henceforward be so erected or construed in such a manner as to withstand a wind load factor of 30 pounds per square foot.

8. *Vegetation control.* No trees or other vegetation may be cleared, cut or removed on a state right-of-way without first obtaining a state vegetation control permit.

9. *Permits and fees.* No billboard sign shall be erected, nor shall construction commence thereon, without first obtaining a permit from the department of permits and regulatory.

10. *Billboard credit.* Permits to erect new billboards shall only be issued to those persons possessing a "billboard credit."

a. *Billboard credit*. Billboard credits shall be issued by the parish to those billboard owners who have removed a previously existing, lawfully erected billboard after the effective date of the ordinance from which this chapter is derived. It will be the responsibility of the permit applicant to show the ownership, location and date of removal of the billboard.

b. *Expiration of billboard credit*. Billboard credits shall be utilized within 5 years from the date of removal of the billboard.

c. *Credit basis*. Billboard credits shall be issued on a per-face and per-structure basis. One credit shall be issued for each billboard face removed and 1 credit for each structure removed. If a billboard is not located upon a separate supporting structure, the building or other structure to which the billboard is attached shall constitute a single structure for the purpose of receiving 1 credit.

i. No credit shall be granted for the partial removal of faces.

ii. No credit shall be granted for the removal of billboard faces which are less than 84 square feet.

d. *Credit utilization.* A billboard credit may only be used in a location which meets all standards of this chapter.

e. *Transfer of credits.* Credits may be transferred between parties through legal means.

f. *Reconstruction sizes.* Credits will allow billboards, including digital billboards, to be reconstructed in accordance with the size and the lighting requirements in this subsection.

g. *Cap on number of billboards.*

i. *Restricted corridors.* There shall be a cap on the number of billboards within the restricted corridors. No new billboards shall be allowed with these areas except with the removal of an existing billboard from the same corridor/area. Permits for new billboards within the restricted corridors will only be issued to those persons possessing a "billboard credit" indicating they have removed a billboard from the same corridor. All new billboards within restricted corridors shall comply with the design standards as set forth in this Code.

ii. *Parish-wide cap.* There shall be a limit of 200 total billboard locations within unincorporated St. Tammany Parish.

iii. *Exemptions.* This section shall not pertain to the following types of off-premises signs:

(A) State approved signs within state highway rights-of-way.

(B) Temporary signs which comply with the provisions of this chapter.

G. Pole Signs.

1. General Requirements.

   a. Pole signs are permitted in the following zoning districts subject to the approval of a Conditional Use Permit, the process of which is outlined in Sec. 200-3.4 Conditional Uses:

      i. Any commercial zoning district defined in Sec. 400-3.1 Commercial Zoning District Regulations except NC-1 Neighborhood Office District, NC-2 Neighborhood Commercial District, GC-1 General Commercial District, and GC-2 Public, Cultural and Recreational District; and

      ii. Any zoning district defined in Sec. 400-4.1 Specialized Zoning District Regulations; and

      iii. Any zoning district defined in Sec. 400-5.1 Industrial Zoning District Regulations

   b. All requests for pole signs must include the following:

      i. Boundary line survey prepared by a licensed surveyor

      ii. Site plan. A site plan which is drawn to scale and fully dimensioned showing the location of all structures on site, including the location of the proposed sign. The site plan must also include the location of all existing or proposed above and below ground utilities including servitudes and rights of way, all required natural areas, existing trees, and/or required landscaping where the sign is proposed within or adjacent to a natural area. The site plan shall detail the drip line of all trees within the required natural area in which the sign is proposed to be located.

      iii. Sign Elevations and Details. Elevations which are drawn to scale must include proposed dimensions including structural details, foundation, materials, wind load requirements, and all other provisions which show compliance with the sign code.

2. Location Restrictions.

   a. Pole signs shall not be permitted on a lot having less than 100 feet of street frontage.

   b. A pole sign must be located within 100 feet of the highway right-of-way. A pole sign must be set back at least 15 feet from the nearest property line.

   c. A pole sign is not allowed within or nearer than 500 feet from the edge of the property line of a residentially zoned district, or a single-family residential structure.

   d. No 2 pole signs shall be spaced less than 200 feet apart on the same side of a street.

   e. No single development site or parcel shall be permitted more than 1 detached sign, including monument signs and pole signs.

   f. A pole sign may not be located within a triangular area formed by the highway rights-of-way lines and a line connecting them at points 50 feet from the rights-of-way intersection or 500 feet from an interstate entrance/exit ramp.

g. No portion of a pole sign may protrude into an adjacent right-of-way. No pole sign or structure shall be located or situated in a manner so as to obscure or otherwise physically interfere with the effectiveness of any official traffic sign, signal or device, or obstruct or physically interfere with the driver's view of approaching, merging, or interstate traffic.

h. The use of a pole sign is only permitted in conjunction with a business which is located on the same property. Off premise advertising through use of a pole sign is strictly prohibited.

3. Max Height and Size.

a. No pole sign shall exceed 25 feet in height.

b. The minimum clearance between the bottom of the sign to the highest adjacent grade shall be 10 feet.

c. To reduce sign clutter, preserve the visual aesthetics of the community, and enhance traffic safety, the total cumulative pole sign area shall not exceed the following limits:

Building Type	Square Footage Per Side
Single Occupancy	75 square feet
Multi Occupancy	150 square feet

4. Pole Design and Materials.

a. No roof, piggy-back, stack signs, side by side and multiple panel signs shall be permitted.

b. Bare metal or wooden poles are prohibited. All requests for pole signs shall include aesthetic improvements including cladding with masonry, stone, aluminum sleeves, or alternative materials to skirt or screen the pole.

5. Illumination Standards & Message and Copy Standards.

a. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. Flashing devices shall not be permitted upon a sign.

b. External lighting, such as floodlights, thin line and goose neck reflectors are permitted provided the light source is directed on the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main travel way of the highway system, or onto any adjacent property.

c. Electronic display. Electronic displays and/or variable message boards are permitted to occupy a maximum of 50 percent of total pole sign area, except when located at the entrance of a mixed-use subdivision entrance or commercial park where there are residential uses. However, message changes must be accomplished within 4 seconds and the message must remain stationary for a minimum of 8 seconds.

d. Illumination cannot cause glare into any residential premises or interfere with the safe movement of motor vehicles on public thoroughfares.

e. Nonconforming conversion. An existing legal nonconforming sign will not be permitted to convert, in whole or in part, to an electronic variable message sign unless it meets all other regulations of the sign code.

6. Landscaping Requirements.

a. No pole sign shall be permitted within five feet of the dripline of a protected tree species including any live oak or cypress tree.

b. The request for a pole sign shall never supersede the landscaping requirements as provided in Sec. 600-3.4 – Landscape Regulations.

c. No trees or other vegetation may be cleared, cut, or removed on the subject site without a land clearing permit. Where the sign is on a state right-of-way a state vegetation control permit may be required.

7. Construction.

a. All structural elements of a pole sign shall be of metal construction.

b. Every pole sign shall be so erected or constructed in such a manner as to withstand a wind load factor of 30 pounds per square foot or 140-160 mph as determined by the wind speed map for Risk Category II structures in coastal Louisiana, whichever is higher.

c. No pole sign shall be erected, nor shall construction commence thereon, without first obtaining a conditional use permit and subsequent sign permit from the Department of Permits.

H. Erection and Maintenance of Signs.

The following signs shall not be allowed to remain or to be erected:

1. Signs or structures which have been erected without a building permit having been issued.
2. Signs which are illegal under state laws or regulations.
3. Signs which are not clean and in good repair.
4. Signs that are not securely fixed on a substantial structure.
5. Signs which attempt or appear to attempt to regulate, warn or direct the movement of traffic or which interfere with, imitate or resemble any official traffic sign, signal or device.
6. Signs which are not consistent with the standards in this section.
7. Signs located on public property, unless placed thereon under lease arrangements or otherwise permitted by legal authority.

I. Prohibited Signs.

1. Prohibited signs are subject to removal (except legal nonconforming signs as defined by this UDC) by the parish at the owner's or user's expense.
2. The following sign types are prohibited:

a. All signs not expressly permitted or exempted in this UDC.

b. Abandoned signs.

c. Animation on electronic changeable message signs.

d. Audible signs.

e. Permanent beacons, search lights, or other lights visible from a significant distance.

f. Flashing signs.

g. Lasers.

h. Parapet signs.

i. Portable or trailer signs.

j. Projecting signs.

k. Revolving or rotating signs.

l. Pole signs, unless approved as required in Sec. 600-4.3(G): Pole Signs.

m. Pylon signs, except as provided as part of regional commercial/office centers.

n. Roof signs.

o. Signs that resemble traffic control devices or emergency devices.

p. Signs that encroach into a public right-of-way.

q. Snipe signs.

r. Any sign that prevents free ingress or egress from any door, window, or fire escape.

s. Any sign attached to a standpipe or fire escape.

t. Any sign that obstructs free and clear vision at any location where, by reason of position, it may interfere with or obstruct the view of traffic sign lines or traffic control devices.

u. Any sign attached to any public utility pole, structure or streetlight, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, statue, memorial, or other location on public property, except those signs constructed, approved, or permitted by the parish. Nothing in this section will be construed to prohibit a person from holding a sign while located on public property, provided the person holding the sign is located on public property determined to be a traditional public forum and does not block ingress and egress from buildings or create a safety hazard by impeding travel on sidewalks, bike and vehicle lanes, and trails.

SEC. 600-5 PARKING AND STORAGE.

A. Purpose.

The purpose of this section is to properly regulate the number of required off-street parking spaces to provide for the needs of occupants, customers, visitors or others involved in use or occupancy of any building, structural improvement or place of assembly plus eliminating undue use of the surface street system for parking purposes; to promote and protect the public health, safety, comfort, convenience and general welfare of the people; to define the powers and duties of the administrative officers responsible for the regulation of this section.

B. General Requirements.

1. Off-street parking and loading facilities required by these regulations for residential uses shall be provided on the same lot premises with such structure or land use. Off-street parking and loading spaces required for structures or land uses on 2 or more adjoining lots may be provided in a single common facility on 1 or more of said lots; if said lots are owned in common or are subject to recorded covenants or easement agreements for parking.

2. For nonresidential uses, all parking spaces required in this chapter may be located on the same lot with the building or use served or within 100 feet of the main building. Where the required parking is not located on the same lot with the building or use served, or where such spaces are

collectively or jointly provided and used, such parking space shall be established by a recorded covenant or agreement as parking space to be used in conjunction with the principal use. Parking shall be reserved as such through an encumbrance on the title of the property to be designated as required parking space. This encumbrance is to be valid for the total period the use or uses for which the parking is needed exists. Such agreement or covenant shall be duly recorded in the office of the clerk of court and certificate furnished to the director of planning and development.

3. Parking and loading facilities as required herein shall be provided for any increase in intensity of use when the intensity or use of any building, structure or premises is increased through an increase in any of the following measures:
    a. Additional dwelling units;
    b. Gross floor area;
    c. Seating capacity; or
    d. Other common units of measurements.
4. Whenever the existing use of a building or structure is changed to a new use, parking or loading facilities shall be required as provided for such use. However, if the building or structure was erected prior to the effective date of the ordinance from which this chapter is derived, additional parking or loading facilities are mandatory only in the amount by which the requirements of the new use would exceed those for the existing use.
5. The approval of the department of planning and development is required for all parking lots over 10 spaces to ensure compliance with the parking section of this chapter. The arrangement, character, extent, width, grade and location of all parking areas shall be considered in relation to the following:
    a. Existing and planned streets.
    b. Reasonable circulation for traffic within and adjacent to parking areas.
    c. Topographical conditions.
    d. Runoff of stormwater.
    e. Public convenience and safety in relations to the proposed uses to be served.
    f. Any structures, uses or premises changed, converted or partially altered or enlarged shall conform to all current parking regulations.
6. In no case shall dedicated public rights-of-way be used to provide facilities required by these regulations.
7. At least 1 handicapped parking stall shall be provided in all off-street parking areas larger than 15 spaces. Additional handicapped parking shall be provided as required by the state fire marshal's office. If the state fire marshal does not require said handicapped stalls, the parish will require 1 handicapped stall per 100 standard stalls. Handicapped parking stalls shall be at least 12 by 20 feet for 90-degree parking and shall be proportionally larger at other angles. All stalls shall be appropriately marked and signed, be located in close proximity to the principal building and shall offer barrier-free access to the principal building. The designation of handicapped parking stalls shall constitute consent by the property owner to the enforcement of the restriction of such spaces to handicapped motorists by the parish.

8. When determination of the number of off-street parking spaces required by this chapter results in a requirement of a fractional space, any fraction of ½ or less may be disregarded, while a fraction in excess of ½ shall be counted as 1 parking space.
9. The use of any required parking space for storage of any motor vehicle for sale, or for any other purpose other than the parking of motor vehicles, is prohibited.
10. On-street parking shall not be counted toward the off-street parking requirements of any use. – on street parking is not allowed in the Parish.
11. *Recreational vehicles*. Recreational Vehicles may be parked or stored on the sites of 1-, 2-, 3-, or 4-family dwellings including manufactured homes and townhouses, subject to the following conditions:
    a. Shall not be occupied or used for living, sleeping, or housekeeping purposes.
    b. Setback Requirements:
        i. Recreational vehicles not parked or stored inside of a fully enclosed garage shall be parked or stored completely behind the front building line of the principal structure or not less than 60 feet from the front lot line, whichever is closest to the front lot line.
        ii. If a variance is granted to the building line or setback requirement for recreational vehicles they shall comply with the screening requirements listed below and shall not be parked in a required front yard.
        iii. Recreational vehicles 7 feet or less in height, measured from grade to their top edge, excluding any minor, incidental projections and including substantial projections considered by the Planning Director, shall be located no less than 3 feet from a side or rear lot line, unless screened from view of the abutting property in accordance with screening requirements below.
        iv. Recreational vehicles over 7 feet in height shall be located no less than 5 feet from a side or rear lot line.
        v. On corner lots, recreational vehicles shall not be parked or stored closer to the abutting side street than the side building line of the principal structure unless screened in accordance with the screening requirements listed below.
    c. Recreational vehicles may be parked anywhere on the premises for loading or unloading purposes no longer than 24 hours and shall not extend into any public right of way. In situations such as hurricanes or similar weather phenomenon that necessitates an evacuation, the limitation on hours for loading and unloading in this section are waived.
    d. All recreational vehicles shall be in an operable condition and parked or stored on a surface that is maintained in good condition, free of weeds, dust, trash and debris.
    e. Recreational vehicles may be in a garage or accessory structure constructed in accordance with this code.
12. *Commercial vehicle parking*. Commercial vehicles may be parked or stored on the site of a 1-, 2-, 3-, or 4-family dwelling including a manufactured home or a townhouse, subject to the following conditions:
    a. Emergency vehicles parked while said vehicle and its operator are on call for emergency services; or

b. Vehicles and persons actually engaged in repairing or otherwise improving public utilities or infrastructure or performing other activities authorized by the Parish; or

c. Vehicles parked for the purpose of delivering, picking up materials or merchandise, or performing services for the actual time necessary to accomplish said delivery, pick up, or service; or

d. The commercial van or trailer is not actively in use for commercial purposes while parked or stored.

SEC. 600-5.1 PARKING REQUIREMENTS

A. Design Standard Requirements.

1. The following minimum design standards shall be observed in laying out off-street parking facilities:

Exhibit 600-5-1 Off-street Parking Required Measurements.

a	*b*	*c*	*d*	*e*	*F*
Parking Angle	*Stall Width*	*Isle to Curb*	*Aisle Width*	*Stall Length*	*Curb to Curb*
0°—15°	9 feet	9 ft.	15 feet	23 feet	30'/38'6"
16°—37°	9 feet	16'9"	15 feet	18 feet	44'6"
38°—57°	9 feet	19'7"	15 feet	18 feet	52'2"
58°—74°	9 feet	20'0"	18 feet	18 feet	58'
75°—90°	9 feet	18'0"	24 feet	18 feet	60'

2. Off-street parking facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. Off-street parking areas shall be maintained in a clean, orderly and dust-free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles, equipment, materials or supplies.
3. Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys by a wall, fence or curbing or other approved protective device, or by distance so that vehicles cannot protrude over publicly owned areas.
4. Location and design of entrances and exits shall be in accordance with the requirements of applicable parish traffic regulations and standards. Landscaping, curbing or approved barriers shall be provided along lot boundaries to control the entrance and exit of vehicles or pedestrians.
5. Interior drives shall be of adequate width to serve a particular design arrangement of parking spaces.
6. All parking spaces shall be marked by painted lines or curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to ensure efficient traffic operation of the lot.
7. Adequate lighting shall be provided for all parking spaces at night. The lighting shall be arranged to eliminate glare on residential property by location of light fixtures or use of fixtures designed to eliminate direct view of luminaries in fixtures from residential property in accordance with this UDC.
8. Surface off-street parking areas for 10 or more automobiles are located closer than 30 feet to a lot in a residential district, or to any lot upon which there is a dwelling as a permitted use under these regulations, and where such parking areas are not entirely screened visually from such lot by an intervening building or structure, there shall be provided along the lot line a continuous visual screen with a minimum height of 3 feet. Such screen may consist of a hedge or foliage screening or a louvered wall or fence.
9. *Parking space surface.* Parking and other vehicular use areas shall be paved with an approved all-weather hard surface, which may be impervious or permeable or any combination thereof, including but not limited to concrete, asphaltic concrete, permeable asphalt, permeable concrete, concrete grid pavers, permeable interlocking pavers, and plastic grid pavers. The type of paving material used shall:
    a. Be manufactured for use as a parking surface;
    b. Comply with standards and specifications established by the Public Works Director, who shall make the final determination of suitability where uncertainty exists; and
    c. The surface material(s), underlying layer(s), and methods of structural and hydrologic design and installation shall be suitable to the soils, water table depth, utility lines, public infrastructure capacities or standards, traffic or fire service loads, trash or debris loads, intended use, or other site-specific factors, as indicated on drawings or in other documents submitted to the parish for approval by Planning Director or Public Works Director, as applicable.
    d. If the permeable paving is an integral part of a stormwater management system, the Maintenance

provisions applicable to that type of paving within this code shall apply.

10. *Driveway surfaces.*

a. *Details of construction to conform to plan; duty of director and exceptions.* Driveways must have a hard surface connection to the public right-of-way. The details of driveway construction shall conform with detail or construction guides issued by the Public Works Department. The director of Public Works shall designate whether the proposed driveway is to be standard or heavy duty, and also, when lip curbs exist, whether the proposed driveway is to be residential or commercial. Where prevailing conditions warrant an exception, the director of Public Works is hereby empowered to grant that exception.

b. *Thickness of driveways; cement specifications; omission of steel reinforcement*. All standard driveways shall be 6 inches in thickness and all heavy-duty driveways shall be 8 inches in thickness. Driveways shall be formed of 1 or more of the following:

i. Portland cement concrete, which shall have a compressive strength of 3,000 per square inch in 28 days and contain a minimum of 5½ bags of cement to a cubic yard. Where reinforced concrete roadway pavement is adjacent to the driveway, the steel reinforcement may be omitted in the driveway.

ii. On private property, permeable pavement constructed in compliance with the pervious concrete or pavers requirements of this code is permitted. Construction and materials and are subject to biennial recertification as specified in this code.

iii. Within the public right-of-way, inclusive of the driveway apron, if permeable systems are utilized, only pervious concrete or pervious pavers are permitted and must be constructed in compliance with the standards for such materials in this UDC. Construction and materials and are subject to biennial recertification as specified in this UDC.

c. *Duty of property owners*. It shall be the duty of all owners of property abutting streets to maintain the driveway apron in the roadside adjacent to or upon their property. Such duty shall include but not be limited to the following:

i. Pave, construct, install or otherwise provide a driveway apron for access to their property in accordance with the driveway specifications and standards provided in this code;

ii. Maintain, pave, reconstruct, repair and keep in repair the driveway apron to their property in accordance with the driveway specifications and standards provided in this code; such duty shall include the removal of all uneven and broken sections, replacing, relaying, patching, filling to grade with approved materials, grading or making level the surface to make it uniform, and to perform any other necessary work required to bring the roadside to a condition satisfactory for public use, except during a federally declared disaster;

iii. Provide such drainage over or under the driveway apron to prevent the accumulation or standing of water on or near the driveway apron;

iv. Maintain reconstruct, repair and keep in repair the roadside, including but not limited to the area immediately adjacent to their driveway apron, free from all ruts, depressions, and indentations caused by vehicular traffic gaining access to their property;

v. Prevent the growth or accumulation of weeds, grass, dirt or other nuisances on the roadside and driveway apron;

d. *For driveways of permeable pavement.* It is the responsibility of the property owner to maintain permeable pavement driveways in a clean, orderly, and dust-free condition both on private property and within the public right-of-way, including the driveway apron. The property owner is responsible for drainage and maintenance of all paved or surfaced area on site and shall

indemnify and hold harmless the parish from any loss or damage to the site or property that may directly or indirectly result from insufficient drainage of the site. In the instance that any permeable pavement driveway is replaced by the Parish on private property or within the public right-of-way, it may be replaced by a standard surface (paved) driveway, pervious concrete or pervious pavers—whichever system generally performs consistent with the previous driveway system maintained by the owner.

11. *Ingress/Egress/Drive Aisles.*
    a. Location and number of driveways are subject to the appropriate governmental authority, St. Tammany Parish or LA DOTD.
    b. Interconnectivity between adjacent parcels must be provided, if possible, considering site constraints, in accordance with the table below:

Exhibit 600-5-2 Driveway Requirements.

Street Frontage	Allowable Driveways
Less than 200’	(2) 1-way drives OR (1) 2-way drive
200 to 599’	As shown above AND (2) additional 1-way drives OR (1) additional 2-way drive
600’ and more	As shown above AND for each additional 400’ width beginning at 600’ (2) additional 1-way drives OR (1) additional 2-way drive

Standard Driveways	Allowable Widths
1-way	Minimum 12-feet Maximum 15-feet
2-way	Minimum 24-feet Maximum 35-feet

12. Drive-thru queuing lanes shall be provided in accordance with the following:
    a. Restaurants shall provide a minimum 180-foot queuing lane for on-site vehicular storage for at least 10 vehicles lined up 1 after the other. Required lane length shall be measured from forward-most drive thru window.
    b. Coffee shops shall provide a minimum 108-foot queuing lane for on-site vehicular storage for at least 6 vehicles lined up 1 after the other. Required lane length shall be measured from the forward-most drive thru window.
    c. All other uses shall provide a minimum 54-foot queuing lane for on-site vehicular storage for at least 3 vehicles. Required lane length shall be measured from the forward-most drive thru window.
    d. Drive thru lanes shall have a minimum of 10-foot interior radius at curves and a minimum of 12 feet in width.
    e. Each drive thru lane entrance and direction of traffic flow shall be clearly designated by signs and pavement markings.
    f. Each drive thru lane shall be separated from the circulation routes necessary for ingress or egress from the property or access to a parking space.
    g. Where drive thru windows are used, automobile stacking areas shall be set back a minimum of

ten feet from the property line and five feet from on-site automobile parking areas. The stacking area shall be so located as not to cause patrons on site to move through the stacking area to get from their cars to the entrance.

13. *Walk-up only pick-up windows.* Standards for walk-up only pick-up windows are detailed in **Chapter 400-8 Use Standards.**

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
Residential Single-Family	
Single and Two-family residential	2.0 per dwelling unit
Single-family attached	2.0 per dwelling unit
Residential Multi-Family	
Multi-family including apartment complexes	1.5 per dwelling unit
Office/Professional Uses	
Office/professional office and/or groups of buildings of similar nature	1 space per each 500 sq. ft. of gross floor
For other permitted uses in such districts parking space shall be provided on the basis of the appropriate category	
*Uses involving public assembly of groups of people for whatever reason	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
*Uses involving institutional functions	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Health and Medical Uses	
Institutional and commercial medical uses, clinics, medical office buildings	1 spaces per 200 sq. ft. of building
Outpatient clinics, outpatient facilities a part of hospitals, medical centers, etc.	1 spaces per 200 sq. ft. of building
Nursing homes, sanitariums, convalescent homes, institutions for care of aged, children, etc.	0.5 per bed plus 1 space per doctor on duty and 2 for every 3 employees on duty
Hospital, medical center, other treatment facility	1 per bed, plus the number required, based on square foot measurements for office, clinic, testing, research, administrative, teaching and similar activities associated with the principal use, at 1 space per each350 sq. ft. of gross floor area

Veterinary clinics and hospitals	1 space per 200 square feet of office area excluding area for boarding; a minimum of 6 spaces shall be provided
Commercial Uses	
Specialty retail shops for the sale of books, educational and/or arts and craft supplies; floral items; gifts; antiques; and clothing and photographic studios	1 space per each 500 sq. ft. of gross floor area
Dance and music studios	1 space for every 4 students based upon the maximum occupancy, plus 2 for every 3 employees at maximum shift
Personal service establishments such as barbershops	1 space per 450 sq. ft. of gross floor area
Retail establishments	1 space per each 450 sq. ft. of gross floor area
Drive-in banks, and similar uses	1 space per each 500 sq. ft. of gross floor area
Automobile service stations and garages for minor repair (excluding body shop, engine repair, painting)	The greater of either: 1 space per each 500 sq. ft. of area or 2 spaces per service bay
Restaurants and restaurants with lounges and brewery or distillery with tours	1 space per each 250 sq. ft. of net floor area which excludes back of house areas utilized for staff only, plus 1 space for each employee at busiest shift
Amusement establishments	Total spaces shall be equal to the gross square footage of building(s) divided by 200.
Auto body repair	The greater of either: 6 spaces for customer vehicles or 2 spaces per service bay.
Automotive and mobile home sales	1 space per each 400 sq. ft. of gross floor area plus 1 space per each 700 sq. ft. of total outdoor sales area with a minimum of 6 spaces for customers
Car washes	1 space per each employee plus reservoir space for at least 6 times the bay capacity of the facility, with a minimum of 10 spaces
Bars and lounges	1 space per 250 sq. ft. of gross floor area
Hotels and motels	1 space per each room
Short term rental	1 space per permanent dwelling unit and 1 space per each 2 non-transient sleeping rooms.
Liquor stores	1 space per each 450 sq. ft. of gross floor area
Department stores	1 space per each 500 sq. ft. of gross floor area
Motion picture theaters	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Funeral parlors	1 space per each 4 chapel seats
Mini-warehouse	A minimum of 6 spaces for customer parking; no parking shall block storage bays

Industrial Uses	
Battery and tire stations, building material sales, bus terminals, machinery sales, printing establishments, service establishments, trailer sales and rental and special uses as permitted	1 space per each 400 sq. ft. of gross floor area excluding storage areas which shall not exceed 15 percent of the gross square footage
Storage, testing, repairing, warehousing or similar establishments Other light industrial uses Canneries; paper, petroleum, rubber or wood product manufacturing; steel mills	1 space per each 1250 sq. ft. of storage area plus 1 space per each 350 sq. ft. of office, sales or other space to be used by visitors, customers or salesmen
Asphalt or concrete batching plants, bulk petroleum product storage uses and landfills	2 spaces for each 3 employees plus 1 space per each 350 sq. ft. of office, sales or similar space
Educational and Related Uses	
Day care centers	Minimum of 5 spaces plus 1 for every employee on duty,
High schools	1 space per each employee plus 1 space for every 10 students
Elementary, Middle, and Junior High schools	1 space per each classroom and each other room used by students plus 1 for each 10 full-time students
Colleges, junior colleges, technical schools, universities, etc.	1 per every 2 students + 1 per employee on duty
Fraternities, sororities, dormitories and related buildings	0.5 space per bed
School auditoriums*	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Athletic Fields, School gymnasiums, stadiums, field houses, grandstands and related structures or facilities.*	1 space per each 3 occupants at maximum occupancy based on maximum occupant load + 1 per every 5000 sq.ft. of land area of athletic field
*Credit for spaces available on the campus may be granted for up to 50 percent of the space requirement for these uses.	
Recreational Uses	
Parks, athletic fields, tennis and pool facilities and associated structures or facilities.	Athletic field: 1 per 5000 sq.ft. of land area Tennis courts: 3 per court Pool: 1 per 75 sq.ft. of water area Associated structure or facility: 1 per 3 occupants based on maximum occupant load

Recreational and community center buildings, gyms, recreation clubs, related uses	1 space per each 3 occupants at maximum occupancy based on maximum occupant load
Golf Course Golf Driving Range	8 per hole 1 per tee
Miscellaneous Uses	
Planned unit development	As required for each individual use or as may be determined by department of planning and development based on the review of project plans and the determination of parking requirements
Public utility or public service uses	1 per site
Religious institutions, churches, temples, chapels, etc.	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Convents, seminaries, rectories, parish houses, other religious uses	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Clubs, lodges and fraternal organizations	1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 for each 3 employees at maximum shift
Public libraries, museums and other non-recreational public facilities	1 space per each 600 sq. ft. of floor area open to the public
Convention centers	1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 spaces for every 3 employees at maximum shift
Marinas	1 per boat slip
Farmer's markets and vegetable stands	1 space per each 350 sq. ft. of area with a minimum of 6 spaces for customer vehicles

C. Minimum Off-Street Loading Requirements.

1. All non-residential greater than 5,000 sq. ft. in gross floor area shall have at least 1 permanently maintained off-street loading space so located as not to hinder the free movement of pedestrians and vehicles over sidewalks, streets, and alleys.
2. Each required off-street loading and/or unloading space shall be designed with direct access via an approved access drive, to a deeded right-of-way which offers satisfactory ingress and egress for trucks. Access drives or aisles shall be laid out with a width of at least 12 feet for one-way circulation and at least 24 feet for two-way circulation.
3. Off-street loading and/or unloading space shall be so designed and constructed so that all maneuvering for loading and/or unloading can take place entirely within the property lines of the premises. Such off-street loading and/or unloading space shall be so located as not to hinder the free movement of pedestrians and vehicles over sidewalk, street, road, highway or deeded rights-of-way.

4. The off-street loading and/or unloading requirements, as listed in this chapter, shall apply at any time any building is enlarged or increased in capacity by adding floor area.
5. *Design and maintenance.*
    a. *Lighting.* Any lighting used to illuminate off-street loading and/or unloading areas shall be directed away from property in any residential district as well as public roads in such a way as not to create a nuisance.
    b. *Spaces allocated to any off-street loading and/or unloading spaces.* These spaces shall not be used to satisfy the space requirements for any off-street parking facilities or portion thereof.

D. Reduction of required spaces.

1. Joint use of required parking spaces may be permitted for 2 or more uses provided hours of operation do not substantially overlap, and the total number of parking spaces provided is equal or higher than the following calculation:
    a. Add each use's minimum required parking together and multiply the total cumulative minimum by 0.75. This generates the minimum required parking.
2. *Bicycle parking.* Parking requirements may be reduced for retail, office, or professional service uses by up to 5 percent of required spaces. Two bicycle parking spaces can replace up to a single parking space provided spaces are calculated in accordance with **Exhibit 600-5-3.**
3. *Off-site parking*. When off-site parking is utilized to reduce parking requirements on site, all of the following minimum standards and requirements shall apply in addition to the parking requirements of this UDC:
    a. Total required parking spaces may be reduced by up to 15 percent when employee only parking facilities are provided off site within 500 feet of the primary site.
    b. If the offsite parking area is not under sole ownership and management with the primary site, it must be located within 100 feet of the primary site. A recorded covenant or agreement must be established, designating the offsite parking and its relationship to the principal use. This agreement should be secured through an encumbrance on the property title, specifying that the offsite parking fulfills the parking requirements for the primary site.
    c. The recorded covenant or agreement must:
        a. Remain valid for the entire duration of the associated use or uses for which the parking requirements are being met; and
        b. Be duly recorded with the office of the clerk of court; and
        c. Be copied and provided to the director of planning and development.

E. Sale of Motorized Vehicles, Private Property, and Public Rights-of-Way.

1. No person shall park any motor vehicle, watercraft or trailer upon any private property owned by another, at any given time, for the purpose of displaying such motor vehicle, watercraft or trailer for sale, hire or rental.
2. The parking of any motor vehicle, watercraft or trailer upon any state or parish rights-of-way for purposes of advertising same for sale, hire or rental is expressly prohibited.
3. Nothing in this section shall prohibit the display of vehicles upon the property of any duly zoned and permitted new or used car, trailer, or watercraft dealership.

4. Nothing in this section shall prohibit the owner of any motor vehicle, watercraft or trailer from displaying said vehicle for sale, hire or rental on his own private property.
5. *Penalties.* Violations of this section by the owner of any private property or the owner of any motor vehicle, watercraft or trailer shall subject either or both parties to the penalties described in **Sec. 1-9**. 08.

SEC. 600-6 ACCESSORY BUILDINGS AND USES.

SEC. 600- 6.1 ACCESSORY BUILDING STANDARDS.

1. *Definition.* Accessory buildings and uses are defined in **Chapter 100-5 Definitions** of this UDC.
2. *Construction prior to development of primary structure.* In all single-family residential districts, no accessory buildings or structures shall be constructed prior to construction of the primary structure.
3. *Yards and setbacks.*
   a. *Accessory in required rear yards.*
      i. Accessory structures are permitted in required rear yard areas.
      ii. Accessory structures shall be located at a minimum 40 feet from the front lot line, a minimum 10 feet from an interior rear lot line, a minimum 10 feet from an interior side lot line, and a minimum fifteen 15 feet from a side street lot line, and when located on a through lot, shall be located at a minimum 40 feet from the designated rear lot line.
      iii. Accessory structures placed on buildable lots of record, on property zoned S-1 Single-Family Residential District or S-2 Single-Family Residential District, or accessory structures measuring less than 200 square feet in area shall be located at a minimum of 25 feet from the front lot line, a minimum 5 feet from an interior rear lot line, a minimum 5 feet from an interior side lot line, and a minimum 10 feet from a side street lot line, and when located on a through lot, shall be located at a minimum 25 feet from the designated rear lot line.
   b. *Accessory structures within the buildable area.*
      i. Accessory structures are permitted within the buildable area of a lot.
      ii. Accessory structures within the buildable area shall be located at a minimum of 25 feet from the front lot line.
4. *Maximum height and area.*
   a. The height of any accessory structure shall not exceed 20 feet.
   b. Accessory structures shall not exceed 7.5 percent of the area of the lot on which the primary structure is situated, or 2,500 square feet.
   c. The maximum height and area restrictions do not apply to accessory structures located on lots located above the urban growth boundary line and within the Rural Overlay District, or to accessory structures located on lots measuring 1 acre or more below the urban growth boundary line and within the Rural Overlay District.
5. *Prohibited accessory structures in residential, commercial, and medical zoning districts.* The following accessory structures are prohibited on residentially zoned property which are one acre or less in size: converted mobile homes, truck vans, trailers, recreational vehicles, bus body vehicles, shipping containers, cargo containers, railroad cars, and similar prefabricated items and structures.

SEC. 600-6.2 ACCESSORY USE STANDARDS.

1. *Boat houses and boat slips located in residential districts.* The following regulations shall apply to accessory boat houses and boat slips located in residential districts:
    a. A boat house shall not be used for habitation.
    b. The height of a boat house shall not exceed 20 feet as measured from the required lot elevation.
    c. No boat house shall exceed 1,600 square feet, except that any boat house constructed on a state-designated scenic river shall not exceed a size of 800 square feet.
    d. Boat houses and boat slips, together with other accessory buildings, may occupy no more than 50 percent of the required rear yard.
    e. Bulkheads, pilings, breakwaters and other similar structures shall not be located beyond the established shoreline and shall conform to all standards established by applicable regulatory agencies. Piers, docks and other similar structures shall be located by and shall conform to all standards established by applicable regulatory agencies.
    f. Prior to issuance of any building permit, all applicants shall file a copy of all permits required by the state, a state agency and the federal government for development of properties affecting natural and scenic rivers.
2. Garage apartment or guest houses are permitted in all residential districts and shall not exceed 1,000 square feet of habitable floor space. For lots over 1 acre in area, a guest house may be scaled to 7.5 percent of the total lot provided the guest house does not exceed 2,500 square feet of habitable floor space. All guest homes must meet the minimum primary setbacks required within the respective zoning classification for which the property is within. All guest homes must be located behind the main structure. Where a guest home is proposed to be located on a corner lot or through-lot, the guest home must meet the front yard setbacks against the closest adjacent street.
3. Private garages and accessory structures are permitted in all residential districts.
4. *Home office or home occupation.*
    a. Home office or home occupation use is subject to development plan review by the Department of Planning and Development.
    b. The home office must be clearly incidental and secondary to the primary use of the property as a residence by the applicant and shall not exceed 15 percent of the primary residence up to a maximum of 600 square feet.
    c. No person other than a resident of the dwelling may be employed as part of a home occupation.
    d. No more than 3 vehicles associated to the home office are allowed on the site at any 1 time.
    e. A home occupation shall not generate noise, solid waste, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in a residential use. No outside storage or display of materials, merchandise, inventory, or heavy equipment is permitted. No mechanical equipment is permitted, except that which is normally used for domestic or household purposes.
    f. No stock, merchandise, or products may be displayed on the premises.
    g. Parking of any vehicle associated with the home office must occur along the driveway or in a garage, unless the provided parking spaces are properly screen. Parking of any vehicle

associated with the home office in the designated road right-of-way is not allowed, including the residents vehicle when they are parked in the right-of-way to allow for vehicle parking for the home office in the driveway or garage.

h. Deliveries are not allowed which utilize a vehicle which is larger than a typically parcel service truck (2 axles) in residential areas. The maximum amount of unloading time for deliveries made by a private service is 30 minutes. No more than one vehicle trip (round trip) per day which utilizes a parcel delivery service is allowed.

i. Additional standards for those business activities which are associated or similar to providing services or products which are primarily a part of hobby-oriented activities for services of music, art or dance instruction (similar types of activities) and/or retail products for arts and craft fairs/exhibitions or consignment purposes:

i. Only 1 student or family is allowed per session of instruction.

ii. Instruction to more than 1 individual, who are not related, is prohibited unless approved as a conditional use.

iii. Student for instruction cannot arrive before 9:00 a.m. or after 7:00 p.m.

j. Retail sales of products shall not occur on the site.

k. No bulk storage or manufacturing of products is allowed on the site. Assembly is allowed as long as it is within an enclosed space such as in the residence, accessory structure, or garage.

l. Prohibited uses:

i. No home professional office shall permit the bulk storage, assembly, or manufacturing of alcohol, flammable liquids or chemical agents, firearms, fireworks or other similar uses.

ii. Massage parlors, tattoo parlors, fortunetellers, faith healers and other activities of like character.

iii. Engine repairs including, but not limited to auto and auto body repairs, boat repairs, equipment repairs.

5. Agricultural buildings are permitted above the Urban Growth Boundary Line where a property is three acres or greater in size and does not have a Rural Overlay.

Chapter 700 Coastal Management

OUTLINE

Sec. 700-1 Coastal Shoreline Standards.

Sec. 700-2 Definitions.

Sec. 700-3 Coastal Zone Program Requirements.

Sec. 700-3.1 General Requirements.

Sec. 700-3.2 Coastal Use Permit Application.

SEC. 700-1 COASTAL SHORELINE STANDARDS.

A. General Provisions for Coastal Shoreline Uniformity.

1. The use of soft-armoring shoreline stabilization methods such as: rip-rap, geo-textile fabrics, or vegetative plantings shall be the primary choice for coastal shoreline projects.

2. The use of hard-armoring shoreline stabilization methods such as: bulkheads and retaining walls, may be used, if deemed necessary, for adequate support and stabilization of the coastal shoreline.

3. The base of any bulkhead or hard-surface structure shall be located above the mean high-water elevation. Stabilization activities on the water side of the bulkhead shall incorporate softer methods such as vegetative planting, rip rap, revetment, or geo-textile fabric.

4. Shoreline stabilization activities shall not result in the significant reduction in stormwater storage capacity nor impede the flow of drainage.

5. Any existing access easements shall not be impeded by the proposed land reclamation project, shall be located seaward of any proposed bulkhead or structure, and shall provide for access across the entire project.

6. When repairing or replacing an existing bulkhead, the new bulkhead shall be parallel to the existing bulkhead and shall not extend into the waterway more than 1 additional foot, or the project will be subject to the standards for land reclamation as set forth in this section.

B. Specific Provisions for Coastal Shoreline Uniformity Related to Land Reclamation.

A coastal property owner shall request the Administrator of the State Land Office to issue a permit to implement the work necessary to recover land lost through erosion, compaction, subsidence, or sea level rise. The State Land Office may require a Letter of No Objection from the parish for coastal land reclamation projects.

1. A Letter of No Objection shall not be issued by the parish until plans and specifications for such work have been submitted to the St. Tammany Parish Watershed Manager, or designee, for review.

    a. The applicant must submit a valid survey of the property and provide proof of ownership of the property to be reclaimed.

    b. The applicant must submit plans for the proposed project for local review to confirm consistency with this section.

2. Reclamation activity located adjacent to property that has already been reclaimed shall provide a consistent and uniform shoreline and avoid sharp angles that might intensify or focus wave energy and shall not extend more than a distance of 200 feet lakeward of the existing shoreline.

3. Reclamation activity located adjacent to property with unclaimed shorelines must maintain a uniform shoreline and shall not extend more than a distance of 200 feet lakeward of the property line.

    a. Reclamation using rip-rap, or other proposed methods of soft-armoring of coastal shorelines, shall be required to provide adequate shoreline stabilization and prevent adverse impacts to existing shorelines.

b. Reclamation projects using bulkheads, retaining walls, or other methods of hard-armoring of coastal shorelines, may be deemed necessary to provide adequate shoreline stabilization. Plans for hard-armoring shall include buffering the entire length of the structure with rip-rap, or other energy absorbing material prevent adverse impacts to existing shorelines.

4. Land reclamation projects shall not result in the alteration of existing drainage patterns without the express authorization of the St. Tammany Parish Department of Engineering. The proposed project shall not cause adverse drainage impacts to adjacent properties or roadways.

5. Other individual requirements may be placed on any project relative to site specific concerns.

6. The Watershed Manager, or designee, will issue the Letter of No Objection provided that all of the above conditions have been met, coordination with the governing agencies is complete, and the proposed project is consistent with the St. Tammany Parish Code of Ordinances.

SEC. 700-2 DEFINITIONS.

Unless specifically defined in this section, words and phrases used in this chapter shall be read as commonly used to give this section its most reasonable application.

After-the-Fact Permit. A Coastal Use Permit issued after the commencement of an activity or use.

Agricultural, Forestry and Aquaculture Activities. Activities that are common practice and incident to agriculture, forestry and aquaculture provided that the activity is one of an on-going basis that do not require a permit from the U.S. Army Corps of Engineers; and that do not result in a new or changed use of the land. Examples include seeding, fence building, and harvesting.

Applicant. The owner of the property for which a use requiring a Coastal Use Permit is requested, an agent, or someone specifically authorized in writing by the owner to make an application.

Buffer Zone. A strip of land adjoining a wetland mitigation site to protect the wetland habitat and wildlife within the bank from the impact of an activity outside the buffer zone. The term includes a strip of land composed primarily of water or a strip of land that includes a fence, wall, or screen of vegetation when these visual barriers also provide functional protection for the wetland.

Camp. A structure built and used for non-commercial and non-profit purposes and commonly referred to as single family. It does not include multiple family dwellings and shall apply only to such structure built singly, by and for the owner of the land for the owner's use.

Coastal Use Permit (CUP). Permits required by L.R.S. 49:214.30.

Coastal Waters. Bays, lakes, inlets, estuaries, rivers, bayous and other bodies of water within the boundaries of the coastal zone.

Coastal Management Zone. Area described in L.R.S. 49:214.24. Lands below Interstate 12 denotes the entire geographic extent of the portion of St. Tammany Parish that is located in the coastal zone.

Coastal Zone Management Program. The applicable laws, regulations, policies and guidelines developed by federal, state, and local government to implement the Coastal Zone Management Act.

Coastal Zone Management Plan. The goals, objectives and policies set forth in the current edition of the document entitled, St. Tammany Parish Local Coastal Program (Management Plan)

Compensatory Mitigation. Replacement, substitution, enhancement, or protection of ecological values to offset anticipated losses of those values caused by a permitted activity.

Continuing Uses. Activities which by nature are carried out on an uninterrupted basis; examples include shell dredging and surface mining activities, projects involving maintenance dredging of existing waterways, and maintenance and repair of existing levees.

Cumulative Impacts. The influence on the environment resulting from the incremental effects of the activity when added to other past, present, and reasonably foreseeable future activities. Cumulative impacts may result from individually minor, but collectively significant, activity taking place over a period of time. Cumulative impacts to coastal zone resources may result from activity outside the coastal zone or from activity exempt under coastal zone permitting.

Department, LDNR, or DNR. The Louisiana Department of Natural Resources.

Direct and Significant Impact. An impact that perceptibly or measurably alters the physical, hydrological, chemical, or biological characteristics of coastal waters as a result of an action or series of actions undertaken by man.

Ecological Value. The ability of an area to support vegetation and fish and wildlife populations.

Environmental Management Unit (EMU). An area with certain distinguishing physical, hydrological, chemical, biological or cultural characteristics.

Exempted Use. Any use specifically listed in this chapter as not requiring a permit.

Fastlands. That area surrounded by publicly-owned, maintained, or otherwise valid existing levees, or natural formations, which would normally prevent activities therein from having a direct and significant impact on coastal waters.

Guidelines. L.A.C. Title 43, Chapter 7 Subchapter B. 701 – 719, Coastal Use Guidelines.

Levees. Any use or activity which creates an embankment to control or prevent water movement, to retain water or other material, or to raise a road or other linear use above normal or flood water levels. Examples include levees, dikes and embankments of any sort.

Local Coastal Program (LCP). The program administered by the Local Coastal Program Manager.

Local Coastal Program Manager (LCPM). The designee selected by the Director of the St. Tammany Parish Department of Planning and Development. The designee shall subsequently be adopted by the St. Tammany Parish Council.

Local Coastal Zone Administrator (LCZA). The designee by the Director of Planning and Development who is responsible for the administration of the Local Coastal Zone Management Plan.

Local Coastal Use Permit (LCUP). The coastal use permit issued by the parish for uses of local concern.

Mitigation. All actions taken by an applicant to avoid, minimize, restore and compensate for loss of an area's ability to support vegetation, fish and wildlife populations due to a permitted activity.

Navigational Aids. Buoys, marker piles, dolphins, piling, and/or pile clusters when in conformance with U.S. Coast Guard standards and do not involve dredge and fill activity.

Noncontinuing Uses. Activities which by nature are done on a one-time basis; examples include dredging access canals for oil and gas well drilling, implementing an approved land use alteration plan and constructing new port or marina facilities.

Normal Maintenance and Repair. Activity taken to reasonably preserve the utility of a lawfully existing structure in active use for the year preceding the proposed activity. It does not include expanding an existing structure, dredging and filling, or altering the magnitude or function of the original structure.

Office of Coastal Management (OCM). The administrators or their designee within the Office of Coastal Management within the Louisiana Department of Natural Resources.

Residence. A structure built and used for non-commercial and non-profit purposes and commonly referred to as single family. It does not include multiple family, dwellings and shall apply only to such structures built singly, by and for the owner of the land for the owner's use.

Secretary. The secretary of the Department of Natural Resources or their designee.

Special Coastal Management Areas. Those portions of the coastal zone within St. Tammany Parish that require special management procedures due to certain unique and/or valuable characteristics.

St. Tammany Parish Coastal Management Zone Plan. The current plan approved by Parish Council to implement, manage, and enforce the regulations, policies, and guidelines of the Local Coastal Program.

Supplemental Material. Any supporting documentation deemed appropriate by the Local Coastal Program Manager such as a description of and the expected consequences to the physical, chemical, hydrological, biological, and cultural environment in which the activity is proposed to take place; evidence to support the proposal's intended results and how the projected results, both positive and negative, may be monitored in the future, etc.

Uplands. Land that is 5 feet or more above sea level.

Use. Any use or activity within the coastal zone which has a direct and significant impact on coastal waters.

Wetland. Land, located in the Coastal Management Zone that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

Wetland Functions. A service that wetlands perform, including flood water storage, flood water conveyance, ground water discharge, erosion control, wave attenuation, water quality protection, scenic and aesthetic use, food chain support, and habitat for fish, wildlife, invertebrates, plants, and other organisms.

SEC. 700-3 COASTAL ZONE PROGRAM REQUIREMENTS.

SEC. 700-3.1 GENERAL REQUIREMENTS.

A. Purpose.

This section, which shall be known, cited, and referred to as the Local Coastal Management Zone Ordinance of St. Tammany Parish, is adopted for the purposes as set forth herein.

1. To recognize the value in natural coastal ecosystems.
    a. Protect, restore and enhance the Local Coastal Management Zone as a natural storm barrier, flood control system, and water filtration system.

b. Protect, restore and enhance the Local Coastal Management Zone as a habitat for wildlife, an aquatic resource, an aesthetic resource, a parish, state and national resource, and a historic cultural resource.

c. Protect, restore and enhance the Local Coastal Management Zone as a legacy to future generations.

2. To recognize the value in coastal-dependent commercial activity.

a. Promote coordinated development within the Local Coastal Management Zone.

b. Promote conflict resolution arising from multiple, competing uses.

c. Promote recreational uses and public access within the Local Coastal Management Zone.

3. To balance these values in St. Tammany Parish to allow current and future residents the opportunity to enjoy the multiple benefits and cultural values associated with a healthy Local Coastal Management Zone.

4. To foster the public safety, health, and welfare of St. Tammany Parish residents.

B. Interpretation.

In the event that sections of this ordinance may be subject to multiple interpretations, they shall be administered in a manner that furthers the purposes stated above and shall be consistent with the Louisiana Coastal Resources Program. All exceptions shall be construed narrowly.

C. Applicability.

This ordinance applies to all local uses, defined in LA R.S. 49: 214.25 A (2).

D. Duties Of the Local Coastal Program Manager.

The duties of the Local Coastal Management Program Manager include, but are not limited to, the following:

1. Manage the local Coastal Management Program based upon the current edition of the St. Tammany Parish Coastal Management Zone Plan, as adopted by the Parish Council.

2. Issue, or modify Coastal Use Permits (CUP) consistent with the Parish Coastal Management Zone Plan and deny Coastal Use Permits that are not consistent with the plan.

3. Adopt any rules and regulations that are reasonable and necessary to carry out this chapter in conformance with the generally established procedures for St. Tammany Parish rule making.

4. Conduct any investigation necessary to ascertain compliance with this chapter.

5. Act as liaison for St. Tammany Parish to the U.S. Army Corps of Engineers, other parishes, and other state and local governmental entities relative to projects governed by this chapter or the State of Louisiana Coastal Zone Management Program which are proposed to take place in or impact the coastal zone of St. Tammany Parish.

6. Review and comment upon uses of State Concern, as defined in LA R.S.49:214.25 A (1).

7. Review and make determinations for uses deemed of local concern by the Office of Coastal Management (OCM).

8. Maintain and hold open for public inspection records and activities governed by this chapter.
9. Implement and enforce this chapter and the State of Louisiana Coastal Zone Management Program as it pertains to St. Tammany Parish.
10. Request and receive the assistance of other officers and employees of the Parish, when necessary to carry out these duties.
11. Consider written requests from St. Tammany Parish residents to add, modify, or delete local rules implemented in this chapter.
12. Submit an annual report describing the activity of the St. Tammany Parish Local Coastal Program to the Department of Natural Resources (DNR) Secretary. This report shall be published in the official journal of the parish.
    a. The report shall include the number, type and characteristics of the CUP applications, decisions, appeals, variances, enforcement actions, and problem areas in the St. Tammany Parish Local Coastal Program for the past year and proposed changes in the State or Local Coastal Program.

SEC. 700-3.2 COASTAL USE PERMIT APPLICATION.

A. Coastal Use Permits Standards.

1. Undertaking a local or state use in the St. Tammany Parish Coastal Zone without a Coastal Use Permit or in violation of permit terms is unlawful. Activities listed below in **Sec. 700-3.2.B** are exempt from this chapter, except when that activity would have direct and significant impact on coastal waters. To receive an official written determination, activities that are potentially exempt under **Sec. 700-3.2.B** must be described in a completed permit application to ascertain if direct and significant impact on coastal waters are involved.
2. All applications shall be made on the forms prescribed by the Secretary of the DNR, available on the DNR website or at the St. Tammany Parish Department of Planning and Development.
3. Applications may be submitted either online or by mail to the Office of Coastal Management on the state-approved coastal use permit application form.
4. Applications shall include at a minimum the following:
    a. The name, address, and telephone number of the applicant. If the applicant is not the owner of the property, a signed lease or other written documentation that the owner has given the applicant authority to act on his behalf.
    b. A legal description of the property (title, lease, etc.).
    c. Maps showing actual location, size and dimensions of the real property proposed as the use site.
    d. Plans showing the exact location, size, and height of the buildings or structures to be developed.
    e. A list of all applications, approvals, and/or denials already made concerning the development to/by federal, state, or local agencies.

f. A description of the extent to which any watercourse or natural drainage will be altered or relocated because of the proposed coastal use.

g. A description of how the projects impacts might be tracked in the future, if applicable,

h. If the development involves dredging, a description of the type, quantity and composition of the dredged material, plats showing extent of dredge and fill, the method of dredging and disposal.

i. Any other documentation required by the Local Coastal Program Manager or the Office of Coastal Management due to the nature of the project.

j. All required coastal application review fees.

5. Separate applications shall be made for each unrelated, single action. Actions that are closely-related should be included in a single permit application.

6. If an application is found to be incomplete or inaccurate or if it is determined that additional information from the applicant is necessary to assess the application adequately, applicants may be requested to provide supplemental material.

a. Processing will be stopped pending receipt of the requested changes and/or information from the applicant.

b. If the applicant fails to respond within 30 days to any request or inquiry of the permitting body, the permitting body may advise the applicant that his application will be considered as having been withdrawn unless and until the applicant responds within 15 days of receipt of the letter.

c. Upon receipt of the required changes or information a new processing period will begin.

d. Assistance and consultation will be provided to any applicant so requesting.

B. Exemptions.

1. After review of a Coastal Use Permit application and upon the decision of the Office of Coastal Management or the Local Coastal Program Manager, the following activities may be exempted from the requirements of this chapter.

a. Agricultural, forestry, and aquaculture activities on lands consistently used in the past for such activities; hunting, fishing, trapping, and the preservation of scenic, historic, and scientific areas and wildlife preserves; normal maintenance or repair of existing structures including emergency repairs of damage caused by accident, fire or the elements that do not involve dredge or fill; uses and activities permitted by the Offshore Terminal Authority in accord with its Environmental Protection Plan and proposed for the special area established in LA R.S. 49:214.29(C); construction and modification of navigational aids such as channel markers and anchor buoys.

b. Activities occurring wholly on lands 5 feet above mean sea level; occurring within fast lands; construction, maintenance, or repair of any existing structure, sign, or utility; a single-family home; or uses which do not have a significant impact on coastal waters must be described in a permit application to allow a determination of whether they have a direct and significant impact on coastal waters.

2. Upon a finding of an exemption or no direct and significant impact(s) to coastal waters, the Local Coastal Program Manager shall issue a Coastal Authorization Letter to notify the applicant that the activity may proceed without a Coastal Use Permit. The Local Coastal Program Manager will forward the application materials and any supplemental materials to the Secretary for an authoritative determination.

C. Permit Application Review Process.

1. Application processing will begin when an application is accepted by the State Administrator. Upon receipt of an application to the State, an initial determination is made whether the proposed activity is a State or Local Concern in accordance with LA R.S. 49:214.25(A). This determination is subject to review by the Secretary.

    a. *Local Concern.* Upon determination by the Secretary, that a permit application is a local concern, the Local Coastal Program Manager shall make a 30-day public notice of the Local Coastal Use application in the official journal of the Parish in accordance with LAC 43:1,723(C)(5) and review the application for consistency with the State and Local Coastal Management Program guidelines. Before expiration of the applicable public comment period, the Local Coastal Program Manager shall:

        i. Make copies of local concern application available on the parish common network for review by parish officials.

        ii. Allow the applicant or agent an opportunity to address issues raised in comments, prior to the final permit decision.

        iii. Make a determination regarding the appropriateness of calling a Public Hearing on the proposed local use. Requests for a public hearing by interested parties must be received within 30 days of the official journal publication of the notice of the application. A decision to call a public hearing shall interrupt the timeline for deciding the appropriateness of issuing or denying the permit application, however, the hearing shall be scheduled in a prudent manner. Any documents, studies or other data in the applicant's possession, relevant to the proposed use, shall be made available to interested parties upon making a public records request with the District Attorney's office.

        iv. Consider and address in writing each comment received on the application in the final permit decision.

        v. Include a statement explaining the basis for each final permit decision.

        vi. Either send a notice of acceptance or denial of the permit application to the applicant within 30 days of publishing the public notice, or within 15 days after the closing of the record of a public hearing, if held, whichever is later and in accordance with LAC 43:1.723(C)(8).

        vii. The Local Coastal Program Manager shall assess mitigation for coastal wetland losses, caused by the proposed activities consistent with the requirement of the Louisiana Coastal Resources programs and attendant regulation and guideline, if applicable.

    b. *State Concern.* Upon the determination by the Office of Coastal Management that a permit application is a use of state concern, the Local Coastal Program Manager shall review the proposed activity for consistency with their program guidelines and with the goals, objectives

and policies developed for the environmental management units(s) in which the proposed activity would take place. Based on this review the Local Coastal Program Manager shall:

i. Request a public hearing when there is significant public opposition to a proposed use, or when there have been requests from legislators, local governments, or other local authorities, or in controversial cases involving significant economic, social, or environmental issues.

ii. The Local Coastal Program Manager may submit comments to the Office of Coastal Management regarding the application within 30 days from the date of the official journal publication of the notice. Note: General permits have a shorter window of review time and the Local Coastal Program Manager should forward comments in accordance with the general permit timelines.

iii. The Local Coastal Program Manager may assist the Office of Coastal Management in the scheduling and location of requested public hearings.

iv. A Letter of No Objection, when required by the State Land Office, for State Concern Coastal Use Permits may be administratively issued by the Local Coastal Program Manager contingent upon the following:

(A) Receipt of a written request from the applicant, accompanied with the payment of the local coastal review fee, and a copy of the Coastal Use Permit application with all required supporting documentation.

(B) The applicant must have applied for all necessary permits including, but not limited to, a Department of the Army (DOA) permit from the Army Corps of Engineers, a Coastal Use Permit from the Office of Coastal Management, and a Water Quality Certification from the Department of Environmental Quality.

(C) All applications must be administratively complete and include all required supplemental documentation, as required by the state agencies and the Army Corps of Engineers.

(D) The Local Coastal Program Manager will issue the Letter of No Objection provided that all conditions pursuant to this chapter have been met, coordination with the governing agencies is complete, and the proposed project is consistent with the Local Coastal Management Ordinance and the St. Tammany Parish Local Coastal Management Zone Plan.

2. Any interested party or person may obtain a copy of a specific Local Coastal Use Permit application and supporting documents by making a public records request to the St. Tammany Parish District Attorney's Office and providing reasonable costs of copying, postage, and handling.

3. An issued permit shall contain conditions described in LAC 43:1723(C)(9) and any other conditions designated by parish ordinance and by the Local Coastal Program Manager in compliance with the St. Tammany Parish Coastal Management Zone Plan, guidelines pursuant to Title 43, Chapter 7 of the Louisiana Administrative Code, and the State of Louisiana Coastal Zone Management Program.

4. The term of issuance of permits and authorization letters shall be as follows:

a. One year to initiate the permitted/authorized use from the date of issuance.

b. An additional 1 year to initiate the permitted/authorized use from the date of issuance may be granted by the Local Coastal Program Manager.

c. The term of a coastal use permit shall be 5 years from the date of issuance with no provisions for extension. Renewal may occur in the form of a new application.

5. Modification and suspension of the Coastal Use Permit shall be allowed in accordance with LAC 43:1.723(D) (1) & (2). Authorization Letters shall not be modified; a new application is required.

6. The Local Coastal Program Manager's decision on a permit application is evidenced by his/her signature upon issuance of a Local Coastal Use Permit, the Local Coastal Authorization Letter, or on a Denial Notice of the Local Coastal Use Permit.

7. All Local Coastal Use Permit decisions made pursuant to **Chapter 700** shall be published in the official journal of the parish within 30 days of having been provided to the applicant.

D. After-The-Fact Permits.

1. In the event an activity or use is commenced prior to receipt of a Coastal Use Permit, a landowner and/or responsible party shall have 10 days from the date of notice to make an after-the-fact permit application. After 10 days, the Local Coastal Program Manager shall proceed in accordance with the terms of the enforcement section of this chapter.

2. CUP may be issued as an after-the-fact permit under any one of the following circumstances:

a. The activity was undertaken in response to an emergency and the Local Coastal Program Manager was notified of the activity.

b. The activity taken was in violation of the Coastal Zone Management Program but would likely have been permitted if the applicant had applied for a permit.

3. An after-the-fact permit may be limited in duration at the discretion of the Local Coastal Program Manager but shall not exceed the time allocated for issuance of similar CUPs obtained through the normal process.

4. An emergency, after-the-fact permit must be requested within 10 days of the activity subject to permitting, at which time the application will proceed as any other application.

5. When an after-the-fact permit is issued as part of an enforcement action, additional fees, terms and conditions may be included at the discretion of the Local Coastal Program Manager as consideration of circumstances unique to the applicant including, but not limited to, posting of bonds to assure compliance and reporting requirements to monitor the project.

6. An applicant for an after-the-fact permit may be required to fulfill conditions in the permit despite completion of the activity or return the area to its pre-emergency state if the application is denied.

7. For purposes of the Coastal Zone Management Program, an after-the-fact permit review, public notice period, processing, and decision shall be made in a manner consistent with any other Coastal Use Permit.

E. Mitigation and Mitigation Requirements.

1. The Local Coastal Program Manager will require mitigation for coastal wetland losses, caused by permitted activities, consistent with the requirements of the Louisiana Coastal Resources Program (LCRP) and the attendant regulations and guidelines.

2. The Local Coastal Program Manager will require that the determination of mitigation requirements for permitted activities, as well as the appropriateness of mitigation proposals to offset losses, be based on losses/gains of wetland habitat values, measured by the same method utilized by DNR.

F. Appeals.

1. Any landowner, agency, person, or resident of St. Tammany adversely affected or aggrieved by a Coastal Use Permit decision, may request a review panel to hear an appeal of the Local Coastal Use Permit by filing a written request with the Director of Planning and Development within 10 days from the Public Notice date of the Local Coastal Use Permit decision.

    a. The written request for an appeal shall provide grounds for reconsideration that are consistent with the provisions of LA R.S. 49:214.35(B).

    b. A copy of the written request for a review panel to hear an appeal shall be provided to all parties of record and to the Local Coastal Program Manager, by the party requesting an appeal.

2. A public records request must be made to the St. Tammany Parish District Attorney's Office, within 3 working days of the filing of the written notice of appeal, for a complete copy of the permit record. Copies shall be prepared and presented to the review panel at least 3 working days prior to the hearing of the appeal.

3. Public Notice providing the date, time, and location of the hearing and shall be published in the official journal of the parish and posted on the proposed site of the activity at issue. A copy of the notice shall be provided to all parties of record involved in the permit decision, or any persons who have requested notice of such hearings.

    a. The Local Coastal Program Manager shall form a review panel to hear the appeal regarding a Local Coastal Use Permit issued by the Local Coastal Program. Review panel decisions shall be made in accordance with local and state requirements for Coastal Use Permits.

    b. The Local Coastal Program Manager shall schedule a review panel to hear the appeal within 10 days of receiving a proper request for an appeal.

4. Consideration of the review panel shall be limited to those grounds upon which the permit decision was granted; except where fraud, perjury, or fictitious evidence is proven; or when new evidence is presented that may have bearing on the permit decision which was not discovered before, or during, the application review process.

5. The standard for review of the Local Coastal Program Manager's decision by the appeals panel is whether the decision on the permit application was supported by substantial evidence, as defined in state law (see LA.R.S. 49:964).

6. The review panel shall issue a decision and state the reason, or basis, for its decision. This statement should be sufficient to evaluate the rationale and fundamental facts underlying the decision.

7. A written copy of testimony to be heard during the appeal must be provided by the party making the appeal. The written copy along with any exhibits introduced at the hearing shall constitute the record.

8. Judicial review of the review panel's decision shall be based on the substantial evidence standard, as defined by state law (see LA R.S. 49:964).

9. The parish may charge reasonable fees to cover the administrative expenses associated with implementing the appeals process.

G. Enforcement.

1. When a permitted or unpermitted use located in the Coastal Management Zone is determined to be a violation, each day a violation continues will constitute a separate violation.

2. Enforcement may be initiated due to referrals from other agencies, or complaints from individuals, or groups. All site inspections shall include a field investigation for permit compliance, photographs, and notes or other documentation developed during the permit process.

3. When a violation is noted the following enforcement steps shall be taken.

   a. A determination must be made as to whether the activity is a state or local use and whether the activity has been permitted.

      i. If the activity is a state concern, state and federal agencies shall be notified of the violation including, but not limited to, contacting the DNR Office of Coastal Management.

      ii. If the activity is a non-permitted local concern, the Local Coastal Program Manager shall prepare and send a letter of warning as described below and revert to the guidelines provided in the After-the-Fact Permit section of this Section.

      iii. If the activity is a non-compliance issue related to a local concern, the Local Coastal Program Manager shall prepare and send a letter of warning as described below. Should compliance fail to be achieved or if the inspecting official deems a violation serious enough to warrant enforcement the violation may be deemed either non-compliance or significant non-compliance. The gravity of the violation and the actor's compliance history shall be taken into consideration in making a determination as to whether enforcement is warranted.

         (A) Significant non-compliance exists when the violation poses an imminent threat to the public welfare, is egregious in nature, or results from action by a person that has been in violation of the Coastal Management Program within the preceding 36 months; in these instances, a cease and desist order shall be issued promptly by a St. Tammany Parish Enforcement Officer.

         (B) Non-compliance exists when the violation is of a minor nature or can be remedied without significant hardship; in these instances, a letter of warning shall be issued promptly by the Local Coastal Program Manager.

   c. A letter of warning describes the observations of the inspector, identifies the corrective actions that may be taken to come into compliance, provides a date by which the actions must be made, identifies the provisions of the Coastal Zone Management Ordinance in violation,

and is signed by the inspector. A letter of warning must be sent to the permit applicant and/or the owner of record of the property when no permit exists.

i. The inspector shall investigate the response. After examining the timeliness, completeness, documents, and any meetings or interviews necessary, the inspector determines whether, or not, compliance has been achieved and the case can be closed.

ii. The Local Coastal Program Manager shall notify the State Administrator, and appropriate federal and state agencies of all enforcement actions.

d. When a violation does not exist, the Local Coastal Program Manager shall note the fact in the record and inform the agency official or citizen who made the referral of such in writing.

4. If the property owner or permit applicant fails to comply with **Chapter 700** or a cease and desist order, the parish shall seek appropriate civil or criminal relief. Failure to comply with the provisions of **Chapter 700**, or of any Coastal Use Permit, shall be punishable of not less than $100.00 nor more than $500.00, or 90 days imprisonment, or both. Each day for which the violation continues shall constitute a separate violation.

5. A recipient of a cease and desist order may challenge the validity of the order with the Director of Planning and Development.

6. To perform the duties required under this chapter, St. Tammany Parish personnel may enter upon any land and make examinations in accord with L. R. S. 49:214.36 (A) and this chapter, provided that:

   a. A warrant is obtained, or

   b. The examinations do not interfere with the use of the land by its owners or possessors; and

   c. Prior to inspection the owner or possessor of the land is informed that an inspection is to take place and allowed to accompany the inspector, if they so desire.

7. Consequences for violating the Coastal Zone Management Program are set forth in LA. R.S. 49:214.36 (E) through (N).

8. Pursuit of remedies and enforcement actions taken under **Chapter 700** in no way precludes seeking any other applicable remedy or enforcement action available.

H. Designation of Special Coastal Management Areas.

The Local Coastal Program Manager may designate areas within St. Tammany Parish which should be nominated for Special Coastal Management Area designation. These are areas within the St. Tammany Parish Coastal Management Zone that have unique and valuable characteristics or require management procedures that are different from the normal coastal management process and are to be managed for a purpose of local, state or federal importance. Establishment of Special Areas shall be in accordance with LA. R. S. 49:214.29.

I. Existing Uses.

Any use or activity that was lawfully commenced or established prior to the adoption of this ordinance shall not require a local coastal use permit.

J. Validity.

Should any section or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared unconstitutional or invalid.

K. Conflict with Existing Ordinances.

All ordinances or parts of ordinances in conflict herewith or incompatible with the provisions of this ordinance are hereby repealed.

L. Severability.

If any section, subsection, paragraph, sentence, or phrase of this ordinance shall for any reason be held to be unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance, which shall continue in full effect.

M. Schedule of Fees.

1. Local coastal review fees shall be paid upon notice that a fee is due, or at the time the permit application is filed.
2. Fees must be paid at the St. Tammany Parish Inspections and Enforcement Department. All Local Coastal Use Review fees shall be paid as outlined in Part I of the St. Tammany Parish Code of Ordinances.

N. Letters of No Objection for Coastal Projects.

1. A Letter of No Objection, when required by the State Land Office, the Army Corps of Engineers, or any other agencies may be administratively issued by the Watershed Manager, or designee, contingent upon the following:
    a. A written request from the applicant, accompanied with the pertinent application and all required supporting documentation.
    b. The applicant must have applied for all necessary permits including, but not limited to, a Department of the Army (DOA) permit from the Army Corps of Engineers, a Coastal Use Permit from the Office of Coastal Management, and a Water Quality Certification from the Louisiana Department of Environmental Quality.
    c. Prior to issuance of a Letter of No Objection, all applications must be administratively complete and include all required supplemental documentation, as required by the applicable Local, State and Federal agencies.
2. A fee shall be paid for issuance of a Letter of No Objection, upon notice that a fee is due. Fees must be paid to the St. Tammany Parish Inspections and Enforcement Department. Letter of No Objection fees shall be paid in accordance with Part I of the St. Tammany Parish Code of Ordinances.

Chapter 800 Subdivision Regulations

OUTLINE

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SEC. 800-1 INTRODUCTION.

SEC. 800-1.1 GENERAL PROVISIONS.

A. Authority and Purpose.

In accordance with the authority delegated by state enabling act, LA R.S. 33, Ch. I, part IV, subpart A and in accordance with the provisions of this UDC, the St. Tammany Parish Planning and Zoning Commission shall enforce the following subdivision requirements to support adequate planning and to facilitate the logical and sound development of the parish.

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 **Exhibit 800-1 Subdivision Categories and Approval Authority** prior to any sale or recordation of any subdivision with the clerk of court's office.

C. Exemption.

The dedication of land for public ownership or use as a right-of-way, easement, or servitude shall be exempt from the provisions of this chapter. Public use includes use by a public or private utility.

D. Watercourse and Surface Water Flow Interference Prohibited.

Site grading and fill operations must not interfere with natural watercourses or natural surface water flow and shall be in accordance with land clearing standards in **Sec. 600-3.2 Land Clearing Standards** of the UDC.

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 a fine equal to double the permit fee for a first offense, a fine equal to four times the permit fee for a second offense, then—after a third offense—a probation period for the individual, firm, or corporation wherein a new work order will not be issued for 12 months.
2. To be considered an individual, firm, or corporation a party to a first, second, or third violation related to conducting work without a permit—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 Exhibit 800-1 Subdivision Categories and Approval Authority)**.

1. *Minor subdivisions.*
    a. *Applicability.* Minor subdivisions involve the approval of the final subdivision plat by the Director of the Department of Planning and Development and Director of the Department of

Engineering or at a public hearing by the Planning and Zoning Commission in accordance with LA RS 33:113. The intent of the minor subdivision process is to approve the final subdivision plat upon submittal of a complete application subject to limited review to ensure the plat conforms to parish standards and to state laws governing public notice and public hearing.

b. *Review.* Upon receipt of a complete final subdivision plat application, the Department of Planning and Development shall determine if it can be reviewed and approved as a minor subdivision based on the criteria set forth in **Sec. 800-2.2 Minor Subdivision Review and Approval Procedures**.

c. *Application procedure*. Refer to **Sec. 800-2.2 Minor Subdivision Review and Approval Procedures** for additional information on procedures and process for review and approval of a minor subdivision.

2. *Major subdivisions.*

a. *Applicability.* Major subdivisions include applications proposing to create 6 or more lots or create a requirement to construct or install public infrastructure.

b. *Review.* Major subdivisions shall be reviewed and approved by the Planning and Zoning Commission.

c. *Application procedure.* Refer to **Sec. 800-3 Major Subdivision** for the procedures for review and approval of major subdivisions. The major subdivision review and approval process includes **(See Exhibit 800-1 Subdivision Categories and Approval Authority)**:

i. Concept subdivision plan.

ii. Final subdivision plat and construction plan.

iii. As Built Plans and warranty obligation.

iv. Dedication of public infrastructure.

Exhibit 800-1 Subdivision Categories and Approval Authority.

Subdivision Category	Description	Approval Authority	Public Hearing Required	Criteria
Minor	Planning and Zoning Commission Public Hearing Waived per **Sec. 800-2.2.B.** in accordance with La. RS 33.113	Directors of Planning and Development and Engineering	No	• 5 or less lots created; • Does not involve the creation of a street; • No public infrastructure required; and • No waiver required.
	Administrative per **Sec. 800-2.2.C**. in accordance with La. RS 33.113.1	Directors of Planning and Development and Engineering	No	• 10 or less lots created; • Involves 2 or less acres; • No public infrastructure required; and • No waiver required.
	Public Hearing Required for Final Plat Only	Planning and Zoning Commission	Yes	• Does not meet criteria for administrative approval or waiver of public hearing (above); • No public infrastructure required; or • Waiver required.
Major	Concept Plan	Planning and Zoning Commission	Yes	• Does not meet minor subdivision criteria; and • Public infrastructure required
	Final Subdivision Plat	Planning and Zoning Commission	Yes	
	As Built Plans and Obligations	Director of Dept. of Engineering	No	
	Acceptance of Dedication of Public Infrastructure	Direct of the Dept. of Engineering	No	After the parish departments have inspected and approved the construction or installation of the public infrastructure improvements.

G. Enforcement.

Violations of these regulations shall be punishable by a penalty as set forth in this Code, as prescribed per statutory law, for each lot or parcel transferred or sold. The description of said lot or parcel by metes and bounds in an instrument of transfer or other document used in the process of selling or transferring property shall not exempt the transaction from such penalties or from the remedies herein provided.

H. Legal Proceedings.

The parish shall enjoin such transfer or sale or agreement by suit for injunction brought in by the 22nd Judicial District Court, State of Louisiana and may recover the penalty by civil action in said court.

SEC. 800-1.2 RIGHTS OF APPEAL.

A. Generally.

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.

B. Minor Subdivision.

1. Any aggrieved person may appeal the decision of the Directors of the Department of Planning and Development and Engineering regarding a minor subdivision to the Planning and Zoning Commission. Notice of appeal shall be filed in writing with the Department of Planning and Development within 10 days of the decision of the Directors.

2. Any aggrieved person may appeal the decision of the Planning and Zoning Commission regarding a minor subdivision to the Parish Council. Notice of appeal shall be filed in writing with the Parish Council within 10 days of the decision by the Planning and Zoning Commission.

C. Major Subdivision - Concept Subdivision Plan.

Any person claiming to be aggrieved by a decision of the Planning and Zoning Commission with regards to a concept subdivision plan may appeal the decision to the Parish Council. Notice of appeal shall be filed in writing with the Parish Council within 10 days of the decision of the Planning and Zoning Commission.

D. Major Subdivision - Final Subdivision Plat and Construction Plan.

Any person claiming to be aggrieved by a decision of the Planning and Zoning Commission with regards to a final subdivision plat and construction plan may appeal to the Parish Council. Notice of appeal shall be filed in writing with the Parish Council within 10 days of the decision of the Planning and Zoning Commission.

E. As Built Plan Approval.

The Developer claiming to be aggrieved by a decision made by the Director of the Engineering Department regarding As Built Plans may appeal to the Planning and Zoning Commission. Notice of appeal shall be filed in writing with the Department of Planning and Development within 10 days of the decision.

Any Developer claiming to be aggrieved by a decision of the Planning and Zoning Commission with regard to the As Built Subdivision Plan may appeal the decision to the Parish Council. Notice of appeal shall be filed in writing with the Parish Council within 10 days of the decision of the Planning and Zoning Commission.

Exhibit 800-2 Appeal of a Subdivision Decision.

Category	Approval Authority	Appeal to	Notes
Minor	Directors of Planning and Development and Engineering Departments	Planning and Zoning Commission	• Within 10 days of Directors decision • Appeal submitted to Dept. of Planning and Development
	Planning and Zoning Commission	Parish Council	• Within 10 days of Planning and Zoning Commission decision • Appeal submitted to Parish Council office
Major			
Concept Plan	Planning and Zoning Commission	Parish Council	• Within 10 days of Planning and Zoning Commission decision • Appeal submitted to Parish Council office
Final Plat & Construction Plans	Planning and Zoning Commission	Parish Council	• Within 10 days of Planning and Zoning Commission decision • Appeal submitted to Parish Council office
As Built Plans	Director of Engineering Department	Planning and Zoning Commission	• Within 10 days of Engineering Department decision • Appeal submitted to Dept. of Planning and Development

SEC. 800-2 MINOR SUBDIVISIONS.

SEC. 800-2.1 GENERALLY.

A. Purpose Statement.

The provision of adequate information concerning land use, utility requirements, traffic impact, drainage, streets, servitudes, water service, sanitary sewer, and dedications is vital to making subdivision decisions that ensure the continued health, safety, and welfare of the Parish's residents. Recognizing that the data needed for a decision is reduced for minor projects that do not require the construction of public improvements and that minor projects are more heavily impacted by the cost of producing this data, the requirement for a public hearing for a minor subdivision is reduced and, in accordance with law, the Parish herein establishes a simplified procedure for minor subdivisions.

B. Applicability.

A minor subdivision refers to the approval or certification process for certain plats that do not require the construction or installation of public infrastructure.

C. Waivers.

The Director of the Department of Planning and Development—acting as the Planning Authority—is authorized to waive the requirement for a public hearing when a case involves the creation of 5 lots or less and does not involve the creation of a public street in accordance with LA RS 33:113. Any other waiver of the subdivision regulations in the UDC shall be forwarded to the Planning and Zoning Commission for consideration and decision in accordance with the waiver requirements of this UDC.

D. Review and Approval Processes in General

Minor subdivisions shall be reviewed by the parish departments for compliance with this UDC. Following the department review, the Director of the Department of Planning and Development and the Director of the Department of Engineering may approve the minor subdivision or choose to forward to the application to Planning and Zoning Commission for review and approval.

SEC. 800-2.2 MINOR SUBDIVISION REVIEW AND APPROVAL PROCEDURES.

A. General.

There are 3 different types of minor subdivisions (see **Exhibit 800-1**). Upon receipt of a subdivision application, the Department of Planning and Development will decide whether the subdivision is either a major or minor subdivision. If the department determines it is a minor subdivision, the department will determine:

1. *Complete application.* The Department of Planning and Development shall determine if the application is complete, to include all required attachments. Incomplete applications will not be further processed until deficiencies are remedied.
2. *Type of minor subdivision.* The Director of the Department of Planning and Development shall determine the type of minor subdivision and what process shall be applied. The types or minor subdivision include:
    a. Minor subdivision eligible for a waiver of the public hearing by the Director of Planning and Development. See **Sec. 800-2.2.B**.
    b. Minor subdivision of less than 5 lots having a combined area of 2 acres or less. See **Sec. 800-2.2.C**.
    c. Minor subdivision with waiver requested. See **Sec. 800-2.2.D**.

B. Minor Subdivision – Planning and Zoning Commission Public Hearing Waived.

1. *Applicability.* The Director of the Department of Planning and Development—acting as the Planning Authority in accordance with LA RS 33:113—is authorized to waive the public hearing requirements 1 time for a minor subdivision, only when an application:
    a. Results in the creation of five (5) or fewer lots that front on a public street; and
    b. Conforms to regulations of the zoning district in which it is located; and
    c. Does not involve the creation of any new road and/or new public improvement; and

d. Otherwise meets all the requirements of this UDC.

2. *Limit.* The Director of the Department of Planning and Development cannot grant a second waiver of a public hearing for property, including a portion of property. Any request to subdivide any lot previously subdivided in accordance with this section must be processed via a Minor Subdivision eligible for Administrative Review and Decision Making (Sec. 800-2.2.C), or a Minor Subdivision that requires Planning Commission review and decision-making consistent with the process of requesting a waiver (Sec. 800-2.2.D).

3. *Schedule***.**

   Within 14 days of receipt of receipt of a complete application, the Director of the Department of Planning and Development shall make a decision as to whether to process the application as a minor subdivision or to forward the application to the Planning and Zoning Commission for approval.

4. *Interdepartmental Review*.

   The Department of Planning and Development shall coordinate with the Departments of Environmental Services, Public Works, Engineering, and 911 Communications District to review the final minor subdivision plat for conformance with parish standards and to collect their input and provide it to the owner/developer for correction, if required.

5. *Public Hearing***.**

   The requirement for a public hearing is hereby waived for subdivision requests involving less than 5 lots and not involving the creation of any new road or public improvement, unless the Directors of Planning and Development and Engineering refer the application to the Planning and Zoning Commission.

6. *Decision to Approve or Deny***.**

   After reviewing the input from the other departments, the Director of the Department of Planning and Development and the Director of Engineering shall decide whether to approve the minor subdivision, deny the minor subdivision, or refer the application to the Planning and Zoning Commission for review and decision.

6. *Postponement*. The Director of Planning and Development has 60 days from acceptance of a complete application to approve the final minor subdivision plat otherwise the final plat shall be deemed approved (LA RS 33:113).

C. Minor Subdivision - Administrative Review and Decision-Making.

1. *Applicability.* When a subdivision involves the combination or adjustment of lot lines of 5 or less lots having a combined area of 2 acres or less, the final minor subdivision plat may be approved by the Directors of Planning and Development and Engineering, provided all of the following conditions are met:

   a. Involves the combination or amendment of existing legal lots of record to increase conformance with the minimum width, depth, or area requirements of this Code.

   b. Conforms to regulations of the zoning district in which it is located.

   c. Does not involve the creation of any new public improvement.

   d. Does not require a waiver.

e. Otherwise meets all the requirements of this UDC.

2. *Schedule.*

Within 14 days of receipt of receipt of a complete application, the Director of the Department of Planning and Development shall make a decision as to whether to process the application as a minor subdivision or to forward the application to the Planning and Zoning Commission for approval.

3. *Interdepartmental Review.*

The Department of Planning and Development shall coordinate with the Departments of Environmental Services, Public Works, Engineering, and 911 Communications District to review the proposed final subdivision plat for conformance with parish standards and to collect their input and provide it to the owner/developer for correction, if required.

4. *Public Hearing.*

There is no requirement for a minor subdivision plat that is approved administratively; however, the Directors of Planning and Development and Engineering may refer such cases to the Planning Commission.

5. *Decision to Approve or Deny and appeal.*

After reviewing the input from the other departments, the Director of the Department of Planning and Development and the Director of Engineering shall decide whether to approve the minor subdivision, deny the minor subdivision, or refer the application to the Planning and Zoning Commission for review and decision.

6. *Postponement.*

The Director of Planning and Development has 60 days from acceptance of a complete application to approve the final minor subdivision plat otherwise the final minor subdivision plat shall be deemed to have been approved (LA RS 33:113).

D. Minor Subdivision - Waiver required.

1. *Applicability.*

When approval of a final subdivision plat does not involve the installation of public infrastructure but includes a request for a waiver, the Director of Planning and Development shall forward the minor subdivision application to the Planning and Zoning Commission for review and decision-making, provided all of the following conditions are met:

a. The proposed subdivision does not involve the creation of any new public improvement, except as otherwise provided in this section.

b. Only one proposed lot per application may be proposed as a flag lot, provided such lot meets the following minimum standards:

i. The lot frontage on the “pole” portion of a flag lot must be between 30 and 60 feet provided the access strip maintains said width for the entirety of its length.

ii. The minimum lot size for the “flag” portion of the lot, excluding the area of the access strip, must meet the minimum lot size requirement for the zoning district in which the property is located.

iii. The flag lot shall be required to meet all other minimum standards for the underlying district, including but not limited to minimum lot width, setbacks, and other zoning requirements.

iv. For example:

Exhibit 800-3 Flag Lot Configuration.

c. *Eligible waivers.* The Planning and Zoning Commission may only consider approving a waiver under the following circumstances and are not required to approve such a waiver if all requirements are met:

i. *Limited access to a public road and infrastructure standards.* The Planning and Zoning Commission may waive provisions regarding frontage on a public street or infrastructure standards in accordance with **Ch. 900 Infrastructure** under the following circumstances:

(A) Applications involving the creation of a lot that does not front on a public road or street but such lot is accessible by a private road.

(B) Applications involving the creation of one or more lots that do not front on a public road or street, but at least one lot in the subdivision fronts on a public road or street and the remaining lots have frontage on a private road that meets the requirements of **Sec. 900-3.2.L Private Drive Minimum Standards.**

ii. *Unmet minimum lot requirements*. Includes applications involving the creation of lots that do not meet the minimum area required, length, or width for the zoning district in which the lot is located. In these circumstances the Planning and Zoning Commission's authority to waive lot area is limited to 10 percent reduction in total lot area.

2. *Schedule.*

Upon determining the application is complete, the Department of Planning and Development shall coordinate with chairperson of the Planning and Zoning Commission to place review and decision of the final minor subdivision plat on the agenda of the next scheduled meeting of Planning and Zoning Commission, subject to public notice requirements.

3. *Interdepartmental Review*.

The Department of Planning and Development shall coordinate with the Departments of Environmental Services, Public Works, Engineering, and 911 Communications District to review the final subdivision plat for conformance with parish standards and to collect their input and provide it to the owner/developer for correction, if required.

4. *Public Hearing.*

The Planning and Zoning Commission shall consider and make a decision on final minor subdivision plat at a public hearing.

5. *Decision to Approve or Deny*.

The final minor subdivision plat shall be approved or denied by a majority vote of commissioners present. If the Planning and Zoning Commission denies a final subdivision plat the applicant can appeal to the Parish Council.

6. *Postponement.*

The Planning and Zoning Commission can postpone a decision to a subsequent regularly scheduled meeting or call a special meeting. However, Planning and Zoning Commission has 60 days from the acceptance of a complete application by the Department of Planning and Development to approve the final subdivision plat otherwise the final subdivision plat shall be deemed to have been approved (LA RS 33:113).

E. Access and Drainage Improvements Required.

Upon approval of the final subdivision plat, the applicant must submit plans for review and approval by the Department of Engineering for any drainage improvements and the construction of any private drive, if planned or required. The purpose of this review and approval is to ensure all lots have access to a public or private road and site grading and fill operations do not interfere with natural watercourses or natural surface water flow.

F. Minor Subdivision Recordation Required.

Within 14 days of the approval of a minor subdivision, the Department of Planning and Development shall record the final subdivision plat with the clerk of court. The final subdivision plat shall meet the requirements set forth in **Sec. 800-2.3 Minor Subdivision Final Plat Submission Requirements**.

Copies of the recorded plats shall be forwarded to the applicant's Louisiana licensed land surveyor, unless instructed by the petitioner/owner in writing that the copies be sent elsewhere.

SEC. 800-2.3 MINOR SUBDIVISION FINAL PLAT SUBMISSION REQUIREMENTS.

A. Application.

The application for a minor subdivision must be submitted to the Department of Planning and Development with the following information and materials for the application to be considered complete.

1. *Forms.* A complete and accurate minor subdivision application form obtained from the Department of Planning and Development.
2. *Survey.* A survey of the proposed subdivision completed by a Louisiana licensed surveyor, inclusive of their live stamp or seal and signature. The survey must include all of the following:
    a. *Survey submittal*. Applicants must submit a digital bona fide survey.
    b. *Survey extent.*
        i. *Generally.* The survey must depict the entire property or parcel impacted by the subdivision request, including the original and any residual parcels being subdivided or created.
        ii. Where an applicant’s request involves more than 25 acres, the survey may be limited to those proposed parcels involved in the applicant’s request, provided the original parcel being subdivided is sufficiently identified on the survey for purposes of ensuring compliance with the provision of this section.
    c. *Survey content.* The survey of the proposed subdivision must include of all of the following elements:
        i. Name of the subdivision, phase, and lot, parcel or tract designators.
        ii. Section, township, and range identification.
        iii. Total square footage of all of the property involved, including original and proposed lots, parcels, or tracts.
        iv. Individual square footage of each new lot, parcel, or tract created.
        v. Location of all buildings and/or structures on the lots, parcels, or tracts.
        vi. Location of existing fire hydrants, underground drainage system components, ditches, canals, water lines, and sewer lines.
        vii. All natural watercourses and natural areas to be retained, ponds, ditches, canals, and waterways.
        viii. Surveyor live stamp or seal and signature.
        ix. Signature block, including space for the date and map file number, for the Secretary of the Planning and Zoning Commission, Director of the Department of Planning and Development, Director of the Department of Engineering, Clerk of Court and Chairperson of the Planning and Zoning Commission.

x. Any other data pertinent and germane to the minor subdivision request as determined by the Department of Planning and Development or Department of Engineering.

d. *Covenants, Restrictions, and Agreements.* A reference to any recorded subdivision restrictions or covenants, if any, and a copy of a maintenance agreement for any private road that is to be constructed.

B. Application Fees for Minor Subdivisions.

Fees shall be provided in accordance with Part I of this Code of Ordinances. In addition to such stated fees, the following are applicable to minor subdivisions:

1. *Recordation Fee*. An additional and separate fee shall be required for the recordation of the survey plat as per the fee schedule promulgated by the clerk of court.

2. *Impact Fees.* The parish's mandatory impact fees pursuant to Ordinance No. 04-0900, if applicable, shall be paid for each lot created. Impact fees are due and payable when building permits are applied for by the owner/s of said lot/s.

SEC. 800-3 MAJOR SUBDIVISIONS.

SEC. 800-3.1 GENERALLY.

A. Definition.

A major subdivision refers to the approval or certification process for any subdivision not classified as a minor subdivision.

B. Public Hearing Required.

Major subdivisions involve land development processes that can have an impact on surrounding areas and public infrastructure and therefore require public hearing(s) prior to making a decision on whether to approve, approve with modifications, or deny the subdivision request. Refer to published and posted notice processes for subdivision applications required by **Sec. 200-4 Common Procedures,** subsection **G. Public Notice Requirements** (3) and (4).

C. Review and Decision-Making Process.

1. *Receipt and Processing*. The Department of Planning and Development shall facilitate application receipt, check the application for completeness, coordinate an interdepartmental review of the application, and support the major subdivision decision-making processes by the Planning and Zoning Commission in accordance with **Sec. 800-3.2 Summary of Major Subdivision Review Process**.

2. The Planning and Zoning Commission, after considering the application and input from parish departments, shall decide whether to approve, approve with modifications, or deny the subdivision request. 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.

SEC. 800-3.2 SUMMARY OF MAJOR SUBDIVISION REVIEW PROCESS.

A. Generally.

The major subdivision process includes zoning compliance, Concept Subdivision Plan review and approval, Final Subdivision Plat and Construction Plan review and approval, As Built Plan and Warranty Obligation Acceptance, and dedication of public infrastructure.

B. Zoning Compliance.

Prior to submitting an application for a major subdivision, applicants must confirm with the Department of Planning and Development that the proposed subdivision complies with the zoning requirements of this UDC**.**

C. Concept Subdivision Plan Review.

Upon confirming a planned subdivision complies with the requirements of this UDC, applicants may proceed with submittal of a concept subdivision plan for review. The purpose of the concept subdivision plan is to ensure that the proposed land uses, intensities, and street layouts are consistent with the parish comprehensive plan, as amended, and comply with this UDC. The concept subdivision plan shall also establish an anticipated schedule for completion of multi-phased developments.

D. Final Subdivision Plat and Construction Plan Review.

1. *Purpose.* The purpose of the final subdivision plat and construction plan are to approve the layout of the subdivision and the detailed construction plans for the proposed sanitary sewer, water system, streets, and drainage system.
2. *Beginning construction.* After final subdivision plat and construction plan approval the Director of the Department of Engineering shall issue work orders permitting the construction of proposed public infrastructure improvements. The Director can issue one work order authorizing construction or installation of all the required infrastructure improvements, or the Director can issue individual work orders for each specific infrastructure improvement. No construction or installation of infrastructure improvements may commence until the Director issues the work order.
3. *Simultaneous submittal*. An applicant may apply for concept subdivision plan, final subdivision plat, and construction plan review and decision simultaneously for applications involving 50 lots or less, provided the requirements and conditions set forth in this chapter and **Ch. 900 - Infrastructure Standards** are met.

E. As Built Plan Approval and Warranty Obligation.

1. *As Built Plan Approval*. Upon completion of the construction or installation of the required infrastructure improvements, the owner/developer can apply for As Built Plan approval. The purpose of the As Built Plan approval is to confirm the required infrastructure improvements were constructed or installed per the approved plans; authorize recordation of the final subdivision plat with the clerk of court; and authorize the sale and development of the lots, parcels, or tracts. The Director of the Department of Engineering may approve As Built Plans or forward such plans to the Planning and Zoning Commission for a decision.
2. *Warranty Obligation*. At the time of the approval of the As Built Plans, the Director of the Department of Engineering shall establish the developer/owner's warranty obligation amount and period of obligation in accordance with **Sec. 800-3.5 As Built Plan Approval and Warranty Obligation.** The purpose of the warranty obligation is to guarantee the required infrastructure improvements are free from defect or failure and perform as designed for a set period of time

prior to the parish's acceptance of the dedication of the public infrastructure improvements and/or the release of the established Warranty Obligation.

F. Dedication of Public Infrastructure.

At the conclusion of the warranty period and based on inspection reports from parish departments compiled by the Department of Engineering, the Director of the Department of Engineering shall decide whether to accept dedication of the required public infrastructure improvements into the parish system.

SEC. 800-3.3 CONCEPT SUBDIVISION PLAN SUBMISSION REQUIREMENTS.

A. Context.

The concept subdivision plan is the first step in the major subdivision review and approval process.

B. Application.

Applicants shall complete and submit, along with their proposed plans, a concept subdivision plan application and checklist provided by the Department of Planning and Development.

1. *Submittal requirements.* For a concept subdivision plan application to be determined complete, applicants shall submit materials, plans, and information consistent with the provisions of this section.
    a. *Concept subdivision application and checklist*. The owner/applicant shall submit a completed subdivision application and checklist to the Department of Planning and Development.
    b. *Concept subdivision plan.* Applicants shall submit to the Department of Planning and Development 12 copies of the concept subdivision plan for review after red-line comments have been addressed, sized to 24"x36" and folded in a rectangle with signature block on the front. If the subdivision is proposed to be developed in phases, 2 copies of the master subdivision plan shall be submitted be submitted along with the first phase plan. The master subdivision plan shall include an anticipated timeline and a map of the proposed areas for all phase of the planned subdivision development.
    c. *Professional preparation.* Plans must be prepared by a Louisiana licensed professional engineer or licensed land surveyor.
    d. *Content*. To be determined a complete, the concept subdivision plan must include the following information:
        i. Subdivision title and location.
        ii. Legal description including section, township and range.
        iii. Vicinity map displaying the names of major streets to include freeways arterial, and collectors in the area of the development.
        iv. North direction arrow.
        v. Scale of drawings.
        vi. Proposed and future phases within the development.
        vii. Parish enforced subdivision restrictions/covenants.
        viii. Typical cross- section details for all streets, cul-de-sacs, and entrances.

ix. Information block identifying zoning, total acreage, total number of lots, total number of blocks, total length of streets, sewer and water facilities, average lot size and maximum block length.

x. All existing and proposed lot, parcel, and tract dimensions.

xi. Proposed front, side, corner, and rear yard setbacks delineated with dashed lines.

xii. Location of existing and natural watercourse and proposed natural areas to be retained, ponds, and waterways.

xiii. Existing structures.

xiv. Existing fire hydrants, underground drainage system components, water lines, and sewer lines in accordance with **Chapter 900 Infrastructure Standard**s of this UDC, including indication of the public water and sewer lines that all infrastructure on site will tie into.

xv. Proposed park, playground, or greenspace areas.

xvi. Proposed land clearing plan.

xvii. Location of any landfill or dump sites on the property.

xviii. Location of all proposed or existing easements, rights-of-way, and/or servitudes including drainage, access, and utilities.

xix. Existing streets connected to the proposed development.

xx. Proposed street or road names.

xxi. Adjoining land uses.

xxii. Coordination of land use and collector streets for development.

xxiii. Need for limited access streets and lots delineated with dashed lines.

xxiv. Wetland demarcation lines as determined by the U.S. Army Corps of Engineers.

xxv. Special Flood Hazard Area (SFHA) demarcation lines, including FIRM map and panel number.

xxvi. Engineer produced topographic map with one- foot contours extended to a minimum of 100 feet beyond the proposed subdivision boundary.

xxvii. Direction of flow of surface water in roadside ditches, canals, and drainage features. Applicants must include a minimum of 1 directional flow arrow per street, block, high/low point, and/or change in flow.

xxviii. Typical lot drainage detail showing design surface flow direction(s). Applicants must include a note with the detail identifying the lot(s) the drainage detail is applicable for. A typical lot drainage detail shall be provided for each lot drainage situation (i.e., rear to front drainage, split lot drainage, etc.).

2. *Forms and materials.* To be determined complete, all the following forms and materials must be submitted along with the concept subdivision plan.

   a. Developmental agreement application form, signed by the developer and/or owner, if required.

   b. Environmental assessment data form, including authorized signature and date.

c. Documents indicating the ultimate disposal of surface drainage illustrated on the most recent and applicable USGS quadrangle map.

d. Traffic Impact Analysis, if applicable, in accordance with **Ch. 900 Infrastructure.**

3. *Additional information as required*. The Departments of Planning and Development, Environmental Services, Public Works, and Engineering may require additional information or details not specifically listed in this section to ensure that proposed land uses, development intensities, and street layouts are acceptable prior to approval of the concept subdivision plan.

C. Application Review Process.

1. *Application completeness*. The Department of Planning and Development shall review the concept subdivision plan application and determine whether it is complete within 14 days of receipt.

2. *Schedule*. Once an application is determined to be complete, the Department of Planning and Development shall coordinate with the applicant and other parish government departments to create and disseminate a schedule for interdepartmental review and any public hearings associated with the request. Included in the schedule will be an interdepartmental meeting with the applicant to facilitate review and discussion.

3. *Interdepartmental review and comment resolution.* The Department of Planning and Development shall coordinate with the Departments of Environmental Services, Public Works, 911 Addressing, Fire Department, and Engineering to review the concept subdivision plan and collect and compile any comments and corrections.

   a. *No comments received.* If no comments are received from other departments within 14 days after the interdepartmental meeting, the Director of the Department of Planning and Development may determine that there is "no objection" to the concept subdivision plan and shall so note in the package sent to the Planning and Zoning Commission.

   b. *Comments received and resolution.* If other departments submit comments within 14 days after the interdepartmental meeting, the Department of Planning and Development shall collect, compile, and distribute the comments to the applicant and provide a list of corrections and/or amendments that are required to meet the provisions of this UDC within one week of receipt. The Department of Planning and Development may direct the applicant to contact a parish department directly to discuss and resolve any open comments.

D. Required Public Hearing.

Once the concept subdivision plan is determined to meet the requirements of this UDC, the Department of Planning and Development shall place the application on the agenda for the Planning and Zoning Commission and begin the published and posted notice processes required by **Sec. 200-4 Common Procedures, subsection G. Public Notice Requirements (3) and (4).**

E. Action by the Planning and Zoning Commission.

The standards and procedures for the conduct of Planning and Zoning Commission public hearings are set forth in **Sec. 100-2.2.H** of the UDC. Applicants shall familiarize themselves with the commission's meeting procedures prior participation at a Planning and Zoning Commission meeting. The Planning and Zoning Commission shall review whether the subdivision plans meet the minimum

requirements and align with the best interests of public health, safety, and welfare. The Commission reserves the right to mandate additional reasonable requirements for subdivisions, which are related to, but not limited to, the subdivision's recreational areas, general street design, construction specifications, buffer zones and screening, and lot designs and configurations. The Planning and Zoning Commission shall decide whether to approve, approve with modifications, defer, or deny the concept subdivision plan. See **Sec 800-1.2 Rights of Appeal** for appeals of a decision by the Planning and Zoning Commission.

F. Concept Subdivision Plan Expiration.

1. Approval of the concept subdivision plan by the Planning and Zoning Commission shall remain in effect for not more than 2 years from the date of approval.

2. If no portion or phase of an approved concept subdivision plan is granted final subdivision plat approval or issued a work order within this 2-year period, the concept approval shall become void and the applicant shall be required to resubmit for concept subdivision plan review and approval by the Planning and Zoning Commission. A resubmittal due to expiration shall be required to pay of all applicable subdivision application fees.

G. Minor Modification to Concept Subdivision Plans.

1. The Director of the Planning and Development Department may approve minor modifications to an approved Concept Plan in accordance with this subsection if all the following conditions are met, wherein the minor administrative approval shall:

    a. Be limited to modifications that result in no greater than a 3 percent increase in the number of lots, number of dwelling units, or nonresidential gross floor area within the subdivision; and

    b. Not impact or change any Planning and Zoning Commission condition; and

    c. Comply with all other applicable standards in Chapters 800 and 900 of this UDC; and

    d. Have no impact on the Concept Plan expiration.

SEC. 800-3.4 FINAL SUBDIVISION PLAT AND CONSTRUCTION PLAN REQUIREMENTS.

A. Context.

Review and approval of a final subdivision plat and construction plan is the second step in the major subdivision review and approval process.

1. *Purpose of Final Subdivision Plat.* The purpose of the final subdivision plat process is to enable the Planning and Zoning Commission to approve the final layout of the subdivision.

2. *Purpose of Construction Plan.* The purpose of the construction plan is to review and approve detailed plans and specifications for the construction or installation of the required public infrastructure improvements.

B. Application.

The owner/developer is responsible for completing and submitting applications for review and approval of the final subdivision plat and construction plan to the Department of Planning and Development. The application and a checklist shall be made available by the Department of Planning and Development.

C. Final Subdivision Plat.

1. *Minimum standards for proposed infrastructure.* The final subdivision plat and construction plan must comply with the minimum standards set forth in **Ch. 900 Infrastructure Standards** of this UDC.
2. *Submittal requirements.* The final subdivision plat and construction plan shall not be considered complete until the applicant has submitted all materials, plans, and information consistent with the provisions of this section and in compliance with **Ch. 900 Infrastructure Standards**.
   a. *Number of copies.* Applicants shall submit to the Department of Planning and Development 12 copies of the final subdivision plat and construction plan after red-line comments have been addressed.
   b. *Professional preparation.* The final subdivision plat and construction plan must be prepared by a Louisiana licensed professional surveyor and must include a professional land survey of the property to ensure that the plat and plan are feasible and practical. The final subdivision plat must be in sufficient detail to enable the contractors and inspectors to determine the location of proposed infrastructure improvements.
   c. *Site flagging.* To verify compliance with this UDC, the applicant or developer shall ensure that site flags are installed to delineate streets and blocks when parish inspections or site walk throughs take place.
   d. *Final Subdivision Plat*. For the final subdivision plat application to be considered complete, the applicant shall submit to the Department of Planning and Development a plat containing the following information:
      i. Subdivision title and location.
      ii. Legal description including section, township, and range identifiers.
      iii. Section corners and quarter corner ties
      iv. Subdivision boundary and legal description.
      v. Vicinity map displaying the names of major streets -- freeways, arterials, and collectors -- in the area of the development.
      vi. North direction arrow.
      vii. Scale of drawings.
      viii. Location of permanent markers to be installed by surveyor or engineer.
      ix. Total acres to be developed.
      x. All existing and proposed lot dimensions.
      xi. Proposed street names.
      xii. Total length of streets to be constructed.
      xiii. Existing and proposed easements.

xiv. Right-of-way dedications.

xv. Any restrictive covenants applicable to the site.

xvi. Existing and proposed fire hydrants, underground drainage system components, ditches, canals, water lines, and sewer lines in accordance with **Ch. 900 Infrastructure Standards** of this UDC, including indication of the public water and sewer lines that site infrastructure will tie into.

xvii. Total acres of any easements to be dedicated to the parish.

xviii. Zoning district designations.

xix. Total number of lots.

xx. Building setback lines.

xxi. Location of existing natural watercourse and any proposed natural areas to be retained, ponds, and waterways, in accordance with **Sec. 600-3 Land Clearing, Tree Preservation, and Landscaping** of this UDC**.**

xxii. Location of any closed landfills or dump sites on the development site.

xxiii. Reference to Interstate land sales compliance letter from State of Louisiana.

xxiv. Reference to recorded subdivision restrictions or covenants with clerk of court.

xxv. Reference to board of health approval letter.

xxvi. Signature lines for the chairperson of the Planning and Zoning Commission, secretary of the Planning and Zoning Commission, Director of the Department of Engineering, and clerk of court.

xxvii. Map file number and date.

xxviii. Name of president, treasurer, and secretary of corporation, if applicable.

xxix. Professional Louisiana Land Surveyor certification

e. *Construction Plan.* In addition to the final subdivision plat, the applicant shall submit to the Department of Engineering 12 copies of the construction plan, after red-line comments have been addressed, containing the following information:

i. Subdivision title and location.

ii. Topographic survey with the contour lines at 1-foot vertical intervals.

iii. Vicinity map displaying the names of major streets and collector roads in the area of the development.

iv. Existing street conditions.

v. LA DOTD access approval, if applicable.

vi. Louisiana Department of Health and Hospital approvals, if applicable.

vii. When located within lighting district no. 4, proposed street lighting plan in accordance with this UDC.

viii. Proposed street name, sign, and traffic control plan in accordance with this UDC.

ix. Engineering specifications for proposed rights-of-way, street cross sections, cross section and construction of the road base, and wearing surfacing materials, including

at a minimum the detail of the ingress and egress roads, approach road(s) to the subdivision, and all streets or thoroughfares within the subdivision.

x. Designated special flood hazard areas (SFHA) shown on plat illustrated with demarcation lines or shading.

xi. Reference to coastal zone approval, if applicable.

xii. Required waterway, wetlands, and natural areas to be retained, as applicable, in accordance with **Sec. 600-3 Land Clearing, Tree Preservation, and Landscaping** of this UDC.

xiii. Proposed lowest finished floor elevation (FFE).

xiv. Profile drawings illustrating all center line street grades and ditch or canal bottom grades both in and outside of the public right-of-way.

xv. A digital set (either via electronic drive or cloud transfer) of detailed plans and specifications for central sewerage and/or water systems, including a total number of linear feet of sewer and water piping and other apparatus.

xvi. Ultimate surface water disposal shown on a USGS quadrangle map.

xvii. Datum used for elevation control.

xviii. Reference to any soil analysis report, if required.

xix. Proposed rerouting of existing canals or natural watercourses.

xx. Proposed public drainage easements and/or rights-of-way.

xxi. Sections and profiles of proposed canals or canal improvements.

xxii. Direction of surface water flow in street ditches and canals.

xxiii. Location, size, and type of drainage structures proposed, including catch basins, drop inlets, and other features that are part of the drainage system improvements proposed.

xxiv. Culvert size for each lot.

xxv. Drainage Impact Study, as required in accordance with **Chapter 900 Infrastructure.**

xxvi. Certificates completed and signed by a registered professional engineer.

3. *Additional information may be required*. The Department of Planning and Development may require additional information or details not specifically listed in this section to ensure that proposed land uses, development intensities, and proposed infrastructure improvements meet the minimum requirements of this UDC prior to taking action on a final subdivision plat and construction plan.

D. Application Review Process.

1. *Application completeness.*

   a. The Department of Planning and Development shall review the final subdivision plat and construction plan application and determine whether it is complete within 15 days of receipt.

   b. Once an application is determined to be complete, the Department of Planning and Development shall coordinate with the applicant and other parish government departments to

create and disseminate a schedule for interdepartmental review and public hearings associated with the request. Included in the schedule will be an interdepartmental meeting with the applicant to facilitate more direct review and discussion.

c. Per LA RS 33:113, if the Planning and Zoning Commission has not decided within 60 days of submittal of a complete application the final subdivision plat shall be deemed to have been approved, unless the owner/developer withdraws the application or requests the Planning and Zoning Commission postpone a decision.

2. *Interdepartmental review.*

a. *Feedback from departments*. Once an application is determined to be complete, the Department of Planning and Development shall coordinate with the Departments of Environmental Services, Public Works, 911 Addressing, Fire, and Engineering to review the final subdivision plat and construction plan and collect their comments.

b. *Comment resolution.* The Department of Planning and Development shall collect and distribute comments from the parish departments to the applicant and inform the applicant whether or not the final subdivision plat and construction plan meet the minimum requirements of this UDC. If the final subdivision plat or construction plan do not meet the UDC requirements, the Department of Planning and Development shall provide the applicant a list of required corrections, plat amendments, and unmet requirements that must be reconciled before the application shall be considered complete. The Department of Planning and Development may also direct the applicant to contact a parish department directly to discuss and resolve an open comment.

c. *Resubmittal.* When additional information or amendments to the final subdivision plat or construction plan are required, the applicant shall submit 12 revised drawings to complete the application and facilitate additional review.

d. *Engineering and public works review and approval required.* The Department of Planning and Development shall not forward the final subdivision plat and construction plan to the Planning and Zoning Commission's for consideration and decision until the subdivision layout and infrastructure design details and specifications have been approved by the Departments of Environmental Services, Public Works, and Engineering.

E. Required Public Hearing.

Once the final subdivision plat application is determined to be complete, the Department of Planning and Development shall place the application on the agenda for the Planning and Zoning Commission and begin the published and posted notice processes required by **Sec. 200-4 Common Procedures,** subsection **G. Public Notice Requirements** (3) and (4).

F. Action by the Planning and Zoning Commission.

1. Planning and Zoning Commission meetings shall be conducted in accordance with **Sec. 100-2.2 Planning and Zoning Commission** of this UDC. At the public hearing, after considering the owner/developers application, reviewing the staff report, and hearing from members of the public desiring to comment, the Planning and Zoning Commission shall either approve, approve with modifications, postpone, or deny the final subdivision plat and construction plan.

2. If the Planning and Zoning Commission postpones a decision, they shall set the date for rehearing and inform the owner/developer and or staff what information is needed to make a decision. If the owner applicant is aggrieved by the decision of the Planning and Zoning Commission they may submit and appeal in accordance with **Sec. 800-1.2 Rights of Appeal** of this UDC.

3. *Decision deadline*. The Planning and Zoning Commission has 60 days from the date of submittal of a complete application, as determined by the Department of Planning and Development, to approve or deny the final subdivision plat. Per LA RS 33:113, if the Planning and Zoning Commission has not decided within 60 days of submittal, the final subdivision plat shall be deemed to have been approved, unless the owner/developer withdraws the application or requests the Planning and Zoning Commission postpone a decision.

G. Land Clearing Permit.

The applicant must file and receive approval of a land clearing permit from the Department of Planning and Development prior to obtaining a work order authorizing the start of construction activities as per **Sec. 600-3.2 Land Clearing Standards.**

H. Maintenance Obligation.

The owner/developer must provide the parish with maintenance obligation after approval of the final subdivision plat and construction plan have been approved and before the work order is issued. The purpose of the maintenance obligation is to ensure the owner/developer has sufficient resources to pay for the repair damage to public infrastructure resulting from their construction activity in connection with an approved subdivision.

1. *Cost calculation.* The amount of the obligation shall be determined by the Department of Engineering, prescribed in the work order, and based upon the existing conditions within 500 feet of the affected road as measured along the frontage of the site. The amount will also consider the type of construction (e.g., gravel, concrete, asphalt), the length of the road exposed to construction traffic, and other such factors as may be deemed appropriate by the Department of Engineering. The method for calculating the amount of a maintenance obligation is:

    a. $20.00 per linear foot for gravel roads or streets.

    b. $40.00 per linear foot for asphalt roads or streets.

    c. $60.00 per linear foot for concrete roads or streets.

2. *Expiration of Maintenance Obligation.* Maintenance obligations must remain in place until the approval of the As Built Plans and the parish's acceptance of the warranty obligation. However, in no case will it be for less than a one-year period.

3. *Securities.* Maintenance obligations must be a security acceptable to the parish and be placed on file with the Department of Finance. Acceptable securities include:

    a. *Cash.* Cash held in escrow account by the Department of Finance.

    b. *Letter of credit.* A letter of credit from a financial institution with a Scheshunoff Bank Quarterly rating of C+ or above.

        i. If the financial institution's rating falls below a C+ rating during the term of the obligation the Parish Council may allow 1 additional quarter for the rating to rise to an acceptable level. If the rating does not rise to an acceptable level in the time period set by the Parish Council, the developer shall have 15 days to provide an alternative acceptable security. If an alternative acceptable security is not provided then the developer will be considered in default of their obligation and the letter of credit will be called.

ii. If the financial institution's rating falls to a NR (not rated) level, the developer will have 15 days to provide alternative acceptable security or the developer will be considered to be in default of their obligation and the letter of credit will be called.

c. *Certificate of deposit.* Certificate of deposit from a financial institution with a Scheshunoff Bank Quarterly rating of C+ or above. The certificate of deposit must be pledged to the St. Tammany Parish Council and held in a safekeeping account with a safekeeping agreement. If the financial institution rating falls below a C+ during the term of the obligation the same conditions applied to a Letter of credit in subsection b above shall apply.

d. *U. S. Treasury bills or notes.* U.S. Treasury bills or U.S. Treasury notes pledged to the St. Tammany Parish Council and held in a safekeeping account with a safekeeping agreement.

e. *Bond.* A bond issued by a surety company listed on the federal register and licensed in the State of Louisiana.

4. *Monitoring responsibility.* The Department of Finance is responsible for ensuring securities do not lapse or expire. The Department of Finance shall notify the developer at least 90 days prior to expiration of the maintenance obligation so as to allow time for the developer to make arrangements to extend or provide new security, if the developer does not think the project will be completed by the expiration date.

5. *Authority to extend, renew, release, or call-in obligations.*

a. An obligation can only be released once the Director of the Department of Engineering or their designee determines that all applicable requirements of this UDC have been met.

b. The Director of the Department of Engineering is authorized to approve a request for extension or renewal of the maintenance obligation by owner/developer.

c. If an owner/developer does not meet their obligation, the Director of the Department of Engineering shall have the authority to call any outstanding security on the property in question and shall instruct the Department of Finance to seize securities necessary to complete any maintenance obligation.

d. After acceptance of the dedication of the public infrastructure improvements and upon receipt of a written request from the owner/developer, the Director of the Department of Engineering may release the maintenance obligation by notifying the Director of the Department of Finance.

I. Work Orders.

Construction or installation of required infrastructure improvements may only begin upon issuance of a work order from the Director of the Department of Engineering or their designee. After the below conditions have been met, the Director or their designee may either issue one work order permitting construction of all approved infrastructure improvements or issue separate work orders for each individual public improvement:

1. The Planning and Zoning Commission has approved the final subdivision plat and construction plan; and

2. The developer has received an approved land clearing permit; and

3. The Department of Finance has received and approved the security for the maintenance obligation.

4. All other permits and requirements have been satisfied regarding the requested Work Order.

J. Construction of Model/Speculation Homes.

After the Department of Engineering issues the work order, the owner/developer applicant may construct up to 5 model homes (more commonly known as "spec" homes) or up to 10 percent of the total number of lots within each phase of the development, whichever is the lesser amount, for sale and development. The model homes must meet all requirements of this UDC including, but not limited to, land use, zoning, and building code to be issued a building permit.

K. Final Subdivision Plat expiration.

1. Approval of the final subdivision plat expires 1 year from the date of approval by the Planning and Zoning Commission, unless a Work Order has been issued and continuous substantial work is in progress.

2. The Planning and Zoning Commission can approve a single, 1-year extension of the final subdivision plat.

3. If the final subdivision plat expires, the owner/developer must reapply for final subdivision plat and construction plan review and approval, and the owner/developer is subject to all applicable application and review fees.

4. If construction of the public or private infrastructure improvements ceases for more than 1 year after the issuance of a work order, the owner/developer must reapply for final subdivision plat and construction plan review and approval and is subject to all applicable application and review fees.

L. Minor Modification to Final Subdivision Plats

1. The Director of the Planning and Development Department may approve minor modifications to an approved Final Subdivision Plat in accordance with this subsection if all the following conditions are met, wherein the minor administrative approval shall:

    a. Be limited to modifications that result in no greater than a 3 percent increase in the number of lots, number of dwelling units, or nonresidential gross floor area within the subdivision; and

    b. Not impact or change any Planning and Zoning Commission condition; and

    c. Comply with all other applicable standards in Chapters 800 and 900 of this UDC; and

    d. Have no impact on the Final Subdivision Plat expiration period.

SEC. 800-3.5 AS BUILT PLAN APPROVAL AND WARRANTY OBLIGATION.

A. Context.

The purpose of As Built Plan review and approval and the warranty obligation acceptance is to authorize the recording of the final subdivision plat with the clerk of court, allow the sale of lots, allow the issuance of building permits for individual lots, and provide a secured warranty obligation for the dedicated infrastructure. As Built Plan approval and warranty obligation involve:

1. Parish inspection of constructed infrastructure improvements.
2. Director of the Department of Engineering determining the infrastructure improvements were constructed or installed per the approved construction plan and in accordance with parish standards as set forth in **Ch 900 Infrastructure Standards**.
3. Approval of the As Built Plans by the Director of the Department of Engineering.
4. Submittal of final subdivision plat and As Built Plans for recordation with the clerk of court.
5. Owner/developer providing a secured warranty obligation for the public improvements to the Department of Finance.

B. Inspection of Infrastructure to Support As Built Plan Consideration.

1. *Scheduling*. Upon notice of intent to apply for As Built Plan approval and provision of a warranty obligation, the Department of Engineering shall coordinate inspections of the required infrastructure improvements by applicable parish departments.
2. *Assessment*. Parish departments shall assess whether the infrastructure improvements have been constructed and/or installed in accordance with approved plans and are in accordance with parish's standards as provided for in **Ch. 900 Infrastructure Standards** in this UDC.
3. *Staff report.*
    a. *Responsibility.* The Department of Engineering shall be responsible for the collection of inspection findings and documentation of these findings in a staff report.
    b. *Required content.* The staff report shall include a punch list of any public or private infrastructure improvements that have not yet been completed or which do not meet the requirements of this UDC.
    c. *Distribution and use.* A copy of the report shall be provided to the owner/developer or their designated representative for their action and records. The staff report must be included in the owner/developer's As Built Plan application for the application to be complete.

C. Submittal for As Built Plan Approval.

1. *Application.* The owner/developer shall complete and submit an application for As Built Plan approval to the Department of Planning and Development.
2. *Submittal requirements.* The As Built Plan application shall not be considered complete until the applicant has submitted all materials, plans, and information consistent with the provisions of this section and in compliance with **Ch. 900 Infrastructure Standards**.
3. *Number of copies.* The owner/developer shall submit 7 copies of the As Built Plan application.
4. *Computer Disk Requirement.* The applicant shall submit 2 copies of the approved final subdivision plat and as-built construction plans for the required infrastructure improvements in

either an AutoCAD DXF file or any other version of AutoCAD DWG format. Drawings must include the following:

a. Drawings must contain two points that tie the subdivision into the state plane coordinates;

b. The centerline of all roadways must be clearly marked;

c. The subdivision phase boundary and individual lots and roads must be separated into polygons; and

d. Road names, road dimensions, lot numbers, lot size, lot dimensions, elevations, building setbacks, natural areas to be retained, drainage servitudes, green space, gravity drainage features including detention/retention ponds and outfall structures, subsurface drainage features, utilities, vicinity map, title block features and any other text data must be separated into their own layers.

5. *Professional preparation.* The As Built Plans must be prepared by a Louisiana licensed professional surveyor and must include a professional land survey of the property.

6. *As Built Plan content.* The final As Built Plans must contain the following information:

a. Subdivision title and location.

b. Section, township and range identifiers.

c. Section corner tie in.

d. Vicinity map displaying the names of major streets, freeways, arterials, and collectors in the area of the development.

e. North direction arrow.

f. Scale of drawings.

g. Signature blocks for the Planning and Zoning Commission chairperson, Planning and Zoning Commission secretary, Director of the Department of Engineering, and clerk of court,

h. Map File # and Date.

i. Name and address of the developer.

j. Name and address of surveyor and/or engineer who prepared the plat.

k. Surveyor's certification and seal on plat.

l. Boundary survey.

m. Location of permanent markers at each lot corner in accordance with LA RS 33:5051.

n. Parish required subdivision restrictions as provided in **Sec. 800- 3.5.D. Subdivision Restrictions** below.

o. Act of dedication of streets and drainage servitudes and/or rights-of-way.

p. Required waterway, wetlands, and natural areas to be retained, as applicable, in accordance with **Section 600-3 Land Clearing, Tree Preservation, and Landscaping.**

q. Board of health letter of approval.

r. Total acres in subdivision.

s. Total number of lots.

t. Lot, block, section, or phase designations, as applicable.

u. All existing and proposed lot dimensions.

v. Building setback lines – Front, side and rear.

w. Municipal mailing address for each lot.

x. Special Flood Hazard Areas (SFHA) demarcated by line or shading.

y. Base flood elevation (BFE) and design flood elevation (DFE), if applicable, for areas located in SFHA.

z. Wetland demarcation lines or shading

aa. Minimum culvert size to be used for driveways included on the As-Built Paving & Drainage Plan.

bb. LA DOTD access approval, as applicable.

cc. DHH approvals, as applicable.

dd. Existing street conditions.

ee. Total length of streets.

ff. Names of all streets on plat.

gg. All intersections at 90 degrees.

hh. Street elevations included on the As-Built Paving & Drainage Plan.

ii. Bench marks (NGVD).

jj. Existing and proposed easements and servitudes.

kk. Surrounding land uses (on plat).

ll. Sewerage and water system layout included on the As-Built Water & Sewer Plan.

mm. As-built drawings for central sewage, water facilities, and street and drainage infrastructure, including the direction of flow of surface water for individual lots or parcels.

nn. Legal instrument for recordation stating responsibility for maintenance and upkeep of any community and greenspace areas.

oo. Traffic control devices and street sign plan included on the As-Built Signage Plan.

pp. The applicant shall produce clear mortgage and conveyance certificates from the office of the Clerk of Court run in the names of all parties having ownership and/or controlling interest in access to the property, and on the "caption" of what the applicant proposes to dedicate to the Parish Council.

qq. Reference to any subdivision restrictions recorded by the developer or home owner’s association.

rr. Demonstrated compliance with Interstate Land Sales Act.

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.

1. A note that the minimum finished floor elevation (FFE) shall comply with the parish's adopted base flood elevation (BFE) or design flood elevation (DFE), whichever is applicable.
2. A statement that "No certificate of occupancy shall be issued before the sewerage and water systems are installed and certified operable or otherwise connected to a community (central) sewerage and/or water systems approved by the Director of the Department of Environmental Services".
3. Whenever a subdivision is served by a community (central) water system (supply), a statement that "No private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply)".
4. A statement that "Construction of any nature is prohibited in any parish drainage or street easement and/or right-of-way".
5. A statement that "On corner lots, driveways must be located at least 60' away from the corner of the property closest to the street intersection".
6. A statement that "Lots within an approved subdivision shall not have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat".
7. A statement that acknowledges Native Canopy Tree(s) required as per **Sec. 600-3.4(I)** shall be purchased, planted, and maintained by [name entity responsible].

E. Compliance with Interstate Land Sales Act.

The owner/developer must include on As Built Plans an affirmative statement that subdivision is in compliance with the Interstate Land Sales Act and as proof must provide along with the application ether:

1. An affidavit confirming that the developer is exempt by statute from the provisions of the Interstate Land Sale Act; or
2. A certified copy of a letter to the office of interstate land sales registration indicating that the developer has applied to the office of interstate land sales registration for an exemption; or
3. A certified copy of a letter to the office of interstate land sales registration indicating that the developer is applying for registration with the office of interstate land sales registration.

F. As Built Plan Approval and Performance and Warranty Obligation.

1. *Application completeness*. The Department of Planning and Development shall review the As Built Plan application, including the parish department inspection staff report, and determine whether it is complete within 15 days of receipt.
2. *Interdepartmental review*.
    a. *Inspection and staff report*. Once an application is determined to be complete, the Department of Planning and Development shall coordinate with the Departments of Environmental Services, Public Works, Engineering, and 911 Communications District to collect comments and required corrections on the As Built Plans for required infrastructure improvements.
    b. *Comment resolution*. Upon receipt of comments from other departments, the Department of Planning and Development shall collect, compile, and provide the comments to the

owner/developer. If the As Built Plans do not meet the parish's standards, the Department of Planning and Development shall provide to the owner/developer a list of corrections, amendments, and unmet requirements necessary to meet the provisions of this UDC. The Department of Planning and Development may also direct the applicant to contact a parish department directly to discuss and resolve an open comment. When additional information or amendments to the As Built Plans are needed, the owner/developer shall submit 7 revised plats and/or as-built to the Department of Planning and Development for review and processing.

3. *As Built Plan and Warranty Obligation Decision-making.*

   a. The Department of Planning and Development department shall not consider the interdepartmental review complete until As Built Plans have been approved by the Departments of Engineering, Environmental Services, and Public Works.

   b. Once the Director of the Department of Engineering determines As Built Plans meet the requirements of this UDC, the Department of Engineering shall approve the As Built Plan and warranty obligation.

   c. Upon approval of both the As Built Plans and warranty obligation by the Director of the Department of Engineering:

      i. The developer shall:

         (A) Provide a warranty obligation to the parish to guarantee the required infrastructure improvements are constructed or installed in accordance with approved plans and specifications and will continue to function as intended during the duration of the warranty period.

         (B) Provide any required performance obligation for any infrastructure whose construction and installment has not been completed.

         (C) Provide 7 copies of the final subdivision plat approved by the Planning and Zoning Commission and As Built Plans to the Department of Planning and Development.

      ii. The Department of Planning and Development shall:

         (A) Acquire the signatures of the Director of the Department of Engineering within 2 weeks of receipt.

         (B) Submit the As Built Plans, including the Final Subdivision Plat approved by the Planning Commission to the clerk of court for their signature and recording.

      iii. *Denial.* If the Director of the Department of Engineering denies the As Built Plans:

         (A) The Department of Engineering shall inform the owner/developer as to the reason for the denial and what actions are necessary to bring the subdivision into conformance with the parish's regulations and standards.

         (B) The developer shall immediately cease all work on the subdivision and shall not sell or convey any lots.

(C) The developer may resubmit for approval after 6 months.

d. *Appeal of Department of Engineering decision*. The owner/developer may appeal the Engineering Department's decision to the Planning and Zoning Commission.

4. *Warranty and Performance Obligations*. There are two types of obligations that can be placed on the owner/developer by the Department of Engineering as a condition of As Built Plan approval: warranty and performance.

a. *Warranty obligation.* Warranty obligations are provided by the owner/developer upon the Director of the Department of Engineering's determination that construction of the required infrastructure improvements is complete. The warranty obligation assures the parish that all required public infrastructure construction work completed by the owner/developer is in accordance with the parish approved plans and specifications, that the work is free from any structural defects, and the improvements will continue to perform without defect once placed into service.

b. *Performance obligation.* A performance obligation shall be required when As Built Plan approval is requested before construction or installation of the required infrastructure improvements are complete. The performance obligation is to provide funds to complete the required infrastructure improvements in case the owner/developer is unable or unwilling to complete construction or installation. In deciding whether to accept a performance obligation, the Director of the Department of Engineering determines, based on input from the Departments of Environmental Services and Public Works, which may include inspections by these departments, if the construction or installation of the required infrastructure is sufficiently advanced and in suitable condition that approval can be granted.

c. *Release of obligations*. Performance and warranty obligations may be released by the Director of the Department of Engineering once the agreed duration period is complete and the required infrastructure is performing in accordance with the parish's infrastructure standards.

i. *Warranty obligation, amount, duration, and termination.* The Department of Engineering shall establish the duration and amount of the warranty obligation as a condition of As Built Plan approval.

(A) *Duration.* The duration of the warranty obligation is a minimum of 24 months to ensure serviceability and structural integrity of the street and drainage infrastructure.

(B) *Amount.* The amount of a warranty obligation shall be based upon the following estimated repair costs for a street and supporting improvements.

1) Concrete streets: $50.00 per linear foot

2) Asphalt streets: $44.00 per linear foot.

3) Gravel streets: $40.00 per linear foot.

(C) *Termination of warranty obligation*.

1) *120 Day Inspection.* No later than 120 days before the expiration of the warranty obligation the Director of the Department of Engineering shall coordinate an inspection by parish departments of the required

infrastructure improvements. The Department of Engineering shall compile the reports from the parish inspectors into a staff report and shall provide the report to the owner/developer. The report shall identify any noted deficiencies or damage to the required infrastructure improvements that the parish administration requires be corrected.

2) *Release of obligation and acceptance of required infrastructure*. Once the Director of the Department of Engineering determines that the developer has met the performance requirements the Director shall release the warranty obligation.

ii. *Performance Obligation amount, duration, and termination.* The Department of Engineering shall establish the duration and amount of the performance obligation as a condition of As Built Plan approval.

(A) *Amount*. The amount of the performance obligation shall be based on an estimate prepared by the Director of the Department of Engineering and will consider the type of infrastructure improvement that must be constructed or installed, how much work is needed to complete the required infrastructure improvements, the cost of materials based on current market rates, and the cost of labor. The amount of a Performance Obligation shall be based upon the following current estimated costs of construction of a street and supporting improvements:

1) Concrete streets: $120.00 per linear foot.

2) Asphalt streets: $80.00 per linear foot.

3) Gravel streets: $40.00 per linear foot.

(B) *Duration.* Performance obligations shall be set in 6-month or 1-year increments until the work requiring the establishment of the obligation has been completed and accepted by the Director of the Department of Engineering. The Director of Department of Engineering can approve a less than a 6-month increment if in their determination a lesser period is sufficient to complete the required work.

(C) *Termination.* The Director of the Department of Engineering shall determine whether the developer has complied with all applicable requirements of development before any obligation can be released. Prior to releasing the performance obligation, the Parish Councilmember/s in whose district the project is located shall be notified in writing of the intent to release the obligation and afforded 10 days to provide the Director of the Department of Engineering any concerns they have with the state of construction or installation. The Director of the Department of Engineering shall have the sole authority to approve a request from the owner/developer to extend or renew the performance obligation.

d. *Security requirements of performance and warranty obligations*.

i. All performance and/or warranty obligations must have acceptable securities submitted to and on file with the Department of Finance. Acceptable security is required to be posted by the owner/developer of a newly constructed subdivision in order to ensure that monies

are available, if needed, to complete all infrastructure improvements and to assure the serviceability and maintenance of all roadways within said development in the event a developer defaults on his obligation. No lots can be sold until the parish receives and accepts the security for the warranty obligation and performance obligation, if one is required. Acceptable security includes:

(A) *Cash*. Cash to be held in escrow by the Department of Finance.

(B) *Letter of credit.* A letter of credit from a financial institution with a Scheshunoff Bank Quarterly rating of C+ or above.

1) If the financial institution's rating falls below a C+ rating during the term of the obligation the Parish Council may allow 1 additional quarter for the rating to rise to an acceptable level. If the rating does not rise to an acceptable level in the time period set by the Parish Council, the developer shall have 15 days to provide an alternative acceptable security. If an alternative acceptable security is not provided then the developer will be considered in default of their obligation and the letter of credit will be called.

2) If the financial institution's rating falls to a NR (not rated) level, the developer will have 15 days to provide alternative acceptable security or the developer will be in default of their obligation and the letter of credit will be called (C) Certificate of deposit from a financial institution with a Scheshunoff Bank Quarterly rating of C+ or above. The certificate of deposit must be pledged to the Parish Council and held with a safekeeping agreement in a safekeeping account. If the financial institution rating falls to a C during the term of the obligation, the Parish Council will allow one additional quarter for the rating to rise to an acceptable level. If the rating does not rise to an acceptable level, the developer will have 15 days to provide acceptable alternative security, or the developer will be considered in default on their obligation, and the certificate of deposit will be called. If the financial institution's rating falls to a NR (not rated) level, the developer will have 15 days to provide acceptable alternative security, or the developer will be considered in default on their obligation, and the certificate of deposit will be called.

(C) *U.S. Treasury bills or notes*. U.S. Treasury bills or U.S. Treasury notes pledged to the St. Tammany Parish Council and held in a safekeeping account with a safekeeping agreement.

(D) *Bond*. A bond issued by a surety company listed on the federal register and licensed in the State of Louisiana.

ii. *Director Finance Responsibility*. The Director of the Department of Finance is charged with the responsibility of ensuring that securities do not lapse or expire. In addition, the Director of the Department of Finance shall be responsible for notifying the owner/developer and financial institution holding the pledged securities at least 90 days prior to the expiration of the obligation and of informing said parties of the date on which a public hearing will be held regarding the disposition of the obligation.

e. *Developer Defaults on warranty or performance obligations*.

If a developer defaults and cannot or will not meet their obligation at or on the prescribed date that the obligation is due to expire, the Director of the Department of Engineering shall

have the authority to call any outstanding security and to instruct the Director of the Department of Finance to seize those securities necessary to complete any performance or warranty obligations germane to the development.

SEC. 800-3.6 DEDICATION OF INFRASTRUCTURE IMPROVEMENTS TO THE PARISH.

A. Generally.

1. After the developer has completed construction or installation of the required infrastructure improvements and the applicable warranty period has ended, the developer shall request the parish accept dedication of the public infrastructure improvement.
2. It shall be mandatory, prior to final subdivision approval, for the developer to remove, or cause to be removed, any encroachments from any servitude or easement, of whatever nature or description, and from any right of ways that are dedicated, or are proposed to be dedicated to the Parish.

B. Procedure and Decision-Making.

1. The Director of the Department of Engineering will coordinate an inspection of the required public infrastructure improvements by the applicable departments no later than 120-days prior to the end of the warranty period. The Department of Engineering will compile the results of the inspection into a report for the owner/developer listing and deficiencies that must be corrected before the parish will consider accepting a dedication of infrastructure improvements.
2. At the conclusion of the warranty period, the Director of the Department of Engineering shall determine whether the required public infrastructure improvements meet parish standards and submit a report of findings to the Parish Council.
3. Upon determination that improvements meet parish standards, the Director of the Department of Engineering shall request the dedication of the improvements be placed on the Parish Council agenda for acceptance via ordinance. If the ordinance is approved, improvements shall transfer to the parish.
4. If the Director of the Department of Engineering determines the improvements do not meet the parish standards, he or she shall notify the owner/developer of deficiencies identified and what corrections are required before the owner/developer can re-apply for their dedication. The Parish Council, at their discretion, may determine to accept parts of the required infrastructure that meet parish standards while also rejecting parts that do not meet parish standards.
5. If corrections are required and the dedication is not accepted, the owner/developer shall either extend the existing warranty obligation or provide a new warranty obligation to guarantee the corrections will be made. The process for determining if the new warranty duration and amount is that same as is set forth in **Sec. 800-3.5.F.5**.

SEC. 800-4 PLANNED UNIT DEVELOPMENTS.

A. Generally.

A planned unit development (PUD) when involving a major subdivision and shall comply with all the procedures set forth in this chapter for review and approval of a major subdivision.

B. PUD Subdivision Review in Conjunction with Zoning Approval.

1. The parish intends for each PUD to be reflective of an integrated development plan and to ensure all required approvals are obtained before land clearing and construction of infrastructure improvements begins.
2. PUD site plan review and effective rezoning of a property shall take place concurrently with review and approval of a Major Subdivision application, whereupon the PUD rezoning shall be effective upon approval of the final subdivision plat and construction plan.
3. In no case will the final subdivision plat or construction plan be approved until the property is zoned as a PUD.
4. Refer to **Chapter 200, Sec. 200-3.12 - Planned Unit Development Application** for additional detail on submittal requirements and review procedures.

SEC. 800-5 DORMANT AND LEGAL NONCONFORMING SUBDIVISIONS.

SEC. 800-5.1 DORMANT SUBDIVISIONS.

A. Applicability.

A dormant subdivision is a legally created subdivision of land properly recorded with the clerk of court where actual on-site improvements (i.e., drainage, roads, building construction, etc.) have not yet been constructed or whose dedication was not accepted into the parish system and the infrastructure has either deteriorated to a degree that they are no longer useable or was built to older no longer accepted standards that no longer eligible for acceptance into the parish system.

B. Construction or Reconstruction of Streets.

Construction or reconstruction of any streets in dedicated parish rights-of-way must first receive Planning and Zoning Commission approval before any construction can commence.

C. Dormant Subdivisions North of Urban Growth Boundary (UGB).

Owner/developers of infrastructure or lots in a dormant subdivision owned by one individual, a group of individuals, any entity or entities, or a combination thereof and located above (north of) the urban growth boundary line are required to reapply for final subdivision plat and construction plan approval prior to the sale of any lots or the construction or installation of any infrastructure, public or private. Approval of the final subdivision plat, construction plan, as-built plans, and the requirements for warranty and performance obligations will conform to the applicable requirements in **Sec. 800.3.4 Final Subdivision Plat and Construction Plan** and **Sec. 800-3.5 As Built Plan Approval and Warranty Obligation**. The plan for the subdivision must conform to the underlying zoning classification and comply with current infrastructure requirements as set forth in **Ch. 900 Infrastructure Standards**.

SEC. 800-5.2 LEGAL NONCONFORMING SUBDIVISIONS.

A. General.

There exists in the parish lots created legally prior to July 28, 1967 or located in the Bayou Gardens Subdivision in Lacombe or located in the Dove Park Subdivision that do not conform to current zoning district regulations and/or infrastructure standards. These lots are considered legally nonconforming in accordance with **Ch. 500 Nonconformities** of this UDC. Because these lots do not conform to current standards, the sale, construction of structures, or any other type of development activity requires detailed administrative review prior to approval to avoid unintended negative impacts to adjacent properties and existing levels of service provision.

B. Contiguous Substandard Lots Under Common Ownership.

If 2 or more contiguous legal nonconforming lots of records or portions thereof are owned by the same person, then the owner must combine the lots or portions of the lots into one lot that meets current lot requirements by using the parish's subdivision process as set forth in this chapter. If the owner refuses to combine the lots or portions thereof they shall be precluded from:

1. Selling the lots or portions thereof.
2. Constructing a structure, principle or accessory.
3. Placing of fill.
4. Subdividing the lot to a lesser size.

C. Violation of Substandard Lot Provisions.

A violation of any provision of this section (or Sec. 500-2.1) or knowingly providing false information in connection with an application filed pursuant to this section (or Sec. 500-2.1), shall constitute a misdemeanor that is punishable by a fine not to exceed $500.00 per day for each day that the violation continues, imprisonment in the parish jail for not more than 30 days, or both. The parish is also authorized to take any or all legal action it deems necessary to address and remedy any violation of these provisions

Chapter 900 Infrastructure

OUTLINE

Sec. 900-1 Generally.

Sec. 900-2 Lot and Block Standards.

- Sec. 900-2.1 Generally.
- Sec. 900-2.2 Block Standards
- Sec. 900-2.3 Lot Standards.

Sec. 900-3 Streets, Roads, and Access Standards.

- Sec. 900-3.1 Traffic Impact Analysis.
- Sec. 900-3.2 General Planning and Layout Requirements for Streets.
- Sec. 900-3.3 Street Design Requirements.
- Sec. 900-3.4 Construction Requirements for Streets.
- Sec. 900-3.5 Procedures for Street Construction.
- Sec. 900-3.6 Streets, Sampling and Testing Requirements.
- Sec. 900-3.7 Access.
- Sec. 900-3.8 Street Lighting.
- Sec. 900-3.9 Traffic Signs and Control Devices.

Sec. 900-4 Sidewalk Standards.

Sec. 900-5 Bikeways and Trails.

Sec. 900-6 Drainage and Flood Prevention.

- Sec. 900-6.1 Generally.
- Sec. 900-6.2 Drainage System Requirements.
- Sec. 900-6.3 Hydrologic and Hydraulic Analysis and Paving and Drainage Plan.
- Sec. 900-6.4 Retention Ponds.
- Sec. 900-6.5 Placement of Fill.
- Sec. 900-6.6 Construction Requirements for Culverts, Open Ditches, and Storm Drain Systems
- Sec. 900-6.7 Flood Hazard Area Requirements.
- Sec. 900-6.8 Low Impact Development Standards.
- Sec. 900-6.9 Stormwater Quality and Discharge Management (MS4).

Sec. 900-7 Water Systems.

Sec. 900-7.1 Central Water Systems.

Sec. 900-7.2 Connections to Parish System

Sec. 900-7.3 Monitoring.

Sec. 900-7.4 Fire Water Services.

Sec. 900-7.5 Design Criteria for Potable Water Systems.

Sec. 900-7.6 Construction Criteria for Potable Water Systems.

Sec. 900-8 Sanitary Sewerage and Sewerage Treatment Systems.

Sec. 900-8.1 Generally.

Sec. 900-8.2 Connections to Parish System.

Sec. 900-8.3 Monitoring.

Sec. 900-8.4 Required Disposal of Sewerage Effluent.

Sec. 900-8.5 Wastewater Standards Prior to Entering Collection Systems of St. Tammany Parish.

Sec. 900-8.6 Septage and Sludge Development Standard.

Sec. 900-8.7 Design Criteria for Sewerage Systems.

Sec. 900-8.8 Construction Criteria for Sewerage Systems.

Sec. 900-9 Jacking and Boring of Pipe.

SEC. 900-1 GENERALLY.

A. Authority.

The authority of this chapter is as established in **Chapter 900**, **Sec. 900-1B**.

B. Purpose.

The infrastructure standards contained within this chapter are designated for the establishment of minimum requirements for property located within the Parish of St. Tammany and to provide the necessary facilities and services demanded by new development.

C. Applicability.

All subdividers shall prepare proposed subdivision plats in accordance with procedures and submittal requirements in **Chapter 900** of this UDC and in conformance with the development standards and criteria described in this chapter.

SEC. 900-2 LOT AND BLOCK STANDARDS.

SEC. 900-2.1 GENERALLY.

A. Compliance Required.

All lots and blocks created or re-subdivided must meet the minimum lot and block size and dimension standards of this section and the zoning district in which the site is located. If requirements conflict, the more restrictive shall apply.

SEC. 900-2.2 BLOCK STANDARDS

A. Adequate Building Sites Required.

Provisions of adequate building sites suitable to the special needs of the type of land use (residential, commercial, or other) proposed for development shall comply with the minimum standards established in this UDC.

B. Block Lengths.

No residential block shall be longer than 1,500 feet, unless it abuts Lake Pontchartrain, a waterway, an interstate or major arterial, or some other feature that prohibits street connectivity.

SEC 900-2.3 LOT STANDARDS.

A. Remnants Not Allowed.

All lots and blocks created or reconstructed must meet the minimum lot and block size and dimension standards of this section and the zoning district in which the site is located. If requirements conflict, the more restrictive shall apply.

B. Lot and Dimension Requirements.

Lots shall comply with the minimum dimensions established in this UDC in accordance with **Chapter 400 – Zoning** and be calculated exclusive of any public street right-of-way or private drive. Where

minimum dimensions are not established in a zoning district, lots shall connect to central water systems and central sewer systems when available and shall comply with the following:

1. Lots with central sewerage shall have a minimum lot area of 7,500 square feet with a minimum lot frontage of 75 feet and depth of 100 feet.
2. Lots without central sewerage shall have a minimum lot area of 40,000 square feet and a minimum lot frontage of 150 feet and depth of 120 feet.
3. All lots or development sites shall be at least 1 acre in area.

Exhibit 900-2-1 Lot Area and Dimension Requirements.

	Lot Standards		
Criteria	**Area**	**Frontage**	**Depth**
Zoning District	*In accordance with* ***Ch. 400 - Zoning***		
Central Sewerage Provided	7,500	75	100
Central Sewerage Not Provided	40,000	150	120

C. Lot Frontage.

All lots shall front on a public street or private street constructed to or improved to parish standards.

D. Lots Fronting a Cul-de-Sac or Road Having a Curve.

Lots fronting a cul-de-sac or a road having a curve shall comply with the requirements for frontage set forth in **Exhibit 900-2-2**.

Exhibit 900-2-2 Frontage Requirements.

Sewerage Type	**Minimum Required Frontage** **Lot on cul-de–sac**	**Minimum Required Frontage** **Lot on Curve with Radius 180 feet or less**	**Minimum Required Frontage** **Lot on Curve with Radius Greater than 180 feet**
Having Central Sewerage	60	75	75
Not Having Central Sewerage	190	240	120

E. Variation in Front Yard.

Except as permitted elsewhere in this UDC, where the average depth of existing front yards on lots improved with buildings located within 100 feet, measured from the outer corners of the front property line of the subject property on both sides of the property and of the street, within the same zoning district, is less than the minimum required front yard, the front yard on the subject property may be the average of the of the existing yards; however, no front yard shall be less than 10 feet. The front yard setbacks of the properties within 100 feet, as measured from the outer corners of the subject property's front property line, shall be provided by the subject property owner or applicant.

F. Lot Lines.

1. All lots, so far as practical, shall have side lot lines at right angles to straight street lines or radial to curved street lines. Unusual or odd-shaped lots having boundary lines that intersect at extreme angles shall be avoided.
2. For interior lots, the lot line common to the street right-of-way line shall be the front line. All lots shall be arranged so that the rear line does not abut the side of an adjacent lot.

G. Lot Orientation.

1. *General*. For interior lots, the lot line common to the street right-of-way line shall be the front line. All lots shall be arranged so that the rear line does not abut the side of an adjacent lot.
2. *Corner lots*. The lot frontage shall bear the official municipal address in accordance with provisions for survey and street address in this UDC.
3. *Through lots or double frontage lots*. Lots with double frontage (excluding alleyways) should be avoided. Both lot frontages shall be front lines for setback purposes. The 911 Communications District shall determine which frontage must bear the official municipal address, and the address shall be posted on the building elevation that corresponds to the frontage that is assigned the official address, in accordance with provisions for survey and street address in this UDC.
4. *Lot remnants*. No lot or parcel shall be created that fails to meet the minimum standards of the applicable zoning district and this UDC, except pursuant to a PUD or Planned Development that provides for the perpetual maintenance of such remnants.

H. Resident Number and Mailing Address.

All lots, in addition to a lot number, will be assigned a resident number which shall become the permanent mailing address. The applicant shall coordinate addresses with the parish 911 addressing office.

I. Flag Lots

1. A flag lot refers to a lot configuration where a standard lot is connected to the public right-of-way by a strip of land that fulfills minimum requirements for access and utilities, as illustrated in **Exhibit 900-2-3**.

Exhibit 900-2-3 Flag Lot Configuration.

a. *Minimum area, open space, and dimension requirements of the 'flag' portion of the lot.* The minimum area, open space, and dimension requirements (including but not limited to minimum lot width, setbacks, front and rear lot line requirements) of the 'flag' or standard lot, not including the area of the access strip or driveway, shall be consistent with the minimum lot size requirements for the zoning district in which the property is located.

b. *Requirements for the 'pole' portion of the flag lot.* The minimum lot width on the "pole" portion of the lot is 30 feet. The maximum lot width on the "pole" portion of the lot is 60 feet.

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 Greenspace must be within 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 along the roadway.
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 along the roadway.

6. At least one quarter of all required Greenspace must be dedicated to supporting residents' 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	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	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+	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 **600-3-19 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

SEC. 900-3 STREETS, ROADS, AND ACCESS STANDARDS.

SEC. 900-3.1 TRAFFIC IMPACT ANALYSIS.

A. Purpose and Intent.

The purpose and intent of this section is to protect the health, safety and welfare of the citizens and visitors of St. Tammany Parish by ensuring the provision of safe and adequate roadway facilities. The provisions of this article establish requirements for transportation studies that provide information on traffic projected to be generated by proposed developments. It is the further intent of this article to establish requirements for the identification of any potential traffic operational problems or concerns, and to establish requirements for the identification of mitigation measures and requirements for the implementation of those mitigation measures.

1. Developments seeking access to state roadways where a review of a traffic impact study is performed by Louisiana Department of Transportation and Development (LADOTD) are not exempt from the requirements in this policy.
2. Applicants seeking direct access to a state highway, or local road with an access point within 0.25 mile of a state highway, shall comply with the requirements of this section and the requirements of Louisiana Administrative Code Title 70, Chapter 11 – Traffic Impact Policy for New Access Requests Affecting State Highways.

B. When Required.

A transportation impact analysis (TIA) shall be required for all changes of use, subdivisions or developments when the following projected peak hour trip threshold levels are met or exceeded. In the event that alternative threshold levels are specified, the more restrictive shall prevail.

1. The parish has the right in the administrative review process to exempt a development from the required TIA if any of the following conditions are satisfied, unless required by the subdivision procedures.
    a. For developments with access connection to only right-of-way controlled by the State of Louisiana Department of Transportation and Development (LADOTD) and an access permit has been approved by LADOTD. Applicant shall be responsible for requesting the waiver from the Department of Engineering through written request and for providing a copy of the approved LADOTD access permit.
    b. If the change in use or expansion of an existing development has a trip generation less than or equal to the existing use. Applicant shall be responsible for requesting the waiver from the Department of Engineering through written request and for providing documentation demonstrating current and proposed trips generated from development.
    c. *Developments where use of property generates less than 50 peak hour trips*. Applicant shall be responsible for requesting the waiver from the Department of Engineering through written request and for providing documentation demonstrating current and proposed trips generated from development.

Exhibit 900-3-1 Traffic Impact Analysis Thresholds.

Peak Hour Trips Generated by Development at Full Development	TIA Threshold
The Proposed Development Generates less than 100 (<100) peak hour trips, either AM or PM, whichever is greater	Threshold 1
The Proposed Development results in greater than 100 (>100) and less than 400 (<400) peak hour trips, either AM or PM, whichever is greater	Threshold 2
The Proposed development results in greater than 400 (>400) and/or including drive – through operations	Threshold 3

2. The peak hour trips shall not be the only factor in the determination of the analysis that will be required. Though not generally required, at the discretion of the Department of Engineering or the Planning and Zoning Commission, other items which significantly influence the traffic movements or safety may require a higher level of study. These include but are not limited to the following:

    a. Areas with a high amount of traffic accidents.

    b. Areas with inadequate sight distance.

    c. Areas where there are currently high traffic volumes on surrounding roads that may affect movement to and from the proposed development.

    d. The development will be located in an area that is currently undergoing substantial growth.

    e. The development will be located in an area that is currently experiencing extreme problems with traffic congestion.

3. Expansion of an existing project shall also be subject to the requirements of this section. When determining whether the project meets the threshold, trips from the existing land use shall be included in the trips that are considered "produced" by the project. If the sum of previous and projected trips is more than the threshold identified in **Exhibit 900-3-1** above then the Department of Engineering shall require the applicant to prepare a TIA.

4. Based on the results of the administrative review of the proposed project the Department of Engineering has the authority to require traffic mitigation measures, even if a formal TIA is not required.

5. The applicant shall meet all applicable requirements found in this UDC. Additionally, the Department of Engineering shall have the authority to require additional improvements or ingress/egress points above the current parish standards if the Director determines based on the TIA or the administrative review that such measures are necessary for health and safety.

C. Procedures.

1. The applicant shall submit as a part of the application the number of trips to be generated by the proposed development, calculated as per the requirements of this section.
2. If a TIA is required for a project pursuant to the provisions of this UDC the Applicant shall employ a licensed professional engineer registered in the State of Louisiana with experience in traffic engineering submitted by the Applicant to prepare, sign, and seal the TIA in conformance with these regulations.
3. The Applicant shall be solely responsible to bear all costs of employing said engineer and payment of all fees per the parish fee schedule.
4. The TIA shall be submitted along with the Concept Plan application. In the event that a TIA is required but a Concept Plan application is not required, the TIA shall be submitted along with the building permit application.
5. In no instance shall a building permit be issued for a development that is subject to the TIA requirements of this article prior to the submission and approval of the TIA.

D. Fees.

A review fee will be assessed on every applicant that is required to submit a TIA for this service. This fee shall consist of a $500.00 submittal fee.

E. Building Permit.

When applicable, a building permit or work order will not be issued until:

1. An approved TIA considering all proposed development shows little or no impact on existing traffic conditions.
2. A mitigation proposal developed based upon an approved TIA has been accepted by the Department of Engineering and the Planning and Zoning Commission.

F. Mitigation, General.

1. When applicable, A certificate of occupancy will not be issued until all mitigation measures identified in the approved TIA have been constructed and accepted by the Department of Engineering and the Planning and Zoning Commission.
2. Mitigation shall also be in coordination with the most recent 2040 Comprehensive Plan to benefit the area affected, as well as the parish's 5-year infrastructure plan.
3. Prior to approval, the applicant shall verify with the Department of Engineering whether the 2040 Comprehensive Plan or ten-year infrastructure plan proposed route or improvement will affect the subject property. If so, the applicant must consult with the Department of Engineering to coordinate planning for sufficient access. The most recent map outlining the 2040 Comprehensive Plan and the 5-year infrastructure plan can be obtained from the Department of Engineering.
4. When applicable, construction of mitigation shall not begin until the TIA and mitigation proposals contained within have been accepted by the Department of Engineering and the Planning and Zoning Commission.

G. Documentation.

The TIA report shall be prepared documenting the study, the data used, the findings, and the recommendations of the study. The TIA will be reviewed by both the Department of Engineering and the Planning and Zoning Commission. If either the Department of Engineering or the Planning Commission determines that the TIA is inadequate or not in accordance with this section, the applicant shall be required to supplement or modify the TIA to address any deficiencies.

H. TIA Contents and Format.

1. The contents of a TIA, as well as the TIA study area radius shall vary depending on the site and prevailing conditions. Content requirements, including the study area radius, shall be established by the applicant and approved by the Department of Engineering prior to the submission of the TIA. The applicants licensed professional engineer registered in the State of Louisiana, prior to initiation of the study, shall determine the study area radius for the TIA. Such radius shall be subject to the approval of the Department of Engineering. Such requirements shall address site, project, and corridor level traffic and transportation issues. Each TIA submitted must take into account all other proposed developments in the study area (all developments for which a Concept Plan application or a PUD application has been submitted). This information shall be obtained from the Department of Engineering.
2. TIA's shall include the following information:
    a. *Threshold 1*. When the proposed development results in less than 100 peak hour trips, either AM or PM (whichever is greater) the applicant shall include in the TIA:
        i. Proposed trip generation and distribution with source of information; and
        ii. Sight distance evaluation at proposed driveway locations.
    b. *Threshold 2:* When the proposed development results in greater than 100 and less than 400 peak hour trips, either AM or PM (whichever is greater) the applicant shall submit:
        i. Proposed trip generation and distribution with source of information;
        ii. Sight distance evaluation at proposed driveway locations:
        iii. Capacity analysis for existing and proposed conditions at intersections within the study area;
        iv. Capacity analysis for proposed conditions at the development driveways;
        v. Left turn lane, right turn lane and signal warrants at the development driveways; and
        vi. Recommendations for mitigating improvements to maintain or improve the existing Level-of-Service, as well as recommendations for driveway locations and configurations.
    c. *Threshold 3:* When the proposed development results in greater than 400 peak hour trips, either AM or PM the applicant shall submit:
        i. Proposed trip generation and distribution with source of information;
        ii. Sight distance evaluation at proposed driveway locations;
        iii. Capacity analysis for existing and proposed conditions at intersections within the study area established during the Traffic Scoping Meeting;

iv. Capacity analysis for proposed conditions at the development driveways;

v. Left turn lane, right turn lane and signal warrants at the development driveways;

vi. Recommendations for mitigating improvements to maintain or improve the existing Level-of- Service, as well as recommendations for driveway locations and configurations.

vii. Summary of the crash history within the study area; and

viii. Review of crash reports and provide recommendations to improve safety. lots and blocks created or reconstructed must meet the minimum lot and block size and dimension standards of this section and the zoning district in which the site is located. If requirements conflict, the more restrictive shall apply.

3. Each TIA study shall be prepared in the following format:

a. *Description of TIA study area.* The description shall specify the boundary of study area and count and analysis sites. A site location map shall be provided. The map shall include roadways that allow access to the site and are included in the study area.

b. *Description of the project*. This description shall include the size of the parcel, general terrain features, access to the site, anticipated completion date, and the existing and proposed uses of the site (including phasing). In addition, the square footage of each use or number and size of units proposed shall be specified. A figure (Site Plan) that shows the site development as proposed shall also be included in the report.

c. *Existing conditions*. The existing conditions in the vicinity of the project shall be discussed, including a description of the area to be affected by the development. A field inventory of the site and study area shall be conducted. Existing traffic volumes, traffic controls, and geometrics (number of lanes, intersection configurations, etc.) shall be described in detail. This data shall be depicted graphically.

d. *Existing traffic volumes within TIA study area.* Average daily traffic counts shall be current (less than one year old from the T.I.A. submittal date). The applicant shall contact the Department of Engineering to obtain current available counts. If current data is not available, the applicant will be required to perform the counts. Peak hour counts shall be conducted at study area intersections during peak hours as determined by the existing roadway counts and approved by the Department of Engineering. These counts shall show all turning movements. The counts shall be conducted during the school year (September through May) and during weeks that have no major school holidays. (These holidays shall include, but not be exclusive to, Thanksgiving, Christmas Break, Spring Break, Mardi Gras, Labor Day, and exam weeks.) The Department of Engineering may be contacted for approval of the planned count dates.

e. *Trip generation estimates and design hour traffic volumes*. The calculation of traffic volumes used to determine impacts of the development shall be based on the maximum land use intensity allowed under the existing (or proposed) zoning ordinance.

f. *Trip distribution and traffic assignments*. Traffic generated by the site must be distributed and assigned to the roadway network in order to determine the project's impact. The direction a vehicle will take to access or leave the project site is known as trip distribution. Traffic assignment refers to the actual routes taken by project traffic to and from the site. The methodology and assumptions which are used in the determination of trip distribution and

traffic assignments shall be described. In the case of projects with several phases to take place over several years, the trip distribution and traffic assignment shall be estimated for the completion of each phase.

g. *Projected traffic volumes within the TIA study area*. Project generated and distributed traffic shall be estimated for all intersections in the study area, including any proposed site access driveways and must include a section outlining where turn lane warrants are required. The projected counts will represent the same peak hours that were used for the existing traffic volume counts and will show all turning movements. The trip generations from all other proposed developments in the study area shall also be taken into account. This information shall be obtained by the Department of Engineering. The growth rate percentage to be used for the study area shall also be established by the Department of Engineering.

h. *Capacity analysis*. Capacity analyses provide an indication of how well the study area intersections serve existing and future traffic demands. A description of the methodology and level of service (LOS) definitions shall be included within the TIA. For existing, background and future conditions, LOS at all study intersections, inclusive of the project driveway, shall be calculated for signalized and unsignalized intersections. The other proposed developments in the study area shall also be taken into account. An overall LOS "D" shall be considered acceptable for signalized intersections within the parish. For unsignalized intersections, the LOS for the critical movement shall be at LOS "D" or above. In the case where the existing level of service (LOS) is below "D", the mitigation efforts shall improve the LOS to "D" or above.

i. *Volume to capacity (V/C)* and average stopped delay must also be presented for both signalized and unsignalized intersections (including 95% queuing length and unserviced demands). To assess quality of flow, roadway capacity analyses are required under the following conditions: existing, no build (per project phase), build (per project phase), and future(total build out).

j. *Traffic Accidents*. Three years of the most current accident data shall be obtained for intersections within the study area. This data shall be depicted in tabular form along with a brief description at each critical location. The applicant may contact the Department of Engineering to obtain contact information for the purpose of collecting this data.

k. *Traffic improvements*. Unsignalized intersections experiencing significant deficiencies (delays) shall be evaluated for potential signalization or roundabout improvements. Results of these analyses shall be discussed, and recommendations presented. Any planned mitigation, inclusive of roadway improvements, to be completed within the study area shall be identified and discussed.

l. *Conclusions.* This section of the traffic study shall summarize the required improvements and the proposed mitigation measures. This shall include, but not limited to:

   i. Existing and future LOS results;

   ii. Proposed mitigation inclusive of all proposed roadway improvements; and

   iii. Resultant LOS with proposed mitigation in place.

m. *Summary, Findings and Recommendations.* Mitigation measures shall be discussed in this section. This includes identifying the improvement measures necessary to minimize the impact of the project/development on the transportation system. The study area intersections shall be mitigated at a minimum to operate better than or equal to the "No Build" case, based on the calculated V/C and average stopped delay. In the case where the existing level of service (LOS) is below "D," the mitigation efforts shall improve the LOS to "D" or above.

I. Trip Generation Rates.

To determine whether the requirements of this section are applicable to the proposed project and for the purpose of preparing required transportation impact analyses, applicants shall use the trip rates and methodology contained in the most recent edition of the Institute of Transportation Engineers' (ITE) trip generation manual.

J. Actions Based on the TIA.

1. A proposed development which is subject to the TIA requirements of this section shall be disapproved when the results of the required TIA demonstrate that the proposed project will overburden the roadway system or cause a reduction in service of affected roadways below the adopted level of service (LOS) "D." In the case where the existing level of service (LOS) is below "D", the mitigation efforts shall improve the LOS to "D" or above. An applicant, in coordination with the Department of Engineering, may modify the development proposal to minimize the identified traffic-related impacts. Mitigation may include, but shall not be limited to:

   a. Dedication of additional right of way;

   b. Rerouting of traffic and proposed access points serving the proposed project;

   c. Participation in funding transportation facilities, including signals and intersection improvements;

   d. Traffic signal timing and/or phasing adjustments (with coordination and approval from the owner of the signal);

   e. Restriping or reconfiguration of intersections;

   f. Adding additional intersection through or turn lanes;

   g. Installation of a signal, installation of a roundabout; or

   h. Any other recommendations by the Department of Engineering upon review and analysis of the TIA.

2. Applicants will assume the full and sole responsibility for the cost and implementation of all identified improvements which mitigate the traffic impact of their proposed development, unless funding can be provided through any grant mechanism.

3. If a traffic mitigation is part of an approved transportation impact study, all approved traffic improvements must be implemented prior to receipt of an occupancy Certificate or As Built Plan approval, whichever is appropriate, unless otherwise provided for as part of the approved TIA and coordinated with the parish.

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

A. Arrangement.

The arrangement of streets shall be structured to enable:

1. The continuation of the existing streets in adjoining areas.
2. All street intersections and street widths shall be safe for traffic.
3. Offset streets shall be avoided. Minimum offsets shall be at least 125 feet between the center lines of two opposing offset streets.
4. All lots within new subdivisions must have either a public or private street or road frontage constructed for the full lot frontage in accordance with the provisions as established within this section.
5. Any newly constructed drive, road or street located in a Critical Drainage Area shall be constructed at in a manner that enables safe use of streets under a 50-year flood design standard. Exemptions may be granted by the Department of Engineering in coastal zoned areas when supported by engineering studies that constructing the road to BFE would cause adverse impacts to adjacent land.
6. Subdivision entrance and exit ways.
    a. *Purpose and minimum standard.* To ensure safe and efficient traffic flow, subdivisions with more than 100 lots shall have at least 2 ingress and 2 egress points providing vehicular access to an existing public street.
    b. *Limited exceptions.* Exceptions to this standard may be provided by the Planning and Zoning Commission upon determination that an additional entrance may pose a significant safety hazard or if the Louisiana Department of Transportation and Development determines otherwise in writing.
    c. Minimum design standards.
        i. The entrance and exit points must be designed with a median at least 6 feet wide, 100 feet deep, and having a minimum 3-foot radius on each end.
        ii. The median shall be constructed of a 5-inch high, 8-inch-wide curb compatible with adjacent public street material and planted with seed, sod, or other living landscape materials.
7. Multi-Family entrance and exit ways.
    a. *Purpose and minimum standard.* To ensure safe and efficient traffic flow, multi-family developments with more than 100 units shall have at least 1 ingress and egress point, and 1 additional one-way drive providing vehicular access to an existing public street.
    b. *Limited exceptions.* Exceptions to this standard may be provided by the Board of Adjustments upon determination that an additional entrance may pose a significant safety

hazard or if the Louisiana Department of Transportation and Development determines otherwise in writing.

B. Limited Access Roads.

In special cases, where in the opinion of the Planning Commission, the requirements of safety demand, especially where subdivisions front on heavily traveled thoroughfares; such thoroughfares may be designated as limited access roads. In such cases, local traffic streets shall be required adjoining and paralleling the thoroughfares with access thereto at specified intervals only. In no case will lots be positioned with direct access onto a limited access roadway or State Highway without the permission of the Louisiana Department of Transportation and Development.

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.

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.

    b. *Length.* A street terminated by a cul-de-sac shall be no longer than 700 feet in length.

    c. *Signage*. The entrance to a street terminated by an approved turnaround shall be posted with a sign stating "No Outlet."

    d. *Waiver.* The Planning Commission has the authority to waive the minimum design standards for streets terminated by a turnaround only when it is deemed reasonable and compatible with topography, aesthetics, planning, development, or need.

    e. *Landscape Islands.* Curbed or uncurbed landscape islands shall not be permitted within any cul-de-sac.

Exhibit 900-3-3 Minimum Dimensional Requirement for Cul-De-Sac.

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.

Exhibit 900-3-5 Minimum Required Right-of-Way for Uncurbed Roadway.

2. *Boulevards or Avenues*. Boulevards or avenues in any subdivision shall have a minimum right – of way not less than 80 feet wide.

3. *Connection to Existing Streets*. Streets that are obviously in alignment with others already existing shall bear the names of the existing streets.

4. *Street Names*. Duplication of street names must be avoided. In no case shall there be a duplication of a street or road name within a fire protection district or of new street names within any of the municipalities of the parish.

5. *Street Sign*. A uniform street sign system marking each street intersection must be installed by the applicant prior to obtaining As Built Plan approval, in accordance with the specifications referenced to within this article.

6. *Traffic Control Signs*. Traffic-control signs will be installed by the applicant, prior to obtaining As Built Plan approval and be in conformance with the requirements of this code. The applicant shall be responsible for the maintenance of all streets, drainage ditches and associated infrastructure until all improvements have been completed and until the associated Warranty Obligation is released.

SEC. 900-3.3 STREET DESIGN REQUIREMENTS.

A. Purpose.

The purpose of this section is to provide roadway design and construction standards to serve as a guide for acceptance of new roadways that will be private or dedicated to the public and placed into the parish roadway system for maintenance. It also provides guidelines for acceptance of existing private roadways into the roadway system.

B. Functional Classification.

Unless otherwise provided for within this **c**ode, the functional classification for existing roadways shall be determined by the Department of Engineering. The Department of Engineering shall utilize the latest version of the Statewide Highway Functional Classification Maps prepared by the Louisiana Department of Transportation and Development, Office of Multimodal Planning in cooperation with the U.S. Department of Transportation Federal Highway Administration.

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).

2. *For Existing or Proposed Roadways with AADT greater than 400*. All horizontal and vertical geometry for local streets shall meet the American Association of State Highway and Transportation Officials (AASHTO) “A Policy on Geometric Design of Highways and Streets” latest edition, as modified by the Louisiana Department of Transportation and Development Road Design Manual.

3. *Design Speed.* The applicant shall utilize design criteria for a minimum design speed of 25 miles per hour. Horizontal and vertical geometry for collector streets shall meet the AASHTO “A Policy on Geometric Design of Highways and Streets” latest edition, criteria for a design speed within the range of 30 mph to 45 mph as determined by the Department of Engineering.

4. *Minimum Requirements Horizontal Curves.* In no case shall a horizontal curve have a radius less than 200 feet. Tangent distance between reverse curves shall be 100 feet minimum. Horizontal curves shall be designed to provide for proper stopping sight and passing sight distance for the design speed of the roadway. Horizontal curves shall be circular curves. Compound and spiral curves shall be prohibited.

5. *Superelevation.* Superelevation is permitted for roadway design. Superelevation shall be limited to 4% for all roadways.

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.

      i. *Curbed Roadways (Curb and gutter bottom).* Roadways with curb and gutter drainage shall have a minimum longitudinal grade of 0.35%.

      ii. *Uncurbed Roadways.* Roadways with open ditch drainage shall not be required to maintain a minimum longitudinal slope. Ditch grades for all roadside ditches shall be greater than 0.1% in all cases.

      iii. *Inlets*. Inlets shall be spaced as required to meet drainage design criteria specified within this code.

   b. *Cross Slope*. Except where superelevation is required, the minimum cross slope shall be 1.5% towards the edge of the roadway and shall not exceed 2.5% from the edge of the roadway. Designs which provide drainage by providing a downhill slope from the edge of the roadway to the centerline to provide drainage shall be prohibited.

   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.

   d. *Minimum width requirements.* The following figures illustrate minimum width requirements and embankment design requirements for various roadway types:

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

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

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

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

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

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

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

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

Exhibit 900-3-15 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).

D. Pavement Design, General.

1. *Methodology*. Applicants shall design pavement sections utilizing the general methodology prescribed within this section. Applicants may provide Portland cement concrete (rigid) or asphaltic concrete (flexible) pavements designed and constructed in accordance with the requirements of this code.

2. *Design Period*. The design period is the time from the original construction to a terminal condition for a pavement. The design period for all roadways shall be 20 years.

3. *Traffic Forecasting for Pavement Design*. The applicant shall provide an estimate of the traffic volume for the design life of the proposed roadway prepared by a professional engineer registered in the State of Louisiana. The traffic forecast shall include:

    a. Estimated Two Way Traffic (Average Daily Traffic)

    b. Estimated Percent of Trucks in Design Direction.

    c. Number of Lanes in Design Direction.

    d. Percent of All Trucks in Design Lane.

    e. Percent Trucks in Design Direction.

    f. Estimate of Percent of ADT for FHWA Vehicle Classes 1 through 13, inclusive.

    g. Estimated Annual percent Growth.

h. Estimated Annual percent Growth for Trucks.

i. Accumulated 18-kip ESALs for Performance Period for FHWA Vehicle Classes 1 through 13, inclusive.

4. Accumulated 18-kip ESALS for Performance Period for each FHWA Vehicle Class shall be calculated from the following equation:

$$\boldsymbol{ESAL, Vehicle\ Class} = (\boldsymbol{ADT_{Vehicle\ Class}})\,(\boldsymbol{T})(\boldsymbol{A})(\boldsymbol{G})(\boldsymbol{D})(\boldsymbol{L})(\mathbf{365})(\boldsymbol{Y})$$

5. The total ESAL for the Performance Period shall be calculated from the following equation:

$$\boldsymbol{ESAL, Total} = \sum_{\boldsymbol{i}}^{\boldsymbol{n}} \boldsymbol{ESAL, Vehicle\ Class, i} + \ldots + \boldsymbol{ESAL, Vehicle\ Class, n}$$

6. *Minimum ESAL Loadings for Various Roadways and Pavements.* Pavement sections shall be designed for the accumulated ESALS calculated in the traffic forecast or the number of ESAL's contained below, whichever is greater.

Exhibit 900-3-17 Minimum ESAL Loadings for Various Roadways.

Type of Roadway	Minimum Design ESAL for Pavement Loading
Residential Streets, Rural Farm and Residential Roads	50,000
Urban Minor Collector Streets, Urban Minor Collector Roads	100,000
Urban Minor Arterial and Light Industrial Streets, Rural Major Collector and Minor Arterial Highways	1,000,000
Urban or Rural Principal Roads	3,000,000
Other as directed per findings of the Traffic Study	

7. *Design Values.* The following design values are to be utilized for the determination of required ESALs for pavement design:

Exhibit 900-3-18 ESAL Design Values (ACP).

Design Variable	Required Value
Growth Factor, G	1.5, compounded annually for the period of analysis or the growth factor as determined by the RPC or a comparable standard.
Lane Distribution Factor, L	1.0 where traffic counts or forecasts are bi – directional, 0.5 where traffic counts are not bi – directional
Equivalency Factor, A	Per Tables
No. of Years for Analysis, Y	20 minimum
Truck Factor, T	1

Flexible Pavement Equivalency Factors – Flexible Pavement (Asphalt Concrete Pavement)		
FHWA Equivalency Class	**Description**	**Required Equivalency Factor**
1	Motorcycles	0.0005
2	Passenger Cars	0.0005
3	Other Two Axle Single Unit Vehicles	0.0188
4	Buses	0.1932
5	Two Axle, Six – Tire Single Unit Trucks	0.1932
6	Three Axle, Single Unit Trucks	0.4095
7	Four or More Axle Single Unit Trucks	0.4095
8	Four or Less Axle Single Trailer Trucks	0.8814
9	Five Axle Single Trailer Trucks	1.1000
10	Six or More Axle Single Trailer Trucks	1.4500
11	Five or Less Axle Multi Trailer Trucks	1.8400
12	Six Axle Multi Trailer Trucks	1.8400
13	Seven or More Axle Multi Trailer Trucks	1.8400

Exhibit 900-3-19 ESAL Design Values (PCCP).

Rigid Pavement Equivalency Factors – Rigid Pavement (Portland Cement Concrete Pavement)		
FHWA Equivalency Class	**Description**	**Required Equivalency Factor**
1	Motorcycles	0.0004
2	Passenger Cars	0.0004
3	Other Two Axle Single Unit Vehicles	0.0173
4	Buses	0.1904
5	Two Axle, Six – Tire Single Unit Trucks	0.1904
6	Three Axle, Single Unit Trucks	0.5934
7	Four or More Axle Single Unit Trucks	0.5934
8	Four or Less Axle Single Trailer Trucks	1.022
9	Five Axle Single Trailer Trucks	1.7901
10	Six or More Axle Single Trailer Trucks	2.8730
11	Five or Less Axle Multi Trailer Trucks	1.8400
12	Six Axle Multi Trailer Trucks	1.8400
13	Seven or More Axle Multi Trailer Trucks	1.8400

E. Pavement Design, Flexible Pavement (Asphalt Concrete Pavement (ACP)).

1. When providing flexible pavement, applicant shall design the pavement using the traffic forecast for pavement design and design the pavement utilizing the flexible pavement methodology contained within the Louisiana Department of Transportation and Development Pavement Design Guide (13), Chapter 6, Flexible Pavement Design.

2. *Methodology*. The applicant shall provide a pavement design with a design structural number which exceeds the required structural number as determined utilizing the equation below. Inputs required are depicted within the Table below:

$$\log_{10} W_{18} = Z_R S_o + 9.36 * \log_{10}(SN+1) - 0.20 + \frac{\log_{10}\left(\frac{PSI}{4.2-1.5}\right)}{0.40 + \frac{1094}{(SN+1)^{5.19}}} + 2.32 * \log_{10} M_R - 8.07$$

Exhibit 900-3-20 Flexible Pavement Design Values.

Design Variable	Required Value
Performance/Design Period	20 Years
Traffic (Expressed in 18 Kip Equivalent Single Axle Loads, ESAL over design period)	Computed as prescribed by UDC or traffic study
Reliability Level, Zr	97
Serviceability Index, Initial	4.0
Serviceability Index, Final	2.0
Delta PSI	2.0
Overall Standard Deviation, So	0.47
Effective Soil Resilient Modulus, Mr	As determined by applicant's geotechnical investigation.
Layer Coefficients, SN/Inch	As provided for further herein
Drainage Coefficient, Cd	0.90

3. *Calculation of Structural Number of Proposed Pavement Section*. Design Structural Number of the proposed pavement section shall be calculated utilizing the following equation:

$$\boldsymbol{SN = a_1D_1 + a_2D_2 + a_3D_3}$$

4. *Acceptable Design Values*. Design values to be utilized for layer coefficients for design of Flexible Pavement are as follows:

Exhibit 900-3-21 Flexible Pavement Acceptable Design Values.

Layer Material	Layer Coefficient, SN/Inch
Superpave Asphalt Concrete Pavement	0.44
Crushed Stone, Crushed Slag, or Recycled Portland Cement Concrete Base Course	0.14
Soil Cement (Stabilized) Base Course	0.14
Soil Cement (Treated) Base Course	0.10
Superpave Asphalt Concrete Base Course	0.33
Soil Cement or Crushed Stone Subbase Course	0.14

5. *Minimum Typical Section.* The minimum typical section for any asphaltic concrete street or roadway shall consist of 4 inches of Superpave asphaltic concrete with 12 inches of base course or 10 inches of soil cement with appropriate treatment to prevent cracking placed over 12 inches of AASTHO A-4 (or better) fill placed over a proof rolled subgrade, all furnished, placed, compacted, and finished in accordance with the requirements of this code.

6. *Asphalt Mixture Requirements.* Asphalt mixtures shall be a Superpave asphaltic concrete mixture which shall be produced, transported, and placed in accordance with the requirements of the Louisiana Standard Specifications for Roads and Bridges and the Louisiana Department of Transportation and Development "Application of Quality Assurance Specifications for Asphalt Concrete Mixtures", and the requirements for street construction contained within this UDC.

F. Pavement Design, Rigid Pavement (Portland Cement Concrete Pavement (ACP)).

1. When providing rigid pavement, applicant shall design the pavement using the traffic forecast for pavement design and design the pavement utilizing the flexible pavement methodology contained within the Louisiana Department of Transportation and Development Pavement Design Guide (13), Chapter 7, Rigid Pavement Design.

2. *Methodology.* The applicant shall provide a pavement design with a design thickness which exceeds the required thickness as determined utilizing the equation below. Inputs required are depicted within the Table below:

$$\log_{10} W_{18} = Z_R S_o + 7.35 * \log_{10}(D+1) - 0.06 + \frac{\log_{10}\left(\frac{PSI}{4.2-1.5}\right)}{1+\frac{1.634*10^7}{(D+1)^{8.46}}} + (4.22 - 0.32P_t) * \log_{10}\frac{S'_c C_d [D^{0.75} - 1.132]}{215.63 * J * \left[D^{0.75} - \frac{18.42}{\left(\frac{E_c}{K}\right)^{0.25}}\right]}$$

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

Design Variable	Required Value
Performance/Design Period	20 Years
Traffic (Expressed in 18 Kip Equivalent Single Axle Loads, ESAL over design period)	Computed as prescribed by Code
Reliability Level, Zr	97
Serviceability Index, Initial	4.0
Serviceability Index, Final	2.0
Delta PSI	2.0
Overall Standard Deviation, So	0.37
Modulus of Rupture, S'c	600 PSI
Elastic Modulus of Concrete	4.2×10^6 PSI
Drainage Coefficient, Cd	0.9
Load Transfer Coefficient	2.5
Mean Effective k value	As determined by applicant's geotechnical investigation.

3. *Minimum Typical Section.* The minimum typical section for any Portland cement concrete pavement street or roadway shall be 6 inches of Portland cement concrete with 12 inches of AASHTO A-3 or better base material or 10 inches of soil cement over a proof rolled subgrade, all furnished, placed, compacted, and finished in accordance with the requirements of this code.

4. *Portland Cement Concrete Pavement Mixture Requirements.* Portland cement concrete mixtures shall be a Type B, D, or E Portland cement concrete mixture which shall be produced, transported, and placed, finished, and cured in accordance with the requirements of the Louisiana Department of Transportation and Development "Application of Quality Assurance Specifications for Portland Cement Concrete Pavement and Structures" and the requirements of this code.

5. *Jointing Requirements.*

    a. *Expansion Joints.* At a minimum, concrete pavements shall be provided with doweled expansion joints at all intersections and headers and at intervals not to exceed 100 feet.

    b. *Contraction Joints*. Contraction joints shall be provided at intervals not to exceed 20 feet but not less than 10 feet.

    c. *Longitudinal Joints.* Longitudinal joints shall be provided at all split slab construction locations.

    d. Jointing requirements shall be as illustrated on the current edition of the Louisiana Department of Transportation and Development Standard Plan CP-01.

G. Curbs and Gutters for Streets.

1. *Rigid Pavement (Portland Cement Concrete Pavement).* Curb and gutter streets for asphalt concrete pavement streets shall be constructed of Portland cement concrete conforming to the dimensions illustrated in **Exhibit 900-3-23**.

Exhibit 900-3-23 Requirements for Curbs on Portland Cement Concrete Streets.

2. *Flexible Pavement (Asphalt Concrete Streets).* Curb and gutter streets for asphalt concrete pavement streets shall be a combination curb and gutter bottom constructed of Portland cement concrete conforming to the dimensions illustrated in **Exhibit 900-3-24**.

Exhibit 900-3-24 Requirements for Curbs on Asphalt Concrete Streets.

3. *Barrier Curb*. Barrier curbs shall be provided at all intersections and all medians.
4. *Depressed Curb.* The applicant may provide depressed curb or rollover/mountable curb at driveways.
5. *Rollover / Mountable Curb.* Rollover curb shall be provided on all streets except where barrier curb is required.
6. Slip-form paver with monolithic curb.

H. Procedure for Approval, New Roadways Built by Applicants and Remain Private or Accepted into the Parish Roadway System.

1. Upon approval of Final Plat and Construction Plan by the parish Planning and Zoning Commission, a geotechnical investigation, including a pavement design, shall be conducted by a licensed engineering firm registered in the State of Louisiana and retained by the applicant. The geotechnical report shall be submitted to the Department of Engineering for review and approval.
2. The subsurface soil investigation shall have an adequate scope to sufficiently design the roadway embankment. The scope of the subsurface soil survey shall include, but not be limited to, the following:
    a. Soil borings shall be drilled to a depth of 6 feet at 500-foot intervals and not less than three borings per roadway section. At a minimum, the borings shall indicate the various soil stratifications and groundwater elevation.
    b. Laboratory testing shall be conducted on selected samples, including, but not limited to, moisture content, unconfined compressive strength, Atterberg limits determination and percent fines. Other laboratory testing and analysis, such as consolidation tests and embankment stability analysis for high fill areas, shall be performed, if necessary, at the discretion of the applicant's licensed professional engineer registered in the State of Louisiana and the Department of Engineering.

c. The pavement design shall be based on the geotechnical investigation field data and laboratory test results, as well as a projected average daily traffic which includes the traffic resulting from the complete development of all land to be served by the subject roadway, including traffic forecast to be generated by the development, both internal and external to the development under consideration and in accordance with the pavement design requirements of this UDC.

I. Procedure for Approval, Parish Acceptance of Private Roadway, Requirements for Accepting an Existing or Recently Constructed Private Roadway into the Parish Roadway System.

1. Should an existing or recently built private roadway be considered for inclusion in the parish roadway system, the following geotechnical investigation shall be conducted by the applicant's licensed professional engineer registered in the State of Louisiana to verify compliance with the parish roadway design standards. This includes, but is not limited to, verification of pavement thickness as well as type and thickness of roadway base and sub-base.

   a. *Roadway cores*. Roadway cores shall be obtained at 500-foot intervals.

      i. *For rigid pavement*. The thickness shall be recorded and the compressive strength of the concrete shall be tested on the pavement cores for compliance with the parish roadway design requirements.

      ii. *For flexible pavement.* The thickness and density of the pavement cores shall be verified for compliance with the roadway design requirements.

   b. *Soil borings.* At the core locations, soil borings shall be conducted to a depth of at least 3 feet below the bottom of the pavement to verify the type and thickness of the pavement base and sub-base.

   c. *Laboratory testing.* Laboratory testing shall be conducted on selected samples from the roadway borings to classify the fill used for compliance with the roadway design and parish requirements.

   d. *Testing and inspection reports*. Available reports of testing and inspection, conducted during construction by the applicant, shall be provided to the Department of Engineering for review. This shall include testing and inspection reports of Portland cement concrete or asphaltic concrete, reports of field density tests conducted on the roadway base material and any underlying fill.

   e. *Geotechnical investigations.* Analysis of the pavement design for the existing roadway shall be based on the findings from the geotechnical investigation as well as the anticipated average daily traffic in the area.

   f. *Acceptance.* Acceptance of the roadway will be decided by the Department of Engineering based on the results of the pavement analysis. Furthermore, the parish may require funded certification of conformance through the establishment of performance and/or warranty letters of credit, to ensure that the applicant's obligation to construct the roads to the required standards is accomplished.

2. Should the roadway be found not to be in compliance with the parish standards the roadway may be rejected or recommendations may be provided by the Department of Engineering to bring it up to the parish roadway standards. Furthermore, the parish may require a minimum of 2 years and a maximum of 5 years funded warranty letters of credit to ensure the integrity and durability of the street. The parish reserves the right to accept or reject streets that are deemed not up to the parish standards.

J. Roadway Widening.

The design for a widened roadway, when a part of a mitigation proposal or when required to bring existing roadways up to parish standards, shall take into consideration the anticipated new traffic load the road will be subjected to. At a minimum, the widened section of the road shall have a pavement section that is equivalent to the existing road or better if additional traffic load is anticipated based upon the results of the Traffic Impact Analysis. A subsurface investigation shall be conducted along the new section of the road that will be widened. The width of the widening shall be as necessary to meet the minimum lane width and shoulder requirements of this code. The scope of the subsurface soil investigation shall include, but not be limited to, the following:

1. Soil borings shall be drilled to a depth of 6 feet at 500-foot intervals, but not less than 3 borings per roadway section. Pavement cores shall be obtained from the existing roadway alignment at 1,000-foot intervals with a minimum of 2 cores per roadway section. The existing thickness of the pavement and underlying base as well as the sub-base type shall be investigated and considered in the pavement design.

2. Laboratory testing shall be conducted on selected samples, including, but not limited to, moisture content, unconfined compressive strength, Atterberg limits, and percent fines.

3. The pavement design shall be based on the geotechnical investigation field data and laboratory test results as well as a projected average daily traffic including the anticipated future traffic for the widened road.

K. Minimum Roadway Elevation.

The minimum elevation for any street as measured at the lowest point of the travel lanes shall be at least 6.0' NAVD 88 GEOID03. This requirement may be adjusted when site conditions make compliance unsafe or infeasible as determined by the Department of Engineering.

L. Private Drives Minimum Standards.

Apart from a private drive accessing 1 lot or parcel, the following minimum construction standards shall apply:

1. An owner who creates a private drive to access more than 1 lot or parcel, but no more than 5, shall dedicate through title, deed and or covenant, a perpetual servitude of access with a minimum width of 35 feet.

2. The actual driving surface shall be a minimum of 20 feet in width with 2-foot shoulders on each side of the drive and 5.5 feet on each side of the shoulder devoted to ditching/drainage and or utilities.

3. The drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.

4. A ditch or ditches shall be constructed on either one or both sides of a drive-in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.

5. Any private drive created must be given a name and depicted on the Final Plat and Construction Plans, only after first obtaining approval for said name, in writing, from the St Tammany Parish Communications District 911 addressing officer.

6. Plans for the construction of the private drive and drainage must be performed by a licensed professional engineer registered in the State of Louisiana and submitted to the Department of Engineering for review and approval prior to the initiation of work.

7. After the private drive has been constructed and drainage improvements made, the responsible owner shall submit to the Department of Engineering an as-built plan showing conformance to the previously approved plans.

8. Following submittal of the as built plan, the applicant shall contact the Department of Engineering to schedule an inspection.

9. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then, can the minor subdivision be recorded for public record with the Clerk of Court's office and the lots sold or donated.

10. The owner selling or donating lots or parcels to others shall be solely responsible for establishing a maintenance agreement specifying the entity or entities whom shall provide maintenance and upkeep for the private drive. Copies of the agreement must be provided to the Departments of Engineering and Planning and Development for their files.

11. A private drive cannot under any circumstances be dedicated as a public right-of-way unless said drive is upgraded to meet the definition and standards of a "private street" or "public street" pursuant to this chapter.

12. Only one main private drive shall be permitted per each minor subdivision.

SEC. 900-3.4 CONSTRUCTION REQUIREMENTS FOR STREETS.

A. Clearing and Grubbing for Street Construction.

1. The applicant shall provide for the clearing, grubbing, removing and disposing of vegetation and debris within the limits of the right-of-way and easement areas shown on the approved subdivision plans, except such items that are designated to remain.

2. This shall include but not be limited to cutting trees, logs, brush, stumps and debris; excavating and removing stumps, roots, submerged logs, snags and other vegetative or objectionable material; disposing of removed material in a legal manner and cleaning the area.

3. The subdivision plans shall indicate items to remain. The applicant shall preserve the items designated to remain.

4. Trees shall be removed without damaging items marked to remain. In case of damage to bark, trunks, limbs or roots of vegetation marked to remain, the applicant shall repair such damage by

horticultural and tree surgery practices published by the American Association of Nurserymen (AAN).

5. Clearing and grubbing shall be done within the construction limits and to a point in fills 15 feet beyond the toes of fore slopes and in cuts 15 feet beyond the tops of backslopes, when width of right-of-way permits, or to the limits shown on the plans; also from areas required for outfall ditches and channel changes. Trees, stumps, roots and other protruding vegetative obstructions not designated to remain shall be cleared and grubbed.

6. Undisturbed stumps, roots and nonperishable solid objects which will be a minimum of one foot below the subgrade or slope of embankments will be permitted to remain provided they do not extend more than six inches above the original ground line or low water level.

7. Except in areas to be excavated, stump holes and other holes left from clearing and grubbing shall be backfilled with usable soil which shall be thoroughly compacted.

B. Removal of Structures and Obstructions.

The applicant shall provide for the removal and legal disposal of pavements, sidewalks, curbs, gutters, and other obstructions not designated or permitted to remain.

C. Preparation of Subgrade.

1. The applicant shall provide all work to cause all roadway subgrade to conform to the lines and elevations shown on the approved plans.

2. The surface of the finished subgrade shall be parallel to and conform to the cross section of the roadway pavement.

3. Berms, ridges of earth, or other material that will interfere with the immediate discharge of water to the side of the crown shall not be left on the subgrade. The subgrade shall be maintained free from ruts so that it will, at all times, drain properly with no standing water.

4. Stumps and roots exposed in the preparation of the subgrade shall be either removed or excavated to a depth of not less than foot below the subgrade and the resultant excavation filled with usable soil and compacted.

5. When the subgrade strength is sufficiently strong to support construction traffic without rutting, heavy equipment may be used.

6. The subgrade shall be uniformly compacted by light weight roller (5 tons). When the subgrade is in a wet condition, it shall be allowed to dry until the material is within reasonable limits of optimum moisture before compaction is attempted.

7. Upon completion of compaction by light weight roller the exposed subgrade areas shall be properly proof rolled to verify suitability of subgrade to receive the base course.

8. Once the roadway alignment is stripped and undercut to the required subgrade elevation, the roadway subgrade shall be proof rolled using a single or a tandem axle dump truck or similar heavily loaded rubber-tired vehicle weighing about 20 tons. Soils which are observed to rut or deflect under the moving load shall be undercut and replaced with compacted structural fill, disked open to dry or treated to form a stable non-yielding subgrade prior to fill placement. Proof rolling the roadway subgrade shall be witnessed by the parish inspection personnel or their

representative prior to proceeding with fill placement. The approval of the subgrade is valid for 48 hours. Therefore, the subgrade shall be protected and covered with fill as soon as possible. Should the subgrade be exposed to excessive amount of precipitation, re-approval of the subgrade will be required.

D. Base and Subbase Course.

1. The applicant shall place, shape, and compact a base or subbase course on a prepared subgrade in accordance with these specifications and in close uniformity with the lines, grades, thicknesses, typical cross sections, and materials shown on the approved plans.

    a. Subbase under asphaltic concrete pavements and base under Portland cement concrete pavements shall be required when the natural in situ subgrade soil, as determined by soil tests, is not an AASHTO A-4 or better material. When the subgrade natural ground is an A-4 material, the maximum liquid limit shall be 40 and the maximum plasticity index shall be 20, otherwise subbase material is required under asphaltic pavements and base material is required under concrete pavements.

2. Recycled Portland Cement Concrete shall be 100 percent crushed Portland Cement Concrete and will be permitted in combination with an approved stone for base course. After being crushed, the recycled Portland Cement Concrete or the combination of stone and recycled Portland Cement Concrete shall conform to the following gradation:

Exhibit 900-3-25.

U.S. Sieve Size	Percent Passing by Weight
1-1/2 Inches	100
1 Inch	90-100
¾ Inch	70-100
No. 4	35-65
No. 40	12-32
No. 200	0-8

3. Stone shall consist of 100 percent stone and shall conform to the following gradation:

Exhibit 900-3-26.

U.S. Sieve Size	Percent Passing by Weight
1-1/2 Inches	100
1 Inch	90-100
¾ Inch	70-100
No. 4	35-65
No. 40	12-32
No. 200	5-12

   a. The base and subbase shall be constructed so that contamination, segregation, soft spots, wet spots and other deficiencies are prevented.

   b. The applicant shall construct the finished base course with a smooth, uniform, closely knit surface, free from ridges, waves, laminations or loose material.

   c. Subbase and base course shall be compacted to 95% of maximum dry density as determined by ASTM D698.

E. Asphaltic Concrete Pavement Production.

Asphaltic concrete pavement mixtures shall be produced in accordance with LaDOTD requirements.

F. Asphaltic Concrete Pavement Placement.

The applicant shall furnish and construct one or more courses of Superpave asphaltic concrete mixture applied hot in conformance with these specifications and in conformity with the lines, grades, thicknesses, and typical sections shown on the approved plans. The mixture shall consist of aggregates and asphalt with additives combined in proportions which meet the requirements of this section. These requirements are applicable to asphaltic concrete wearing, binder, and base course mixtures of the plant mix type.

1. Substitutions will be allowed for mixes without requiring approval of the Director of Department of Engineering only as follows:

   a. Changes in design level will not be allowed on the roadway.

   b. Wearing course may be substituted for binder course.

   c. Binder course may be substituted for base course.

   d. 0.5” Wearing Course may be substituted for Incidental Paving, Level A.

2. When any substitution is made, all specification requirements for the mixture used shall apply with the following exceptions. When wearing course is substituted for binder course, RAP will be

allowed in accordance with binder course requirements. Design of mixtures shall comply with the following:

Exhibit 900-3-27 Asphalt Concrete General Criteria.

Nominal Max. Size Aggregate	0.5 Inch			0.75 Inch			1.0 Inch	
Type of Mix	Incidental Paving (Minor Mix)	Wearing Course		Wearing Course	Binder Course		Binder Course	
Level	A	1	2	2	1	2	1	2
Coarse Aggregate Angularity, % Crushed, (Double Faced), Minimum,	55	75	95	95	75	95	75	95
Fine Aggregate Angularity, Min. %	40	40	44	44	40	44	40	40
Flat and Elongated Particles (5:1), Max. %	10							
Sand Equivalent, Min. %	40	40	45	45	40	45	40	45
Natural Sand - Max. %	---	15						
Asphalt Binder	Optimum							
RAP, Max. % of Mix[3]	25	20	20	20	25	25	25	25
Compacted Mix Volumetrics								
VMA @ N_{design}, Min. %	13.5	13.5	13.5	12.5	12.5	12.5	11.5	11.5
Air Voids @ N_{design}, %[4]	(2.5 – 4.5)							
VFA @ N_{design}, %[5]	(69-80)							
$N_{initial}$ 90% max.[6] (Gyrations)	7	7	7	7	7	7	7	7
N_{design} 96.5±1 % (Gyrations)	55	55	65	65	55	65	55	65
N_{max} 98 % max. (Gyrations)	90	90	105	105	90	105	90	105
LWT, max. rut-design, mm @ # passes, @ 50ºC	10 @ 10,000	10 @ 20,000	6 @ 20,000	6 @ 20,000	10 @ 20,000	6 @ 20,000	10 @ 20,000	6 @ 20,000
Dust/Effective Asphalt Ratio, %	0.6 – 1.6							
SCB, min, Jc,	---	0.5	0.6	0.6	0.5	0.6	0.5	0.6

KJ/m^2 @ 25ºC								
Design Lift Thickness, inch[8]	≤2.0	1.5–2.0		1.5–2.0	2.0–3.0		2.5–4.0	

[1]May be used for minor mix uses
[2]Mixtures designated at Level 1F and 2F shall meet the requirements of Level 1 and 2, respectively. Additionally, Level 1F and 2F shall meet the friction rating requirements for travel lane wearing courses.
[3]N/A.
[4]Air voids mix design target is a 3.5 percent.
[5]Mix design minimum VFA is 72.0%, Mix design minimum VFA for PG76-22rm is 75.0%, and 71% for 25 mm NMS mixtures.
[6]For Level 1 mixtures, $N_{initial}$ shall be 91.0% max. For Level A mixes, $N_{initial}$ shall be 92.0% max.
[7]N/A
[8]Absolute minimum of lift thickness across width equal to 1/2 inch lower than minimum lift thickness.
[9]Also must meet a maximum of 25 percent at a 3:1 ratio.

3. Quality assurance requirements and design procedures shall be as specified in the latest edition of the LaDOTD's publication entitled "Application of Quality Assurance Specifications for Asphaltic Concrete Mixtures."

4. The applicant shall keep accurate records, including proof of deliveries of materials for use in asphaltic concrete mixtures. Copies of these records shall be furnished to the Department of Engineering upon request. Material shall conform to the following requirements:

   a. Asphalt cement shall be a product listed on the LADOTD AML at the time of the production of the mixture.

   b. Silicone and Anti – Strip Additives shall be products listed on the AML at the time of the production of the mixture.

   c. Aggregates shall conform to the gradations established herein and shall be listed on the LADOTD AML at the time of the production of the mixture.

5. *Mixture Levels.* Mixture levels shall comply with the following table:

Exhibit 900-3-28 Mixture Levels.

	Wearing Course		**Binder Course**	
Level	**1**	**2**	**1**	**2**
20 Year ESALS	< 3 Million	>3 Million	<3 Million	>3 Million

6. *Asphalt.* The asphalt cement grades used shall be as specified in the table below using the design traffic load levels determined in accordance with this UDC.

Exhibit 900-3-29 Asphalt Cement Usage.

Location	Mix Level	Asphalt Grade Required[1]	Substitutions Allowed[2]	
			Lower Grade	Higher Grade
Mainline Wearing & Binder	1	PG 70-22m	PG 67-22 with traffic volume < 3500 ADT	PG 76-22rm, PG 76-22m
Mainline Wearing & Binder	2	PG 76-22m PG 76-22rm	PG 70-22m with Hydrated Lime	
Base	1	PG 67-22	PG 58-28[4]	PG 76-22rm, PG 76-22m, PG 70-22m
Minor Mixes including Leveling	ALL	PG 67-22		PG 76-22rm, PG 76-22m, PG 70-22m

[1] For single lift overlay, match grade of overlay.
[2] Asphaltic mixtures using substitutions are required to meet all design requirements for the original design level
[3] Not Used
[4] When more than 25% RAP is used, PG 58-28 is required.

a. Base course mixtures containing 20 to 30 percent RAP shall use PG 58- 28 asphalt cement.

b. The applicant shall reduce the amount of asphalt cement in the plant's storage or working tanks to 20% or less before adding another grade of asphalt cement or asphalt cement from another source.

i. *Silicone.* Silicone additives, when needed, shall be dispersed into the asphalt by methods and in concentrations given in the LaDOTD AML.

ii. *Anti-Strip (AS).* An anti-strip additive shall be added at the minimum rate of 0.5 percent by weight (mass) of asphalt cement and thoroughly mixed in-line with the asphalt cement at the plant. Additional anti-strip shall be added up to 1.2 percent by weight.

iii. *Hydrated Lime.* Hydrated lime additive may be incorporated into all asphaltic concrete mixtures at the rate specified in the approved job mix formula. The minimum rate shall not be less than 1.5 percent by weight of the total mixture. Hydrated lime additive shall be added to and thoroughly mixed with aggregates.

iv. *Aggregates.* Aggregates shall meet the requirements of the tables below and shall be listed on the LaDOTD AML at the time of their incorporation into the mixture.

Exhibit 900-3-30.

US Sieve Passing	½" Nominal Mix	¾" Nominal Mix	1" Nominal Mix	Mix Tolerance
2 Inch	--	--	--	+/-6
1-1/2 inch	--	--	100	+/-6
1 inch	--	100	90-100	+/-6
¾ Inch	100	90-100	89 Max	+/-6
½ Inch	90-100	89 Max	--	+/-6
3/8 Inch	89 Max	--	--	+/-6
No. 4	---	---	---	+/-6
No. 8	29-58	26-49	23-45	+/-6g
No. 16	---	---	---	+/-5
No. 30	---	---	---	+/-4
No. 50	---	---	---	+/-3
No. 100	---	--	---	+/-2
No. 200	4.0-10.0	3.0-8.0	2.0-7.0	+/-1
Extracted Asphalt %	---	---	---	+/-0.4
Mix Temperature	---	--	---	+/-25 F

v. *Recycled Portland Cement Concrete*. Recycled Portland Cement Concrete will be allowed in base courses with a maximum of 70 percent recycled Portland cement concrete by weight combined with new aggregates. Recycled concrete shall be crushed and screened into a minimum of 2 stockpiles composed of different sized aggregates separate from other materials at the plant. Recycled concrete shall be dried as required for new aggregates.

vi. *Reclaimed Asphaltic Pavement (RAP)***.** Reclaimed asphaltic pavement shall be stockpiled separate from other materials at the plant and will be subject to approval prior to use. Such stockpiles shall be uniform and free of soil, debris, foreign matter, and other contaminants. Reclaimed materials that cannot be broken down during mixing or that adversely affect paving operations shall be screened or crushed to pass a 2-inch sieve prior to use.

vii. *Mineral Filler.* Mineral filler listed on the LaDOTD AML may be used in all mixtures.

viii. *Warm Mix Additives.* When used, add only warm mix chemical additives listed on the AML. Foaming is allowed.

ix. Friction Ratings for coarse aggregates shall be determined in accordance with the requirements of this code. Aggregates shall have a friction rating of I or II for all mixtures.

7. The applicant shall be responsible for design, production, transportation and laydown of mixtures. Work shall meet the requirements of this Section and be subject to acceptance by the Department of Engineering.

8. The applicant shall exercise quality control over materials and their assembly, design, processing, production, hauling, laydown and associated equipment. Quality control is defined as the constant monitoring of equipment, materials and processes to ensure that mixtures produced and laid are uniform, are within control limits, and meet specification requirements. When these specifications are not being met and satisfactory control adjustments are not being made, operations shall be discontinued until proper adjustments and uniform operations are established. Control shall be accomplished by a program independent of, but correlated with, acceptance testing and shall ensure that the requirements of the job mix are being achieved and that necessary adjustments provide specification results.

9. *Validation*. Validation will be based on the first lot test results. All code criteria must be met for production to continue.

10. *Weather Limitations*. Asphaltic concrete mixtures shall not be applied on a wet surface or when ambient temperature is below 40 F, except that material in transit, or a maximum of 50 tons in a surge bin or silo used as a surge bin at the time plant operation is discontinued may be laid; however, mixture laid shall perform satisfactorily and meet specification requirements. Inclement weather will be sufficient reason to terminate or not begin production.

    a. When base course materials are placed in plan thicknesses of 2 3/4 inches or greater, these temperature limitations shall not apply provided all other code requirements are met.

11. *Surface Preparation*. The surface to be covered shall be approved by the Director of Department of Engineering prior to placing mixtures. The applicant shall maintain the surface until it is covered.

12. *Cleaning*. The surface to be covered shall be swept clean of dust, dirt, caked clay, caked material and loose material by revolving brooms or other mechanical sweepers supplemented with hand equipment as directed. When mixtures are to be placed on Portland cement concrete pavement or overlaid Portland cement concrete, the applicant shall remove excess joint filler from the surface by an approved burning method. The applicant shall remove any existing raised pavement markers prior to asphaltic concrete overlay operations.

    a. When brooming does not adequately clean the surface, the applicant shall wash the surface with water in addition to brooming to clean the surface.

13. When liquid asphalt is exposed to traffic for more than 2 calendar days, becomes contaminated, or degrades due to inclement weather, the liquid asphalt shall be reapplied at the initial recommended rate at the expense of the applicant.

G. Applying Asphaltic Materials.

1. *Existing Pavement Surfaces.* Before constructing each course, an approved asphaltic tack coat shall be applied in accordance with the requirements of this Code. The applicant shall protect the tack coat and spot patch as required.
2. *Raw Aggregate Base Course and Raw Embankment Surfaces.* The applicant shall apply an approved asphalt prime coat to unprimed surfaces or protect in-place prime coat and spot patch as required with asphaltic prime coat in accordance with the requirements of this code.
3. *Other Surfaces*. Contact surfaces of curbs, gutters, manholes, edges of longitudinal and transverse joints, and other structures shall be covered with a uniform coating of an approved asphaltic tack coat conforming the requirements of this code before placing asphalt mixtures.
4. *Longitudinal Joints*. Longitudinal joints shall be constructed by setting the screed to allow approximately 25 percent fluff and overlapping the paver approximately 2 inches onto the adjacent pass. Prior to rolling, the overlapped mix shall be pushed back to the uncompacted side, without scattering loose material over the uncompacted mat, to form a vertical edge above the joint. The vertical edge shall then be compacted by rolling to form a smooth, sealed joint. Longitudinal joints in one layer shall offset those in the layer below by a minimum of 3 inches; however, the joint in the top layer shall be offset 3 inches to 6 inches from the centerline of pavement when the roadway comprises two lanes of width or offset 3 inches to 6 inches from lane lines when the roadway is more than two lanes. The narrow strip shall be constructed first.
5. *Adjacent Paving Strips*. Where adjacent paving strips are to be placed, the longitudinal edge joint of the existing strip shall be tacked.
6. *Transverse Joints*. Transverse joints shall be butt joints formed by cutting back on the previously placed mixture to expose the full depth of the lift. An approved 10-foot static straightedge shall be used to identify the location at which the previously placed mixture is to be cut back to maintain no greater than a 1/8 inch deviation in grade. The cut face of the previously placed mat shall be lightly tacked before fresh material is placed. The screed shall rest on shims that are approximately 25% of plan thickness placed on the compacted mat or the screed shall be set at a distance that is 25% of plan thickness above the mat surface. Transverse joints shall be formed by an adequate crew. Transverse joints shall be checked by the applicant for surface tolerance using a stringline extended from a point 10 feet before the joint to a point approximately 40 feet beyond the joint. Any deviation in grade from the stringline in excess of 3/16 inch for roadway wearing courses and 1/4 inch for other courses shall be immediately corrected prior to the paving operation continuing beyond 100 feet of the transverse joint. Additionally, the transverse joint shall meet the surface tolerance requirements of this Code. The applicant shall make necessary corrections to the joint before continuing placement operations. Transverse joints in succeeding lifts shall be offset at least 2 feet.
7. *Sawing and sealing of joint in an asphaltic concrete overlay*. When new concrete pavement or existing concrete foundation is to be overlaid with asphaltic concrete, joints shall be sawed or formed and sealed.
8. *Sawed joints*. Saw cut shall be made in the overlay at the locations of all transverse and longitudinal joints in the concrete pavement. The sawed joints will have a minimum of 1/8" wide by 1" deep. The applicant shall clean and dry the saw cut before applying sealant in accordance with the requirements of this Code.

9. *Hauling, paving, and finishing*. Mixtures shall be transported from the plant and delivered to the paver at a temperature no cooler than 25 F below the lower limit of the accepted job mix formula. The temperature of the mix going through the paver shall not be cooler than 250F.
10. *Segregation*. When segregation occurs, haul trucks shall be loaded with a minimum of three drops of mix, the last of which shall be in the middle.
11. *Thickness*. Each lift of asphaltic mixture shall be placed in accordance with the lift thickness as shown on the approved plans. When no lift thickness is specified, binder and wearing course mixtures shall be placed in lifts not exceeding 2 inches plan thickness. Base course mixtures shall be placed in lifts of such thickness that all specification requirements are met.
12. *Depressions in initial layer*. With the approval of the Department of Engineering, motor patrols may be used to fill isolated depressions in the initial layer, provided this construction does not result in unsatisfactory subsequent lifts.
13. *Coordination of Production*. The applicant shall coordinate and manage plant production, transportation of mix and placement operations to achieve a high-quality pavement and shall have sufficient hauling vehicles to ensure continuous plant and roadway operations. The Department of Engineering shall have the authority to order a halt to operations when sufficient hauling vehicles are not available.
14. *Protection from traffic*. Pavement shall be protected from traffic until it has sufficiently hardened to the extent the surface is not damaged.
15. *Compaction*. After placement, mixtures shall be uniformly compacted by rolling while still hot, to at least 92% of Theoretical Maximum Specific Gravity (%Gmm) as determined by AASHTO T209 Method C. If continuous roller operation is discontinued, rollers shall be removed to cooler areas of the mat, where they will not leave surface indentations. The use of steel wheel rollers which result in excessive crushing of aggregate will not be permitted.
16. *Surface*. The surface of mixtures after compaction shall be smooth and true to cross slope and grade within the tolerances specified. Mixtures that become loose, broken, contaminated or otherwise defective shall be removed and replaced with fresh hot mixture compacted to conform with the surrounding mixture.
17. After finish rolling, newly finished pavements shall have a uniform, tightly knit surface free of cracks, tears or other deficiencies. Deficiencies shall be corrected at the expense of the applicant and the applicant shall adjust operations to correct the problem. This may require the applicant to adjust the mix or furnish additional or different equipment.

H. Roadway Acceptance.

1. *Density.* Acceptance testing for pavement density will be conducted by the Independent Testing Laboratory. One pavement core for each mix use shall be taken from each sublot within 72 hours after placement. Sampling shall be performed by the independent testing laboratory using the random number tables shown in DOTD TR 605. When the sampling location determined by random sampling falls within areas that are to be replaced, within 1 foot of the pavement edge, or within 5 feet of a transverse joint; another sampling location will be determined. Samples will be drilled by the Applicant at the locations determined by the Independent Testing Laboratory. The Applicant shall transport the cores to the asphalt plant for testing by the Independent Testing Laboratory. The Applicant's representative will inspect the cores upon delivery to the plant and

before any testing is performed on the core. Any damaged cores or cores that are less than 1 3/8"; can be rejected at that time and a new sampling location must be determined and the core re-drilled. The removed pavement shall be replaced with hot or cold mixture and refinished during the workday the coring is performed. Cores less than 1 3/8" thick shall not be used as pavement samples for payment determination. The average density of all cores for each lot shall be greater than 92% of Maximum Theoretical Gravity (TR 327). Roadway density will be calculated using the lot average for Maximum Theoretical Gravity.

2. *Lot sizes.* A lot is a segment of continuous production of asphaltic concrete mixture from the same job mix formula produced for a given job at an individual plant. A standard lot will be defined as:

    a. 2000 tons production

    b. Partial lots will require testing at the frequency of one test per 500 tons, and portion thereof.

3. Each lot will be sub-divided into 4 equal sublots based on expected production. Testing will be conducted as follows:

    a. *First Sublot*.

        i. Tests will be performed on aged specimens compacted to N-design as follows:

            (A) Percent Voids

            (B) Percent VFA

            (C) Percent VMA

        ii. Theoretical Maximum Specific Gravity (Gmm)

        iii. Gradation, AC Content and Percent Crushed

        iv. Aged or un-aged specimens compacted to N-maximum as follows:

            (A) Percent Gmm at N-initial

            (B) Percent Gmm at N-Maximum

    b. *Second Sublot.*

        i. Theoretical Maximum Specific Gravity (Gmm)

        ii. Aged or un-aged specimens compacted to N-maximum as follows:

            (A) Percent Gmm at N-initial

            (B) Percent Gmm at N-Maximum

    c. *Third Sublot.*

        i. Tests will be performed on aged specimens compacted to N-design as follows:

            (A) Percent Voids

            (B) Percent VFA

(C) Percent VMA

ii. Theoretical Maximum Specific Gravity (Gmm)

iii. Gradation, AC Content and Percent Crushed

iv. Aged or un-aged specimens compacted to N-maximum as follows:

(A) Percent Gmm at N-initial

(B) Percent Gmm at N-Maximum

d. *Fourth Sublot.*

i. Theoretical Maximum Specific Gravity (Gmm)

ii. Aged or un-aged specimens compacted to N-maximum as follows:

(A) Percent Gmm at N-initial

(B) Percent Gmm at N-Maximum

4. Tests for Theoretical Maximum Specific Gravity, Voids, VMA and VFA shall be conducted by the Independent Testing Laboratory. If lot averages (minimum two samples) exceed tolerances listed within this code, an adjustment must be made to the mix by the Applicant to bring the mix back within tolerance. If two consecutive lots are out on the same parameter, production must be halted and the mix re-designed.

5. Tests for Gradation, AC Content, and Percent Crushed and for aged or un-aged specimens compacted to N-maximum shall be conducted by the Applicant's Quality Control representative. If lot averages (minimum two samples) exceed tolerances listed in Table C502-2, an adjustment must be made to the mix by the Applicant to bring the mix back within tolerance. If two consecutive lots are out on the same parameter, production must be halted and the mix re-designed.

I. Asphaltic Tack Coat.

1. The applicant shall prepare and treat asphaltic or concrete surfaces with asphaltic material in accordance with these specifications and in conformity with the lines shown on the approved plans.

2. Tack coat shall be a modified asphalt emulsion (Grade SS-1, SS-1H or CMS-2) or a modified asphalt emulsion (Grade CRS-2P, CRS-2L, SS-1P or SS-1L) listed on the LaDOTD AML at the time of its application.

3. Asphaltic tack coat shall not be applied on a wet surface or when the ambient air temperature is below 40 F.

4. The Applicant shall provide equipment for applying asphaltic material and preparation of the surface to be tacked. Equipment shall conform to the requirements of this Code. A hand-held pressure nozzle may be used for tack coat application in lieu of the spray bar/tachometer combination for irregular sections or short sections of 1500 feet or less.

5. The surface shall be cleaned by sweeping or other approved methods. Edges of existing pavements which will form joints with new pavement shall be satisfactorily cleaned before tack

coat is applied. Asphalt shall be uniformly applied to a clean dry surface with no bare areas, streaks, or puddles with an asphaltic distributor at a rate in accordance with the table below.

Exhibit 900-3-31 Asphalt Tack Coats.

Surface Type	Rate[1,2]; Gal/Sq yd
Existing Surface Treatment	0.12
New Hot Mix	0.06
Existing Hot Mix	0.09
Portland Cement Concrete	0.09
Milled	0.08

[1] Rates are minimum rates of undiluted asphalt emulsion.
[2] Minimum rate for hot applied non-tracking tack (NTHAP) is 0.08 gal/sq yd for all surface types

J. Asphaltic Prime Coat.

1. The applicant shall prepare and treat surfaces with asphaltic material in conformance with these requirements of this Code and in conformity with lines shown on the plans or established in the field.

2. Prime coat shall be cutback asphalt Grade MC-30, MC-70, or AEP Emulsified Asphalt listed on the LaDOTD AML at the time of its use.

3. Asphaltic materials shall not be applied on a wet surface or when ambient air temperature is less than 35 F in the shade.

4. The applicant shall provide the necessary equipment for proper construction of the work. Equipment shall be approved before construction begins and shall be maintained in satisfactory working condition. Equipment shall conform to the requirements of this Code.

5. The surface to be coated shall be shaped to required grade and section shall be free from ruts, corrugations, segregated material or other irregularities, and shall be compacted to required density. Delays in priming may necessitate reprocessing or reshaping to provide a smooth, compacted surface

6. Prime coat shall extend 6 inches beyond the width of surfacing shown on the approved plans. The prime coat shall not be applied until the surface has been satisfactorily prepared and is dry.

7. Prime coat shall be applied at the rates and temperatures shown in the table below. Quantities of prime coat shall not vary from that shown the table below.

Exhibit 900-3-32 Prime Coat Application Requirements.

Asphalt Grade	Application Rate (Gallon/square yard)		Application Temperature (°F)	
	Min.	Max.	Min.	Max.

MC-30	0.15	0.30	60	120
MC-70	0.15	0.30	100	180
AEP	0.15	0.30	60	120

8. After prime coat has been applied it shall cure for a minimum of 24 hours before the surfacing is placed. The applicant shall keep traffic off the surface until the prime coat has properly cured, unless otherwise permitted.

9. If traffic is permitted, the applicant may be required to spread approved granular material, as directed, over the prime coat at the expense of the applicant.

10. The prime coat shall be maintained intact. When required, the primed surface shall be thoroughly cleaned prior to the placement of surfacing.

11. Where the prime coat has failed, the failed area shall be cleaned and be recoated with prime coat at no direct pay. When the prime coat is generally unsatisfactory, the applicant shall reprime the unsatisfactory surface at the expense of the applicant.

J. Cold Planing/Milling of Asphalt Pavement.

1. Where required by the approved plans, the applicant shall remove asphalt pavement to the depth, width, grade, cross-slope and typical sections shown on the approved plans by milling.

2. Thirty foot (minimum) traveling reference plane shall be used on each pass of the milling machine. A shoe device to match the curb may be used when directed. The reference plane shall be placed on the best available adjacent surface.

3. When the entire roadway width has not been milled to a flush surface by the end of a work period resulting in a vertical or near vertical longitudinal face exceeding 2 inches in height, this longitudinal face shall be sloped. Transverse faces present at the end of a work period shall be beveled. Provisions shall be made at drives and turnouts to maintain local traffic.

4. Asphaltic concrete next to structures that cannot be removed by the milling machine shall be removed by other acceptable methods.

5. Pavement surfaces resulting from milling operations shall be of uniform texture, grade and cross-slope and free from loose material. Planed surfaces not meeting these requirements shall be re-milled at the expense of the applicant. No uneven, undulating surfaces will be accepted. The applicant shall provide drainage of planed areas by cutting through the shoulder to the ditch.

6. The milling operation shall not precede the subsequent paving operation by more than 10 calendar days. This time may be extended by the Department of Engineering upon request by the applicant if extensive joint repairs or patching is required. For single lift overlays requiring shoulder stabilization, the milling operation shall not precede the subsequent paving operation by more than 30 days.

7. On roadways that are open to traffic, pavement striping removed by milling shall be replaced with temporary pavement markings at the end of each day's milling operations in accordance with the requirements of this Code.

8. Unless otherwise provided for within the permit, surfacing material removed by milling shall become the property of the applicant and shall be disposed of in accordance with local, State, and Federal Law. When specified on the permit, a portion or all of the surfacing material removed by milling will be retained by the Parish and shall be hauled by the applicant to the specified location and stockpiled as directed. Excess material shall then become the property of the applicant and shall be disposed of in accordance with local, State, and Federal Law.

    a. Required joint repairs shall be made after milling. Pavement patching shall be completed before milling. When additional areas requiring patching are exposed by milling operations, such additional patching shall be performed after milling. Pavement patching shall be in accordance with the requirements of this code.

9. Except when milling reaches an existing concrete base layer, the surface tolerance requirements of the milled surface shall meet the requirements for binder course as required by this code.

K. Asphalt Pavement Patching, Widening, and Joint Repair.

1. The applicant shall provide for patching, widening and joint repair of existing asphaltic concrete pavements in accordance with the requirements of this Code and in conformity with the lines, grades and typical sections shown on the approved plans or as directed. Asphaltic concrete shall be used for patching, widening, and joint repair.

2. Asphaltic concrete for patching and widening may be any type mixtures listed within this Code, except that 1/2 inch nominal maximum size mixtures shall not be used. Asphaltic concrete for joint repair shall be Superpave Asphaltic Concrete (Level A) complying with the requirements of this Code. Tack coat shall comply with the requirements of this Code.

3. The applicant shall remove existing surfacing and base materials and perform all required excavation for patching and widening. When through traffic is maintained, the applicant shall complete the replacement of pavement, place the widening material, or fill and compact open areas or trenches at the end of each day's operations. Excavation and compaction of the subgrade shall be in accordance with the approved plans. The subgrade shall be compacted uniformly.

4. Existing surfacing and excess excavation shall be disposed of beyond the right-of-way in accordance local, State, and Federal law.

5. Prior to joint repair, contact surfaces of existing pavement shall be cleaned and a thin, uniform asphalt tack coat applied prior to placing asphaltic mixture in the joint. Patching and widening with asphaltic concrete shall conform to the requirements of this Code, except that priming of the subgrade will not be required.

6. Contact surfaces of pavement shall be cleaned, and a uniform coat of asphalt tack coat applied before placement of asphaltic concrete.

7. Patches shall not be overlaid for a minimum of 5 calendar days Spreading, finishing and compaction of asphaltic concrete shall leave the surface smooth and level with, or slightly above, the edge of existing pavement.

8. To provide lateral support, the applicant will be permitted to construct temporary berms of excavated material against the outside edge of widening strips prior to rolling.

L. Portland Cement Concrete Pavement Production and Placement.

1. The applicant shall construct Portland roadway pavement in substantial conformance with these requirements and in conformity with the locations, lines, grades, slopes, thickness, sections, and strength shown on the approved plans and included herein.

2. The pavement thickness shall be dependent upon soil properties, traffic type and frequency as provided for by the requirements of this Code.

3. Portland cement shall be a product listed on the LaDOTD AML and conform to the requirements of ASTM C 150, Type I or Type II.

4. *Aggregates.* Fine aggregate shall be a clean natural sand conforming to the requirements of ASTM C 33. Coarse aggregate shall be clean, hard, durable gravel, crushed stone or crushed concrete conforming to the requirements of ASTM C 33, Gradation No. 467 or 57.

    a. *Admixtures*. If used, air entraining admixtures shall conform to the requirements of ASTM CZ60 and shall be listed on the LaDOTD AML. Water reducing admixtures and water reducing, retarding admixtures shall conform to the requirements of ASTM C 494 and shall be listed on the LaDOTD AML. Super plasticizers shall conform to the requirements of ASTM C 494, Type F or G, and shall be listed on the LaDOTD AML.

    b. Water used in mixing concrete shall be potable and fit for human consumption.

    c. Fly ash shall meet the requirements of ASTM C 618, Class C. Fly ash is approved for use in pavements only and not in structures.

    d. Ground granulated blast furnace slag shall meet the requirements of ASTM C 989.

5. *Joint Fillers.*

    a. Preformed joint fillers may be any of the following type:

        i. *Resilient Bituminous Type*. Comply with AASHTO M 213.

        ii. *Wood Fillers*. Use clear heart redwood for bottom boards. Use any type of wood which is free from defects and meets dimensional requirements for top boards. Occasional medium surface checks will be permitted provided the board is free of defects that will impair its usefulness. Boards may not vary from specified dimensions in excess of the following tolerances: Thickness, -0", +1/16"; Depth, +/- 1/8"; Length, +/-1/4". The load required to compress the material in an oven-dry condition to 50 percent of its original thickness may not exceed 1750 psi.

        iii. *Bituminous Type*. Comply with ASTM D994

        iv. *Asphalt Ribbon*. Use filler consisting of preformed strips of bitumen and inert filler material conforming to the requirements in the table below. The tensile strength is determined by pulling a 25-by-150-mm sample at a 500-mm/min separation rate. Use material that is resistant to cracking, tearing, or permanent deformation under normal handling and installation procedures. Use material that is sufficiently rigid to enable it to form a straight joint. Use backer material of the appropriate size complying with ASTM D5249, Type 3.

    b. Poured and extruded sealants shall be any of the following:

i. *Hot Poured Rubberized Asphalt Type*. Comply with ASTM D6690, Type 2. Use material listed on the Approved Materials List. Use backer materials of the appropriate size complying with ASTM D5249, Type 1.

ii. *Polyurethane Sealant*. Use either a 1- or 2-component, pourable or extrudable sealant, with required primers and backer material. Use material that cures to a solid rubber-like material able to withstand both tension and compression. Use material listed on the Approved Materials List. Use a backer material of the appropriate size complying with ASTM D5249, Type 2 without the heat resistant requirement or Type 3.

iii. *Silicone Sealant, Single Component*. Comply with ASTM D5893. Use a system listed on the Approved Materials List

iv. *Silicone Sealant, Two Component – Rapid Cure*. Comply with ASTM D5893 and meet the requirements for single component sealants when mixed and prepared in accordance with the manufacturer's recommendations. Use material listed on the Approved Materials List. Use a backer material of the appropriate size conforming to ASTM D5249, Type 3.

v. Preformed Elastomeric Compression joint sealers shall be material listed on the Approved Materials List. Use material with an uncompressed depth that is equal to or greater than the uncompressed width of the seal. The actual width of the seal may not be less than the nominal width of the seal. Use system complying with ASTM D2628, except that the ozone resistance may be determined by the bent loop test method.

c. Metal parting strips used to form keyed joints shall be 16-gauge galvanized steel.

6. *Reinforcing bars*.

a. Reinforcing bars shall conform to at least one of the following:

i. "Specifications for Billet-Steel Bars for Concrete Reinforcement" (ASTM A 615).

ii. "Specifications for Deformed Rail-Steel Bars for Concrete Reinforcement" (ASTM A 616).

iii. "Specifications for Deformed Rail-Steel Bars for Concrete Reinforcement with 60,000 psi Minimum Yield Strength".

iv. "Specifications for Axle-Steel Bars for Concrete Reinforcement" (ASTM A 160).

v. Deformations for deformed bars shall conform to "Specifications for Deformations for Deformed Steel Bars for Concrete Reinforcement" (ASTM A 305).

b. When placed, all reinforcement shall be free from dirt, oil, paint, grease, mill scale, loose or thick rust, or other deleterious substances. When bending is required, it shall be accurately done. All reinforcement shall be placed in the exact positions shown on the plans. Reinforcement shall be securely held in position by wiring and blocking it from the forms and by wiring it together at intersections so that it will not be displaced during depositing and compacting of the concrete.

c. Curing compound shall be a white pigmented, impervious membrane conforming to the requirements of ASTM C 309, Type 2

d. Tie bars shall be deformed concrete reinforcing steel conforming to ASTM A 615, Grade 40

7. *Dowels and Dowel Assemblies.* Dowels and dowel assemblies shall be as shown on the approved plans. Load transfer devices shall consist of approved plastic-coated dowel bar assemblies.

   a. *Dowel Bars*. Dowel bars shall be plain bars conforming to ASTM Designations A 615, A 616, A 617, and their supplementary requirements. Dowel bars shall be undercoated with an adhesive and given an outer coat of extruded polyethylene plastic in accordance with the coating requirements of AASHTO Designation M 254 and the following:

      i. Dowels shall have a uniformly round cross-section and shall be saw-cut, smooth and free of burrs, projections, and deformations. Dowels shall be coated with one coat of an approved paint and thoroughly coated with an approved lubricant. In lieu of painted and lubricated dowels, plastic-coated dowel bars may be used. Plastic-coated dowel bars may be placed by approved mechanical devices equipped with suitable means to control proper depth and alignment of the dowel bars. Bars shall be positioned parallel to the pavement centerline and surface. Bars shall be firmly held in position by the mechanical device until concrete has been thoroughly consolidated around the bars. Painted and greased dowel bars shall be placed in approved metal dowel assemblies. An approved sleeve shall be furnished with each dowel bar used in expansion joints. The sleeve shall fit the dowel bar tightly and the closed end shall be watertight.

   b. Alignment and grade elevation of forms shall be checked and corrections made by the applicant prior to placing concrete. When any form has been disturbed or any grade has become unstable, the form shall be reset and rechecked.

   c. Form removal shall be done carefully without damage to green concrete and in no case less than 12 hours after placing concrete. Holes or voids in surfaces shall be immediately filled with 1:2 mortar and floated smooth. Formed edges shall be cured after removal of forms.

   d. Expansion joints should be ½” in thickness and will have smooth dowel bar assemblies. Dowels should be sized and spaced in accordance with the approved plans. Expansion joints shall be placed at all intersections and points of curvature; joints shall not exceed 300' center to center spacings.

   e. Contraction joints will have smooth dowel bar assemblies. Doweled contraction joint assemblies shall be placed at maximum 20' centers and at a minimum 10' centers. Dowels shall be sized and spaced according to the approved plans.

   f. Longitudinal joints shall be spaced so that pavement widths do not exceed 14'. Joints shall be formed by parting strips and doweled with deformed tie bars in accordance with the standard plans.

   g. Irregular slopes of pavement, cul de sacs and intersections shall be doweled in panels no larger than 14' on any side. They shall be formed by parting strips and doweled with the same deformed tie bars as above.

M. Concrete Properties and Proportions.

The mix design shall comply with the following requirements:

1. The 28-day compressive strength (f'c) shall be a minimum of 4,000 psi.

2. High early strength concrete shall have a minimum cementitious content of seven sacks and be designed to provide a minimum strength of 3000 psi before the pavement can be opened to traffic where the pavement thickness exceeds nine inches, else a minimum strength of 4,000 psi before the pavement can be opened to traffic. Additional test cylinders shall be cast at the time of placement.

3. Fly ash may be substituted for cement at the ratio of one pound of fly ash for each pound of cement up to a total of 150 pounds of fly ash per cubic yard of concrete in accordance with the approved mix design. Slag cement may be used to replace up to ½ of the total cementitious content.

4. Concrete with a temperature of 95 F or greater at the time of placement, or concrete not deposited within one-and-one-half hours after initial injection of the water to the mix, shall be rejected. Any deviations from the above requirement shall be verified for strength by additional cylinders at the expense of the applicant.

5. Concrete mixing shall be in accordance with the requirements of ACI 304R-00.

6. Concrete delivery shall be in accordance with the requirements of ASTM C 94.

7. Concrete may be placed and finished by machine. Concrete shall be placed between the forms in such a manner as to avoid segregation, avoid damage to forms and joints, and avoid unnecessary movement once it has been placed.

8. The subgrade or base course shall be brought to a proper cross-section. High areas shall be trimmed to proper elevation. The finished grade shall be maintained in a smooth and compacted condition until the pavement is placed. No concrete shall be placed until the subgrade or base course has been approved by the Department of Engineering.

9. The subgrade or base course shall be uniformly moist when concrete is placed. If it becomes too dry, the subgrade or base course shall be sprinkled, but the method of sprinkling shall not be such as to form mud or pools of water.

10. Concrete shall be consolidated by use of a vibrating screed or internal vibrators.

11. Concrete shall not be placed on a frozen subgrade when the air temperature is below freezing, or when the air temperature is expected to go below 32 F within 12 hours with a minimum concrete temperature of 50 F.

12. The roadway pavement shall be of the size and shape shown on the approved plans. It shall consist of one course of concrete with joints, dowels, etc., as depicted in the approved plans.

13. Final strike-off, consolidation and finishing shall conform to the requirements of this code. The surface texture shall be a broom finish or tined finish.

14. Tolerance for surface smoothness shall be 1/4" in 10', except at high and low points and utility structures in the street.

15. If split slab construction is used and not slip formed, forms on each side of the slab will be required. The side of the slab to be joined during a later placement will have tie bars. Caution shall be exercised in removing the form and in straightening the tie bars.

N. Culverts and Storm Drains.

Construction requirements for Culverts and Storm Drains are included in **Section 900 – 6** of this UDC.

O. Manholes, Catch Basins, Drop Inlets, and Cleanouts.

Construction requirements for Manholes, Catch Basins, Drop Inlets, and Cleanouts are included in **Section 900 – 6** of this UDC.

P. Curbs and Gutters.

1. *Curbs.*

   a. Curb shall be either mountable or barrier curb. Concrete curb and barrier curb shall be constructed monolithically with the same materials, having the same compressive strength and placed and cured in the same manner as the concrete in the roadway slab.

   b. The curb forms shall provide for the dimensions specified and must be set to the established grades.

   c. Pre-moulded joint filler shall be placed and extended through the entire curb section at those points where joint filler is used in the roadway slab.

2. *Gutters.*

   a. Where the concrete gutter is constructed as a part of combined curb and gutter bottom, it shall conform to the requirements of combined curb and gutter bottom. Jointing shall conform to the requirements of this code pertaining to Portland cement concrete pavement.

   b. Where the concrete gutter is constructed in conjunction with roadway pavement, it shall, unless otherwise specified or directed, be poured monolithically with, become part of, be laid at the same time, in the same manner and have the same compressive strength as concrete roadway foundation, for such roadway pavements. It shall be of the same width indicated on the plans and of such depth as will be equal to the combined thickness of the roadway foundation and the roadway pavement wearing surface.

   c. The subgrade shall meet the requirements for roadway pavement sub-grade.

   d. Immediately after the concrete has been placed, it shall be tamped, struck off and worked with a wood float in a manner to provide a surface free from irregularities and depressions, bringing the mortar to the top. The surface shall then be broomed or brushed with a soft hand broom in the direction of the flow line of the gutter. Surface joints shall be made by a steel joining tool and premoulded joint filler shall be placed and extended through the entire gutter section at those joints where filler is used in the roadway slab or curb. Curing of the gutter shall be similar to that provided for roadway pavement.

Q. Pavement Markers.

1. *Raised Pavement Markers.*

   a. The applicant shall furnish and place raised pavement markers in accordance with the approved plans and the requirements of this code.

   b. Raised pavement markers shall be products listed on the LaDOTD AML at the time of their installation.

i. Markers shall be placed with bituminous adhesive on asphaltic surfaces and epoxy adhesive on Portland cement concrete surfaces.

(A) Bituminous adhesive shall be a product listed on the LaDOTD AML at the time of its use.

(B) Epoxy adhesive shall be Type V epoxy resin system listed on the LaDOTD at the time of its use. Epoxy components shall be mixed in accordance with the manufacturer's published instructions. Adhesive shall be mechanically mixed and dispensed.

c. *Weather Limitations*. Markers shall not be applied when there is moisture on the surface.

i. *Epoxy Adhesive*. When a normal set adhesive is used, application of markers will not be permitted at ambient air temperatures less than 50 F. When a rapid set adhesive is used, application of markers will be permitted at ambient air temperatures between 35 F and 50 F, provided adhesive is adequately heated to obtain proper viscosity for mixing and application, and provided adhesive is identified as a rapid set type on container labels.

ii. *Bituminous Adhesive*. Markers shall be applied when the ambient air temperature is 50 F or greater.

d. *Cleaning of Surfaces.* Surfaces on which markers are to be applied shall be cleaned of all materials that may reduce the bond of adhesive. Surfaces shall be cleaned by blast cleaning or other approved methods which do not damage the surface; however, blast cleaning equipment shall be provided with positive cutoff controls. Surfaces shall be maintained in a clean, dry condition until placement of markers.

e. *Application of Markers*. Surfaces on which markers are to be placed shall be blown dry immediately prior to marker placement. Markers shall be applied to surfaces with adhesive in accordance with the manufacturer's recommendations.

2. *Plastic Pavement Markings.*

a. The applicant shall furnish and place reflective pavement markings of hot applied thermoplastic at the locations shown on the approved plans, in conformance with the MUTCD, plan details and these code requirements.

i. Thermoplastic material shall be delivered in containers of sufficient strength to permit normal handling during shipment and transportation without loss of material. Approved heat-degradable containers that can be placed in heating kettles along with the plastic material will be permitted. Each container shall be clearly marked to indicate color of material, process batch number, name of manufacturer and date of manufacture. Glass beads used in drop-on application to molten plastic shall be shipped in sacks of multi-ply paper or burlap, both with a polyethylene liner. The sacks shall be strong enough to permit handling without damage, and have a capacity of 50 pounds of beads. Sacks shall be sufficiently water-resistant so that beads will not become wet or caked in transit.

ii. Applicators shall produce sharply defined lines and provide means for cleanly cutting off stripe ends and applying broken lines. The applicator unit shall have a tachometer or other approved device to ensure uniform application at the required rate. It shall be adjustable for applying 1, 2, or 3 adjacent lines simultaneously at the specified spacing.

The ribbon extrusion die or shaping die shall not be more than 2 inches above the roadway surface during application.

b. *Weather Limitations*. Application of markings will not be permitted when there is excessive pavement moisture or when the surface temperature or ambient temperature is below 50 F. The pavement shall be considered excessively moist when it is visibly wet or when a 1 square foot piece of polyethylene film condenses moisture after being placed on the pavement surface for 15 minutes.

c. *Cleaning of Surfaces*. Surfaces on which markings are applied shall be cleaned of materials that may reduce adhesion of the thermoplastic marking materials to the pavement. Cleaning shall be done by blast cleaning or grinding. Surfaces shall be kept clean until placement of markings.

i. Existing thermoplastic markings on the roadway that are not flaking or peeling do not require removal prior to placement of new thermoplastic markings. When thermoplastic markings will replace the existing painted markings, the existing painted markings do not require removal prior to applying new thermoplastic markings, provided the existing painted markings are not flaking or peeling.

ii. Existing lane line pavement markings on bridges shall be removed prior to applying new markings.

iii. Removal shall be accomplished by methods which will not damage the pavement or bridge deck. Removal shall be to such extent that 75% of the pavement surface or bridge deck under the markings is exposed. At the end of each day's operations, temporary pavement markings designed as a part of the applicant’s traffic control plan shall be placed in areas where existing markings have been removed and new markings not placed. Temporary pavement markings shall be satisfactorily removed prior to resuming plastic striping operations.

d. *Application of Markings*. Material shall be installed in specified widths from 4 inches to 24 inches. Finish lines shall have well defined edges and be free of waviness. Measurements shall be taken as an average through any 36-inch section of line. Longitudinal lines shall be offset approximately 2 inches from longitudinal joints. A tolerance of +1/2 inch and -1/8 inch from the specified width will be allowed, provided the variation is gradual. Segments shall square off at each end without mist or drip. Transverse variations from the control device up to 1 inch will be allowed provided the variation does not increase or decrease at the rate of more than 1/2 inch in 25 feet. Lines not meeting these tolerances shall be removed and replaced at the expense of the applicant.

i. Thickness of material, not including drop-on beads, shall be not less than 90 mils for lane lines, edge lines and gore markings and not less than 125 mils for crosswalks, stop lines and word and symbol markings. A binder sealer material recommended by the thermoplastic marking manufacturer shall be applied to the pavement surface or bridge deck prior to application of the thermoplastic markings. Thermoplastic material shall be applied either by extrusion at 390 F to 450 F or by spray at 410 F to 450 F. Immediately after application of the markings, glass beads shall be applied at a minimum rate of 300 pounds per mile. Material shall not scorch or discolor when kept at this temperature range for 4 hours.

R. Bridge Structures.

Structures shall be designed and constructed in accordance with the requirements of the Louisiana Bridge Design and Evaluation Manual, Latest Edition. All bridges shall be of steel – reinforced Portland cement concrete construction. Timber components shall only be permitted for foundation piles below the mud line. All columns and girders shall be of reinforced cast in place concrete, reinforced pre-cast concrete, or pre – stressed Portland cement concrete construction. Decks and railings shall be constructed of reinforced cast in place or pre – stressed concrete construction.

S. Traffic Signals.

Traffic signals shall be designed and constructed in accordance with the requirements of the Louisiana Department of Transportation and Development Traffic Signal Manual and Traffic Signal Standard Plans. Loop type vehicle detectors shall not be permitted on Parish roadways.

SEC. 900-3.5 PROCEDURES FOR MAINTENANCE OF TRAFFIC WITHIN THE PARISH RIGHT OF WAY.

A. Temporary Signs, Barricades, and Pavement Markings.

The applicant shall be solely responsible for the design, development, and implementation of a temporary traffic control device plan for all phases and portions of developments which require work within or directly adjacent to the parish right-of-way, though there is limited applicability to parish roads. The traffic control device plan shall provide for safe and expeditious movement of traffic and pedestrians through the area of construction.

1. The applicant shall furnish, install, maintain, and remove temporary construction barricades, lights, signals, pavement markings and signs, and flaggers as indicated in his plan and as prescribed by the requirements of this section.
    a. Appropriate signs for special conditions shall be furnished and installed as required.
    b. Requirements for proper signs, barricades, barriers, channelizing devices, or other safety precautions promulgated by the applicant’s insurers will not be negated by these specifications.
2. The applicant shall assign one or more authorized Traffic Control Supervisors (TCS) to provide traffic control management for work within or directly adjacent to the parish right-of-way. If more than one TCS is assigned, then the applicant shall provide a weekly schedule identifying who will be in charge of providing traffic control management on a daily basis. If the applicant utilizes a subcontractor to provide traffic control management, the subcontractor’s TCS shall meet all requirements set forth herein.
    a. All Category I, II, and III portable work zone traffic control devices shall be crashworthy as determined by evaluations through NCHRP 350 for Test Level 3.
        i. *Category I devices*. Category I devices are low mass, single piece traffic cones, tubular markers, single piece drums and flexible delineators and are, by definition, considered crashworthy devices meeting NCHRP 350 Criteria for Test Level III. Drum and light combinations with Type A or C warning lights and fastener hardware consisting of vandal-resistant ½ inch diameter cadmium plated steel bolts and nuts used with 1 ½ inch diameter by ¾ cup washers are included as Category I devices. In lieu of testing for

crashworthiness, acceptance of Category I devices for compliance with NCHRP 350 will be allowed based upon self-certification by the supplier. The supplier shall certify that the product is crashworthy in accordance with the evaluation criteria of NCHRP 350. Certification may be a 1 page affidavit signed by the supplier, with supporting documentation kept on file to be furnished if requested.

ii. *Category II devices*. Category II devices include other low mass traffic control devices such as portable barricades, either with or without lights and/or signs, portable sign stands, portable vertical panel assemblies, and drums with lights not meeting the drum and light combination requirements for Category I. Individual crash testing is required for Category II devices. FHWA letters of approval shall serve as verification that these devices comply with the crash testing requirements of NCHRP Report 350, Test Level III. The applicant shall provide to the Director of Department of Engineering a listing of all the Category II Devices to be used, including a reference to the FHWA Work Zone letter number for each device. The applicant shall certify that each device has been crash tested and meets the NCHRP 350 requirements.

iii. *Category III devices.* Category III devices include massive devices such as temporary concrete barriers, water filled barriers, and temporary attenuators. Individual crash testing is required for Category III devices. FHWA letters of approval shall serve as verification that these devices comply with the crash testing requirements of NCHRP Report 350 or MASH. Provide for the Department of Engineering a listing of all the Category III devices to be used on the project prior to installation including a reference to the FHWA Work Zone letter number for each device. Also certify that each device has been crash tested and meets the NCHRP 350 or MASH requirements.

b. Type A, B, and C barricade warning lights shall be in compliance with the MUTCD and shall be an approved product listed on the Louisiana Department of Transportation and Development Approved Materials List.

c. *Drums and Super Cones.* Plastic drums shall be an approved product listed on the LDOTD AML. The design of drums and super cones shall comply with LDOTD TTC-00 (C). Reflective sheeting for drums and super cones shall be a minimum of 6 inches wide and shall meet the requirements of ASTM D4956, Type III, and the Supplementary Requirement S2 for reboundable sheeting as specified in ASTM D4956. Sheeting for drums shall be an approved material listed on the LDOTD AML.

d. *Traffic Cones*. The design of plastic traffic cones shall comply with LDOTD TTC-00 (C). Reflective sheeting for cone collars shall be a minimum of six inches wide and shall meet the requirements of ASTM D4956, Type IV. Sheeting for plastic traffic cones shall be an approved material listed on the LDOTD AML. All traffic cones shall be a minimum of 36 inches in height.

e. *Tubular Markers*. The design of tubular markers shall comply with LDOTD TTC-00 (C). Reflective sheeting for tubular markers shall meet the requirements of ASTM D4956, Type III. Sheeting for tubular markers shall be an approved material listed on the LDOTD AML. All tubular markers shall be a minimum of 28 inches in height.

f. All signs used for temporary traffic control shall comply with the MUTCD, the LDOTD Temporary Traffic Control Standards, and the applicant's traffic control device plan. The

design of temporary barricades and vertical panels shall comply with LDOTD TTC – 00 (C). Only Type III barricades will be allowed. The design of vertical panels shall comply with LDOTD TTC – 00 (C).

i. *Substrate.* Substrate for barricade panels shall be either wood or rigid thermoplastic. Substrate for portable signs shall be aluminum, wood, or plastic. Substrate for post mounted signs shall be aluminum, wood, rigid thermoplastic, or aluminum clad low density polyethylene plastic.

3. Temporary signs, barricades, and related devices shall be required when the work is in progress or when work is suspended. During such times that temporary signs, barricades, and related devices are not in place, appropriate existing regulatory signs shall be maintained by the applicant. Work within the right – of - way shall not begin until signs, barricades, and other devices have been erected.

   a. When signs to be furnished and erected by the applicant are in place, the applicant's Traffic Control Supervisor (TCS) shall cover any standard signs that are in conflict with the temporary signs.

   b. When placing signs, the applicant shall coordinate with the parish in covering the parish's signs or signs owned by other entities so that all appropriate signs remain in place.

4. Signs shall remain in place and be maintained by the applicant, supplemented by other signs as required, throughout the execution of the work. When previously used signs are to be utilized on the project, the Department of Engineering will review and approve these signs prior to installation. The Director of the Department of Engineering will require any sign with reduced reflectivity or excessive fading to be removed from the work zone. Signs that do not meet the minimum standards for new materials shall be replaced by the applicant at his expense.

5. Signs, barricades, and related devices furnished and placed by the applicant shall, upon removal, remain property of the applicant.

6. When a work area has been established on one side of the roadway only, there shall be no conflicted operations or parking on the opposite shoulder within 500 feet of the work area.

   a. Parking of vehicles or unattended equipment, or storage of materials within the clear zone shall not be permitted. If the clear zone is not defined on the plans, the Department of Engineering will inform the applicant of the clear zone.

7. Sight distance shall be considered when placing traffic control devices.

   a. *Advanced Warning Area and Flashing Arrow Board.* When specified, advance warning arrow panels for temporary traffic control shall be provided. Panels shall be one of the specified types complying with the MUTCD. If none is specified, Type C panels shall be provided. Flashing arrow boards shall be 4 feet by 8 feet.

   b. Minimum traffic control devices shown on reference standards shall be the minimum, and it shall be the applicant's responsibility to ensure that appropriate devices are employed and maintained during the duration of construction.

      i. *Minimum Traffic Control Device Layout.* For various construction situations shall be as indicated in the table below. These minimum requirements are the minimum required,

and it shall be the applicant's responsibility to supplement the minimum arrangements as required. The use of these minimum layouts does not relieve the applicant from the responsibility of submitting a site – specific traffic control device plan prepared by a licensed professional engineer registered in the State of Louisiana.

Exhibit 900-3-33 Minimum Traffic Control Device Layout.

Minimum Requirement	Reference Layout
Layout for Placement of Road Work Next "XX" Miles and End Road Work Signs	LDOTD TTC – 00 (D)
Layout for Work Less than 15 Feet from the Traveled Way	LDOTD TTC – 01
Layout for Work Less than 15 Feet from the Traveled Way	LDOTD TTC – 02
Layout for Lane Closures on Two Lane Roads with Two Way Traffic Less Than 1600 Feet from Intersection	LDOTD TTC – 03
Layout for Lane Closures on Two Lane Roads with Two Way Traffic Greater Than 1600 Feet from Intersection	LDOTD TTC – 04
Layout for On - Site Diversion with Two Lane Traffic	LDOTD TTC – 05
Layout for Lane Closure on Four – Lane Undivided Highways	LDOTD TTC – 06
Layout for Lane Closure of Two Adjacent Lanes on Four – Lane Undivided Highways	LDOTD TTC – 07
Layout for Median Crossover on Divided Highways	LDOTD TTC – 08
Layout for One Lane Closure on Divided Highways	LDOTD TTC – 09
Layout for Lane and Sidewalk Closures in Urban Areas with Speed Limit Less than or Equal to 40 Miles per Hour	LDOTD TTC – 10
Layout for Lane Closure Using Temporary Barrier Rail on Divided Highways	LDOTD TTC – 11

Layout for Lane Closures Through Ramp Entrance and Exit Tapers	LDOTD TTC – 12
Layout for Lane Closure of Two Lanes on a Multi – Lane Highway	LDOTD TTC – 13
Layout for "Louisiana Left" on Divided Highways	LDOTD TTC – 14
Layout for Short Duration Closure of Divided Highways	LDOTD TTC – 15
Layout for Temporary Road Closures	LDOTD TTC – 16
Layout for Moving Operations on Interstate or Other Multi – Lane Roadways	LDOTD TTC – 17
Layout for Moving Operations on Two – Way Two – Lane Roadways	LDOTD TTC – 18
Layout for Traffic Signal Installation and Maintenance at an Intersection	LDOTD TTC – 19
Layout for other situations not specifically prescribed	As Prescribed by the Manual on Uniform Traffic Control Devices

ii. Minimum temporary traffic control devices for drop-offs shall be as indicated on LDOTD TTC-00 (C).

8. *Channelizing Devices.*

a. Tubular markers, drums, super cones, vertical panels, and traffic cones may be utilized as channelizing devices. During nighttime operations, 36-inch traffic cones will not be allowed.

i. Retroreflective material pattern used on super cones shall match that used on drums.

b. *Tangent Areas***.**

i. *Standard Spacing*. Standard spacing shall be as indicated on LDOTD TTC – 00 (C).

(A) *Daylight Operations*. Drums and super cones shall be spaced at standard spacing. All other devices shall be spaced at ½ of standard spacing.

(B) *Nighttime Operations*. Drums and super cones at standard spacing shall be the only devices allowed.

c. *Taper Areas.*

i. *Standard Spacing*. Standard spacing shall be as indicated on LDOTD TTC – 00 (C).

(A) *Daylight Operations*. Drums and shall be spaced at standard spacing. All other devices shall be spaced at ½ of standard spacing.

(B) *Nighttime Operations*. Drums at standard spacing shall be the only devices allowed.

ii. Type C Steady Burn Lights shall be used on all channelizing devices in the taper and on the first 2 devices in the tangent at night.

d. Typical channelizing device lateral placement (do not include when it is used as a divider for opposing directions of traffic) shall be 2 feet off the lane line of the closed lane or 2 feet off the shoulder.

i. Devices may be adjusted laterally to accommodate ongoing work in the immediate vicinity but must be returned to the closed lane after work activity has moved.

e. Channelizing devices in the tangent area shall be of the same type.

f. Channelizing devices in the taper area shall be of the same type.

B. Barricades.

1. Only Type III Barricades may be utilized.

a. When used for overnight closures, two Type B High Intensity lights shall supplement all barricades that are placed in a closed lane or that extend across a highway.

b. When signs and lights are mounted to a barricade, they must meet NCHRP Report 350 and MASH requirements.

c. A truck with a truck-mounted attenuator may be substituted for a barricade when workers are present.

2. Barricades, at a minimum, shall be placed:

a. At the beginning of a closed lane or shoulder and at 1,000 foot intervals where no active work is ongoing and the lane must remain closed. A minimum of 2 barricades shall be placed if the lane or shoulder closure is less than 2,000 feet (One barricade shall be placed at the beginning of the lane closure after the buffer space and one shall be placed in the middle of the lane closure);

b. Before each or group of unfilled holes or holes filled with temporary material;

c. Before uncured concrete;

d. In the closed lane on each side of every intersection and crossover (do not block sight distance); and

e. In front of piles of material (dirt, aggregate, broken concrete), culverts, and equipment which is near the work zone.

C. Signs.

1. At least one Type B high intensity light shall be used to supplement the first sign or pair of signs that gives a warning about a lane closure during nighttime operations.

2. The applicant shall use caution not to damage existing signs which remain in place. Any such signs damaged shall be replaced at the cost of the applicant.

3. All signs shall be covered with a strong, lightweight material when not applicable. Burlap will not be acceptable for covering signs.
4. When portable sign frames are used, they shall be moved to an area inaccessible to traffic and not visible to drives.
5. Left side mounted signs will not be required for roadways with a center left turn lane and for undivided roadways.
6. Vinyl roll up signs may be used if work zone is in place for 12 hours or less, there are no more than 2 lanes in each direction, and if signs meet all size, color, retroreflectivity, and NHCRP 230 Report or MASH requirements.
7. One-foot portable sign stands may be used if work zone is in place for 12 hours or less, the pre-construction posted speed limit is less than 45 miles per hour, and there are no more than 2 lanes in each direction.
8. Signs shall be visible to the drivers. No obstructions such as on-street parking or other traffic control devices shall block the sign.
9. On divided highways, signs shall be placed on the right and the left.
10. *Sign Posts.*
    a. Signs measuring 10 square feet or less shall be mounted on 1 rigid post.
    b. Signs measuring over 10 square feet shall be mounted on 2 rigid posts.
    c. Signs measuring over 20 square feet shall be mounted on at least 3 rigid posts.
    d. Allowable lap splices for U-channel posts shall be as indicated on LDOTD TTC -00 (C).
    e. Sign height and offset from roadway shall be per LDOTD TTC – 00 (C).

D. Flagging.

1. All flaggers shall be qualified. The applicant shall be responsible for training or assuring that all flaggers are qualified to perform flagging duties.
    a. A qualified flagger is one that has completed courses such as those offered by ATSSA, Association of General Contractors, or other courses as approved by the LDOTD Work Zone Task Force.
2. When utilized, flaggers shall use a minimum 18-inch octagonal shape sign on minimum 6-foot stop/slow paddle and wear ANSI Class 2 Lime Green Vest during daytime operations and ANSI Class 3 Lime Green Ensemble during night operations.
3. In all flagging operations, the flagger must be visible from the flagger advance warning sign.

E. Flashing Arrow Boards.

1. Flashing arrow boards should be placed on the shoulder. When there is no shoulder or median area, the arrow board shall be placed within the closed lane behind the channelizing devices and as close to the beginning of the taper as practical.

2. Flashing arrow boards shall be delineated with retroreflective devices.

3. At no time shall the arrow board encroach upon the traveled way. When flashing arrow boards are not in use, they shall be shielded by a guard rail or barriers or removed.

4. Arrow boards shall only be used for lane reduction tapers and shall not be used for lane shifts.

F. Duties of the Traffic Control Supervisor.

The applicant's TCS's responsibility shall be traffic control management, and the TCS shall be available to the Director of the Department of Engineering to address traffic control issues as required. The following duties shall be the primary responsibilities of the applicant's TCS:

1. The TCS shall personally provide traffic control management and supervision services at the site of the work. The TCS may have other duties but shall be readily available at all times to provide TCS duties as required. A minimum of one TCT shall be required on site during all working hours.

    a. The TCS shall be responsible for observing and evaluating both the day and night time performance of all traffic control devices installed on the project, in accordance with the traffic control plan to ensure that the devices are performing effectively as planned for both safety and traffic operations. This shall be done upon the initial installation of traffic control devices and when any modifications and/or changes are made, in addition to regular inspection requirements as specified herein.

    b. The TCS shall be responsible for the training of flagging personnel. This training shall ensure that all flagging is in compliance with the MUTCD, Part VI and the Louisiana Work Zone Traffic Control Details.

2. The TCS shall coordinate all traffic control operations for the duration of the contract, including those of subcontractors, utility companies, and suppliers, to ensure that all traffic control is in place and fully operational prior to the commencement of any work. The parish recognizes that the TCS does not have direct control over the traffic control operations of utility companies. The coordination required by the TCS when dealing with utility companies is specifically for the purpose of coordinating concurrent utility traffic control with any other construction traffic control to avoid conflicts.

    a. The TCS shall coordinate, in writing, all project activities with the appropriate law enforcement, fire control agencies, and other appropriate public entities as determined at the pre-construction conference. The TCS shall also invite the above agencies to the pre-construction conference.

    b. The TCS shall prepare and submit statements concerning road closures, delays, and other project activities to the Department of Engineering when directed by the Department of Engineering.

    c. The TCS shall be responsible for notifying the Department of Engineering or all vehicular accidents and/or incidents related to the project traffic control. The time and date of the notification shall be documented in the traffic control diary. The TCS shall also monitor and document queues that occur.

3. The TCS assigned to the project shall attend the pre-construction conference and all project meetings.

4. The TCS shall be responsible for the maintenance, cleanliness, and removal of traffic control devices during working and non-working hours.

5. *Traffic Control Diary*. The TCS shall maintain a project traffic control diary in a bound book. The applicant shall obtain sufficient number of the diaries from the Louisiana Association of General Contractors (LAGC). Alternate forms may be utilized with the approval of the Department of Engineering. The TCS shall keep the traffic control diary on a daily basis and shall sign each daily entry. Entries shall be made in ink, and there shall be no erasures or white – outs. Incorrect entries shall be struck out and then replaced with the correct text. Photographs and videotapes may be used to supplement written text. The diary shall be available at all times to the Director of Department of Engineering and a copy shall be submitted to the Department of Engineering on a monthly basis. The traffic control diary shall become property of the Department of Engineering at the completion of the work within the Parish rights-of-way..

6. *Traffic Control Plan Revisions.* Where revisions are made to the traffic control plan, regardless of whether or not the changes were promulgated by the applicant, Director of the Department of Engineering, or other party, a revised traffic control device plan shall be submitted by the applicant.

7. *Inspection of Traffic Control.* The TCS shall be responsible for the inspection of all traffic control devices every calendar day that traffic control devices are in use. This inspection may be delegated to the TCT. The "Quality Guidelines for Work Zone Traffic Control Devices" shall be used to evaluate the condition of the traffic control devices to determine if acceptable for use. The TCS shall provide for the immediate repair, cleaning, or replacement of any traffic control devices not functioning as required to ensure the safety or motorists, pedestrians, and construction personnel and/or not meeting the ATSSA standard. Inspection of traffic control devices shall be conducted by the TCS at the beginning and end of each workday. The traffic control devices shall be inspected by the TCS or weekends, holidays, or other non-workdays at least once per day. Traffic control devices shall be inspected by the TCS at least once per week during nighttime periods and the same night after any modifications or changes have been made in the traffic control devices.

8. *Traffic Control Officer.* In some cases, and with the agreement of the Director of Department of Engineering, a Traffic Control Officer (TCO) may be utilized onsite where equipment is in or near to a roadway to assist in alerting or directing traffic near the work area. If required by the parish, responsibility of payment for the TCO shall be the responsibility of the applicant. If required by the applicant's traffic control plan, responsibility of payment for the TCO shall be the responsibility of the applicant.

9. *Failure to Comply with the Traffic Control Plan.*

    a. The Department of Engineering may suspend all or part of the applicant's operation(s) for failure to comply with the reviewed traffic control plan or for failure to correct unsafe traffic conditions within a reasonable period after such notification is given to the applicant in writing.

b. If the applicant does not take appropriate action to bring the deficient traffic control into compliance with the traffic control plan or to correct unsafe traffic conditions, Director of Department of Engineering may employ others to correct the unsafe traffic conditions. Such costs will be reimbursed by the applicant.

SEC. 900-3.6 STREETS, SAMPLING AND TESTING REQUIREMENTS.

A. General.

1. The applicant shall retain and pay for a qualified testing laboratory to perform all required testing in accordance with the requirements of this UDC.

   a. The materials testing laboratory shall be approved by the Department of Engineering. The testing and inspection firm must have a minimum of 5 years of experience and operate under the direct supervision of a licensed professional engineer registered in the State of Louisiana.

   b. All testing and inspection reports performed by the independent testing laboratory employed by the applicant shall be submitted to the Department of Engineering within 10 working days after the tests are conducted.

   c. The applicant, and applicant's contractors, shall cooperate with the designated testing laboratory and shall:

      i. Make available samples of all materials to be tested in accordance with applicable standard specifications and code requirements.

      ii. Furnish such nominal labor and sheltered working space as is necessary for designated testing laboratory to obtain samples at the project site.

      iii. Advise the designated testing laboratory of the identity of material sources and instruct the suppliers to allow tests or inspections by the designated testing laboratory.

      iv. Notify the designated testing laboratory sufficiently in advance of operations to allow for completion of initial tests and assignment of inspection personnel.

      v. Notify the designated testing laboratory sufficiently in advance of cancellation of required testing operations.

      vi. Provide curing facilities for initial curing of concrete cylinders at the job site in accordance with the requirements ASTM C94.

   d. *Test Methods.* Tests and inspections shall be conducted in accordance with the latest applicable ASTM, ACI, AASHTO, LaDOTD requirements, or the requirements of other recognized authorities.

   e. *Test Reports.* The designated testing laboratory shall promptly submit written reports of each test and inspection made to the Applicant, the Director of Department of Engineering and to such other parties that the Department of Engineering.

B. Roadway Inspection.

The designated testing laboratory shall provide a roadway technician at the job site during all times concrete is being placed. This roadway technician shall be responsible to perform the required field tests

and promptly notify the applicant and the Department of Engineering any sub-standard materials, workmanship or code violations being incorporated in the work.

1. Samples of fresh concrete shall be gathered in accordance with ASTM C172 (latest revision).
2. Tests for slump - ASTM C143 (latest revision) and air content - ASTM C173 or C231 (latest revisions) if applicable, must be performed whenever test cylinders are taken, and more frequently, when deemed necessary.
3. The concrete temperature shall be measured and recorded when each set of cylinders are molded.
4. Test cylinders shall be cast in accordance with ASTM C31 (latest revision) as follows:
    a. *Pavements*. One set consisting of 4 cylinders shall be cast for each 100 cubic yards or fraction thereof. An additional 2 cylinders per set shall be cast for early strength determination.
    b. *Curbs, Driveways, and Sidewalks.* One set of 4 cylinders shall be cast in the a.m. (morning) and one set shall be cast in the p.m. (afternoon). A minimum of 4 cylinders shall be cast per visit.
    c. *Combination Curb & Gutters*. One set of 4 cylinders shall be cast for each 50 cubic yards or any fraction thereof. A minimum of 4 cylinders shall be cast per visit.
5. Test cylinders are to be tested in accordance with ASTM C39 (latest revision) as follows:
    a. 2 at 7 days of age.
    b. 2 at 28 days of age.
    c. 1 at 3 days of age (for verification of High Early Strength concrete).
    d. 1 at 5 days of age (for verification of High Early Strength concrete).
6. During production, if any truck of ready-mixed concrete fails to conform to specifications, the designated testing laboratory will immediately notify the applicant and the Department of Engineering, and said material shall not be incorporated in the work.
7. Re-tempering of concrete is not permitted.

C. Embankment.

Field density tests shall be conducted in accordance with ASTM D2922 at 500-foot intervals along the roadway alignment.

D. Subbase and Base Courses.

Soil materials, whether from required excavation or borrow excavation, which are to be incorporated in the project as fill or backfill, shall have been tested and classified by the testing laboratory prior to their use. Tests shall be conducted in accordance with the latest applicable standards of ASTM, AASHTO, or LaDOTD.

1. *Samples needed*. Obtain a composite sample of base and sub-base material at source in accordance with ASTM D75 or AASHTO T2.
2. Perform laboratory tests as follows.

a. ASTM C136 Sieve analysis of fine and coarse aggregates.

b. ASTM D4318 Test for liquid limit and plasticity index of soils.

c. ASTM D698, D1557, AASHTO T99, T180, LaDOTD TR-418E, TR 418G Moisture-Density relations of soils and soil-aggregate mixtures (Proctor).

d. ASTM D2922, D1556, AASHTO T191, T238 Density of soils and soil aggregate mixtures in place by nuclear or sand-cone methods.

3. Field density tests shall be made on the completed base or sub-base courses and the depth of test recorded.

a. Frequency for soil tests shall be as follows:

i. *Trenches.* One per 100 linear feet.

ii. *Backfill.* Backfill is to be placed and tested in 12" lifts when sand is compacted with a mechanical device, and in 3 foot lifts when flooding method is used.

iii. *Base Course*. Six tests per block.

iv. *Concrete roadway*. Three per side evenly spaced Asphalt/Conc. Curb - 4 under curb (2 per side) and 2 in the roadway (1 per side).

v. Depth - One at each density test.

E. Asphalt Concrete Mixtures.

Tests and Inspections. The applicant will be required to design the mixtures for optimum asphalt content and comply with all requirements of LaDOTD designation TR 303, Method A, however, Method B may be used when approved by the Department of Engineering. Mixes which have been previously approved and are current within 6 months may be submitted for approval subject to the same criteria as required by TR 303, Method A.

1. The job mix formula shall be submitted for review by the Department of Engineering and supported by appropriate design data. No mixture shall be produced for the job until the applicant's job mix formula has been approved by the Department of Engineering.

2. *Pavement Samples.* The applicant shall furnish samples at locations determined by the designated testing laboratory's roadway technician. These operations shall be witnessed by the designated testing laboratory's roadway technician.

3. *Roadway Inspection.* Inspection of roadway asphaltic concrete work at the job site shall be performed by the roadway technician furnished by the designated testing laboratory. His duties will include, but not be limited to, the following:

a. Record locations, tonnage, type of mix, lot number, and other pertinent data in his daily report.

b. Temperatures will be checked and recorded in accordance with these specifications during the production of each lot.

c. Observe the general operations of the applicant to assure compliance with all requirements.

d. Observe and record the tack and prime coat operations. (Square yards covered number of gallons used.)

e. Determine the location of cores to be taken by the applicant for thickness and density.

f. Witness the drilling or cutting of the roadway samples and deliver same to designated testing laboratory for further testing.

g. Witness the surface finish testing performed by the applicant and report the findings of such testing.

h. Inspect all mix hauled to the roadway for any obvious deficiencies which may include uncoated aggregate, segregated mixtures, mixtures with lumps, mix which is not of the proper temperature, excessive moisture, color and general appearance of the mixtures. Any loads found deficient shall be brought to the attention of the applicant and rejected by the Department of Engineering. No trucks will be accepted without a haul ticket.

i. Observe weather conditions and advise the applicant of weather limitations when they apply.

SEC. 900-3.7 ACCESS.

A. Purpose, General.

In the review and approval of all subdivision plats, the Planning and Zoning Commission and/or administrators shall ensure that these access standards are met when site plans for development are submitted. To the extent possible, the plats shall note where access standards are waived.

1. These standards apply to access to parish owned and maintained arterial, collectors, and highways.

2. Where the Louisiana Department of Transportation and Development has jurisdiction over all, or a portion, of a road LaDOTD standards and rules shall apply.

B. Access Management Classification System.

1. The following access classifications shall be used to guide application of these standards:

   a. *Access Class 1*. Limited Access Freeways designed for high-speed, high volume traffic movements. Access is permitted via interchanges.

   b. *Access Class 2*. Highly controlled access facilities distinguished by their ability to carry high speed, high volume traffic over long distances in a safe and efficient manner. These highways are distinguished by a system of existing or planned service roads, a highly controlled limited number of connections, medians openings and infrequent traffic signals.

   c. *Access Class 3*. These principal arterials are controlled access facilities where direct access to abutting land will be controlled to maximize the through movement of traffic. This class will be used where existing land use and roadway sections have not been built out to the maximum land use or roadway capacity, or where the probability of significant land use change in the near future is expected and likely. This type of roadway is distinguished by existing or planned restrictive medians and maximum distance between signals and driveway connections. Local land use planning, zoning and subdivision regulations should support the restrictive spacing of this designation.

d. *Access Class 4*.These facilities are controlled access highways where direct access to abutting land will be controlled to maximize the through movement of traffic. This class will be used where existing land use and roadway sections have not been built out to the maximum land use or roadway capacity or where the probability of significant land use change soon is high. These highways are distinguished by existing or planned non-restrictive median treatments.

e. *Access Class 5.* This class will be used where existing land use and roadway sections have been built out to a greater extent than those roadway segments classified as Access Classes 3 and 4 and where the probability of a major land use change is not as high as those roadway segments classified Access Classes 3 and 4. These highways will be distinguished by existing or planned restrictive medians.

f. *Access Class 6*. This class will be used where existing land use and roadway sections have been built out to a greater extent than those roadway segments classified as Access Classes 3 and 4, and where the probability of a major land use change is not as high as those roadway segments classified Access Classes 3 and 4. These highways will be distinguished by existing or planned non-restrictive medians or centers.

g. *Access Class 7.* This class shall only be used in urbanized areas where existing land use and roadway sections are built out and where significant land use changes or roadway widening will be limited. This class shall be assigned only to roadway segments where there is little intended purpose to provide high speed travel. Access needs, though generally high along these roadway segments, will not compromise the public's health, safety or welfare. Exceptions to standards in this class will be considered if the applicant's design substantially reduces the number of connections compared to existing conditions. These highways can have either restrictive or non- restrictive medians.

2. All connections or facility segments that have been assigned an access classification shall meet or exceed the minimum connection spacing requirements specified in the Access Classification and Standards.

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.

2. Driveway spacing shall be measured from the closest edge of the pavement to the next closest edge of the pavement. The projected future edge of the pavement of the intersecting road shall be used in measuring corner clearance, where widening, relocation, or other improvement is indicated in an adopted local thoroughfare plan.

3. The Planning Commission, in approving a plat, may reduce the connection spacing requirements in situations where they prove impractical. In no case shall the permitted spacing be less than eighty (80) percent of the applicable standard.

   a. If the connection spacing identified in these standards cannot be achieved, a system of joint use driveways and cross access easements may be required.

4. Variation from these standards shall be permitted at the discretion of the Planning Commission when the effect would enhance the safety or operation of the roadway.

a. Examples include a pair of one-way driveways in lieu of one two-way driveway or alignment of median openings with existing access connections. Applicants may be required to submit a study, prepared by a licensed professional engineer registered in the State of Louisiana, to assist the Parish in determining whether the proposed change would meet the roadway safety or operational benefits of the prescribed standard.

5. *Driveway spacing for non-classified roadways.*

   a. New connections shall not be permitted within the functional area of an intersection or interchange as defined by the connection spacing standards of this chapter, unless.

   b. No other reasonable access to the property is available, and

   c. The Planning Commission determines that the connection does not create a safety or operational problem upon review of a site-specific study of the proposed connection prepared by a licensed professional engineer registered in the State of Louisiana and submitted by the applicant.

   d. Where no other alternatives exist, the Planning Commission may allow construction of an access connection along the property line farthest from the intersection. In such cases, directional connections (i.e., right in/out, right in only, or right out only) may be required.

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

7. *Interchange Areas.* To protect the safety and operational efficiency of the limited access facility, Subdivisions, which include freeway or are adjacent to interchanges areas, will be designed to minimize impacts on the interchange.

a. The plat shall address current and future connections and median openings within 1/4 mile of an interchange area (measured from the end of the taper of the ramp furthest from the interchange) or up to the first intersection with an arterial road, whichever is less.

b. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. This distance shall be measured from the end of the taper for that quadrant of the interchange.

c. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.

8. *Driveways.*

a. Driveway grades shall conform to the requirements of the LaDOTD Road Design Manual.

b. Driveway approaches must be designed and located to provide an exiting vehicle with an unobstructed view.

c. Construction of driveways along acceleration or deceleration lanes and tapers is prohibited due to the potential for vehicular weaving conflicts.

d. Driveways with more than one entry and one exit lane shall incorporate channelization features to separate the entry and exit sides of the driveway. Double yellow lines may be considered instead of medians where truck off-tracking is a problem.

e. Driveways across from median openings shall be consolidated wherever feasible to coordinate access at the median opening.

f. Driveway width and flair shall be adequate to serve the volume of traffic and provide for rapid movement of vehicles off the major thoroughfare, but standards shall not be so excessive as to pose safety hazards for pedestrians, bicycles, or other vehicles.

g. The length of driveways or "Throat Length" for major developments shall be designed in accordance with the anticipated storage length for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation.

h. It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat.

9. *Corner lots*. Driveways on corner lots shall not be located any closer than 60 feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect.

10. *Reverse Frontage Lots.*

a. Access to double frontage lots shall be required to be located on the street with the lower functional classification.

b. When a residential subdivision is proposed that would abut an arterial, it shall be designed to provide through lots along the arterial with access onto a frontage road or an interior local road.

c. No direct access rights to the arterial for these lots shall be permitted. In addition, the Planning Commission may require a berm or buffer area at the rear of through lots to buffer residences from traffic on the arterial. The berm or buffer yard shall not be located within the public right-of-way or located on any individual private lot or parcel.

D. Street Addressing.

1. The applicant shall be responsible for coordinating with the 911 addressing office for the purpose of obtaining street addresses for each lot within a subdivision before the Department of Planning and Development has approved the As Built Plan.
2. The applicant shall include street addresses on all approved Final Plat drawings and submit As Built Plan drawings to the department of planning and development for recordation.
3. The 911 addressing office shall review the drawings for conformance to either a uniform numbering or lettering system prior to the recordation of the Final Subdivision Plat.

SEC. 900-3.8 STREET LIGHTING.

A. General.

1. Electrical service shall conform to the requirements of the National Electrical Safety Code (NESC) and the requirements of the serving utility.
2. The applicant shall verify available capacity proposing to connect to an existing multiple street light system.
3. Maintenance and operation of the lighting facilities within each subdivision, once accepted by the Parish, shall be managed by the lighting district.

B. When Required.

A lighting plan shall be provided for all developments where street lighting is proposed.

C. Design Conformity.

1. The design of all street light systems shall conform to the average maintained footcandle and uniformity ratio requirements of these specifications.
2. The minimum street light pole height shall be 20 feet measured from ground elevation to bracket and light fixture connection. Heights of over 26 feet must be reviewed and approved by the public utility company serving the area.

D. Area Classifications.

Area classifications shall be used when determining the required illuminance levels for street lighting systems. The area classification selected for designing the street light system shall be determined by the Department of Planning and Zoning.

E. Lateral Light Distribution.

Lateral light distribution patterns shall conform to Illuminating Engineering Society of North America (I.E.S.) lateral light distribution patterns.

SEC. 900-3.9 TRAFFIC SIGNS AND CONTROL DEVICES.

A. Purpose.

The intent of these provisions is to achieve the objectives of public safety and functionality of infrastructure parish-wide. Parish maintained traffic controls and signage will be updated in conformity with these regulations in accordance with a plan of the Parish Department of Public Works.

1. All privately maintained traffic controls and signage in subdivisions and planned unit developments (PUDs) receiving final subdivision approval prior to March 01, 2016, are generally exempt from the requirements of these regulations, except when and until the replacement of traffic controls, signage and mounting poles within the development is undertaken.

2. All applicants who wish to develop new subdivisions and PUDs within St. Tammany Parish shall install uniform street name signs, stop signs, and any other regulatory signage in accordance with the approved plans, the requirements of this code, the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), Association of State Highway and Transportation Officials (AASHTO) Roadside Design Guide, and Louisiana Law. In the event of a conflict Parish code requirements are to be followed.

B. General Sign and Mounting Hardware Requirements.

1. In general, the work and materials shall comply with the MUTCD as modified by these requirements and as shown on the approved plans.

2. Fabricate signs in an approved plant. The term “borders and legend” shall mean border strip, letters, numerals, and symbols which convey the message on signs Other than recycled aluminum sign panels and blanks, all materials shall be new stock.

3. Sign Substrate: All signs substrate (panels) shall be fabricated of aluminum, New and recycled flat panels shall be aluminum sheets or plates complying with ASTM B209, Alloy 6061-T6 with a minimum thickness of 0.080 inches.

4. Sign and Marker Sheeting: Sign sheeting for all signs shall be a retroreflective, adhesive, flat surface reflective sheeting listed on the LaDOTD AML as “DOTD Type X at the time of fabrication of the sign. . Apply reflective sheeting with no horizontal splices. Reflective sheeting shall be applied directly to extruded panels with no more than two vertical splices per sign and no more than one vertical splice per individual panel. Sign faces comprised of two or more pieces of reflective sheeting shall be carefully spliced for color at the time of sign fabrication to provide uniform appearance and brilliance, both day and night.

5. *Sign Face and Design.* The applicant shall fabricate signs in accordance with the MUTCD, the requirements of this Code, and the signing detail sheets of the approved plans.

6. *Legend*. Legend may be direct applied, screened, or by use of an approved overlay film.

    a. *Screening*. Apply legend to sign faces by an approved screening process in accordance with the reflective sheeting manufacturer’s recommendations. Completed screen surface shall be uniform in color, have sharp edges, be free of bubbles, show good workmanship, and be free of blemishes, streaks, or spotted areas. Screening on sheeting may be accomplished either before or after application of sheeting to panels.

b. *Overlay Film.* Apply legend to the sign faces by an approved transparent electronic cuttable overlay film compatible with the reflective sheeting to which it is applied. Apply in accordance with the recommendations of the manufacturer(s) of both the film and the reflective sheeting. Areas covered by film shall have sharp edges, be free of bubbles and blemishes, and show good workmanship

c. *Direct Application*. Legend shall be adhesive coated reflective sheeting as specified above. Apply legend to provide a wrinkle-free surface.

d. *Digital Printing:* Legend may be fabricated using digital printing. Digital printing systems shall be part of an integrated component system, using appropriate software and drivers and supported by a sheeting manufacturer listed on the Approved Materials List. Messages shall be processed prior to sheeting the base panel. Finished signs prepared by digital printing shall be protected by a UV – protective clear overlay applied to the entire face of the sign. Overlay shall be part of the integrated component system as recommended by the retroreflective sheeting manufacturer. Fluorescent orange work signs printed with black ink only shall not require an overlay. Completed signs shall have sharp edges, be free of bubbles, blemishes, streaks or spotted areas and show good workmanship.

7. *Fabrication.* The applicant shall complete metal fabrication including shearing, cutting, and punching of holes prior to surface treatment of metal and application of sheeting. Metal panels shall be cut to size and shape; free of buckles, warps, dents, cockles, burrs, and defects resulting from fabrication. Surface of sign panels shall be flat. The completed product shall have a surface free of cracks, blisters, blemishes, and wrinkles. Sheeting shall be applied to etched sign blanks treated in accordance with the recommendations of the sheeting supplier.

8. *Sign Location*. Sign support locations shall be as shown on the approved plans. Sign locations which are obviously improper because of topography, existing appurtenances, or other conflicting conditions shall be adjusted to the closest desirable location.

9. *Sign Positioning.* Signs shall be constructed and mounted so that the top edge of the sign face is tilted towards oncoming traffic 3 degrees (approximately 1:20) from vertical and at right angles to the road, unless otherwise directed. Road edge signs shall be constructed with the sign faces vertical. Sign faces located less than 30 feet from the edge of travel lane shall be placed at a 93-degree angle from the center of the travel lane. Sign faces located 30 feet or more from the edge of the travel lane shall be placed at an 87-degree angle from the center of the travel lane. Where the lanes divide or are on curves or grades, orient sign faces to be most effective both day and night avoiding specular reflection.

10. *Mounting Poles.* The standard mounting pole on signs dedicated to Parish shall comply with the following:

a. *U-Channel Standard.* Shall be rolled from high tensile steel galvanized with pre-punched holes three-eights (⅜") of an inch on one (1) inch centers. Minimum post weight shall be 3 pounds per linear foot. Height and placement location requirements shall be in accordance with the most current MUTCD guidelines.

b. Signs with wood or specialty mounting poles will not be accepted into the Parish Road Maintenance System.

c. Signs with wood borders will not be accepted into the Parish Road Maintenance System.

C. Sign Information Decal.

Generally, sign information decals shall be in accordance standards set forth by the MUTCD.

D. Specific Sign Requirements.

1. *Stop Signs (R1-1).*

   a. Stop signs shall be an octagon with a white message and border on a red background.

   b. Stop signs shall be a minimum of 30 inches by 30 inches on single lane conventional roadways, 36 inches by 36 inches on multi-lane roadways, and 36 inches by 36 inches or greater on freeways.

   c. At intersections where all approaches are controlled by Stop signs, an “ALL WAY” supplemental plaque shall be mounted below each stop sign. The all way plaque shall have a white legend and border on a red background and shall have a standard size of 18 inches by 6 inches. The message shall state ALL WAY. Supplemental plaques with legends such as 2-WAY, 3-WAY, 4-WAY or other numbers of ways shall not be used with stop signs.

2. *Street Name Signs (D3-1).*

   a. Street Name signs shall be erected at all street intersections regardless of other route markings that may be present. In business or commercial areas and on principal arteries, 2 complete sets of street name signs shall be placed at least on diagonally opposite corners. In residential areas, at least 1 complete of the street name signs shall be installed at each intersection. Signs shall be mounted with their faces parallel to the streets they name.

   b. Street Name signs may also be placed above a regulatory or stop or yield sign with no vertical separation.

   c. The legend and background of the signs shall be contrasting colors. For roads that will be dedicated to and maintained by the parish, and whose signs will be maintained by the parish, the sign shall have white lettering (legend) on a blue background. For Street Name signs that will be privately maintained by the developer or homeowners' association after final subdivision approval, the legend and background shall be contrasting colors, but may have an alternative background color. The only acceptable alternative background colors for street name signs other than blue shall be green, brown, or white. Regardless of whether green, blue, or brown is used as the background color for street name signs, the legend (and border, if used) shall be white. For street name signs that use a white background, the legend (and border, if used) shall be black.

3. *YIELD Signs (R1-2).*

   a. Yield signs shall be a downward pointing equilateral triangle having a red border band and a white interior and the word yield in red inside the border band. Yield signs shall be a minimum of 36 inches by 36 inches by 36 inches on single lane conventional roadways, 48 inches by 48 inches by 48 inches on multi-lane roadways, and 48 inches by 48 inches by 48 inches or greater on freeways.

   b. Yield signs may be used on a minor road at the entrance to an intersection where it is necessary to assign right-of-way to the major road, but where a Stop sign is not necessary at all times, and where the safe approach speed on the minor road exceeds 10 mile per hour.

c. Yield signs shall be located in the same manner as a stop sign.

4. *SPEED LIMIT Signs (R2-1).*

   a. Speed Limit signs shall display the limit established by law or by regulation. In accordance with the MUTCD, speed limits shown shall be in multiples of 5 miles per hour.

   b. Speed Limit signs shall be 24 inches by 30 inches on single lane conventional roads, 30 inches by 36 inches on multi-lane conventional roads, and 36 inches by 48 inches on expressways.

5. *Movement Prohibition Signs (R3-1,2,3,4,18, 27).*

   a. Movement Prohibition signs shall be provided at or between intersections to indicate where certain movements are prohibited as prescribed by the MUTCD.

   b. Movement Prohibition signs shall be 24 inches by 24 inches on single lane conventional roads, 36 inches by 36 inches on multi-lane conventional roads, and 36 inches by 36 inches on expressways.

6. *DO NOT ENTER Signs (R5-1).*

   a. To prohibit traffic from entering a restricted road section, Do Not Enter signs shall be conspicuously placed in the most appropriate position at the end of a One Way Roadway or Ramp.

   b. Do Not Enter signs shall be 24 inches by 24 inches on single lane conventional roads, 36 inches by 36 inches on multi-lane conventional roads, and 36 inches by 36 inches on expressways.

7. *WRONG WAY Signs (R5-1a).*

   a. Wrong Way signs shall be used as a supplement to the Do Not Enter signs on multi-lane roadways as prescribed for by the MUTCD. Wrong way signs shall not be used on single lane conventional roadways.

   b. Wrong Way signs shall be 24 inches by 30 inches on multi-lane conventional roads, and 36 inches by 48 inches on expressways.

8. *ONE WAY Signs (R6-1).*

   a. One Way signs shall be used when required to indicate streets or roadways upon which vehicular traffic is allowed to travel in a one way direction as prescribed for by the MUTCD.

   b. One Way signs shall be 36 inches by 12 inches on single lane conventional roads, 54 inches by 18 inches on multi-lane conventional roads, and 54 inches by18 inches on expressways.

9. *NO OUTLET Signs (W14-2).*

   a. No Outlet signs shall be provided to warn of a street or road which has no outlet and which terminates in a dead end or cul-de-sac.

   b. For single-entrance subdivisions, the No Outlet sign is to be placed at the entrance to the subdivision only.

10. *END OF ROADWAY Markers (OM4-1, OM3-L, OM3-R).*

    a. End of Roadway markers in conjunction with Type III Object Markers are used to warn and alert road users of the end of a roadway in other than temporary traffic control zones.

    b. Type III Object Markers used on the right side of the end of road shall be right object markers (OM3-R).

    c. Type III Object Markers used on the left side of the end of road shall be left object markers (OM3-L).

    d. Where conditions warrant, more than one marker, or a larger marker with or without a Type III barricade may be used at the end of the roadway. Where barricades are required, they shall be built according to specifications set forth by the Department of Engineering.

11. *Other Signs*. Other signs not listed above shall comply with the size and design requirements of the MUTCD and shall comply with sheeting requirements prescribed by this code.

Exhibit 900-3-34 Requirements for Sign Placement.

Exhibit 900-3-35 Requirements for Sign Decals.

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

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

E. Specialty Street Name Signs, Traffic Control Signs and Mounting Poles.

1. *New Subdivisions and Planned Unit Developments (PUDs) applying for Final Subdivision Approval after March 01, 2016.*

   a. The applicant for a new Subdivision or PUD who upon completion of the development intends to dedicate the roads to the parish for acceptance into the parish road maintenance system, shall be responsible for installing uniform Street Name and Traffic Control signage, including the associated mounting poles, in accordance with the requirements of this code.

      i. A signage plan must be produced as part of the final plat and construction plan review and approval and must be approved by the Department of Engineering.

      ii. The signage plan shall include the GPS location of each Street Name and Traffic Control sign in the subdivision.

      iii. The applicant must certify that the Street Name signs, Traffic Control signs, and associated mounting poles comply with the most current MUTCD and AASHTO guidelines, as well as the requirements of this code, before being accepted into the parish road maintenance system.

   b. For Subdivisions and PUDs whose roads will be dedicated to the parish for acceptance into the parish road maintenance system upon completion of the subdivision, but whose Street Name signs, Traffic Control signs, and associated mounting poles will be privately maintained by the developer, or homeowners' association, or other stated owner. A signage plan must also be produced as part of the final plat and construction plan review and approval reviews and must be approved by the Department of Engineering, but specialty mounting poles and sign borders are permitted as long as they meet the installation, crashworthiness and breakaway requirements set forth in the most current AASHTO and MUTCD guidelines as certified by the applicant. The signage plan shall include the GPS location of each Street Name sign or Traffic Control sign in the subdivision.

      i. Any variance from the provisions of these regulations regarding sign size, mounting height or mounting placement must be approved by the Department of Engineering and will be granted only in the event that engineering judgment determines that a variance is warranted.

      ii. A specialty mounting pole is defined as any Street Name sign or Traffic Control sign mounting pole other than the U-channel Standard pole described in this code above.

      iii. The material specification for the blades of the signs must comply with the material specifications of this code, and any framing of the blade cannot alter the sign shape, minimum size, or color, or in any way obscure the blade of the sign, including its border. Privately maintained Street Name signs must also conform to one of the color schemes listed in this code.

      iv. In the event that any development elects to install and maintain more decorative signage, the responsibility for the ongoing maintenance must be clearly indicated on the final plats for that development.

      v. All standards set forth in the most current MUTCD and AASHTO Roadside Design Guide must be met per federal law.

vi. The applicant, as part of the final plat approval, shall certify that all specialty mounting poles and their attendant Street Name or Traffic Control signs will be installed and maintained in perpetuity at the applicant's or homeowners' association's (or other stated owner's) expense. However, the parish maintains the right to immediately replace any and all damaged or missing Street Name signs, Traffic Control signs, and specialty mounting poles with standard parish signs and mounting poles described within this code if the applicant or homeowners' association (or other stated owner) fails to repair or replace said Street Name sign, Traffic Control sign, and/or mounting pole and the parish receives notification of the deficient condition. Furthermore, the parish reserves the right to replace any privately maintained Street Name sign, Traffic Control sign, and mounting pole which poses any safety risk with standard Parish signs described within this code. Under no circumstances will the parish be responsible for installing, maintaining, or repairing specialty mounting poles. The parish installed signs and mounting poles shall remain until replaced and returned to the parish by the applicant or homeowners association (or other stated owner).

2. *Subdivisions and Planned Unit Developments (PUDs) having received Final Subdivision Approval prior to March 01, 2016.*

   a. The provisions of these regulations shall not apply to Subdivisions, PUDs, and TNDs with privately maintained Street Name signs and Traffic Control signs which have received final subdivision approval prior to March 01, 2016. However, if the developer, homeowners' association, or other stated owner of an existing subdivision plans to replace all Street Name signs, Traffic Control signs, and attendant mounting poles within the subdivision, a signage plan shall be submittal to the parish by a professional engineer, and shall comply with the provisions of this code.

   b. If any development exempt under this section requests that the parish assume maintenance of signage, it must first bring all existing signage up to the new standards described herein.

   c. For subdivisions that will privately maintain Street Name signs and Traffic Control signs, the developer shall include on the final subdivision plats an affirmative declaration that the Street Name signs and Traffic Control signs within the subdivision shall be privately maintained by the applicant, homeowners association, or other owner for the subdivision as an affirmative obligation of that person or entity.

SEC. 900-4 SIDEWALK STANDARDS.

A. General Planning and Design Requirements.

Sidewalks and ramps shall comply with the most current regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) and applicable accessibility standards published by the Department of Justice (the 2010 ADA Standards for Accessible Design, "2010 Standards", or later).

1. *Curb Ramps.* An ADA curb ramp is a short ramp cutting through a curb or built up to it to provide an accessible path of travel.

   a. On a curb ramp, the running slope is the slope in the direction of pedestrian travel on the ramp run and must be 8.33 percent (1:12) or less. Where provided, curb ramp flares shall not be steeper than 1:10.

b. On a curb ramp, the cross slope is the slope perpendicular to (across) the direction of pedestrian travel on the ramp run and the cross slope of the ramp run itself may not exceed 2 percent (1:50).

2. *Ramps/Ramp Runs.* The ramp, or ramp run, must be at least 48 inches wide, not including the flared sides. The ramp run must have detectable warnings (i.e., dome-shaped bumps) that extend the full width and depth of the ramp.

3. *Transitions.* Transitions from the ramp to the walkway, gutter, and street must be flush (level) and free of abrupt level changes. The gutter must have a slope of no more than 5 percent (1:20) toward the ramp.

4. *Landings.* Landings shall be provided at the tops of curb ramps. The minimum landing clear length shall be 48 inches. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

5. *Diagonal or Corner Type Curb Ramps.* Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space of 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches long minimum, located on each side of the curb ramp and within the marked crossing.

6. *Raised Islands.* Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches long minimum by 48 inches wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch minimum by 48 inch minimum area shall be oriented so that the 48 inch minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch minimum by 48 inch minimum areas and the accessible route shall be permitted to overlap.

7. *Sidewalks*. The running slope of sidewalks shall be 5 percent (1:20) or less. The cross slope of sidewalks must be 2 percent (1:50) or less. The clear width of sidewalks shall be at least 60 inches and a sidewalk with a clear width of less than 60 inches shall provide a 60 inches by 60 inches passing space at intervals of 200 feet maximum. If the longitudinal slope of the sidewalk exceeds 1:20, it is considered a ramp and a level landing must be provided for every 30-inch change in elevation.

   a. Vertical surface discontinuities along a sidewalk shall be ½" maximum. Discontinuities between ¼" and ½" shall be beveled at a 1:2 maximum slope.

   b. The roadway side edge of the sidewalk shall be placed the sidewalk 2 feet or more from the back of the curb, with a grass berm separating the curb and walk when there is room within the existing right-of-way. If a sidewalk is placed adjacent to the curb, it must be at least 6 feet wide and a barrier curb shall be required. It is not advisable to have the path of the sidewalk in the driveway flares. This creates a tipping situation for someone in a wheelchair.

   c. Where sidewalks intersect with streets and commercial driveways, detectable warning surfaces are required.

8. Traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items shall be located as to not obstruct an accessible route.

9. *Handrails.* Handrails are not required on sidewalks within public right of way unless site specific conditions such as a vertical drop off dictate. When handrails are required, they shall be provided and shall comply with ADAAG 505.

10. To prevent the tracking of gravel onto a sidewalk or curb ramp, gravel drives shall be paved from the roadway edge to a point 10 feet behind the sidewalk or the right of way, whichever is less. The maximum allowable cross slope of curb ramp surfaces shall be 2 percent. The desired cross slope is 1.5 percent.

11. *Grade Breaks.* Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run.

12. Where curb ramps are located adjacent to a walking surface, a flare must be provided. Otherwise, a curb shall be provided.

13. Drainage structures shall be located on the upstream side of curb ramps and shall be located to prevent ponding near the curb ramp. Drainage structures shall be placed outside of sidewalks, curb ramps, and crosswalks.

14. Curb ramps shall be aligned with the direction of pedestrian travel on a crosswalk or theoretical crosswalk.

15. Crosswalk markings shall be placed a distance of 24 inches from the flare on each side of a diagonal curb ramp

16. Curb ramps shall include detectable truncated domes warning surfaces.

B. Construction Requirements.

1. Portland cement concrete sidewalk pavement shall be of such widths and fixed at such elevations as indicated on the approved plans. Sidewalks shall consist of a one course Portland cement concrete pavement 4 inches in thickness.

2. The concrete shall have a minimum compressive strength of 3,000 psi at 28 days. The minimum cement content shall be 5.5 bags per cubic yard of concrete. The maximum water content, including free water in the aggregate, shall not be greater than 6 gallons per bag of cement. The consistency of concrete shall be such as to have a slump of from 2 inches to 4 inches.

3. In preparing the subgrade on which the Portland cement concrete sidewalk pavement will be placed, all soft and spongy places shall be removed and all depressions filled with suitable materials which shall be thoroughly compacted in layers not exceeding 6 inches in thickness. The subgrade shall be thoroughly tamped until it is brought to a firm, unyielding surface. It shall have a slope in conformity with the slope of the finished surface of the Portland cement concrete sidewalk pavement.

4. When the Portland cement concrete sidewalk pavement is to be constructed over an old path composed of gravel or cinder, the old path shall be entirely loosened, the material spread for the full width of the subgrade and compacted as specified.

5. Portland cement concrete sidewalk or pavement at intersections, including ramps for the handicapped, shall be 6 inches thick and placed as above specified.

C. Brick Sidewalks

Brick sidewalk pavement shall be of such width, grades or elevations as shown the approved plans and laid in the manner herein described and as shown on the approved plans.

1. The surface of the earth upon which the brick sidewalk pavement will rest shall be first graded and tamped and otherwise prepared as specified for Portland cement concrete sidewalk pavement.

2. Brick shall be laid on a foundation of 5 inches of reinforced concrete foundation having a compressive strength of not less than 3,000 psi in 28. The foundation shall be poured and tamped. The brick shall be laid on the foundation upon a prepared subgrade consisting of a minimum of a 3/8 inch setting bed which is composed of 1 part cement to 3 parts sand. Bricks shall be in close contact with each other and thoroughly tamped. After tamping, they shall be thoroughly sprinkled and all joints shall at once be completely filled with grout formed of 1 part Portland cement concrete to 3 parts sand. Thereafter, clean, sharp sand shall be evenly spread on the surface to a thickness of approximately 1/2 inch. When the grout has been in place for 72 hours or longer, this sand shall be removed.

3. After completion, the brick sidewalk pavement shall be closed to traffic and not opened until approved by the Department of Engineering. The applicant shall be required to barricade and protect the walk in every way as prescribed and required for Portland cement concrete sidewalk pavement.

SEC. 900-5 BIKEWAYS AND TRAILS.

A. General Planning and Design Requirements.

Design of Bikeways and Trails shall meet the requirements of the AASTHO Guide for Development of Bicycle Facilities, Latest Edition.

1. The minimum paved width for a two-directional bikeway/trail shall be 10 feet. Typical widths range from 10 to 14 feet, with the wider values applicable to areas with high use and/or a wider variety of user groups.

2. In very rare circumstances, a reduced width of 8 feet may be used where the following conditions prevail:

   a. Bicycle traffic is expected to be low, even on peak days or during peak hours. Pedestrian use of the facility is not expected to be more than occasional.

   b. Horizontal and vertical alignments provide frequent, well-designed passing and resting opportunities.

   c. The path will not be regularly subjected to maintenance vehicle loading conditions that would cause pavement damage.

3. At a minimum, a 2-foot-wide graded area with a maximum 1V:6H horizontal slope shall be provided for clearance from lateral obstructions such as bushes, large rocks, bridge piers,

abutments, and poles. A minimum of 2 feet clearance to post-mounted signs and other traffic controls shall be provided.

4. A 5-foot separation from the edge of the path pavement to the top of the slope is desirable. If the separation from the edge of the path pavement to the top of the slope is less than 5 feet, physical barriers or rails are recommended in the following situations:

    a. Slopes 1V:3H or steeper, with a drop of 6 feet or greater.

    b. Slopes 1V:3H or steeper, adjacent to a parallel body of water or other substantial obstacle.

    c. Slopes 1V:2H or steeper, with a drop of 4 feet or greater.

    d. Slopes 1V:1H or steeper, with a drop of 1 foot or greater.

5. The following guidance and the consideration of various factors should guide in the selection of an appropriate design speed:

    a. For most paths in relatively flat areas (grades less than 2 percent), a design speed of 18 mph is generally sufficient, except on inclines where higher speeds can occur.

    b. In areas with hilly terrain and sustained steeper grades (6 percent or greater), the appropriate design speed should be selected based on the anticipated travel speeds of bicyclists going downhill. In all but the most extreme cases, 30 mph is the maximum design speed that should be used.

6. *Cross Slope*. Bicycle paths located adjacent to roadway essentially function as sidewalks, and therefore shall comply with the most current regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) and applicable accessibility standards published by the Department of Justice (the 2010 ADA Standards for Accessible Design, “2010 Standards”, or later).

    a. One percent cross slopes are recommended on shared use paths, to better accommodate people with disabilities and to provide enough slope to convey surface drainage in most situations.

    b. A cross-slope that provides a center crown with no more than 1 percent in each direction may also be used.

    c. If cross slopes steeper than 2 percent are needed, they shall be sloped to the inside of horizontal curves regardless of drainage conditions.

7. The maximum grade of a shared use path adjacent to a roadway shall be 5 percent, but the grade should generally match the grade of the adjacent roadway. Grades steeper than 5 percent are undesirable because the ascents are difficult for may path users, and the descents cause some users to exceed the speeds at which they are competent or comfortable.

8. Where a shared use path runs along a roadway with a grade that exceeds 5 percent, the side path grade may exceed 5 percent but must be less than or equal to the roadway grade.

9. Grades on shared use paths in independent rights of way should be kept to a minimum, especially on long inclines.

10. Grades on paths in independent rights-of-way should also be limited to 5 percent maximum.

11. Where a shared use path crosses an unpaved road or driveway, the road or driveway should be paved a minimum of 20 feet on each side of the crossing to reduce the amount of gravel scattered onto or along the path by motor vehicles.

12. *Bridges and Underpasses.* railings, fences or barriers on either side of a shared use path on a stand-alone structure should be a minimum of 42 inches high.

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

B. Construction Requirements.

Bicycle paths may be constructed of Portland cement concrete pavement complying with the requirements of this Section or using Level "A" Minor Asphalt Concrete complying with **Section 900-3** of this UDC.

1. Portland cement concrete path pavement shall be of such widths and fixed at such elevations as indicated on the approved plans. Paths shall consist of a one course Portland cement concrete pavement 6 inches in thickness.

2. The concrete shall have a minimum compressive strength of 3,000 psi at 28 days. The minimum cement content shall be 5.5 bags per cubic yard of concrete. The maximum water content, including free water in the aggregate, shall not be greater than 6 gallons per bag of cement. The consistency of concrete shall be such as to have a slump of from 2 inches to 4 inches.

3. In preparing the subgrade on which the Portland cement concrete path pavement will be placed, all soft and spongy places shall be removed and all depressions filled with suitable materials

which shall be thoroughly compacted in layers not exceeding 6 inches in thickness. The subgrade shall be thoroughly tamped until it is brought to a firm, unyielding surface. It shall have a slope in conformity with the slope of the finished surface of the Portland cement concrete path pavement.

4. When the Portland cement concrete path pavement is to be constructed over an old path composed of gravel or cinder, the old path shall be entirely loosened, the material spread for the full width of the subgrade and compacted as specified.

SEC. 900-6 DRAINAGE AND FLOOD PREVENTION.

SEC. 900-6.1 GENERALLY.

A. Purpose.

The purpose of the drainage and flood prevention regulations is to ensure the general health, safety, and welfare of the citizens of St. Tammany Parish. These provisions apply to all land and improvements within the unincorporated limits of St. Tammany Parish unless expressly exempted herein or by any other applicable law. The provisions for water management are incorporated herein and shall be applicable to the modification of existing drainage, placement of any fill material, and/or construction on any lot or parcel of property, in whole or in part.

1. Managing the movement of water across and within a development site involves a series of considerations including how flood prone the site is, how suited the site is to handle stormwater runoff internally, and how activities that create runoff on the site may affect the health of nearby waterbodies. This section addresses these considerations consecutively in support of more comprehensive site development approaches that can support both flood risk reduction and natural resource preservation.

2. This section includes requirements for properties located within FEMA-identified Special Flood Hazard Areas with the intent mitigate the impacts of flooding by regulating development practices in these flood hazard areas.

3. This section also outlines standards which promote low impact development in **Sec. 900-6.8** which is a stormwater management strategy to maintain and restore the natural hydrologic character of a development site and prevent increases in downstream flooding by reducing site runoff, such as through the promotion of more sustainable, on-site stormwater management practices.

4. Water Quality aims to prevent pollution and mitigate adverse impacts to the health of nearby waterbodies, such as through standards for pre-construction site activities.

SEC. 900-6.2 DRAINAGE SYSTEM REQUIREMENTS.

A. General.

A drainage system shall be provided and designed in accordance with the best modern engineering practices so as to adequately contain and carry off, to the point of ultimate disposal, such runoff as can be expected in the area, taking into consideration the number and type of buildings or structures to be erected and certifying that the runoff will not be increased by the proposed development.

1. Permanent benchmarks shall be installed by the applicant at convenient locations as approved by the Department of Engineering in each subdivision or phase before As Built Plan approval is granted. The location and elevation of each benchmark shall be clearly noted on the plat of the subdivision filed for record with the clerk of court. Whenever practical, the elevation of the benchmark shall accurately be related to mean sea level as established by the U.S. Coast and Geodetic Survey, the U.S. Army Corps of Engineers, or the LADOTD.

2. The elevation of the center of the completed streets shall also be noted on the as-built paving and drainage plan at intervals not to exceed 500 feet and at all intersecting roadways, and said elevations are to be established from the benchmark after completion.

B. Direction of Flow of Surface Water for Individual Lots or Parcels.

Applicants shall indicate on the "as-built" paving and drainage plan the direction of flow of surface water for individual lots or parcels, where:

1. Surface drainage must be designed to flow toward the roadway or to a ditch which is adjacent to the lot or parcel, and the ditch must be located within a parish servitude when it is a public access subdivision or within a private servitude when it is a private subdivision.

C. As Built Plans.

1. As-built paving and drainage plans must indicate the invert elevation of the roadside ditch at each property line.

2. Any subdivision to be approved following adoption of the ordinance from which this subsection is derived shall be subject to the following procedures and requirements:

3. The final proposed subdivision plat and construction plan shall accurately depict the location of any open drainage ditch, channel, canal, or similar drainage feature, and any natural river or stream that is situated within the boundaries of the proposed subdivision.

4. Except as provided for "Boat houses and boat slips," no part of a permanent structure, including a driveway and/or fence, shall be located within 20 feet of the top of bank of an open drainage ditch, channel, canal, or similar drainage feature, including a natural river or stream, unless subsurface drainage is installed. This requirement is not applicable to dry or wet retention ponds.

5. The Department of Engineering shall determine, based upon the data and information that is to be contained in the subdivision plan submitted and the construction documents, whether subsurface drainage is required. The determination is to be made based on considerations of the size of the parcel or lot; available building site (including driveway) on the parcel or lot in relation to the location of the open drainage ditch, channel, canal, or similar drainage feature; any restrictions on the size of the structure; and any other pertinent information or data deemed necessary by the Department of Engineering to ensure that no permanent structure, including a driveway and/or fence, is to be located within 20 feet of an open drainage ditch, channel, canal, or similar drainage feature. This requirement is not applicable to dry or wet retention ponds.

6. A building permit shall not be issued for the construction of any permanent structure, including a driveway and/or fence, where any part of said structure would be located within twenty (20) feet of an open drainage ditch, channel, canal, or similar drainage feature. This requirement is not applicable to dry or wet retention ponds.

7. Subsurface drainage will be required on all newly created roadside ditches, that exceed a depth of 3 feet as measured from the centerline of ditch to the crown of the adjacent road.

8. The requirements of subsurface drainage may be modified when plans are approved by the Department of Engineering.

SEC. 900-6.3 HYDROLOGIC AND HYDRAULIC ANALYSIS AND PAVING AND DRAINAGE PLAN.

A. General.

The purpose and intent of this section is to require a drainage and paving plan to be stamped and certified by a licensed professional engineer registered in the State of Louisiana for construction of commercial, industrial, institutional, and certain multifamily developments, with the goal of improving pre-development runoff and reducing post-development runoff based on a minimum 25-year storm event.

B. Applicability.

All commercial, industrial, institutional and multifamily development for townhouses, apartments, condominiums and nursing home uses that require a building permit or site work permit shall submit a drainage and paving plan with the permit application. Said plan shall be forwarded to the Department of Engineering for review and approval before the issuance of a building permit.

C. Responsibility.

It shall be the responsibility of the applicant to create a site development plan that will complement the drainage and paving plan utilizing site design criteria to result in the reduction of runoff from post-development.

D. Criteria.

The drainage and paving plan shall be stamped and certified by a licensed professional engineer registered in the State of Louisiana and shall meet the following criteria:

1. Parcels 0 to 2 acres in size shall be required to reduce pre-development peak runoff by at least ten percent for a 25-year storm event on-site.

2. Parcels 2 to 5 acres in size shall be required to reduce pre-development peak water runoff by at least 15 percent for a 25-year storm event on-site.

3. Parcels 5 acres and larger shall meet all drainage requirements for subdivisions, including a reduction of pre-development peak runoff by at least 25 percent for a 100-year storm event on-site.

4. Whenever a parcel that is greater than 5 acres is proposed to be developed in phases, or subdivided through the minor subdivision process, where any proposed phase or lot is less than five acres, such development shall meet the requirements of **900-6** of this section. The drainage and paving plan must address drainage in terms of the development of the entire parcel, not just the phase currently being proposed to be developed, taking into consideration all of the regulations of the zoning district designation of the property that could be pertinent to drainage, including maximum net density permitted, minimum area regulations, maximum lot coverage, and off-street parking and loading requirements.

5. A combination of detention methods may be utilized to meet the criteria as established in this section. Off-site detention facilities may be utilized if approved by the Department of Engineering.

6. If the parking area is proposed to be utilized as a detention area, the maximum planned storage shall not exceed a depth of 6 inches at any inlet or the lowest point of storage.

E. Documents Required.

Documents required for drainage and paving plan review. In order to expedite the drainage plan review for all commercial, industrial, institutional and multifamily developments for townhouses, apartments, condominiums and nursing home uses, the Department of Engineering shall require at a minimum the following documents be provided:

1. A vicinity map indicating the location of the proposed project.
2. A pre-development drainage plan (existing conditions).
3. Identify fill area(s) and associated fill depth(s).
4. A post development paving and drainage plan and an as built paving and drainage plan.
5. If building has downspouts, an architect's drawing is required.
6. If the outfall needs to discharge to the ditch or pond, the invert elevations of associated culvert(s) and bottom elevation of accepted ditch or pond shall be provided.
7. If driveway culvert needs to be installed at the state highway ditch, an approval sheet from the state shall be provided prior to the parish approval.
8. Hydrological Analysis as provided for below.

F. Hydrological Analysis.

A hydrological analysis of both pre-development and post-development runoff shall be provided. The applicant shall also provide a water surface profile for 100-year, 50-year, 25-year and 10-year storm events.

1. The hydrological analysis shall meet all applicable parish ordinances and the following requirements:

    a. The applicant shall also study the effect of any proposed development on existing downstream drainage facilities outside the area of development. Local drainage studies, together with any other appropriate study, shall serve as a guide to needed improvements as determined by the Department of Engineering.

    b. No development may be constructed or maintained so that surface waters from such development are collected and channeled downstream at such locations or at such volumes or velocities as to cause degradation, alteration or damage to lower adjacent properties.

    c. Where it is anticipated that the additional runoff incident to the development will increase the water surface profile downstream, the parish shall withhold approval of the development until provisions have been made for the detention of stormwater and resolution of such conditions in conformance with these requirements and the department of engineering. No development shall be approved unless the necessary drainage will be provided to a drainage watercourse or

facility that is adequate to receive the proposed drainage without adverse impact on downstream properties.

d. No development may be constructed or maintained where such development would impede the flow of water from upstream properties across the property proposed to be developed. All drainage rights-of-way and culverts or other drainage facilities shall be large enough to accommodate runoff from the property proposed to be developed as well as upstream flow originating outside of the proposed development. All existing watercourses passing through the property of the proposed development shall be maintained to accommodate up to the 100-year storm events. Any proposed alteration or relocation of an existing watercourse or drainage facility may only be approved when the Department of Engineering has determined that any such proposal meets all applicable parish drainage requirements. The applicant determine the necessary size of the drainage facilities, assuming conditions of maximum potential watershed development permitted by these regulations.

e. If the site is located in a critical drainage area or area of special concern, a drainage basin study can be required to demonstrate if there will be adverse drainage impacts on surrounding properties.

f. The Department of Engineering reserves the right to hold the certificate of occupancy in order to allow for a final inspection.

g. In the event of a conflict between any provision within this section, or between a provision in this section and any other drainage or flood control ordinance, the more stringent provision shall be applicable.

h. All the above drawings and hydrological analysis shall be prepared and signed and sealed by licensed professional engineer registered in the State of Louisiana.

7. *Design and Analysis Criteria.* The following are recommended methods for analyzing the impacts of designed stormwater control measures (SCMs). The design of engineered facilities requires professional judgement and proper function of these facilities is the responsibility of the designer.

   a. *Allowable Methods – Hydrologic Analysis*. The applicant may utilize the Rational Method, the Modified Rational Method, and the NRCS (SCS) Method for Hydrologic analyses subject to the following limitations:

Exhibit 900-6-1 Hydraulic Analysis Allowable Methods.

Method	Limitations
Rational Method	Rational Method may be utilized for the determination of peak runoff for areas of 20 acres or less in size where only the peak discharge is of concern.
NRCS (SCS) Method	May be used for peak runoff calculations for areas greater than 20 acres or for where storm volume must be determined. Method shall be used for design of retention facilities for developments of one acre in size or greater.
Modified Rational	Method may be used for estimating the optimum storage volume for developments of 20 acre or less in size only. Results shall be confirmed by reservoir routing.

b. *Rational Method.* For developments of 20 acres or less, the rational method (as prescribed within Chapter 3 – Part C of the Louisiana Department of Transportation and Development Hydraulics Manual, 2011 Edition) shall be used for determination of peak runoff and for the design of open channel and storm sewer systems. Computation of Time of Concentration (Tc) shall be computed as prescribed by the DOTD Hydraulics Manual or via TR-55.

c. *Modified Rational Method*. Retention facilities for developments less than 1 acres in size may be designed utilizing hydrographs developed by the modified rational method. Modified Rational Method recognizes that the duration of a storm can and will sometimes be longer than the time of concentration. This longer duration storm, even though it produces a lower peak Q, can produce a larger volume of runoff than the storm duration equal to the actual time of concentration of the drainage area. In order to ensure the proper design of stormwater management basins, the volume of runoff for the critical storm duration should be calculated. Hydrographs shall be calculated for at least the following durations: (1.0 x Tc, 1.5 x Tc, 2 x Tc, and 3tc, or until reservoir routing calculations identify the critical storm duration. Retention ponds shall be sized such that the peak outflow from the retention facility at the critical storm duration complies with the hydraulic and hydrologic performance requirements of this code. Results developed by the modified rational method shall be confirmed by reservoir routing.

d. *NRCS (SCS) Method and Unit Hydrograph.* For developments greater than 20 acres in size, the NRCS Method (as prescribed in Chapter 3 – Part B of the Louisiana Department of Transportation and Development Hydraulics Manual, 2011 Edition) shall be used for the determination of peak runoff and for the development of hydrographs for reservoir routing for developments. Where the NRCS method is used to develop hydrographs, a shape number of 256 shall be utilized. Hydrographs shall be developed using a Type III, 24 Hour Rainfall Distribution shown in the Technical Publications of the National Weather Service of the National Oceanic and Atmospheric Administration. Additionally, when using the NRCS method, modifications for ponding shall be made as provided for below:

i. *Modification for Ponding Areas*. Where a drainage area contains ponding areas or swampy areas, the peak runoff shall be adjusted as provided for in the equation below. The tables below indicate the appropriate adjustment factors to be utilized.

$$Q_{mod} = Q_{peak} \, x \, Factor_{Ponding}$$

Exhibit 900-6-2 Modification for Ponding Areas at Design Point.

Adjustment Factors where Ponding and Swampy Areas Occur at Design Point (NRCS Method)							
Ration of Drainage Area / Pond and Swampy Area	**Percent Pond/Swamp in Drainage Area**	**Return Period**					
		2 Year	**5 Year**	**10 Year**	**25 Year**	**50 Year**	**100 Year**
500	0.2	0.92	0.94	0.95	0.96	0.97	0.98
200	0.5	0.86	0.87	0.88	0.90	0.92	0.93
100	1.0	0.80	0.81	0.83	0.85	0.87	0.89
50	2.0	0.74	0.75	0.76	0.79	0.82	0.86
40	2.5	0.69	0.70	0.72	0.75	0.78	0.82
30	3.3	0.64	0.65	0.67	0.71	0.75	0.78
20	5.0	0.59	0.61	0.63	0.67	0.71	0.75
15	6.7	0.57	0.58	0.60	0.64	0.67	0.71
10	10	0.53	0.54	0.56	0.60	0.63	0.68
5	20	0.48	0.49	0.51	0.55	0.59	0.64

Exhibit 900-6-3 Modification for Ponding Areas Throughout Watershed.

Adjustment Factors where Ponding and Swampy Areas are Spread Throughout Watershed or Occur in Central Parts of Watershed (NRCS Method)							
Ration of Drainage Area / Pond and Swampy Area	**Percent Pond/Swamp in Drainage Area**	**Return Period**					
		2 Year	**5 Year**	**10 Year**	**25 Year**	**50 Year**	**100 Year**
500	0.2	0.94	0.95	0.96	0.97	0.98	0.99
200	0.5	0.88	0.89	0.90	0.91	0.92	0.94
100	1.0	0.83	0.84	0.86	0.87	0.88	0.90
50	2.0	0.78	0.79	0.81	0.83	0.85	0.87
40	2.5	0.73	0.74	0.76	0.78	0.81	0.84
30	3.3	0.69	0.70	0.71	0.74	0.77	0.81
20	5.0	0.65	0.66	0.68	0.72	0.75	0.78
15	6.7	0.62	0.63	0.65	0.69	0.72	0.75
10	10.0	0.58	0.59	0.61	0.65	0.68	0.71

5	20.0	0.53	0.54	0.56	0.60	0.63	0.68
4	25.0	0.50	0.51	0.53	0.57	0.61	0.66
3	33.3	0.47	0.49	0.50	0.54	0.59	0.64
2	50.0	0.45	0.47	0.48	0.52	0.57	0.62
1	100.0	0.43	0.45	0.486	0.50	0.55	0.61

Exhibit 900-6-4 Modification for Ponding Areas in Upper Watershed.

Adjustment Factors where Ponding and Swampy Areas are Located in Upper Reaches of Watershed (NRCS Method)							
Ration of Drainage Area / Pond and Swampy Area	**Percent Pond/Swamp in Drainage Area**	**Return Period**					
		2 Year	**5 Year**	**10 Year**	**25 Year**	**50 Year**	**100 Year**
500	0.2	0.96	0.97	0.98	0.98	0.99	0.99
200	0.5	0.93	0.94	0.94	0.95	0.96	0.97
100	1.0	0.90	0.91	0.92	0.93	0.94	0.95
50	2.0	0.87	0.88	0.88	0.90	0.91	0.93
40	2.5	0.85	0.85	0.86	0.88	0.89	0.91
30	3.3	0.82	0.83	0.84	0.86	0.88	0.89
20	5.0	0.80	0.81	0.82	0.84	0.86	0.88
15	6.7	0.78	0.79	0.80	0.82	0.84	0.86
10	10	0.77	0.77	0.78	0.80	0.82	0.84
5	20	0.74	0.75	0.76	0.78	0.80	0.82

e. *Allowable Factors for C and Curve Number.* Allowable values for the runoff coefficient, "C" and Curve Numbers "CN" are as shown in the tables below. Hydrologic soil group shall be determined by a licensed geotechnical engineer or the United Soil Conservation Service Classification Maps.

Exhibit 900-6-5 Allowable Curve Numbers.

Allowable Curve Numbers				
Land Use	**Hydrologic Soil Group**			
	A	**B**	**C**	**D**
Woods or Forest Land	37	61	74	80
Pasture or Range Land	52	70	80	85
Cultivated Land	67	76	83	86

Open Spaces, Lawns, Parks, Golf Courses, Cemeteries				
Good Condition (Grass Cover on 75% or more on the Area)	39	61	74	80
Fair Condition (Grass Cover on 50% to 75% of the area)	49	69	79	84
Poor Condition (Grass Cover on Less than 50% of the area)	68	79	86	89
Residential				
Average lot size 1/8	77	85	90	92
Average lot size ¼ acre	61	75	83	87
Average Lot Size 1/3 acre	57	72	81	86
Average Lot Size ½ Acre	54	70	80	85
Average Lot Size 1 Acre	51	68	79	84
Average Lot Size 2 Acre	46	65	77	82
Commercial and Business Area	89	92	94	95
Industrial Districts	81	88	91	93
Paved Parking Lots	98	98	98	98
Paved Streets and Roads				
Streets with Curbs and Strom Drains (Excluding Right of Way)	98	98	98	98
Roads with Open Ditches (Including Right of Way)	83	89	92	93
Gravel (Including Right of Way)	76	85	89	91
Dirt (Including Right of Way)	72	82	87	89

Exhibit 900-6-6 Allowable Runoff Coefficients.

Allowable Runoff Coefficients, C	
Land Use	**Allowable C Factor**
Downtown Areas	0.95
Neighborhood Areas	0.60
Single Family Areas, Average Lot Size 1/8 Acre	0.50
Single Family Areas, Average Lot Size 1/4 Acre	0.45
Single Family Areas, Average Lot Size 1/3 Acre	0.40
Single Family Areas, Average Lot Size 1/2 Acre	0.35
Single Family Areas, Average Lot Size 1 Acre	0.30
Single Family Areas, Average Lot Size 2 Acres	0.30
Multi – Family Units, Detached	0.60
Multi – Family Units, Attached	0.75
Apartment Dwelling Areas	0.85
Light Industrial	0.80
Heavy Industrial	0.90
Parks, Cemeteries	0.20
Playgrounds	0.30
Unimproved Areas	0.10
Woods	0.25
Grass	0.30
Gravel/Aggregate/Limestone	0.70
Asphalt/Concrete	0.95

f. *Other Methods.* Where acceptable to the Departments of Planning and Engineering, alternate methods may be utilized for the analysis and design of drainage facilities. Where proposed,

the applicant shall submit all clarification and documentation to the satisfaction of the Department and Engineering.

g. *Tailwater Conditions.* Where available, the applicant shall utilize Flood Insurance Studies (FIS) promulgated by the Federal Emergency Management Agency (FEMA) or any available data/studies that would demonstrate best available data for determining these conditions for the determination of tailwater conditions at discharge.

8. *Open Channel (Ditch) Analysis and Design.* Open channels shall be analyzed and designed as prescribed in Chapter 4 of the Louisiana Department of Transportation and Development Hydraulics Manual, 2011 Edition.

9. *Culvert Drainage Design.* Culverts shall be analyzed and designed as prescribed in Chapter 5 and 6 of the Louisiana Department of Transportation and Development Hydraulics Manual, 2011 Edition. Culverts shall be designed such that they meet the Urban case of Table 6.9-1 of the Louisiana Department of Transportation and Development Hydraulics Manual, 2011 Edition

10. *Storm Drain System Analysis and Design.* Storm drain systems shall be analyzed and designed as prescribed in Chapter 8 of the Louisiana Department of Transportation and Development Hydraulics Manual, 2011 Edition. Storm drain systems shall be designed such that they will convey the peak runoff generated by the 25-year storm.

a. *Curb, Gutter, Grates and Inlets*. Curb, gutter, grates and inlets shall be analyzed and designed as prescribed in Chapter 8 – Part A of the of the Louisiana Department of Transportation and Development Hydraulics Manual, 2011 Edition. Inlets shall be designed such that one half of the outer travel lane remains free of inundation during the 10-year storm event.

b. *Storm Water Drainage Pumping Stations*. Stormwater drainage pumping stations shall be analyzed and designed in accordance with Chapter 10 of the Louisiana Department of Transportation and Development Hydraulics Manual, 2011 Edition, Water Environment Federation Manual of Practice FD-4 and the applicable standards of the Hydraulics Institute (HI). Electrically powered drainage pumping station shall be provided generator capacity sufficient to run 100 percent of the capacity of the drainage pumping station for a minimum of 72 hours continuously without refueling.

11. *Detention Design.* Detention design may be part of the Stormwater Management Plan (SMP) and shall include detention ponds and metering structures. Linear detention within roadside ditches is not acceptable and shall not be included as storage areas within any SMP.

a. *Dry Basins.* Dry basins shall be designed such that the primary outlet devices restrict the flow and allow water to pond in a safe contained fashion. A properly designed emergency spillway shall be provided capable of passing the 100-year storm if the drainage area is greater than 25 acres. Side slopes shall be no steeper than 3:1 but if vegetative groundcover is to be used, flatter slopes are recommended. The basin shall be constructed to insure positive drainage with a concrete low flow swale.

b. *Wet Basins*. Wet basins shall be designed such that the primary outlet devices restrict the flow and allow water to pond in a safe contained fashion. A properly designed emergency spillway shall be provided capable of passing the 100-year storm if the drainage area is greater than 25 acres. Side slopes shall be no steeper than 3:1 above the normal water surface elevation. If vegetative groundcover is to be used, flatter slopes are highly recommended. A minimum of

60” of standing water shall be maintained in all wet ponds, and that volume of the water permanently retained within the wet pond shall be excluded from the retention volume in reservoir routing computations.

c. *Pipe and Channel Storage.* Linear detention within roadside ditches and storm drain pipe shall not be included as storage areas.

d. *Outlet Devices.* Outlet devices may include weirs, orifices, and culvert controls. Outlet devices shall be modeled and analyzed using equations suitable for each application and subject to the approval of the Department of Engineering.

12. *Basin Routing Methodology*. Impoundments shall be sized using the Storage indication Routing method (as prescribed in Ponce, V. M. 1989. Engineering Hydrology, Principles and Practices. Prentice Hall, pages 260-261) and hydrographs.

13. On site detention requirements may be waived or modified based on hydrological analysis of existing conditions, location of the development within the drainage basin and analysis assuring no negative effect within the basin of the waiver. A waiver is expressly prohibited for developments located within the upper one- third of the drainage basin, unless the runoff resulting from the development can be routed to a regional detention facility. After technical review, the department of engineering shall accept or reject the proposed waiver. The waiver will be presented to the Department of Engineering for final plat and construction plan approval.

14. If a waiver is accepted pursuant to the previous subsection, in lieu of on-site detention, the applicant shall be assessed a drainage fee. This fee shall be payable to the parish or designated drainage district for the sole purpose of making improvements to the affected drainage basin. The fee shall be due prior to the issuance of any work orders by the parish.

    The drainage fee shall be per acre, as follows:

E, R-1, R-2, L-1, and L-2 Subdivisions	$1,500.00
S-1, S-2, and TF Subdivisions	$2,000.00
PUDs	$2,750.00
ML, M-M, M-H, Commercial and Industrial Subdivisions	$3,500.00

    *The fee shall be used solely for planning, studying, acquisition and/or construction of regional detention facilities and/or drainage system improvements within the affected basin.

15. All retention reservoirs and associated drainage structures shall be designed to provide for reductions in peak rate of runoff for all storm events up to the 100-year storm. The peak rate of runoff for the 25-, 50- and 100-year storm shall be reduced by 25 percent. At no time shall the peak rate of runoff exceed that of the pre-development conditions of the subject parcel. Calculations shall be provided for the 25-, 50- and 100-year storm events that display the effects of a two and 24-hour duration.

G. Drainage Rights of Way.

Drainage ditches, channels, canals, and similar drainage features shall be located within a dedicated right-of-way and not located within an individual lot(s). Dedicated right-of-way may be located in greenspace or open space.

1. If direct access is not available, there shall be a dedicated right-of-way access that extends to a public or private road that is a minimum of 25 feet wide.

2. A drainage ditch, channel, canal, or similar drainage feature right-of-way shall comply with the following criteria:

   a. Provide a minimum of 15 foot wide working distance on one side of the ditch, channel, canal, or similar drainage feature and a 5 foot wide distance on the opposite side of the ditch. Measurements for this subpart shall be taken from top of bank to boundary line of right-of-way.

   b. The dimensions of the ditch, channel, canal, or similar drainage feature shall be determined by hydrologic calculations in accordance with criteria stated herein.

   c. Side slopes shall be designed at a 3:1 ratio (three feet horizontal to one foot vertical). When a 3:1 design cannot be achieved, the proposed drainage ditch, channel, canal, or similar drainage feature shall be subsurface.

3. Drainage plans shall include cross-section(s) for each drainage ditch, channel, canal, or similar drainage feature clearly showing conformance to this section.

   a. *Alternate.* All subsurface drainage shall be located within a dedicated right-of-way and shall not be located within the boundaries of an individual lot(s). Dedicated right-of-way may be located in greenspace or open space; except for subsurface drainage installed on and serving a single lot or within a shared swale between two lots.

4. If direct access is not available, there shall be indicated on the final plat and construction plan a dedicated access that is not located within an individual lot and that extends to a public or private road that is a minimum of 25 feet wide. Dedicated access may be located in greenspace or open space.

5. All subsurface drainage rights-of-way shall be designed in accordance with all of the following criteria:

   a. Provide a minimum 20 foot wide right-of-way distance. Right-of-way shall be increased as required to allow for a minimum of 5 feet from edge of pipe to right-of-way boundary at all locations. Additional right-of-way width may be required at the discretion of the Department of Engineering.

   b. This right-of-way shall be exclusively for drainage, except when necessary for crossing by other utilities.

   c. The subsurface drainage shall be sized for the capacity determined by hydrologic calculations in accordance with criteria stated within this code.

6. Drainage rights-of-way that have not been dedicated to the Parish and remain in private ownership shall be subject to the following procedures:

   a. *Inspection*. The Department of Engineering, Department of Inspections, or Code Enforcement, or their representatives, shall be permitted to access drainage rights-of-way in private developments to determine compliance with the provisions of this Chapter.

b. *Enforcement*. Violations will be processed by Code Enforcement, Department of Engineering, or Permit Inspections personnel using standard code violation protocol.

c. *Administration*. This section shall be administered by the Parish Department of Engineering with the assistance of any other Parish personnel or agency that are deemed necessary by the Parish and/or its regulations.

H. Design and Location of Drainage Structures.

All lots and blocks created or reconstructed must meet the minimum lot and block size and dimension standards of this section and the zoning district in which the site is located. If requirements conflict, the more restrictive shall apply.

SEC. 900-6.4 RETENTION PONDS.

A. Retention/Detention Ponds.

Retention/Detention Ponds shall comply with the following requirements:

1. Requirements for both wet and dry ponds:
   a. Side slopes shall have a slopes must have a minimum 3H:1V slope.
   b. Minimum access servitude width from pond to parish road must be twenty-five (25) feet.
   c. Clear buffer around the periphery of pond must be twenty (20) feet; ten feet must be on a flat surface and not a pond side slope.
   d. The applicant must furnish a copy of the title to the land.
   e. When applicable, an "act of dedication" with a legal description of the property to be dedicated to the parish must be furnished.
   f. Ponds being utilized for detention/retention shall have an appropriate designed and constructed overflow structure to handle storm situations exceeding the 100-year storm event. The overflow structure shall be designed to overfall to an appropriate drainage feature or servitude.
2. Requirements specific to wet ponds:
   a. A minimum low stage depth of at least 5 feet.
3. Requirements specific to dry ponds:
   a. Exit structure invert elevation must be 0.5 feet lower than the lowest elevation of the pond bottom.
   b. A narrow low stage ditch shall be constructed through the pond to the exit structure invert elevation.

B. Acceptance into the Parish System.

The following procedures are hereby established for acceptance of retention/detention ponds, existing as of the date of the ordinance from which this article is derived, into the parish maintenance system:

1. The owner submits a petition requesting that the pond be taken into the Parish maintenance system. The petition must include copy of title and a survey.
2. The petition will be reviewed by the Department of Engineering and Department of Public Works to determine what is needed before the pond can be considered for acceptance.
3. The following requirements are hereby established for retention/detention ponds, constructed after the adoption of the ordinance from which this article is derived. Compliance with all standards as set forth below must be verified by Department of Engineering prior to acceptance.
4. The petitioner will be advised of what is needed for acceptance and will be advised that acceptance by the parish is for maintenance purposes only and not for aesthetic purposes.

C. Maintenance of Privately Owned Retention/Detention Ponds in Major Subdivisions and Commercial Developments.

1. *Maintenance.* Retention and/or detention ponds in major subdivisions and commercial developments requiring the approval of a commercial permit and drainage plan which have not been dedicated to the Parish and remain in private ownership, or owned by other public entities, shall be maintained at all times in accordance with the requirements of any approved drainage plan(s) for the private subdivision or commercial development, or in the absence thereof, the applicable standards in this chapter.
2. *Inspection.* The Department of Engineering, Department of Inspections, or Code Enforcement, or their representatives, shall have the right to inspect privately owned retention/detention ponds to determine compliance with the provisions of this Chapter.
3. *Enforcement.* Violations will be processed by Code Enforcement, Department of Engineering, or Permit Inspections personnel using standard code violation protocol.
4. *Administration.* This section shall be administered by the Parish Department of Engineering with the assistance of any other Parish personnel or agency that are deemed necessary by the Parish and/or its regulations.

SEC. 900-6.5 PLACEMENT OF FILL.

A. Generally.

1. *Adverse drainage impact.* It shall be prohibited to place fill or construct improvements on any parcel of property so as to cause adverse drainage impacts on any adjacent parcel.
2. *Net fill prohibited.*
    a. Net fill means the placement of any fill material that results in any increase in the surface elevation of property or adjacent property from its natural or pre-development state.
    b. Net fill shall be strictly prohibited in any critical drainage area and on any lot or parcel 90 feet or less in width, except with an approved development plan or with the express written consent of the engineering department. Any request to place fill in a critical drainage area or a lot or parcel 90 feet or less in width shall be in accordance with the procedures and guidelines outlined herein.

c. A lot or parcel of property shall be deemed to be located in a critical drainage area when any part thereof is located within a critical drainage area. Net fill shall not be placed on any part of such property, except with an approved development plan or with the express written consent of the department of engineering.

3. *Fill materials prohibited within 200 feet of drainage waterway.*

a. The Parish Council provides for the requirement that any development, including a residence located within 200 feet from the middle of a drainage waterway in Ward 8, excluding Parish Council District 6, as further specified must utilize pilings, piers or other similar methods to elevate the structure to the appropriate base flood elevation height as determined by FEMA instead of the use of fill. No fill should be allowed within 200 feet which is not a part of the building envelope or driveway.

b. Fill not to exceed an average of 18 inches may be allowed to level the building envelope.

c. Piers or similar methods allowing the sheet flow of water under the structure should be utilized to meet the required flood zone elevation. The specified drainageways are as follows:

i. W-15 Canal.

ii. Gum Bayou.

iii. W-14 Canal.

iv. Reine Canal.

v. Eddines Canal.

vi. Poor Boy Canal.

vii. Exemptions areas or projects from the above specified drainageways.

(A) Excluding 1,000 feet on the north side of 1,000 feet on the south side of Gause Boulevard – W – 15 Canal.

(B) Excluding the FEMA Hazard Mitigation Grant Program, Daney Street Project, W-14 Canal.

(C) Any other authorized parish drainage project.

d. Waiver provision. The department of engineering may waive the requirements of this chapter for a project of development, when the waiver is based on a drainage plan prepared by a licensed engineer, specific location of the project and the existing development patterns in the area or minor elevation differences between the natural ground and base flood elevation. This waiver should be based upon the report indicating that the fill will not produce a significant impact in comparison to meeting the intent of this chapter. The engineering department does have the authority not to issue a waiver regardless of the independent study which indicates that there may not be significant impact.

4. *General residential fill standards.* The placement of fill material on any lot or parcel located within any critical drainage area shall be permitted only after a development plan has been submitted and approved by the department of engineering. In the event that the department of

engineering determines that fill work is permitted on the particular parcel, the fill work must comply with the following specific standards:

a. In some cases, subject to the discretion of the department of engineering, excavation of existing soil and its replacement with fill is permissible at the site provided it can be demonstrated to have no increase in the natural ground elevation and no net impact on the function of the critical drainage area.

b. Fill shall be limited to the roof-shed area of the proposed primary structure and access to the site and shall not exceed that which is necessary to prepare an adequate building footprint.

c. Site improvements (roads, structures, fill, etc.) shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.

d. Fill for driveways must not exceed six inches above natural ground elevation except where fill is part of the foundation for the main residence, carport, or garage. Fill may also be placed to soften the transition between elevations to a slope not less than four horizontal feet to every one vertical foot.

e. Fill may be authorized by the department of engineering in those cases where, due to the size and location of the parcel of property, on-site or off-site mitigation can be provided and the department of engineering also determines that there will be no loss of flood plain storage, no loss of stream flow capacity and the applicant demonstrates that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the critical drainage area.

f. Storage capacity required for drainage or retention as listed in Section 900-6.2 Drainage System Requirements, Section 900-6.3 Hydrologic and Hydraulic Analysis and Paving and Drainage Plan, or Section 900-6.4 Retention Ponds shall not be utilized to meet the fill mitigation required in this section.

5. *General Nonresidential standards*. Any paving, grading, excavation, or placement of fill on commercial, industrial, institutional or multifamily development sites must obtain an approved development plan in the form of a properly issued building permit, site work permit or subdivision work order prior to the commencement of work. In cases of commercial, industrial, or institutional development on any lot or parcel of property that has any part thereof located within a critical drainage area, the placement of fill on such lot or parcel may be permitted, in the discretion of the department of engineering, provided that:

a. Soil material in a volume equal to the fill material proposed to be placed on the property is excavated and removed from the property, such that the flood storage capacity of the property is maintained for a 100-year frequency flood event;

b. Off-site mitigation will be provided, and the engineering department also determines that there will be no loss of floodplain storage and no loss of stream flow capacity. It is expressly prohibited to utilize off-site mitigation within the boundaries of the now dissolved Gravity Drainage District No. 5 using the boundary description found in section 115-259;

c. The applicant can demonstrate that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the critical drainage area;

d. The proposed development complies with all other applicable drainage regulations; and

e. Storage capacity required for drainage or retention as listed in Section 900-6.2 Drainage System Requirements, Section 900-6.3 Hydrologic and Hydraulic Analysis and Paving and Drainage Plan, or Section 900-6.4 Retention Ponds shall not be utilized to meet the fill mitigation required in this section.

6. *Subsurface drainage.* It shall be unlawful for any owner, contractor, builder or subdivider to use, employ or apply fill in and/or on any lot situated within a subdivision located in the unincorporated limits of the parish wherein subsurface drainage is installed unless this material is contained within the perimeter of the lot in an adequate manner to prevent run-off of the sand, fill, clay or mixture thereof onto sidewalks, streets or into culverts or onto the property of abutting property owners.

7. *Relocation of open drainage ditches, drainage channels and similar drainage features.*

   a. For purposes of this subsection, the term "relocation" means changing the location of all or any part of an open drainage ditch, drainage channel or similar drainage feature that is partially located on, or which traverses, a lot or parcel of property.

   b. The provisions of this subsection shall be applicable to any lot or parcel of property, regardless of the size of the lot or parcel and whether or not it is located in a critical drainage area or area of special concern.

   c. Whenever the owner of any lot or parcel of property proposes to fill in an existing drainage ditch, drainage channel or similar drainage feature that is partially located on, or which traverses, the owner's property in order to relocate the ditch, drainage channel or similar drainage feature to another location on the property, in addition to complying with all other applicable provisions of this section, the owner shall provide a plan for the proposed relocation, supported by a complete hydrologic report taking into consideration impacts of upstream and downstream properties, that is prepared by a licensed civil engineer. The department of engineering shall conduct a site visit prior to approval of the proposed plan. The proposed relocation plan may be included in the "Existing and Proposed Grade Elevation Form," provided it is prepared by a licensed civil engineer.

   d. If the proposed relocation results in all or any part of the relocated drainage ditch, drainage channel or similar drainage feature being within 20 feet of the foundation of an existing or proposed structure, the relocation of the drainage ditch, drainage channel or similar drainage feature must be accomplished by subsurface installation. If no part of the drainage ditch, drainage channel or similar drainage feature is to be within 20 feet of the foundation of an existing or proposed structure, the department of engineering shall determine, considering best engineering practices and the issue of maintenance of drainage, whether subsurface installation is required for all or any part of the relocated drainage ditch, drainage channel or similar drainage feature.

   e. The requirement of subsurface installation for a relocated drainage ditch, drainage channel or similar drainage feature may be waived by the department of engineering provided that:

      i. The property owner, and licensed civil engineer engaged by the owner, have independently determined that the relocated drainage ditch, drainage channel or similar drainage feature, if relocated without subsurface drainage, will not undermine the foundation or otherwise cause any damage to the property or structure; and

ii. The department of engineering determines that the relocation will not impede drainage or interfere with the proper maintenance thereof. It is expressly prohibited to grant a waiver under this subsection within the boundaries of the now dissolved Gravity Drainage District No. 5.

iii. The hereinabove provisions of this subsection shall not be construed as being applicable to any roadside ditch or to any property that is publicly owned and maintained by the parish or any political subdivision thereof.

B. Critical Drainage Areas.

1. *Description.* Critical drainage areas are areas determined by the parish department of engineering, after careful consideration of the available data, to be of critical importance for its role in the conveyance, moderation or storage of stormwater.

2. *List of Areas*. Areas within this designation include, but are not limited to, the following:

   a. Areas anticipated to be inundated by a 100-year storm event, including areas adjacent to streams, upland areas, and areas of isolated or permanent flooding.

   b. Areas of concentrated storm water flow, including but not limited to concentrated sheet flow, channelized flow, and natural hydrologic features or channels of all types and sizes.

   c. Any area designated by FEMA as Flood Hazard Area A, V, or the equivalent, indicating inundation during a 100-year event.

   d. Areas included within wetlands as defined by the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual.

   e. Those areas that are designated as a critical drainage area on the most current critical drainage area map that is on file in the office of the parish department of engineering.

3. *Map.* The critical drainage area map is the official critical drainage area map generated and maintained by the department of engineering. The map will be periodically revised, based on information and data available at the time, in an effort to provide reasonably updated information to the public regarding the areas of the parish considered to be critical drainage areas.

C. Areas of Special Concern.

1. A certain portion of Tammany Hills and Alexiusville Subdivisions, Ward 3, District 5, located inside the boundaries described immediately below, to wit:

   Beginning at the northeast corner of 9th Avenue and Falconer Drive, proceed in a northerly direction along the eastern edge of Falconer Drive to its intersection with Harrison Avenue, then proceed in an easterly direction along Harrison Avenue to its intersection with 11th Street, then proceed in a southerly direction along 11th Street to its intersection with Madison Avenue, then proceed in a westerly direction along Madison Avenue to its intersection with 5th Street, then northerly along the 5th Street right-of-way to its intersection with Quincy Avenue, then westerly along Quincy Avenue to its intersection with K Street, then south on K Street to its intersection with 9th Avenue, then proceed west on 9th Avenue to its intersection with Falconer Drive and the point of beginning; less and except the western half of Square 15, Tammany Hills Subdivision (eastern side of 5th Street between Adams and Jefferson Avenues).

2. A certain portion of Cypress Park and Erindale Subdivisions, Ward 7, District 7, located inside the boundaries described immediately below, to wit:

   Beginning at the intersection of U.S. Highway 190 and Anchorage Drive, the point of beginning, proceed along the eastern edge of Anchorage Drive in a northerly direction to its intersection with Berry Todd Road, thence proceed along the southern edge of Berry Todd Road in an easterly direction to its intersection with Graci Avenue, thence follow an imaginary line due south from said intersection to the northern most point of Emerald Drive, thence proceed along the western edge of Emerald Drive south to its intersection with U.S. Highway 190, thence proceed along the northern edge of U.S. Highway 190 west northwest to its intersection with Anchorage Drive, the point of beginning.

3. All that property situated within a re-subdivided portion of Tammany Forest Subdivision, Ward 7, District 7, all as more particularly described immediately below, to wit:

   Any and all squares and lots of record within the re-subdivided portion of Tammany Forest Subdivision, located within Section 43, Township 8 South, Range 13 East and as more fully described on the finalized subdivision plat dated August 7, 1985, by NRW and Associates, Inc.

4. All that property situated within the subdivision known as Dove Park, Ward 4, District 5, Section 26, Township 7 South, Range 11 East, located within the boundaries described immediately below and more particularly depicted on the attached subdivision plat filed for record with the parish clerk of court on June 20, 1957, and identified as Map #16A, to wit:

   a. Any lot or parcel of ground between Sparrow Street and the proposed Judge Tanner Boulevard (formerly the proposed E. Fairway Drive Extension) that abuts or has access to Swallow Street, Egret Street or Partridge Street.

   b. In addition, within the Dove Park Subdivision there shall be a minimum building site of 75 feet front on the setback line.

5. Any undeveloped lot or parcel of ground situated in the area generally surrounding Eola Street, Jordan Street and Elmer Street, which area is more particularly depicted on the attached aerial and described immediately below, to wit:

   a. A certain piece or portion of ground situated in section 6, Township 8 south, Range 12 east, St. Tammany Parish, Louisiana, and more fully described as follows:

   b. Parcel 1. From the Quarter Section Corner common to section 6, Township 8 south, Range 12 east and section 1, Township 8 south, Range 11 east, go south 89 degrees 51 minutes 30 seconds east a distance of 330.0 feet to a point; said point being the point of beginning.

   c. From the point of beginning proceed north 89 degrees, 18 minutes, 18 seconds east a distance of 1,357.15 feet to a point; thence proceed north 01 degrees, 51 minutes, 49 seconds west a distance of 947.44 feet to a point at the intersection of the western right-of-way of Soult Drive and the southern right-of-way of Highway 1088; thence proceed in a westerly direction along the southern right-of-way line of Highway 1088 a distance of 1,875 feet to a point; thence proceed south 00 degrees, 00 minutes, 00 seconds west a distance of 266.71 feet to a point; thence proceed north 89 degrees, 43 minutes, 43 seconds east a distance of 395.84 feet to a point, said point being the point of beginning.

6. Any property having, or proposing to have, ingress and egress to and from Lakeview Drive and Carr Drive, Slidell, Louisiana, being more particularly described as follows:

    a. Lakeview Drive: Situated in sections 31, 32 and 33, Township 9 south, Range 14 east, St. Tammany Parish, Louisiana.

    b. Carr Drive: Situated partially in sections 25 and 26, Township 9 south, Range 13 east, and partially in sections 29, 30, 31 and 32, Township 9 south, Range 14 east, St. Tammany Parish, Louisiana.

    c. For these areas listed in f., the amount of fill shall not exceed an elevation of 24 inches above the centerline of the subject road (i.e., Lakeview Drive or Carr Drive).

7. All property situated in the area generally surrounded by Eleventh Street, Harrison Avenue, Highway 59, Firetower Road, 5th Avenue, and Helenbirg Road, including the Northerly Homes Property subdivision and surrounding area, Ward 3, District 5, as more particularly described on the attached aerial and described immediately below, to wit:

    a. Beginning at the southeast corner of Harrison Avenue and 11th Street, proceed in a southerly direction along the eastern right-of-way line of 11th Street for a distance of approximately 5,588 feet to its intersection with the south right-of-way line of Helenbirg Road;

    b. Thence proceed in a southwesterly direction along said right-of-way line for a distance of approximately 3,165 feet to its intersection with the northeast corner of 5th Avenue and Helenbirg Road;

    c. Thence proceed in a easterly direction along the south boundary of said subdivision for a distance of approximately 3,749 feet to a point on the centerline of Firetower Road;

    d. Thence proceed in a southeasterly direction along Firetower Road for a distance of approximately 3,604 feet to its intersection with Hwy 59;

    e. Thence proceed in a northerly direction along Hwy 59 for a distance of approximately 5,543 feet to its intersection with the south right-of-way of Harrison Avenue;

    f. Thence proceed in westerly direction along the south right-of-way line of Harrison Avenue for a distance of approximately 5,390 feet to a point located at the southeast corner Harrison Avenue and 11th Street, said point being the Point of Beginning.

8. Beginning at the intersection of the eastern Adair Street right of way and the northern Florida Street right of way, proceed in a southeasterly direction along the northern right of way line of Florida Street for a distance of approximately 8,190 feet to the intersection said right of way line and the western right of way line of Soult Street;

    a. Thence proceed in a northeasterly direction along the Soult Street right of way line for a distance of approximately 3,850 feet to a point at the intersection of said right of way line and southern right of way line of Labarre Street;

    b. Thence proceed in a northwesterly direction along said right of way line for a distance of approximately 8,180 feet to a point located at the northwest corner of Square 232 of the Town of Mandeville Subdivision (as delineated on Map #208A);

c. Thence proceed in a southwesterly direction along the eastern edge of the old Great Northern Railroad line for a distance of approximately 3,855 feet to a point, said point being the Point of Beginning.

d. This afore-described area of special concern shall be less and except Lot 58a, Square 220A, Town of Mandeville, Section 28, Township 8 South, Range 11 East, Greensburg Land District, St. Tammany Parish, as identified on Map File No. 6373B on file and of record with the Clerk of Court for St. Tammany Parish.

9. Fill in areas of special concern.

a. No fill shall be placed on any lot or parcel within the described boundaries of an area of special concern prior to the submission of a development plan to the department of engineering detailing any proposed grade work. The development plan shall provide the elevation at the four corners of the lot, at the center of the proposed primary structure, and any other elevations deemed necessary by the department of engineering for review of the development plan.

b. If any fill is placed on property in any of the above areas of special concern following the adoption of the ordinance designating a particular area as one of special concern and prior to the submission of a development plan, it shall be deemed a violation of this Code and the owner shall be required to remove the fill material back down to native soils and pre-fill elevations. It shall be the burden of the violator to provide proof of the predevelopment elevations. Engineering shall direct the department of code enforcement to issue the appropriate cease and desist order.

c. No fill shall be permitted on parcels within this area that would raise or increase the surface elevation of any part of the parcel above its natural or pre-development elevation. Fill required for minor grading to level and drain the surface at the proposed site of the primary structure and driveway may be authorized.

d. The lowest finished floor of the primary structure shall be situated at least 24 inches above the crown of the road surface directly adjacent to and in front of the parcel.

e. Based on available data, the department of engineering may require a higher finished floor elevation on pier construction above the FEMA base flood elevation provided on the applicable FIRM map.

f. Storage capacity required for drainage or retention as listed in Section 900-6.2 Drainage System Requirements, Section 900-6.3 Hydrologic and Hydraulic Analysis and Paving and Drainage Plan, or Section 900-6.4 Retention Ponds shall not be utilized to meet the fill mitigation required in this section.

g. No fill shall be placed on any lot or parcel within the boundaries of the area of special concern set forth in subsection prior to the submission of a coastal use permit application and plan and the submission of a development plan to the department of engineering that details any proposed grade work. The plan shall provide the elevation at the four corners of the lot, at the center of the proposed primary structure, and any other elevations deemed necessary by the department of engineering for review of the development plan.

10. Administrative Waiver. In areas of special concern, the Department of Engineering may grant a waiver of the provisions in Paragraph 9 of this section to allow the placement of fill on parcels at least 100 feet in width or parcels at least (1) acre in total area in an Area of Special Concern. The waiver application shall include a revised development plan. In no event shall the fill allowed by this waiver create an adverse impact on surrounding property.

D. Placement of Fill on Lots Less than 90 Feet in Width for which No Drainage Plan Exists.

1. *Applicability.* The purpose of this subsection is to restrict the placement of fill material on lots less than 90 feet width to prevent storm water from being displaced onto adjacent property thereby increasing the potential or actual flood damage to adjacent property. These restrictions are applicable only to the placement or relocation of fill on residential lots less than 90 feet in width which are located in a subdivision for which there is no drainage plan approved by the Department of Engineering.

2. The drainage and flood control provisions of the St. Tammany Parish Code of Ordinances are incorporated herein and shall be applicable to the placement of any fill material and/or construction on any lot or parcel of property, or any part thereof, which property and/or activity is governed by the drainage and flood control provisions. In the event of any conflict between the drainage and flood control provisions and those contained within this section, the more stringent or restrictive provision shall apply.

3. *General provisions (all lots).*

    g. Any applications to place fill on lots less than ninety (90) feet in width shall detail the existing, pre-construction, natural and man-made drainage features located on the lot in question.

    h. All applications to place fill on lots less than ninety (90) feet in width must be reviewed for compliance with all other relevant parish regulations.

    i. All fill/excavation activities within jurisdictional wetlands shall receive necessary authorization from the U.S. Army Corps of Engineers and any other applicable local, state, or federal agencies before such activities are commenced.

    j. The placement of fill on any lot located within a flood hazard zone shall be permitted only when a development plan for the lot has been submitted and approved.

4. *Flood Zone V and areas of shallow flooding.*

    a. *Flood Zone V.* The placement of fill on any lot located within Flood Zone V shall be exclusively governed, regulated and controlled by and shall in all ways be consistent with the relevant provisions of the rules and regulations promulgated by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP).

    b. *Areas of shallow flooding that are not flood zones V or A.*

        i. No off-site fill shall be allowed.

        ii. Fill (if used, and must be only on-site fill) shall be limited to the roof-shed area of a lot's proposed primary structure.

iii. A concrete slab shall be permitted under the primary structure provided that the finished surface slab or footing does not exceed an average of 12 inches above natural ground grade.

iv. Construction shall be accomplished using pier or piling construction according to applicable building codes for finished elevations in excess of 12 inches.

v. Site improvements (structures, driveways, roadways, landscaping, etc.) shall not impede natural drainage pathways or parish drainage easements.

vi. There shall be no net change in the average elevation of the natural grade of the lot outside of the roof shed.

5. *Flood Zones A, AE, B, C and X.*

a. Fill shall be limited to the roof shed area of the proposed primary structure and necessary access to the site.

b. The volume of fill on the site shall not exceed that which is necessary to prepare an adequate building footprint, as verified by the Department of Engineering.

c. Construction activities that involve the finished floor of a structure exceeding an average of 24 inches above natural ground elevation shall utilize pier or piling construction or retainer type construction as provided for in applicable building codes. Fill for foundations resulting in a finished floor elevation with an average of 24 inches or less above natural ground grade shall taper from the foundation edge at a slope of one vertical foot for every 2 horizontal feet.

d. Fill for driveways must not exceed an average of 6 inches above natural ground grade except where fill is part of the transition from the foundation for the primary structure, carport, or garage. Fill may also be placed adjacent to the driveway to soften the transition between elevations to a slope not steeper that one vertical foot for every four horizontal feet.

e. The placement of fill may not encroach into the required side yard setbacks, except as otherwise permitted in these regulations.

f. Fill for non-contiguous landscaping areas within the front and rear yards resulting in the finished ground elevation up to an average of six inches above natural ground grade for each such area is permitted, provided that an equal volume of fill is removed from the lot.

g. Site improvements shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.

h. There shall be no net change in the average elevation of the natural grade of the lot or parcel outside of the roof-shed area of the primary structure.

6. *Administrative Waiver.*

a. The Department of Engineering shall review individual cases for waiver from the provisions of this section, upon written request by the property owner. The property owner must provide evidence that circumstances exist which warrant the requested waiver.

b. Upon documentation that such circumstances do exist, as determined by the Department of Engineering, an administrative waiver shall be granted. Upon the granting of said waiver a

full report must be included in the permanent building permit file. That report shall include a detailed description of such circumstances, mitigation (if required), a copy of any written correspondence relative to the lot and the waiver request, and a detailed description of the waiver rationale and final determination.

c. The decision of the Department of Engineering may be appealed to the legislative body of the governing authority within 14 calendar days of the written decision of the Department of Engineering. Appeals must be filled with the Department of Engineering at least seven calendar days prior to the regularly scheduled meeting of the governing authority. The Department of Engineering will cause the appeal to be placed upon the regular agenda of the Parish Council for consideration.

E. Placement of Fill on Lots More Than 90 Feet in Width for which No Drainage Plan Exists.

1. *Applicability*. The purpose of this subsection is to regulate the placement of fill on lots 90 feet and greater in width, including undivided parcels of land, within the 100-year designated floodplains**.**

   a. These regulations are applicable to the placement or relocation of fill on residential lots 90 feet and greater in width which are located in a new or existing subdivision for which there is no drainage plan approved by the Department of Engineering and new subdivision not yet approved, as well as to undivided parcels of land.

   b. The drainage and flood control provisions of the St. Tammany Parish Code of Ordinances are incorporated herein and shall be applicable to the placement of any fill material and/or construction on any lot or parcel of property, or any part thereof, which property and/or activity is governed by the drainage and flood control provisions.

   c. In the event of any conflict between the drainage and flood control provisions and those contained within this section, the more stringent or restrictive provision shall apply.

2. *Flood Zone V and areas of shallow flooding.*

   a. *Flood Zone V*. The placement of fill on any lot or undivided parcel of land located within Flood Zone V shall be exclusively governed, regulated and controlled by and shall in all ways be consistent with the relevant provisions of the rules and regulations promulgated by the Federal Emergency Management Agency (FEMA) and National Flood Insurance Program (NFIP).

   b. *Areas of shallow flooding.*

      i. The placement of fill on any parcel located within an "AO/AH flood hazard zone" shall be permitted only when a development plan has been submitted and approved by the Department of Engineering.

      ii. Fill shall be limited to the roof-shed area of a parcel's primary structure.

      iii. A concrete slab shall be permitted under the primary structure provided that the finished surface slab or footing is no more than 12 inches above natural ground grade.

      iv. There shall be no net change in the average elevation of the natural ground.

v. Construction shall be accomplished using pier or piling construction according to applicable building codes.

vi. Access roadways and other site improvements (buildings, driveways, roadways, landscaping, etc.) shall not impede natural drainage pathways or parish drainage easements.

vii. Site improvements shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.

viii. There shall be no net change in the average elevation of the natural grade of the lot or parcel outside of the roof-shed area of the primary structure.

3. *Flood Zones A1-A30.*

a. The placement of fill on any parcel located within any "A" flood hazard zone shall be permitted only when a development plan has been submitted and approved.

b. Fill shall be limited to the roof shed area of the proposed structure and required access to the site.

c. The volume of fill on the site shall not exceed that which is necessary to prepare an adequate building footprint.

d. At no time shall fill for any site improvements exceed 12 inches above natural ground grade.

e. Fill for driveways must not exceed 6 inches above natural ground grade except where fill is part of the foundation for the main residence, carport, or garage. Fill may also be placed to soften the transition between elevations to a slope not steeper than one vertical foot for every four horizontal feet.

f. Access roadways and other site improvements (buildings, driveways, roadways, parking areas, etc.) shall not impede upon natural drainage pathways or parish drainage easements.

g. There shall be no net change in the average elevation of the natural grade of the lot or parcel outside of the roof-shed area of the primary structure.

4. *New subdivisions*. Subdivisions approved after enactment of the ordinance from which this section is derived, which establish to the satisfaction of the Department of Engineering that, at the time of final plat and construction plan approval, such subdivision development will not result in a reduction in the 100-year flood-plain storage capacity, will be approved in total.

5. *Exemptions*. Areas enclosed by levees from which the runoff is mechanically pumped shall be exempt from this section.

a. *Waiver*.

i. The Department of Engineering shall review individual cases for waiver from the provisions of this section, upon written request by the applicant. The applicant must provide evidence that circumstances exist which warrant the requested waiver.

ii. *Reference regional detention ordinance.* If the applicant is granted a waiver they shall purchase storage space in regional detention equal to the volume of fill in excess of that which is allowed under this section.

6. *Processing.* This section shall be administered by the Department of Engineering with the assistance of any other parish personnel that are deemed necessary by the Parish Council and/or its regulations.

    a. *Elevation certificates.* Three submittals of confirmation of the elevation of the top of slab or the height of the lowest habitable floor are required during the construction process.

        i. *Initial Elevation Confirmation.* The elevation in the initial plan must be submitted in accordance with the requirements of this section. The applicant shall submit a survey or plot plan that depicts the minimum elevations necessary to determine the average elevation of the construction area; for example the lot corners and maybe an intermediate elevation in between corners could be used. The survey must state the flood zone.

        ii. *Top of Slab Elevation Confirmation.* The applicant must submit the elevation of the slab form board or lowest habitable floor. This elevation must be submitted on the original detail of fill activity plan. This information must be submitted prior to the pre-pour slab inspection.

        iii. *Final Elevation Confirmation.* Prior to the granting of the Certificate of Occupancy the permit applicant must furnish a plot plan, certified by a licensed professional surveyor registered in the State of Louisiana, verifying that the property has been constructed in accordance with this section.

    b. *Enforcement.* Violations will be processed by the Code Enforcement, Department of Engineering or permit inspections personnel using standard code violation protocol.

    c. *Inspection.* Prior to the issuance of the certificate of occupancy, the applicant or builder shall submit an official survey which confirms compliance with the provisions of this chapter. A final drainage inspection by the engineering department shall be conducted to verify compliance with these standards, and no certificate of occupancy shall be issued unless and until compliance has been verified.

F. Procedures.

1. A permit shall be required for the placement of fill coming from off site. In case of new construction, this permit shall be in the form of an approval of the "culvert data sheet," the "permit data review sheet" or a general work order presently required for construction activity to occur.

2. Any request for approval to place fill on a lot or parcel governed by this chapter shall include a detailed description of the fill activity. A drainage and paving plan, if required, must be completed. An existing and proposed grade elevation form, if required, must be prepared by a state-licensed engineer or land surveyor and include the following information:

    a. Volume of fill to be placed;

    b. The footprint of the fill work;

    c. Volume and source location of any excavation work;

    d. The location of the ultimate disposition of the spoil being removed;

    e. The direction of water flow across the site;

f. A profile through the construction footprint showing the natural and finished elevations of the site; and

g. The sediment retention measures proposed for the site.

This material must accompany the building permit or development proposal and be reviewed by the Department of Engineering before approval of the culvert data sheet or the permit data tracking sheet or the issuance of general work order.

3. Upon receiving approval to fill by the engineering department, whenever a concrete slab or any other structural foundation of a permanent nature is to be constructed, the applicant or builder shall certify, after excavation of the site and prior to pouring any concrete or installing any permanent foundation, that the foundation is ready to be installed and that all fill work complies with the relevant standards. The foundation shall not be poured or installed prior to certification and inspection.

4. Prior to the issuance of the certificate of occupancy, the applicant or builder shall submit an official survey which confirms compliance with the provisions of this chapter. A final drainage inspection by the engineering department shall be conducted to verify compliance with these standards, and no certificate of occupancy shall be issued unless and until compliance has been verified.

G. Administration and Enforcement.

1. *Development Plan / Fill Plan.*

   a. If any fill is placed on property following the adoption of the ordinance and prior to the submission of a development plan, the owner may be required to remove the fill material back down to native soils and pre-fill elevations.

   b. If any fill is placed on property that is not in compliance with an approved development plan, fill plan and/or the plan submitted under the coastal use regulations, the owner may be required to remove all fill material that is not in compliance with the approved plans.

2. *Enforcement*. Violations will be processed by the Code Enforcement, Department of Engineering or permit inspections personnel using standard code violation protocol.

3. *Administration.* This chapter shall be administered by the parish department of engineering with the assistance of any other parish personnel or agency that are deemed necessary by the parish and/or its regulations.

4. *Exemptions.*

   a. Subdivisions which establish to the satisfaction of the parish engineer that, with an approved master drainage plan, such subdivision development and fill associated with lot development will not result in a reduction in the 100-year floodplain storage capacity, should be found to comply with these standards. For major subdivisions, the exemption shall be requested as part of the Final Subdivision Plat and Construction Plan review and approval. For minor subdivisions, the exemption shall be included as part of the work order.

   b. These standards shall not apply to lots in subdivisions or developments with an approved drainage plan and hydrological study. However, should the department of engineering

determine, on the basis of current conditions, that the use of fill on any particular site within an otherwise exempt development would have an adverse impact on drainage, the parish shall have the authority to apply this chapter as needed to ensure the health, welfare, and safety of the public by restricting fill work.

c. Areas enclosed by levees under forced drainage shall be exempt from this section.

d. Coastal areas, which are those areas that are determined by the department of engineering to be subject to flooding only because of tidal inundation, not including the area of Lakeview Drive and Carr Drive being governed by the provisions of this section.

e. The office of the parish president in consultation with the department of engineering is granted authority to determine that certain properties designated as historical by the National Park Service, upon application, be exempt from the no net fill ordinances currently in effect in the parish and to take all steps necessary to carry out the terms of this section, subject to any reasonable restrictions or requirements imposed by the president and the department of engineering.

5. *Conflicts.* If a lot or parcel of property may be governed by more than one provision or subsection of this section, or in the event of a conflict in the applicability of any provision, the more restrictive or specific provision shall apply.

6. *Review of decisions.* Any person or persons jointly or severally aggrieved by any decision of the department of engineering relative to the placement of fill on property governed by the provisions of this section may appeal to the board of adjustment. Such appeal shall be taken within ten days of the decision of the department of engineering, by filing with the department and with the board of adjustment a notice of appeal specifying the grounds thereof. The department shall forthwith transmit to the board all papers constituting the record upon which the action appealed from was taken. All costs incurred shall be borne by the person appealing the decision.

7. *Penalties.* A violation of this section shall constitute a misdemeanor punishable by a fine of not less than $100.00 nor more than $500.00, or by imprisonment for not more than 30 days, or both such fines and imprisonment. Each day that a violation continues shall constitute a separate offense. In lieu of, or in addition to, the issuance of a misdemeanor summons, violations of the provisions of this chapter may be enforced by imposition of civil penalties and injunctive relief in accordance with the following:

a. Each day that the violation remains shall constitute a separate offense and a civil penalty of not less than $100.00 nor more than $500.00 per day shall be imposed.

b. In addition to penalties provided by this section, any violation hereof shall also be subject to an action for abatement and removal of any offending fill work and/or ground surface alteration.

c. Further, whenever the department of engineering has approved any application or drainage plan that contains materially false or erroneous information, the applicant shall be responsible for all costs and expenses associated with the correction of said application and plan, and the correction of any adverse consequences resulting therefrom, including the fees of an engineering consultant to review and revise said plan.

SEC. 900-6.6 CONSTRUCTION REQUIREMENTS FOR CULVERTS, OPEN DITCHES, AND STORM DRAIN SYSTEMS.

A. Ditch Construction.

1. Ditches shall be constructed by bringing the embankment or cut section to the line, grade, longitudinal slope and cross section shown on the approved plans and as prescribed for by the approved grading and drainage plan. Material removed shall be disposed of in accordance with local, state, and federal laws.

2. Open ditches shall be lined with an erosion control system as provided for by the requirements of the Louisiana Department of Development Hydraulics Manual, 2011 Edition. Erosion control systems shall be products listed on the LaDOTD Approved Materials List at the time of their installation.

B. Culverts and Storm Drains.

The applicant shall furnish, install, and clean pipe, pipe arch, storm drains, and sewers, also referred to as culverts or conduits, in accordance with LaDOTD specifications and in conformity with the lines and grades shown on the approved plans.

1. *Excavation.* The bottom of the trench shall be excavated to a minimum width of 18 inches on each side for all pipe. Surplus material or excavated material shall be disposed of in accordance with local, state, and federal laws.

2. *Forming Pipe Bed.* A minimum of 6 inch bedding material shall be provided below all drainage pipes. Pipe shall be bedded, haunched and backfilled in accordance with the requirements of LaDOTD Standard Plan BM-01, latest edition, except that a minimum of 6” bedding material shall be provided below all culvert and storm drain pipe.

3. Pipe laying shall begin at the downstream end of the line. The pipe shall be in contact with the foundation throughout its length. Bell or groove ends of pipe and outside circumferential laps of riveted metal pipe shall be placed facing upstream. After pipe has been laid and before backfill is placed, the applicant shall inspect the pipe for alignment, grade, integrity of joints, and coating damage.

4. *Backfilling.* Prior to backfilling, pipes found to be damaged or out of alignment or grade shall be removed and reinstalled or replaced.

5. Backfill Types shall be in accordance with LaDOTD specifications.

6. Compaction shall be in accordance with LaDOTD specifications.

7. *Inspection of Pipes*. After completion of embankment and prior to roadway surfacing, the Department of Engineering shall inspect pipes for compliance with LaDOTD specifications.

8. Prior to final acceptance, pipes shall be cleaned of all debris and soil to the invert of the pipe at no direct pay. Removed soil, debris and other materials shall be disposed of in accordance with local, state and federal laws.

C. Manholes, Junction Boxes, Catch Basins, and End Treatments.

The applicant shall provide for the construction, installation, and adjustment of manholes, junction boxes, catch basins, culvert end treatments and safety ends in accordance with these specifications, and in conformity with lines and grades shown on the approved plans.

1. Manholes and catch basins shall comply with the dimensional requirements and arrangements shown on LaDOTD Standard Plans CB-01 through CB-09; alternative drainage structures may be approved upon approval of the Department of Engineering.

2. Concrete construction shall conform to the requirement of this code and the approved plans. Joints shall be full mortar joints not more than 1/2 inchwide.

3. Outside faces of structures shall be plastered with 1/2 inch thick cement-sand mortar. Exposed surfaces of concrete and masonry shall be cured at least 48 hours.

4. Precast concrete units shall be cast with the required number and size of pipe openings required for the drainage system; however, if additional pipe is required during construction for which no openings have been provided, the applicant may make such openings provided any damaged units are replaced or satisfactorily repaired.

    a. Precast units shall be set to established grade within ±1/2 inch. Joints for sectional precast units shall be sealed with flexible plastic gasket material listed on the LaDOTD AML installed as to form a watertight seal.

    b. The joints of precast units shall be wrapped with geotextile fabric a minimum of 18 inches on each side of the joint. Ends of the fabric shall be lapped at least 10 inches. The edges and ends of the cloth shall be suitably secured.

5. Metal frames shall be set in a full mortar bed. Conduit sections shall be flush on the inside of structure wall and project outside sufficiently for proper connection with the next conduit section.

6. Masonry shall fit neatly and tightly around conduit. When grade adjustments of existing structures are specified, frames, covers and gratings shall be removed and walls reconstructed as required. Cleaned frames shall be reset at required elevation.

7. Metal parts shall be thoroughly cleaned and placed in good repair. In lieu of adjusting structures, the applicant may adjust structures by means of approved metal adjustment rings. New structures shall be cleaned of silt, debris or other foreign matter, and nongalvanized metal parts of new or adjusted structures shall be coated with asphaltic varnish.

D. Maintenance of Privately-Owned Culverts, Open Ditches, and Storm Drain Systems in Major Subdivisions and Commercial Developments.

1. *Maintenance.* Culverts, open ditches, and storm drain systems in major subdivisions and commercial developments requiring the approval of a commercial permit and drainage plan which have not been dedicated to the Parish and remain in private ownership, or owned by other public entities, shall be maintained at all times in accordance with the requirements of any approved drainage plan(s) for the private subdivision or commercial development, or in the absence thereof, the applicable standards of this chapter.

2. *Inspection.* The Department of Engineering, Department of Inspections, or Code Enforcement, or their representatives, shall have the right to inspect privately owned culverts, open ditches, and storm systems to determine compliance with the provisions of this Chapter.

3. *Enforcement.* Violations will be processed by Code Enforcement, the Department of Engineering, or Permit Inspections personnel using standard code violation protocol.

4. *Administration.* This section shall be administered by the Parish Department of Engineering with the assistance of any other Parish personnel or agency that are deemed necessary by the Parish and/or its regulations.

SEC. 900-6.7 FLOOD HAZARD AREA REQUIREMENTS.

A. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS

1. AUTHORIZATION - The Legislature of the State of Louisiana has in statute LRS 38:84 delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the Parish Council of St. Tammany Parish, Louisiana, does ordain as follows:

2. FINDINGS OF FACT

a. The flood hazard areas of St. Tammany Parish are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
b. These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

3. STATEMENT OF PURPOSE - It is the purpose of this Flood Damage Prevention Ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

a. Protect human life and health;
b. Minimize expenditure of public money for costly flood control projects;
c. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
d. Minimize prolonged business interruptions;
e. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
f. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and
g. Ensure that potential buyers are notified that property is in a flood area.

4. METHODS OF REDUCING FLOOD LOSSES - In order to accomplish its purposes, this Flood Damage Prevention Ordinance uses the following methods:

a. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
b. Require that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction;
c. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;
d. Control filling, grading, dredging and other development, which may increase flood damage;
e. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

B. DEFINITIONS - Unless specifically defined below, words or phrases used in this Flood Damage Prevention Ordinance shall be interpreted to give them the meaning they have in common usage and to give this ordinance its most reasonable application. As defined in this Section 900-6.7 Flood Hazard Area Requirements, the words listed below shall have the following meaning only in Section 900-6.7 Flood Hazard Area Requirements of the St. Tammany Parish Unified Development Code, and shall have no application to resolve any conflict with a defined term elsewhere in the Unified Development Code or Code of Ordinances. Unless specifically defined in this in this Section 900-6.7 Flood Hazard Area Requirements, words or phrases shall be interpreted to give them the meaning they have in common usage and to give this ordinance its most reasonable application

ACCESSORY STRUCTURES - means structures that are on the same parcel of property as a principal structure, the use of which is incidental to the use of the principal structure. Accessory structures must be used for parking or storage, be small and represent a minimal investment by owners, and have low damage potential. Accessory structure size limits based on flood zone, no larger than a 600 sq. ft. in flood zones identified as A zones (A, AE, A1-30, AH, AO, A99, and AR) and not larger than 100 square feet in flood zones identified as V zones (V, VE, V1 30, and VO). Examples of small accessory structures include, but are not limited to, detached garages, storage and tool sheds, and small boathouses. Accessory structures specifically exclude structures used for human habitation.

AGRICULTURAL STRUCTURES - means structures that are used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock.

ALLUVIAL FAN FLOODING - means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and, unpredictable flow paths.

APEX - means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

APPURTENANT STRUCTURE - means a structure that is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

AREA OF FUTURE CONDITIONS FLOOD HAZARD - means the land area that would be inundated by the 1-percent-annual-chance (100-year) flood based on future-conditions hydrology.

AREA OF SHALLOW FLOODING - means a designated AO, AH, AR/AO, AR/AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

AREA OF SPECIAL FLOOD HAZARD - is the land in the flood plain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the flood insurance rate map, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, or V1-30, VE, or V. For purposes of these regulations, the term ``special flood hazard area'' is synonymous in meaning with the phrase ``area of special flood hazard''.

BASE FLOOD - means the flood having a one percent chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION- The elevation shown on the Flood Insurance Rate Map (FIRM) and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a 1% chance of equaling or exceeding that level in any given year – also called the Base Flood.

BASEMENT - means any area of the building having its floor subgrade (below ground level) on all sides.

BREAKAWAY WALL - means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

BUILDING – see structure.

COASTAL HIGH HAZARD AREA - means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources.

DEVELOPMENT - means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION - means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FLOOD OR FLOODING –

a. A general and temporary condition of partial or complete inundation of normally dry land areas from:
    i. the overflow of inland or tidal waters.
    ii. the unusual and rapid accumulation or runoff of surface waters from any source.
b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

FLOOD ELEVATION STUDY - means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

FLOOD HAZARD BOUNDARY MAP (FHBM) - means an official map of a community, issued by the Administrator, where the boundaries of the flood, mudslide (i.e., mudflow) related erosion areas having special hazards have been designated as Zones A, M, and/or E.

FLOOD INSURANCE RATE MAP (FIRM) - means an official map of a community, on which the Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS) - see Flood Elevation Study

FLOODPLAIN OR FLOOD-PRONE AREA - means any land area susceptible to being inundated by water from any source (see definition of ``flooding'').

FLOODPLAIN MANAGEMENT - means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and flood plain management regulations.

FLOODPLAIN MANAGEMENT REGULATIONS - means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a flood plain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

FLOOD PROTECTION SYSTEM - means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a “special flood hazard” and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

FLOOD PROOFING - means any combination of structural and non- structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY - see Regulatory Floodway

FLOODWAY ENCROACHMENT LINES - mean the lines marking the limits of floodways on Federal, State and local flood plain maps.

FREEBOARD - means a factor of safety usually expressed in feet above a flood level for purposes of flood plain management. ``Freeboard'' tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE - means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

FUTURE-CONDITIONS FLOOD HAZARD AREA, OR FUTURE-CONDITIONS FLOODPLAIN - see Area of future-conditions flood hazard.

FUTURE-CONDITIONS HYDROLOGY - means the flood discharges associated with projected land-use conditions based on a community's zoning maps and/or comprehensive land-use plans and without consideration of projected future construction of flood detention structures or projected future hydraulic modifications within a stream or other waterway, such as bridge and culvert construction, fill, and excavation.

HIGHEST ADJACENT GRADE - means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE - means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
    a. By an approved state program as determined by the Secretary of the Interior or
    b. Directly by the Secretary of the Interior in states without approved programs.

LEVEE - means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

LEVEE SYSTEM - means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

LOWEST FLOOR - means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; Provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR Sec. 60.3.

MANUFACTURED HOME - means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term ``manufactured home'' does not include a “recreational vehicle”.

MANUFACTURED HOME PARK OR SUBDIVISION - means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MAP - means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by the Agency.

MEAN SEA LEVEL - means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

NEW CONSTRUCTION - means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

PROGRAM DEFICIENCY - means a defect in a community' s flood plain management regulations or administrative procedures that impairs effective implementation of those flood plain management regulations or of the standards in 44 CFR Sec. 60.3, 60.4, 60.5, or 60.6.

REASONABLY SAFE FROM FLOODING - means base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

RECREATIONAL VEHICLE - means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projection; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed

primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

REGULATORY FLOODWAY - means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

REMEDY A VIOLATION - means to bring the structure or other development into compliance with State or local flood plain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

RIVERINE - means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

SHEET FLOW AREA - see area of shallow flooding.

SPECIAL FLOOD HAZARD AREA - see ``area of special flood hazard''. Special hazard area means an area having special flood, mudslide (i.e., mudflow), or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, AR, AR/A1-30, AR/ AE, AR/AO, AR/AH, AR/A, A99, AH, VO, V1-30, VE, V, M, or E.

START OF CONSTRUCTION - (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STATE COORDINATING AGENCY - means the agency of the state government, or other office designated by the Governor of the state or by state statute at the request of the Administrator to assist in the implementation of the National Flood Insurance Program in that state.

STORM CELLAR - means a space below grade used to accommodate occupants of the structure and emergency supplies as a means of temporary shelter against severe tornado or similar wind storm activity.

STRUCTURE - means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

SUBSTANTIAL DAMAGE - means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT - means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the ``start of construction'' of the improvement. This term includes structures which have incurred ``substantial damage'', regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or
2. Any alteration of a ``historic structure'', provided that the alteration will not preclude the structure's continued designation as a ``historic structure''

V ZONE - see coastal high hazard area.

VARIANCE - means a grant of relief by a community from the terms of a flood plain management regulation. (For full requirements see 44 CFR Sec. 60.6.)

VIOLATION - means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Sec. 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

WATERCOURSE - means the channel of a river, stream or drainage way and not the adjacent overbank areas. Watercourses include not only rivers or streams that are the source of flooding used to determine the base flood and the floodplain boundaries, but also smaller streams, drainage ways and ditches within the floodplain that could flood during smaller more frequent events.

WATER SURFACE ELEVATION - means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

C. GENERAL PROVISIONS

1. **LANDS TO WHICH THIS ORDINANCE APPLIES** - This Flood Damage Prevention Ordinance shall apply to all areas of special flood hazard within the jurisdiction of St. Tammany Parish.

2. **BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD** - The areas of special flood hazard identified by the Federal Emergency Management Agency in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for St. Tammany Parish," dated April 21, 1999, with accompanying Flood Insurance Rate Maps (FIRM) dated April 21, 1999, and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance.

3. **ESTABLISHMENT OF DEVELOPMENT PERMIT** - A Floodplain Development Permit shall be required to ensure conformance with the provisions of this ordinance.

4. **COMPLIANCE** - No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this ordinance and other applicable regulations.

5. **ABROGATION AND GREATER RESTRICTIONS** - This Flood Damage Prevention Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where these ordinances and other ordinances, easements, covenants, or deed restrictions conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

6. **INTERPRETATION** - In the interpretation and application of this Flood Damage Prevention Ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body; and (3) deemed neither to limit nor repeal any other powers granted under State statutes.

7. **WARNING AND DISCLAIMER OR LIABILITY** - The degree of flood protection required by this Flood Damage Prevention Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Damage Prevention Ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Flood Damage Prevention Ordinance shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this ordinance, or any administrative decision lawfully made hereunder.

D. ADMINISTRATION

1. **DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR** - The Chief Building Official, or their designated appointee is hereby appointed the Floodplain

Administrator to administer and implement the provisions of this ordinance and other appropriate sections of 44 CFR (Emergency Management and Assistance - National Flood Insurance Program Regulations) pertaining to floodplain management.

2. DUTIES & RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

a. Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance.
b. Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding.
c. Review, approve or deny all applications for development permits required by adoption of this Flood Damage Prevention Ordinance.
d. Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
e. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
f. Notify, in riverine situations, adjacent communities and the State Coordinating Agency, which is the Louisiana Department of Transportation and Development, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
g. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
h. When base flood elevation data has not been provided in accordance with Section (C)(2) – Basis for Establishing the areas of Special Flood Hazard, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal, State or other source, in order to administer the provisions of Section (E) – Provisions for Flood Hazard Reduction.
i. When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
j. Under the provisions of 44 CFR Article 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than 1 foot,

provided that the community first completes all of the provisions required by Section 65.12.

k. After a disaster or other type of damage occurrence to structures in the community of St. Tammany Parish, determine if the residential and non-residential structures and manufactured homes have been substantially damaged, and enforce the substantial improvement requirement.

l. Maintain a record of all actions involving an appeal from a decision of the Board of Adjustments.

3. PERMIT PROCEDURES

a. Application for a Floodplain Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:

i. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;

ii. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;

iii. A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of Section (E) – Provisions for Flood Hazard Reduction, Section (E)(2)(b) – Nonresidential Construction.

iv. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

v. Maintain a record of all such information in accordance with Section D - Administration, Section (D)(2)(a) – Duties and Responsibilities of the Floodplain Administrator.

b. Approval or denial of a Floodplain Development Permit by the Floodplain Administrator shall be based on all of the provisions of this ordinance and the following relevant factors:

i. The danger to life and property due to flooding or erosion damage;

ii. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

iii. The danger that materials may be swept onto other lands to the injury of others;

iv. The compatibility of the proposed use with existing and anticipated development;

v. The safety of access to the property in times of flood for ordinary and emergency vehicles;

vi. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and

public utilities and facilities such as sewer, gas, electrical and water systems;

vii. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;

viii. The necessity to the facility of a waterfront location, where applicable;

ix. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.

4. VARIANCE PROCEDURES

a. The Board of Adjustments shall hear and render judgment on requests for variances from the requirements of this ordinance.

b. The Board of Adjustments shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this Flood Damage Prevention Ordinance.

c. Any person or persons aggrieved by a decision of the Board of Adjustments may appeal such decision to the 22nd Judicial District Court following the procedures found within Chapter 200 – Procedures.

d. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.

e. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Flood Damage Prevention Ordinance.

f. Variances may be issued for new construction and substantial improvements to be erected on a lot of 1/2 acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in Section (D) – Administration, Section (D)(3)(b) have been fully considered. As the lot size increases beyond the 1/2 acre, the technical justification required for issuing the variance increases.

g. Upon consideration of the factors noted above and the intent of this Flood Damage Prevention Ordinance, the Board of Adjustments may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this Flood Damage Prevention Ordinance (Section A – Statutory Authorization, Findings of Fact, Purpose and Methods, Section (A)(3) – Statement of Purpose).

h. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

i. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

j. Prerequisites for granting variances:

i. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
ii. Variances shall only be issued upon:
    1. showing a good and sufficient cause;
    2. a determination that failure to grant the variance would result in exceptional hardship to the applicant, and
    3. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
iii. Any application to which a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

k. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
    i. the criteria outlined in Section (D) - Administration, Section (D)(4)(a-i) are met, and
    ii. the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

E. PROVISIONS FOR FLOOD HAZARD REDUCTION

1. **GENERAL STANDARDS** - In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:
    a. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
    b. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
    c. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
    d. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
    e. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

f. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
g. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

2. **SPECIFIC STANDARDS** - In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) Section (C) – General Provisions, Section (C)(2), (ii) Section (D) – Administration, Section (D)(2)(h), or (iii) Section (E) – Provisions for Flood Hazard Reduction, Section (E)(3)(c), the following provisions are required:
    a. Residential Construction - new construction and substantial improvement of any residential structure shall have the lowest floor (including basement), at or above the base flood elevation plus 12 inches. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in Section (D) – Administration, Section (D)(3)(a)(i) is satisfied.
    b. Nonresidential Construction - new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) at or above the base flood level plus 12 inches, or together with attendant utility and sanitary facilities, be designed so that the structure is watertight at plus 12 inches above the base flood elevation with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.
    c. Enclosures - new construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
        i. A minimum of two openings on separate walls having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding shall be provided.
        ii. The bottom of all openings shall be no higher than 1 foot above grade.

iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

d. Manufactured Homes –

i. Require that all manufactured homes to be placed within Zone A on a community's FIRM shall be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

ii. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the bottom of the I-beam is elevated at or above the base flood elevation plus 12 inches and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces. The manufactured home shall be installed by a licensed installer according to Louisiana State law and compliance herewith shall be certified in writing to the Floodplain Administrator by said installer prior to habitation of the manufactured home.

iii. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (4) of this section be elevated so that either:

1. the bottom of the longitudinal structural I beam of the manufactured home is at or above the base flood elevation, or
2. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

e. Recreational Vehicles- Require that recreational vehicles placed on sites within Zones A1-30, AH, AO and AE on the St. Tammany Parish FIRM either:

i. Be on a site for fewer than 180 consecutive days,

ii. Be fully licensed and ready for highway use, or

iii. Meet the permit requirements of Section (D) - Administration, Section (D)(3), and the elevation and anchoring requirements for "manufactured homes" in paragraph (d) of this section. A recreational vehicle is ready for highway use if it is on wheels or jacking system, is attached to the site only by a quick disconnect type utilities and security devices and has no permanently attached additions.

f. Accessory Structure- Accessory structures to be placed on sites within Zones A1-30, AH, AO and AE on the St. Tammany Parish FIRM shall comply with the following:

i. The structure shall be used only for parking and limited storage;
ii. The structure shall not be used for human habitation. Prohibited activities or uses include but are not limited to working, sleeping, living, entertainment, cooking, or restroom use;
iii. The structure shall be unfinished on the interior.
iv. Structures shall be small in size, not to exceed 600 sq. ft.
v. Structures exceeding the size of 600 sq. ft. will be required to meet all applicable standards of Section (C) – General Provisions, Section (C)(3), Section (D) – Administration, Section (D)(3), Section (E) – Provisions for Flood Hazard Reduction, Section (E)(1) & (E)(2) including relevant subsections.
vi. Service facilities such as electrical and heating equipment must be elevated to or above the BFE plus 12 inches;
vii. The structure shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
viii. The structure shall be considered low in value, designed to have low flood damage potential and constructed with flood resistance materials;
ix. The structure shall be firmly anchored to prevent flotation, collapse, and lateral movement;
x. Floodway requirements must be met in the construction of the structure;
xi. Openings to relieve hydrostatic pressure during a flood shall be provided below the BFE; and be placed on a minimum of two (opposing) walls with the net area of not less than 1 square inch for every square foot of the size of the footprint of the structure (Flood Vents);
xii. The openings (flood vents) shall be located no higher than 1 foot above grade;
xiii. The openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

3. STANDARDS FOR SUBDIVISION PROPOSALS

a. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with Section (A) – Statutory Authorization, Findings of Fact, Purpose, and Methods: Sections (A)(2), (A)(3), and (A)(4) of this Flood Damage Prevention Ordinance.

b. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Floodplain Development Permit requirements of Section (C) – General Provisions: Section (C)(3); Section (D) – Administration: Section (D)(3); and the provisions of Section (E) – Provisions for Flood Hazard Reduction of this Flood Damage Prevention Ordinance.
c. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which are greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to Section (C) – General Provisions: Section (C)2 or Section (D) – Administration: Section (D)(2)(h) of this Flood Damage Prevention Ordinance.
d. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
e. All subdivision proposals including the placement of manufactured home parks and other proposed new development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

4. STANDARDS FOR AREAS OF SHALLOW FLOODING (AO/AH ZONES) – Located within the areas of special flood hazard established in Section (C) – General Provisions: Section (C)(2), are areas designated as shallow flooding. These areas have special flood hazards associated with flood depths of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

a. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated at or above the base flood elevation plus 12 inches, or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM plus 12 inches (at least 2 feet if no depth number is specified).
b. All new construction and substantial improvements of non-residential structures;
    i. have the lowest floor (including basement) elevated at or above the base flood elevation plus 12 inches or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM plus 12 inches (at least 2 feet if no depth number is specified), or
    ii. together with attendant utility and sanitary facilities be designed so that the structure is watertight 12 inches or more above the base flood elevation with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

c. A registered professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section, as proposed in Section (D) – Administration: Section (D)(3) are satisfied.
d. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

5. FLOODWAYS - Floodways - located within areas of special flood hazard established in Section (C) – General Provisions: Section (C)(2), are areas designated as floodways. Since the

floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

a. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
b. If Section (E) – Provisions for Flood Hazard Reduction: Section (E)(5)(a) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section (E) – Provisions for Flood Hazard Reduction.
c. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first completes all of the provisions required by Section 65.12.

6. COASTAL HIGH HAZARD AREAS - Located within the areas of special flood hazard established in Section (C) – General Provisions: Section (C)(2), are areas designated as Coastal High Hazard Areas (Zones V1-30, VE, and/or V). These areas have special flood hazards associated with high velocity waters from tidal surges and hurricane wave wash; therefore, in addition to meeting all provisions outlined in this ordinance, the following provisions must also apply:

a. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures, and whether or not such structures contain a basement. The Floodplain Administrator shall maintain a record of all such information.
b. All new construction shall be located landward of the reach of mean high tide.
c. All new construction and substantial improvements shall be elevated on pilings and columns so that:
    i. the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level plus 12 inches;
    ii. the pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of (c)(i) and (ii) of this Section.
d. Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and

water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.
For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

i. breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
ii. the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards. Such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.

e. Prohibit the use of fill for structural support of buildings.
f. Prohibit man-made alteration of sand dunes and mangrove stands that increase potential flood damage.
g. Accessory structures shall be limited in size to 100 square feet, constructed on pilings and columns, and comply with all other requirements of Section (E): Provisions for Flood Hazard Reduction: Section (E)(2)(f)(i,ii,iii,vi,vii,viii,and ix).
    i. Structures exceeding the size of 100 square feet will be required to meet all applicable standards of Section (C) – General Provisions: Section (C)(3), Section (D): Administration: Section (D)(3), Section (E): Provisions for Flood Hazard Reduction: Section (E)(1), (E)(2) and (E)(6), including relevant subsections.

7. SEVERABILITY - If any section, clause, sentence, or phrase of this Flood Damage Prevention Ordinance are held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Flood Damage Prevention Ordinance.

8. PENALTIES FOR NON COMPLIANCE - No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than $500.00 or imprisoned for not more than one (1) year, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Each day the violation continues shall be deemed a new violation. Nothing herein contained shall prevent St. Tammany Parish from taking such other lawful action as is necessary to prevent or remedy

any violation.

9. CERTIFICATION OF ADOPTION - It is hereby found and declared by St. Tammany Parish that severe flooding has occurred in the past within its jurisdiction and will certainly occur within the future; that flooding is likely to result in infliction of serious personal injury or death, and is likely to result in substantial injury or destruction of property within its jurisdiction; in order to effectively comply with minimum standards for coverage under the National Flood Insurance Program, and in order to effectively remedy the situation described herein an emergency is hereby declared to exist, and this ordinance, being necessary for the immediate preservation of the public peace, health and safety, shall be in full force and effect and after its passage and approval.

SEC. 900-6.8 LOW IMPACT DEVELOPMENT STANDARDS.

A. Generally.

St. Tammany Parish promotes the general welfare through sustainable, low impact development—which aims to mitigate the impacts of increased runoff and stormwater pollution by managing runoff as close to its source as possible—while also reducing the long-term capital and operational costs of public facilities, and minimizing adverse effects on the environment, public works infrastructure, and public health. To this effect, development shall be laid out to provide proper drainage, including facilities such as curb and gutter, catch basins, canals, culverts, bridges, natural waterways, and stormwater control measures (SCMs). Drainage improvements shall accommodate potential runoff from the entire upstream drainage area and shall be designed to reduce or prevent increases in downstream flooding. The parish shall require the use of control methods such as retention or detention, and/or the construction of off-site drainage improvements to mitigate the impacts of the proposed development to achieve these purposes.

B. Purpose.

Stormwater management regulations provided for in this section aim to:

1. Reduce flooding, subsidence, stormwater runoff volume, peak discharge rates, sewer overflows, and the costs of stormwater and sewer treatment;
2. Mimic a site’s predevelopment hydrology by infiltrating, filtering, storing, evaporating, and detaining stormwater runoff;
3. Add green space by preserving and re-creating natural landscape features including existing tree vegetation and canopy;
4. Use plants and soil to absorb, slow, filter, and cleanse runoff near the source;
5. Promote low maintenance landscaping that reduces the use of herbicides, fertilizers, and pesticides;
6. Minimize imperviousness to create functional and appealing internal site drainage;
7. Treat stormwater as a resource rather than a waste product and help meet National Pollutant Discharge Elimination System (NPDES) requirements;
8. Reduce the heat island effect by promoting evapotranspiration and mitigating the effects of development and the built environment;

9. Protect natural drainage features and emulate the functions of natural systems to increase recharge and reintegrate rainfall into the water cycle and watershed; and

10. Reduce energy and water use.

C. Department Coordination.

1. The Department of Engineering shall review and enforce the Stormwater Management Standards of this section in coordination with the Departments of Environmental Services, Permits and Inspections, and Planning and Development, as applicable.

2. Where site development work impacts stormwater or water quality, the Departments of Permits and Inspections, and Planning and Development shall coordinate project review with the departments of Engineering and Environmental Services, as applicable.

3. Prior to the issuance of a project approval via a site work permit, building permit or work order to proceed with a development request, applicants shall submit a Stormwater Management Plan (SMP) to the Department of Planning and Development or Permits and Inspections.

4. Where plan or application processes originate outside of the Department of Engineering, the applicable department accepting the application or request shall facilitate and support the Department of Engineering's review of Stormwater Management Standards and endeavor to enhance efficiency in application processes and review procedures.

D. Plan Differentiation.

In order to promote natural resource preservation and reduce runoff rates of proposed development, Stormwater Plans shall be implemented to support pre-construction and post construction site development conditions. This section addresses the review and approval of post-construction stormwater management plans or SMPs, while Water Quality provisions address the review and approval of construction site stormwater pollution prevention plans. Both plans are described at a high-level below for general context to support improved application of this UDC.

1. A Management Plan, or SMP, is a plan that describes and analyzes how rainwater runoff will be treated on site after construction of a project is complete in order to reduce and manage the rate of stormwater runoff into the parish drainage system.

2. A Construction Site Stormwater Pollution Prevention Plan is a temporary, pre-construction plan that describes how a construction site will be designed and what actions will be taken by the applicant to reduce pollution from stormwater runoff during construction, such as placing barriers around the site to prevent loose soils and sediment from being washed into nearby drainage facilities. The Construction Site Stormwater Pollution Prevention Plan is integral in maintaining the Parish's compliance with the Municipal Separate Storm Sewer System Permit (MS4 Permit).

E. Stormwater Management Plan – When Required.

1. Applicable parish departments must facilitate the Department of Engineering's review and approval of required Stormwater Management Plans (SMP) and proof of full compliance with stormwater management requirements in this section prior to issuance of a building permit, site work permit or subdivision work order approval for the following development requests:

    a. *Planning and Development Department.* All major and minor subdivision requests of 5 acres or more;

b. *Planning and Development Department.* New construction (including all phases) on a site of 5 acres or more, or with more than 20,000 proposed square feet of impervious surface area;

c. *Permits and Inspections Department.* Substantial improvement of a site with more than 20,000 proposed square feet of impervious surface area; and

d. *Permits and Inspections Department*. Site redevelopment of any non-residential development or multi-family development of 8 units or more that involves both demolition of a structure and removal of paved surfaces within 75 percent or more of the lot's total area.

2. Compliance to the highest degree practicable is required and "to the highest degree practicable" shall be determined at the discretion of the Engineering Department.

F. Exemptions.

The following types of development are exempt from the Stormwater Management Standards:

1. Maintenance activities, such as top-layer grinding (grind and overlay), repaving when aggregates or gravels are not exposed, or reroofing when the structure or existing roof drainage is not altered.

2. Interior remodeling projects and tenant improvements that do not constitute a substantial improvement

3. An applicant may apply for a full or partial exemption of the stormwater management regulations via the fee-in-lieu process.

G. Stormwater Control Measures.

St. Tammany Parish recognizes that in most cases, SCMs, or nonstructural practices, will need to be combined with engineered or structural approaches to meet requirements.

1. Acceptable stormwater management or Low Impact Development SCMs for development review and approval include:

   a. Minimal grading;

   b. Site features that enable natural filtration;

   c. The use of porous pavement or surfaces and/or conversion of conventionally paved areas to landscaped areas or porous surfaces, (refer to Section 800-3.G for additional detail);

   d. The use of native plants; and

   e. Preservation of existing vegetation or open forested or vegetated spaces.

2. *Recommended applicant approaches to site design using SCMs*. The following are recommendations and methods for applicants to consider during site design, review, and permitting:

   a. Utilize SCMs appropriate to the scale and type of development and specific location, and design them for effective and efficient long-term maintenance;

   b. Consider the variation of conditions, existing engineered elements, character of the soil, topography, or site geometry, intensity of development, and other factors;

c. Minimize the need for grading and use creative grading techniques to manage stormwater runoff and encourage more filtration;

d. Reduce the amount of impervious surface and disconnect impervious surfaces by directing runoff from rooftops, sidewalks, driveways, or parking lots to landscaped areas or porous pavement;

e. Scrutinize setbacks, parking spaces, travel aisles, driveways, and sidewalks or walkways to see if any of these elements can be reduced in scale;

f. Choose native plants that are easy to maintain, adapted to the local climate and soil conditions, and possess the ability to intercept and hold rainwater and decrease water flow velocity; and

g. Maximize natural lands or existing vegetation set aside for conservation or preservation and protect them from clearing, grading, and other construction-related impacts that may reduce absorption or filtration rates.

H. Stormwater Management Plan.

1. *Effect of noncompliance.* The design of a site or development's stormwater drainage system must be completed in accordance with the requirements of this section. No site work permit or building permit will be issued until such time as the SMP has been approved by the Department of Engineering.

2. *Plan intent.* The SMP shall indicate how stormwater runoff will be routed through Stormwater Control Measures (SCMs) designed to increase time of concentration, decrease velocity, increase infiltration, allow suspended solids to settle, and remove pollutants in accordance with the standards contained within this section to meet the requirements of this section.

3. *Licensure Requirement.* The SMP shall be prepared by or under the supervision of a professional engineer licensed by the State of Louisiana and shall be signed, sealed, and dated by such.

4. *Required Contents.* The SMP shall contain, at a minimum, the following components:

   a. A summary description of the SMP, including a description of the proposed SCMs;

   b. A vicinity map indicating the location of the proposed project;

   c. A description of site conditions, including a description and topographic map of land cover, contours, description and map of soil types, and estimated stormwater pollutant load;

   d. A description of the proposed fully developed conditions, including topographic map, proposed ground cover and developments and estimated stormwater pollutant load;

   e. All required hydraulic and hydrologic calculations and specifications used in the design and construction of the permanent SCMs. Safeguards to prevent short-circuiting of permanent SCMs shall be designed into the system. Capacities of SCMs shall show surface and sub-surface volumes (in aggregate, chambers, cisterns, etc.) in gallons;

   f. A plan showing site sub-catchment areas, all SCM areas and capacities, stormwater runoff treatment train of SCMs in which runoff is directed before leaving the site (surface or sub-surface), and final contours;

g. A description of the receiving stream, canal, pipe, culvert, ditch or other drainage structure into which the runoff from the property flows;

h. Name of the of entity responsible for maintenance of SCMs in accordance with the manufacturer's written recommendations or industry – accepted best management practices;

i. Operations and maintenance plan for SCMs;

j. A hydrologic and hydraulic analysis of the pre–development and post–development runoff and stormwater pollutant loadings, prepared in accordance with the requirements of this section.

k. Hydraulic analysis of all culverts, storm drains, open ditches, retention ponds, and other SCM's illustrating their ability to convey the required peak runoff from the site in accordance with the requirements herein.

5. The SMP shall consider the effect of any proposed development on existing downstream drainage facilities outside the area of the development.

6. The SMP shall demonstrate through drainage design how surface waters from proposed development will be collected and channeled downstream at such locations or at such volumes or velocities so as to prevent degradation, alteration or damage to lower adjacent properties.

7. No SMP shall be approved unless the necessary drainage will be provided to a drainage watercourse or facility that is adequate to receive the proposed drainage without adverse impact on downstream properties.

8. No SMP shall be designed, implemented, or maintained where such would impede the flow of water from upstream properties across the property proposed to be developed. All drainage rights-of-way and culverts or other drainage facilities shall be large enough to accommodate runoff from the property proposed to be developed as well as upstream flow originating outside of the proposed development.

9. The SMP shall demonstrate that all water courses through the property of the proposed development shall be maintained to accommodate 100-year storm events. Any proposed alteration or relocation of an existing watercourse or drainage facility may only be approved when the Department of Engineering has determined that any such proposal meets all applicable parish drainage requirements.

10. The SMP shall demonstrate the necessary size of the drainage facilities, assuming conditions of maximum potential watershed development permitted by this UDC.

    a. Whenever a parcel greater than 5 acres is proposed to be developed in phases, or subdivided through the minor subdivision process, where any proposed phase or lot is less than 5 acres, the SMP shall address drainage in terms of the development of the entire parcel, not just the phase currently being proposed to be developed, taking into consideration all of the regulations of the zoning district designation of the property that could be pertinent to drainage, including maximum net density permitted, minimum area regulations, maximum lot coverage, and off-street parking and loading requirements.

    b. For new construction, the SMP shall demonstrate that the first 1.25 inch rainfall event shall be retained and filtered through the utilization of SCMs; or, for substantial improvements,

either filter the first 1.25 inch rainfall event through the utilization of SCMs, or reduce existing imperviousness by 50 percent.

I. Pollution Reduction Performance Requirements.

If applicable and requested by staff, for new development, the SMP shall demonstrate that the first one and 1.25 inches of rainfall leaving the site shall be treated such that total suspended solids load is decreased by 40 percent based on the average annual rainfall, as compared to no treatment by SCMs. For substantial improvements, the SMP shall demonstrated that the first one and 1.25 inches of rainfall leaving the site shall be treated such that total suspended solids load is decreased by 40 percent based on the average annual rainfall, as compared to no treatment by SCMs.

J. Stormwater Quality Management Analysis.

1. No fill shall be placed in any flood zones designated as AO/AH or A1-A30 for the purposes of providing detention or retention without an approved fill plan.

2. All subdivisions receiving concept plan approval prior to the effective date of the ordinance from which this section is derived will be governed by the previous drainage requirements.

K. Standards for Fee-In-Lieu Application of SCMs.

1. The owner of any site subject to the requirements for submittal of a stormwater management plan may request alternative compliance to the stormwater management requirements of this section only when design standards cannot be practically met under the following special circumstances:

   a. Existing built out sites having limited available space for required improvements; and

   b. Site conditions, such as soil permeability or depth to water table, limit the effectiveness of proposed SCMs and, upon implementation, SCMs fail to meet the full requirements of this UDC.

2. *Procedure*. The following procedure shall govern waivers for stormwater management requirements:

   a. *Evidence of impracticality.* Requests for alternative compliance through a fee-in-lieu must include documentation of impracticality of on-site compliance including existing and proposed site and stormwater drainage plans.

   b. *Approval.* The Department of Engineering has the authority to grant approval for special circumstances under this subsection section when evidence of impracticality is provided and the Department of Engineering has determined that SCMs would otherwise fail to provide the required 1.25” detention volume standard within these requirements.

3. *Payment-in-lieu.* Payment-in-lieu of compliance shall be calculated by the Department of Engineering at a rate of $44.00 per cubic foot of required storage for properties that do not physically comply with this section.

   a. *Fee schedule and rate*. This fee shall be assessed annually and may be amended as needed to account for inflation and any new data that provides for improved costs.

L. Permeable and Pervious Paving.

1. *Types of permeable pavement.* Permeable paving may be used in lieu of impervious paving material for any surface-level off-street parking space in accordance with Table 800-3-1. To the extent practicable, permeable paving should be used in place of impervious paving materials in all other permitted locations. The Department of Engineering may allow additional types of permeable pavement as new technologies or uses become available.

2. *Contributing drainage area.* The maximum contributing drainage area to permeable pavement surface area ratio is 4:1 unless otherwise approved by the Department of Engineering.

3. *Infiltration rates.* All permeable paving installations shall be subject to infiltration testing after installation. Testing shall be conducted according to the ASTM International Cl 701 or Cl 781 standards, as appropriate. All types of permeable pavement shall maintain a minimum infiltration rate of 200 inches per hour.

4. *Required depth.* All permeable paving installations shall have a minimum aggregate subbase of 24 inches measured from the base of the permeable pavement system. All aggregate shall be washed prior to installation.

5. The system must be capable of supporting an emergency vehicle (standard fire truck) without damage to the system as certified by a licensed engineer, noted on the plans, or as indicated in the system specifications issued by the manufacturer. The property owner and/or occupant shall indemnify and hold harmless the Parish from any loss or damage to the pavement system that may directly or indirectly be occasioned by the provision of emergency services or parking of emergency vehicles on the site.

6. If pavers are employed, there must be a minimum space between units of 0.25 inch. The system must maintain a minimum infiltration rate of 200 inches per hour as certified by a licensed engineer, noted on the plans, or as indicated in the system specifications issued by the manufacturer.

7. The system must be adequately drained to eliminate standing water over 24 hours and prevent damage to adjacent property and/or public streets or alleys as certified by a licensed engineer, noted on the plans, or as indicated in the system specifications issued by the manufacturer.

8. All proposals for a permeable pavement system must include a maintenance plan and shall remain properly maintained by the property owner.

M. Stormwater Control Measure Maintenance.

Routine inspection and maintenance of permanent and/or structural SCMs is necessary to ensure proper functioning condition in accordance with the original design criteria.

1. It shall be the responsibility of the developer or Homeowner’s Association to maintain the structural stormwater control in perpetuity, unless it is taken into the parish drainage system in accordance with 5.02. Parish Drainage System.

2. Inspections by the parish may be conducted to ensure maintenance is being performed. Failure to correct inadequacies following a failed inspection may result in enforcement action.

N. Development Flexibilities.

Flexibility in site design practices can promote low impact development while maintaining the safety, health, and welfare of the public. The parish encourages property owners and developers to apply low

impact development techniques based on good land use planning and environmentally sound land use strategies. To achieve the purposes of this section, for any application for low impact development that demonstrates full compliance with the standards set forth above, the Planning Director may approve any or all of the following development flexibilities:

1. *Dimensional Requirements.* Increase or decrease in the maximum gross floor area or height of a building by up to 25 percent where a zoning district provides a maximum or minimum gross floor area or height.

2. *Parking Requirements.* Reduce the total parking requirement by up to 25 percent.

O. Drainage and Paving Plan Requirements.

The purpose and intent of this section is to require a drainage and paving plan to be stamped and certified by a licensed state-registered engineer for construction of commercial, industrial, institutional and certain multifamily developments, with the goal of improving pre-development runoff and reducing post-development runoff based on a minimum 25-year storm event.

1. Residential development for townhouses, apartments, condominiums and nursing home uses that require a building permit or site work permit shall submit a drainage and paving plan with the permit application. Said plan shall be forwarded to the Department of Engineering for review and approval before the issuance of a building permit.

2. It shall be the responsibility of the applicant and design engineer to create a site development plan that will complement the drainage and paving plan utilizing site design criteria so as to result in the reduction of runoff from post-development.

3. The drainage and paving plan shall be stamped and certified by a licensed state-registered engineer and shall meet the following criteria:

    a. Parcels 0 to 2 acres in size shall be required to reduce pre-development peak runoff by at least 10 percent for a 25-year storm event on-site.

    b. Parcels 2 to 5 acres in size shall be required to reduce pre-development peak water runoff by at least 15 percent for a 25-year storm event on-site.

    c. Parcels 5 acres and larger shall meet all drainage requirements for subdivisions established by this code, including a reduction of pre-development peak runoff by at least 25 percent for a 100-year storm event on-site.

    d. Whenever a parcel that is greater than 5 acres is proposed to be developed in phases, or subdivided through the minor subdivision process, where any proposed phase or lot is less than 5 acres, such development shall meet the requirements of subsection (3) of this section and the applicable provisions of Section 900-2.3. The drainage and paving plan must address drainage in terms of the development of the entire parcel, not just the phase currently being proposed to be developed, taking into consideration all of the regulations of the zoning district designation of the property that could be pertinent to drainage, including maximum net density permitted, minimum area regulations, maximum lot coverage, and off-street parking and loading requirements.

4. A combination of detention methods may be utilized to meet the criteria as established in this section. Off-site detention facilities may be utilized if approved by the parish engineer.

5. *Documents required for drainage and paving plan review*. In order to expedite the drainage plan review for all residential developments for townhouses, apartments, condominiums and nursing home uses, the department of engineering, when applicable, requires the following documents be provided:

    a. A vicinity map indicating the location of the proposed project.

    b. A pre-development drainage plan (existing conditions).

    c. Identify fill area(s) and associated fill depth(s).

    d. A post development paving and drainage plan and an as built paving and drainage plan.

    e. If building has downspouts, an architect's drawing is required.

    f. If the outfall needs to discharge to the ditch or pond, the invert elevations of associated culvert(s) and bottom elevation of accepted ditch or pond shall be provided.

    g. If driveway culvert needs to be installed at the state highway ditch, an approval sheet from the state shall be provided prior to the parish approval.

6. A hydrological analysis of both pre-development and post-development runoff shall be provided. The applicant shall also provide a water surface profile for 100-year, 50-year, 25-year and ten-year storm events. The hydrological analysis shall meet all applicable parish ordinances and the following requirements:

    a. The applicant's engineer shall also study the effect of any proposed development on existing downstream drainage facilities outside the area of development. Local drainage studies, together with any other appropriate study, shall serve as a guide to needed improvements as determined by the department of engineering.

    b. No development may be constructed or maintained so that surface waters from such development are collected and channeled downstream at such locations or at such volumes or velocities as to cause degradation, alteration or damage to lower adjacent properties.

    c. Where it is anticipated that the additional runoff incident to the development will increase the water surface profile downstream, the parish shall withhold approval of the development until provisions have been made for the detention of stormwater and resolution of such conditions in conformance with these requirements and the department of engineering. No development shall be approved unless the necessary drainage will be provided to a drainage watercourse or facility that is adequate to receive the proposed drainage without adverse impact on downstream properties.

    d. No development may be constructed or maintained where such development would impede the flow of water from upstream properties across the property proposed to be developed. All drainage rights-of-way and culverts or other drainage facilities shall be large enough to accommodate runoff from the property proposed to be developed as well as upstream flow originating outside of the proposed development. All existing watercourses passing through the property of the proposed development shall be maintained to accommodate up to the 100-year storm events. Any proposed alteration or relocation of an existing watercourse or drainage facility may only be approved when the department of engineering has determined that any such proposal meets all applicable parish drainage requirements. The applicant's

engineer shall determine the necessary size of the drainage facilities, assuming conditions of maximum potential watershed development permitted by these regulations.

e. If the site is located in an area where known drainage problems exist, a drainage basin study can be required to demonstrate adverse drainage impacts on surrounding properties.

7. The Department of Engineering reserves the right to hold the certificate of occupancy in order to allow for a final inspection.

8. In the event of a conflict between any provision within this section, or between a provision in this section and any other drainage or flood control ordinance, the more stringent provision shall be applicable.

9. All the above drawings and hydrological analysis need to be stamped and certified [signature and date] by a professional engineer registered in the state.

SEC. 900-6.9 STORMWATER QUALITY AND DISCHARGE MANAGEMENT (MS4).

A. General.

The purposes and objectives of this section are to establish pollution prevention policies and procedures for the permitting, monitoring, and/or enforcement regarding Illicit Discharge Detection and Elimination, and Construction Site Runoff Control. In doing so, the provisions will allow the Parish to:

1. Comply with the Municipal Separate Storm Sewer System Permit (MS4 Permit), and all federal, state, and local regulations applicable to stormwater and non-stormwater discharges.

2. Manage stormwater pollution impacts at their source and prevent contaminated stormwater and non-stormwater discharges into the MS4, drainage infrastructure, conveyances, and waterways within the Parish.

3. Provide for proper operations and maintenance of all permanent and non-permanent stormwater management SCMs that are implemented within the Parish in alignment with section 800-3 of this UDC.

4. Provide review procedures and performance standards for stormwater pollution prevention planning and management.

5. Facilitate compliance with federal and state water quality standards, limitations, and permits by owners and operators of commercial and industrial activities and construction sites within the Parish.

B. Administration.

1. The Parish MS4 Administrator shall administer, implement, and enforce the provisions of this section. Any powers granted to or duties imposed upon the MS4 Administrator shall be carried out by the Administrator or may be delegated to other authorized personnel.

2. The Parish may adopt, by Parish Council action, reasonable stormwater fees for reimbursement of costs related to administration of the stormwater management requirements, MS4 compliance, TMDL implementation, and costs related to the Stormwater Management Program (SWMP) as

required by the EPA or LDEQ. Fees are provided in Chapter 2 of the Parish Code of Ordinances, Article I, Section 2-009.00 - Parish Fees and Service Charges.

C. Prohibited Non-Stormwater Illicit Discharge General Prohibition.

1. No person shall introduce or cause to be introduced into the MS4, drainage infrastructure, conveyances, or waterways of the parish any illicit discharge, including non-stormwater discharges that are not composed entirely of stormwater, except as expressly provided for in this section.
2. No person shall introduce or cause to be introduced into the MS4, drainage infrastructure, conveyances, or waterways of the parish any discharge that causes or contributes to violation of a water quality standard.
3. No person shall connect an interior drain or any other source of wastewater to the MS4, drainage infrastructure, conveyances, or waterways of the parish, or allow such a connection to continue without an LDH or LDEQ permit.
4. Any person that causes a spill, release, or other discharge of a prohibited substance or other pollutant in the parish is solely responsible for the cleanup and removal of the substance.
5. Sanitary sewer overflows to the MS4, drainage infrastructure, conveyances, or waterways of the parish shall be prevented. In the event of an overflow the owner, operator, or person otherwise having control of the sanitary sewer, shall remove all sewage to the maximum extent practical.
6. Items that are stored for collection, disposal, recycling or reuse shall be stored in a manner that prevents contamination of stormwater. Drums shall be covered and/or in secondary containment where required, closed, not leaking, and in good condition.
7. Spills and leaks of hazardous substances or pollutants shall be cleaned up immediately after the spill occurs or the leak is detected. Any absorbent material used for clean-up must be disposed of properly and disposed of in accordance with solid waste regulations. Surface soil contaminated by the spill or leak must be removed or otherwise protected from contact with stormwater.
8. Drip pans, absorbent mats, or equivalent controls shall be used to collect and properly dispose of leaking fluids from motor vehicles that are parked outside during maintenance and repairs or while waiting for repairs at commercial repair facilities.
9. Used engines, transmissions, radiators, and other vehicle components that have automotive fluids in, or on them, shall be stored in a manner that prevents pollutants from contaminating stormwater runoff.
10. Any person or establishment that causes a spill, release, or other discharge of any prohibited substance or other pollutant to the MS4, drainage infrastructure, conveyances, or waterways of the parish is solely responsible for notifying the appropriate agency and/or permit authorities of the unauthorized release.
11. Trash, litter, grass clippings, leaves, and other debris shall not be discarded in drainage ditches or drainage inlets. Such material shall be disposed of as solid waste and shall not be allowed to enter the MS4, drainage infrastructure, conveyances, or waterways of the parish.

D. Specific Prohibitions.

1. No person shall dump, spill, leak, pump, pour, emit, empty, discharge, leach, dispose, or otherwise introduce or cause, allow, or permit to be introduced any of the following substances into the MS4, drainage infrastructure, conveyances, or waterways of the parish:
    a. Any used motor oil, antifreeze, hydraulic fluid, fuel, or other motor vehicle fluid;
    b. Any industrial or hazardous waste, including household hazardous waste;
    c. Any untreated sanitary sewage or septic tank waste;
    d. Any grease trap waste, or grit trap waste;
    e. Any trash or other debris material;
    f. Any untreated wastewater from a commercial car wash facility; or from any washing or cleaning of any commercial or public service vehicle, including heavy equipment;
    g. Any contaminated wastewater or wash water from commercial cleaning, power, or pressure wash processes or wash racks;
    h. Any wastewater from the clean-up following a release of hazardous waste or pollutants;
    i. Any discharge from a commercial or industrial cooling tower, condenser, compressor, or boiler unless the discharge is in compliance with an LDH or LDEQ permit;
    j. Any concrete, mortar, ceramic, or asphalt base material;
    k. Any discharge or wash down water from an animal, fowl, or livestock containment area;
    l. Any unpermitted stormwater discharge associated with a commercial or industrial activity;
    m. Any substance or material that will damage, block, or clog the MS4, drainage infrastructure, conveyances, or waterways of the Parish;
    n. Any construction debris or other waste building material resulting from construction or demolition;
    o. Any uncontrolled sediment, silt, earth, soil, or other material associated with clearing, grading, excavation, filling, or other construction activities;
    p. Any direct discharge of pesticide, herbicide, and/or fertilizer;
    q. Any discharge that causes or contributes to a violation of a water quality standard.
2. The following restrictions apply to discharges associated with discharges from pools, hot tubs, spas, and filter backwash, which is a rinsate resulting from the cleaning of equipment, vehicles, tools, containers, cartridges, filters, etc. For uncontaminated discharge that cannot be retained on site for irrigation or other uses, a gradual, metered discharge is required;
    a. Discharge shall be dechlorinated with no detectable concentration of total residual chlorine prior to discharge;
        i. Discharge shall not drain or back-up onto adjacent properties;
        ii. Discharge shall not cause erosion or sediment transport;

iii. Discharge shall not cause an accumulation of water in roadways or along curbs and shall not cause adverse impacts to drainage infrastructure, waterways, roadways, or adjacent properties.

E. Allowable Stormwater Discharges.

1. The following discharges have not been identified by the parish as significant contributors of pollutants to the MS4 or surface waters of the parish and therefore are allowable non-stormwater discharges:

   a. A discharge authorized by, and in full compliance with, an NPDES or LPDES permit;

   i. Discharges from firefighting activities;

   ii. An uncontaminated discharge of fire protection water;

   iii. Agricultural stormwater runoff;

   iv. Potable water sources including dechlorinated water line and fire hydrant flushing;

   v. A discharge from lawn watering, or landscape irrigation;

   vi. A discharge or flow from a diverted stream flow or natural spring;

   vii. A discharge or flow from uncontaminated groundwater;

   viii. Uncontaminated discharge from foundation drains, crawl spaces, or footing drains;

   ix. A discharge or flow from a riparian habitat or wetland;

   x. Wash water from individual residential and non-profit car washing;

   xi. A discharge of air conditioning condensate; and

   xii. A discharge or flow of water used in street, parking lot, or structure cleaning that is not contaminated with soaps, detergents, emulsifiers, dispersants, chemicals, or other pollutants.

2. In the event the parish determines that any of the discharges identified in D. Specific Prohibitions significantly contribute to pollution of surface waters of the parish, or is so notified by LDEQ, the parish will notify the responsible person to cease the discharge.

3. Nothing in this section shall affect a discharger's responsibility under federal or state law.

F. Stormwater Discharges from Construction Activities.

1. No construction activity nor development shall degrade water quality in the receiving stream or adversely affect the MS4.

2. All construction projects involving site work of any kind, including but not limited to subdivision development, minor subdivision development, residential construction, commercial construction, and roadway construction shall comply with the stormwater pollution prevention requirements of this section.

3. All appropriate parish permits shall be obtained before the commencement of construction.

4. All operators of construction sites shall use appropriate Best Management Practices or BMPs to control discharge to waterways and conveyances of the parish. Pollutants such as silt, sediment, mud, clay, and other construction contaminant materials associated with site work of any kind shall be controlled to the maximum extent practicable.

5. Operators shall refer to the Best Management Practices (BMPs) for Coastal Louisiana Nonpoint Source Pollution Handbook for BMP definitions, selection, applicability, planning considerations, recommended specifications and maintenance. Applicability. It shall be the responsibility of the property owner or his designee to acquire and comply with any applicable LDEQ permits prior to the commencement of construction. A Construction Stormwater Site Plan and Stormwater Management Agreement shall be required upon building/site work permit application for the project types listed below.

    a. New residential and commercial construction;

    b. New construction of accessory buildings greater than or equal to 200 square feet in accordance with **Chapter 300 Buildings and Building Construction**;

    c. Site work construction;

    d. Pool installation;

    e. Pond excavation;

    f. Subdivision development;

    g. Minor subdivision development; or

    h. Remodel permits that involve alteration to existing site drainage.

6. *Exemptions*. The following project types are exempt from the requirement for a Stormwater Agreement and Construction Stormwater Pollution Prevention Site Plan. These exemptions do not relieve the owner, operator, or other legal representative of the responsibility of installing and properly maintaining the erosion, sedimentation, or pollution control measures or any other liability resulting from such activities.

    a. Capital projects or infrastructure improvement projects by parish personnel (such projects shall comply with all other state, federal, and local stormwater permit requirements). This exemption does not apply to private contractors working on parish projects;

    b. An activity that is determined by a St. Tammany Parish Government official to be immediately necessary for the protection of life, property, or natural resources;

    c. Excavation of graves in cemeteries;

    d. Agricultural practices such as plowing, cultivation, tree cutting, logging operations that leave the stump and root mat intact, and cultivated sod operations. Agricultural projects shall comply with all other state, federal, and local stormwater and water quality requirements.

G. Stormwater Agreement Requirements.

1. The parish shall require an approved stormwater agreement for any development or improvement project that requires a building permit, site work permit or subdivision work order. This agreement, which is a document provided by parish, will serve as a signed contract with the

parish stating that the property owner or his designee agrees to obtain an LDEQ permit for construction, if applicable, and comply with all applicable state, federal and local regulations during the term of the project.

2. For subdivisions developed in phases, a stormwater agreement shall be submitted at the concept plan phase for each phase of the development.

3. A copy of the stormwater agreement form is provided online and in the building permit packet.

H. Construction Stormwater Site Plan.

1. A construction stormwater site plan is a component of the SWPPP as required by LDEQ. In an effort to ensure the owner, applicant or contractor has a sufficient plan to address necessary stormwater controls before the commencement of construction.

2. An approved construction stormwater site plan is required with submittal of any applicable building permit, site work permit or drainage plan for a subdivision within unincorporated St. Tammany Parish.

3. When a construction stormwater site plan is required to obtain a parish permit, it shall be submitted with the permit application for review. The stormwater site plan, including any required revisions, is valid for the duration of the project.

4. For a subdivision development, a construction stormwater site plan shall be submitted at the concept plan phase and will focus on erosion control, sediment control, stormwater management, water quality, and the receiving waters.

I. Construction Activity Requirements.

The following requirements shall be implemented and maintained during the course of construction activities:

1. Existing vegetation shall be preserved, where feasible, and disturbed portions of the site shall be stabilized within 14 days of the temporary or permanent cessation of construction activities.

2. Structural BMPs shall be utilized, where feasible, to divert flow away from exposed soil, store stormwater, or otherwise reduce runoff and the discharge of pollutants from the construction site.

3. Installation, inspection, and maintenance of erosion and sediment BMPs shall be consistent with the effective operating conditions on the site. Operators are responsible for the installation and maintenance of stormwater BMPs until warranty obligations are met and/or occupancy certificates are issued.

4. Operators shall be responsible for overseeing self-inspections of all BMPs at construction sites.

    a. Based on the results of the inspections, BMPs shall be maintained, revised, repaired, or replaced as necessary but prior to a future storm event.

    b. After storm events, BMPs shall be inspected and replaced if needed.

5. The SWPPP or construction stormwater site plan shall be updated with any BMP revisions.

    a. Any BMP modifications shall be recorded in the SWPPP and/or construction stormwater site plan within 7 calendar days and implemented on site as soon as is practical.

6. The owner, contractor, and/or operator of a construction site is responsible for compliance with the requirements of this section.

7. The Parish may hold occupancy certificates related to a site until approval of the final stormwater inspection with a determination that any required stormwater controls are in place.

8. The SWPPP, which shall include the construction stormwater site plan, and stormwater self-inspection and BMP maintenance reports shall be available on site for inspections.

    a. In accordance with LDEQ requirements, an NOI and SWPPP is required for large construction projects on 5 or more acres. This requirement includes any lot or parcel that is part of a larger common plan of development.

    b. In accordance with LDEQ requirements, a SWPPP is required (but not an NOI) for all construction projects 1 acre or greater, but less than 5 acres, if not part of a larger common plan of development.

9. A stabilized construction entrance/exit pad shall be utilized to minimize the tracking of mud, clay, sediment, and other construction materials onto roadways and streets.

10. The discharge of construction or building materials, including cement, concrete, lime, mortar, slurries, and paints is prohibited. On-site containment or off-site disposal is required.

    a. Good housekeeping measures, such as covered storage, storm drain protection, secondary containment, etc., shall be employed to prevent, contain, and clean up spills of paints, solvents, fuel, sewage, and any hazardous substances and pollutants associated with construction.

    b. Proper waste disposal, such as covered waste containers and concrete disposal bins, shall be employed to manage construction materials, construction debris, paints, solvents, chemicals and construction waste, etc. shall be utilized to prevent stormwater contamination.

11. On phased subdivision developments, site disturbance shall be phased, when applicable, to limit soil erosion and sediment excursion. Final stabilization shall be accomplished prior to commencement of the next phase of development.

J. Stormwater Inspections.

Routine stormwater inspections will be performed by parish stormwater inspectors in accordance with the applicable permitting processes or as needed. Fees associated with inspections/re-inspections will be in accordance with Section 2-009.00 of the St. Tammany Parish Code of Ordinances.

1. The first stormwater inspection for each project shall be scheduled at the commencement of construction with the preliminary drainage inspection. The final stormwater inspection shall be scheduled at the completion of construction with the drainage final inspection.

2. Re-inspections will be scheduled and performed as required.

3. Unscheduled stormwater inspections and drainage inspections may be performed by the parish at any point during the construction process.

4. Failure to correct inadequacies following a failed drainage and/or stormwater inspection may result in enforcement action.

5. All stormwater inspections shall be performed in accordance with the parish approved construction stormwater site plan and LDEQ SWMP.

K. Water Quality Impact Modeling.

Developments on lots or parcels 5 acres, or more, will be reviewed and modeled for water quality impacts by the engineering department.

1. Modeled discharge impacts must meet USEPA/LDEQ dissolved oxygen discharge standards and the antidegradation standard whereby new discharges may not reduce dissolved oxygen in a receiving stream and/or watershed by more than 0.2 mg/L.

    a. Failure to meet either the dissolved oxygen or antidegradation standard will require the applicant to modify on site conditions to improve water quality by providing additional stormwater controls, reducing discharge quantity, or changing the discharge location. The proposed changes will be modeled to confirm discharge standards will be accomplished.

    b. For proposed developments that discharge into waterways or watersheds with no assimilative capacity to maintain the dissolved oxygen standard, the water quality model for the development shall not fail the antidegradation standard.

2. To minimize the impacts of development, stormwater shall be infiltrated on site to the maximum extent practicable. Runoff that cannot be infiltrated shall be managed such that the receiving stream is not significantly impacted when modeled for a 2-year/2-hour storm event.

3. Requests for water quality certification response letters may be issued by the parish for new developments only upon meeting dissolved oxygen standards during water quality impact modeling.

4. Water quality impact modeling shall be required for developments that disturb at least 5 acres and for water quality certification response letters requested for proposed developments.

    a. A fee shall be paid for water quality impact modeling, upon notice that a fee is due. Water quality impact modeling fees shall be paid in accordance with Section 2-009.00 Parish Fess and Service Charges.

L. Public Participation and Involvement.

1. *Owner Operator Reporting Requirements.* The operator and/or the owner of any commercial or industrial activity shall report any prohibited discharges, spills, releases, illicit discharges, and unauthorized connections into the MS4, drainage infrastructure, conveyances, or waterways in the parish and any other violation of this UDC for which they are responsible.

2. A hazardous and/or toxic substance spill or release shall be immediately reported to the St. Tammany Parish Department of Homeland Security and Emergency Preparedness and to LDEQ.

3. Unless discharged under a LPDES permit, other instances where pollutants are discharged into the MS4, drainage infrastructure, conveyances, or waterways of the parish by spill, release, illicit connections or other means shall be reported to LDEQ and the Parish Department of Environmental Services; and

4. The owner of any commercial or industrial facility with a spill or release of pollutants, hazardous substances, or toxins is responsible for proper notification of the incident to all appropriate local, state, and federal agencies.

M. Citizen Complaint Reports.

1. Anyone may report any spills, releases, illicit connections, or other instances of anyone discharging pollutants into the MS4, drainage infrastructure, conveyances or waterways of the parish and any other violation of this section to the MS4 administrator or any person designated by the parish to receive such citizen reports.

2. Citizen stormwater complaints may be made verbally or in writing. A written record of each citizen report to the Parish will be prepared and kept on file for a period of three years. Upon request, the Parish will inform the reporting citizen of any action taken in response to the citizen's report.

3. When applicable, the parish will report citizen complaints to the appropriate local, state, or federal agencies if a violation is confirmed upon investigation by the parish.

SEC. 900-7. WATER SYSTEMS.

SEC. 900-7.1 CENTRAL WATER SYSTEMS.

A. General.

1. Any private person or political entity who/which owns, leases, or otherwise maintains or possesses control of any property which is situated in the unincorporated portion of the parish, and on which there is located a residence, camp, trailer coach or any other building, structure or establishment wherein people customarily or occasionally live, work or congregate, shall connect any such premises to a potable water system as may be required for the premises by applicable law.

2. Any private person or political entity who/which owns, leases, or otherwise maintains or possesses control of any property which is situated in the unincorporated portion of the parish, and on which there is located a residence, camp, trailer coach, or any other building, structure, or establishment wherein people customarily or occasionally live, work or congregate, shall, at such person's sole expense, connect any such premises to a public water system if such public water line is situated within 300 feet of the boundary line of such premises. If such connection is not begun in the time prescribed by notice to the owner, the parish may connect the premises to the public water system in the manner prescribed by this code, and assess the connection costs and fees to each owner as also provided therein. The parish shall have all other remedies for enforcement and collection of connection costs and fees as is provided by applicable law.

3. No certificate of occupancy shall be issued before water systems are installed and operable or the development is otherwise connected to a public water system approved by the Department of Environmental Services.

4. Whenever a subdivision is served by a central water system, no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation or fire protection, and in no event shall

there be a physical connection between any such source and any element of any community water system.

5. Every governed sewerage system or governed water system shall be constructed or modified in accordance with the plans and specifications for installation which have been approved in advance by the department prior to the start of construction or modification.

6. Whenever any person commences any activity or action to connect to, or to otherwise construct or modify a sewerage or water system without first having complied with the applicable provisions of this article, then, in addition to all other remedies provided by applicable law, the department shall be entitled to collect a fee equal to 200 percent of the established fee otherwise due for said activity or action.

B. When Required.

A central water system shall be required as follows:

1. Any subdivision development which is to be in a residential or planned land use district shall have a central water system comprised of a water source, treatment (as may be required), storage, and distribution elements. The water source of any central water system shall be an existing Public Water System or a Central Water System designed, constructed, and operated in accordance with the requirements Louisiana Administrative Code, Title 51 (Sanitary Code), Louisiana Administrative Code, Title 56 (Public Works), and Recommended Standards for Water Works as promulgated by the Great Lakes Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, Latest Edition; except as otherwise provided for or modified herein.

2. Any development which is 300 linear feet from a Public Water System shall be connected to the Public Water System.

C. Construction or Modification of a Central Water System.

1. The Department of Environmental Services shall have authority over all construction necessary or incidental to the provision of water. Plans and specifications for a central water system to be constructed or modified shall be submitted to and approved by the Department of Environmental Services or designee prior to initiating such construction, and the conduct of such construction shall be subject to inspection by the Department of Environmental Services or designee. Copies of any amendments to said plans and specifications shall also be submitted to and approved the Department of Environmental Services prior to operation of the subject system.

2. Whenever an existing central water system is designated for connection to a proposed subdivision development, the detailed plans and specifications shall include the Public Water System identification number (PWS ID number) as established by the Louisiana Department of Health, Office of Public Health.

D. Approval by Department of Environmental Services.

Prior to the start of construction or modification of a governed sewerage system or governed water system, detailed plans and specifications shall be submitted by the responsible person for the system to be constructed or modified and shall be reviewed and, contingent upon any revisions to such plans and specifications as may be required to meet compliance, approved by the department in accordance and

compliance with applicable law which shall include the Ten-State Standards and the Louisiana Water Well Rules, Regulations, and Standards.

1. As such relates to the provisions of this code, whenever there is a participatory and coordinated effort between the Department of Environmental Services and the District Engineer of the Louisiana Department of Health, Office of Public Health, the Department of Environmental Services shall affirm any approval granted by the said state entity when that subject plans and specifications are in accordance and compliance with the applicable law.

    a. If after 1 year from the date on which such approval was granted and the proposed construction or modification is not complete, any approval or affirmation thereof by the Department of Environmental Services of the subject plans and specifications shall be void. Accordingly, prior to the conduct of any proposed or subsequent construction or modification, the responsible party shall be required to again comply with the provisions of this section.

2. Upon written application from the applicant, the Department of Environmental Services may approve a conditional or absolute waiver of the effect of the provisions of this section.

3. Any review and subsequent approval of the plans and specifications for the construction or modification of a central water system is for the use and benefit of the Department of Environmental Services and shall not be considered as an affirmation that the construction, modification, or operation of the central water system is or will be in accordance or compliance with applicable laws and the requirements of this Code.

E. Inspections.

1. To monitor the construction or modification of any central water system, the Department of Environmental Services may authorize any employee or agent of the Department of Environmental Services to inspect, at a reasonable time and in a reasonable manner, any such central water system in order to determine that the construction or modification of such system is conducted in accordance and compliance with the plans and specifications for installation which have been approved in advance by the Department of Environmental Services. In carrying out this power, the authorized employee or agent of the Department of Environmental Services may enter private and public properties. As such relates to the provisions of this section, whenever there is a participatory and coordinated effort between the department and the parish engineer, the department shall acknowledge the results of any inspection conducted by the Department of Environmental Services.

2. Any inspection of a central water system conducted pursuant to a provision of this section is for the use and benefit of the Department of Environmental Services and shall not be considered as an affirmation that the construction, modification, or operation of the inspected central water system is or will be in accordance or compliance with applicable law and the requirements of this code.

3. The provision of water shall not occur until the constructed or modified central water system has been inspected by the Department of Environmental Services or their designee, or appropriate state authority and determined to be in accordance with the applicable and appropriate plans and specifications for installation. Prior to the granting of As Built Plan approval by the Planning Commission, three duplicate originals of the as-built drawings and detail sheets for the subject central water system, as prepared by a licensed professional engineer registered in the State of

Louisiana, shall be submitted to the Department of Environmental Services. The Department of Environmental Services shall distribute copies of the plan to the Department of Engineering and the Chief of the fire district wherein the subdivision development is located for review and comment. When appropriate and applicable, said documents shall include the PWS ID number and/or a copy of the water well registration form issued by the Louisiana State Department of Transportation and Development (if applicable).

F. Certification of Connection to Water System.

The department shall verify as reliable the certification issued by the entity responsible for the operation and/or administration of the subject central (community) water system (supply), whereby such certification includes:

1. The public water supply identification number designated by the state office of public health for the subject system (supply);
2. A declaration that the required capacity and distribution service connection is in place and available; and
3. A statement that the applicant has paid all fees due and owing said entity for connection to the subject system (supply).

SEC. 900-7.2 CONNECTIONS TO PARISH SYSTEM.

A. Fees for Planning.

The fee assessed to review plans and specifications for the construction or modification of any sewerage or water system or systems, the construction or modification of which is associated with a subdivision development proposed for approval by the parish planning commission shall be in accordance with the provisions of the parish Ordinance No. 91-1470, to-wit: $10.00 per lot upon application for concept plan approval; $20.00 per lot upon application for Final Plat and Construction Plan approval; and $30.00 per lot upon application for As Built Plan approval.

1. The fee assessed to review the plans and specifications for the construction or modification of a governed water system shall be:
    a. Ten dollars plus $0.04 per each linear foot of water distribution pipe to be constructed or modified, and/or $0.06 per each linear foot of sewage collection pipe to be constructed or modified in addition to $10.00 per water supply facility (e.g., well) to be constructed or modified, and/or per sewage collection or treatment facility (e.g., plant, pond, lift station) to be constructed or modified.
2. It is the intent of the provisions of this section that a water supply facility or a sewage collection or treatment facility shall mean the individual, distinct components, respectively of a governed water system or governed sewerage system. Hence, a sewage treatment system with one or more aerated lagoons and associated pumping and treatment infrastructure in immediate proximity thereto shall be considered one sewage treatment facility. However, an associated, but remote lift station shall be considered a separate sewage collection facility. Manhole access points shall not be considered a separate sewage collection facility, but merely an element of the linear footage of the sewage collection piping.

3. Any fee assessed pursuant to a provision of this section shall be due and payable in full to the department upon the ordinary application for subdivision plan approval by the parish planning commission, as provided by an ordinance of the parish, or otherwise upon the submittal of the detailed plans and specifications to the department by the responsible person for the governed sewerage system or governed water system to be constructed or modified. Upon collection of any fee assessed pursuant to a provision of this section, such fee shall be placed into a special fund, the use of which shall be for the administration of the provisions of this section which relate to the review of plans and specifications for the construction or modification of sewerage or water systems.

B. Fees for Inspections.

The fee assessed to inspect the construction or modification of a governed water system shall be:

1. $0.12 per each linear foot of water distribution pipe to be constructed or modified, and/or $0.22 per each linear foot of sewage collection pipe to be constructed or modified; in addition to $60.00 per water supply facility (e.g., well) to be constructed or modified, and/or per sewage collection or treatment facility (e.g., plant, pond, lift station) to be constructed or modified.

2. Any fee assessed pursuant to a provision of this section shall be due and payable in full to the department upon application for Final Plat and Construction Plan approval by the parish planning commission, or otherwise, upon the submittal of the detailed plans and specifications to the department by the responsible person for the governed sewerage system or governed water system to be constructed or modified. Upon collection of any fee assessed pursuant to this section, such fee shall be placed into a special fund, the use of which shall be for the administration of the provisions of this section which relate to the inspection of sewerage or water systems to be constructed or modified.

SEC. 900-7.3 MONITORING.

A. General.

1. Every governed water system shall make available to the Department of Environmental Services for his review, upon the department's request, all monitoring data effected as a consequence of the system's sampling plan approved by the Louisiana Department of Health pursuant to the federal Safe Drinking Water Act, as amended, or any rules and regulations effective or promulgated under the authority of said Act or under such authority delegated to the Louisiana Department of Health by the U.S. Environmental Protection Agency.

2. Every governed water system shall make available to the Department of Engineering for his review, upon the department's request, all monitoring data affected as a consequence of the system's compliance with rules and regulations effective or promulgated under the authority of the parish or under any such authority as mandated by local, state or federal law.

3. For inspection purposes, copies of all such monitoring data provided shall be kept on-site at, or in reasonable proximity to the monitored facility for a period of at least three months from the date of the sample measurement or report of such measurement.

SEC. 900-7.4 FIRE WATER SERVICES.

A. General.

1. *Central Water Systems, Fire Suppression Capacity*. Whenever a governed water system is to be constructed or modified, the construction and modification of such system shall provide for an adequate water flow for fire suppression purposes as outlined in the National Fire Protection Association Standard 1142 (Standard on Water Supplies for Suburban and Rural Fire Fighting, 2012 edition, chs. 1—5) and include fire hydrants which shall be located and installed as required by applicable law and these rules and regulations. A copy of National Fire Protection Association Standard 1142 (Standard on Water Supplies for Suburban and Rural Fire Fighting, 2012 edition, chs. 1—5) shall be appended to this section and made a part thereof.

2. For the purposes of the provisions of this section, a governed water system shall mean a public water supply as defined in part XII of the state sanitary code, the rates and tariffs for which are established by the state public service commission.

B. Flow Capacity.

1. There shall be established a mean water flow capacity classification for the fire hydrants connected to a governed water system, such to be determined initially and subsequently on an annual basis by a licensed professional engineer, an operator, as defined in R.S. 40:1141(D), who possesses a valid and current water distribution (Class IV) certification issued by the Louisiana Department of Health and Hospitals/Office of Public Health ("LA DHH/OPH), or appropriate personnel from the affected fire protection district, all in a manner consistent with the practices of the department which relate to the submittal of detailed plans and specifications and/or as-built drawings. Any such determination shall be made for the sole use and benefit of the department and water service provider, and shall not be considered in any manner whatsoever as a warranty or guarantee of the water flow capacity of a governed water system or its availability for connection thereto. To determine the mean water flow capacity classification for the fire hydrants connected to a governed water system, the water service provider shall submit to the department a detailed as-built drawing of said system which shall include an inventory and location of all fire hydrants that are connected thereto. Each fire hydrant shall be readily accessible for its intended use and in good operating order. The mean water flow capacity classification shall be determined by measuring the water flow of each fire hydrant connected to the governed water system and dividing the sum of such measurements by the total number of fire hydrants.

2. As such relates to the functionality of, and the approximation of the water flow capacity for each fire hydrant connected to the subject system, the governed water system shall maintain each fire hydrant in good operating order. The barrel of each fire hydrant shall be painted chrome yellow and the top and nozzle caps of each fire hydrant shall be painted to signify the classification of its relative water flow capacity according to the uniform color scheme for such as set forth below, and affix a blue colored, raised reflective marker on the roadway in proximity to each fire hydrant; and the conduct of such action to its resolution shall be subject to inspection by the department.

3. The procedure to measure the water flow capacity of a fire hydrant shall conform to the relevant instructions for such as set forth in appendix B of American Water Works Association (AWWA) Standard C502, as amended from time to time, and appendix B of American Water Works Association (AWWA) Standard C503, as amended from time to time.

4. The classification of a fire hydrant rated in terms of its relative capacity shall conform to the relevant provisions for such as set forth in appendix B of AWWA Standard C502 and appendix B of AWWA Standard C503.

5. The uniform color scheme of a fire hydrant to signify the approximate capacity of water flow shall conform to the relevant provisions for such as set forth in appendix B of AWWA Standard C502 and appendix B of AWWA Standard C503.

6. A copy each of appendix B of AWWA Standard C502 and appendix B of AWWA Standard C503 shall be appended to this section and made a part thereof.

C. Fire Hydrants.

1. Fire Hydrants are required in all developments having a central water system.

2. There shall be a fire hydrant at each street intersection unless intersections are less than 500 feet apart and all intermediate hydrants shall be located not more than 500 feet apart. All fire hydrants shall be located in a right-of-way or utility servitude.

3. Fire hydrants shall remain free of any and all manner of obstruction that could interfere with accessibility or visibility. All fire hydrants shall have a five-foot minimum clearance from the center of the hydrant outward in all directions.

4. Fire hydrants shall have at least 3 outlets per hydrant; 1 shall be a steamer connection to allow fire apparatus to provide water from the hydrant to the apparatus and there shall be at least two 2.5-inch outlets with National Standard Threads.

5. All fire hydrants shall conform to the provisions of the American Water Works Association Standards for Hydrants (AWWA C502).

    a. *Classification and Paint Colors for Hydrants.* Fire hydrants, when tested in accordance with the said AWWA standards, are classified as follows:

        i. *Class AA*. Fire Hydrants that on individual test have a flow capacity of 1,500 GPM or greater.

        ii. *Class A* Fire hydrants that on individual test have a flow capacity of 1,000 to 1,499 GPM.

        iii. *Class B.* Fire hydrants that on individual test have a flow capacity of 500 to 999 GPM.

        iv. *Class C*. Fire hydrants that on individual test usually have a flow capacity of less than 500 GPM.

    b. The barrel of a fire hydrant shall be painted chrome yellow and the top and nozzle caps of a fire hydrant in the class outlined in **subsection (d)(4)**a of this section are to be painted as follows:

        i. *Class AA*: Light Blue

        ii. *Class A*: Green.

        iii. *Class B*: Orange.

        iv. *Class C*: Red.

6. To facilitate the location of a fire hydrant by emergency personnel, a blue colored, raised reflective marker shall be securely affixed on the roadway in proximity to the fire hydrant. Such markers, and their installation, shall comply with the requirements of this UDC.

Exhibit 900-7-1 Requirements for Hydrant Installation.

SEC. 900-7.5 DESIGN CRITERIA FOR POTABLE WATER SYSTEMS.

A. General.

Central water systems shall be designed, constructed, placed into service and operated per the requirements of Louisiana Administrative Code, Title 51 (Sanitary Code), Louisiana Administrative Code, Title 56 (Public Works), and Recommended Standards for Water Works as promulgated by the Great Leaks Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, Latest Edition; except as otherwise provided for or modified herein.

B. Layout of Water Utilities in the Right of Way.

1. Water utilities shall be located outside of streets for all new developments. Water utilities shall be located on the opposite side of the road as sewerage utilities. Water utilities may be located under bike paths and sidewalks, incidental paving, driveways, and parking areas.

2. In general, water mains and valves shall be located between the right-of-way line and top of ditch or subsurface drainage feature. A horizontal clearance of minimum 3 feet shall be maintained between the top of ditch (or subsurface drainage feature) and edge of the main and/or valve. Under no circumstances shall valves and their access be constructed in ditches or under subsurface drainage features.

C. Design Basis.

System production, storage, and distribution systems including the water source and treatment facilities shall be designed for maximum day demand at the design year. Other than surface water intakes, all water supply facilities and water treatment plant access roads shall be protected to at least the 100-year flood elevation or maximum flood of record.

D. General Considerations.

1. The water distribution network shall consist of pipes, fittings, and other appurtenances designed to convey potable water at adequate quality, pressure, and discharge. Water mains shall be designed, constructed and properly connected with the public water supply system in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic and fire water service purposes and shall comply with the requirements of this code.
2. The water distribution network shall be in accordance with the standards and requirements set forth by the utility provider who will own and maintain said infrastructure.
3. The maximum design velocity shall not exceed 5 fps. Water distribution systems shall be designed for the peak hourly flow or the maximum daily flow plus fire flow, whichever is greater.
4. Treatment systems shall be designed and constructed to comply with the National Primary Drinking Water Regulations and Secondary Drinking Water Standards as promulgated by the United States Environmental Protection Agency in place at the time of approval of the plans and specifications for the system.
5. All materials used in treatment systems shall meet the requirements of and be listed as compliant with NSF 61. All materials shall be lead free.
6. *Disinfection*. Disinfection shall be provided by chlorine or chloramines and shall be designed to produce the required residual concentrations as promulgated within Louisiana Administrative Code, Title 51 (Sanitary Code). Ultraviolet disinfection shall not be utilized for Central Water Systems. Where free chlorine is used for disinfection, a secondary chemical feed point shall be included to allow for future use of chloramines. Chemical feed equipment for ammonia is not required for systems which employ free chlorine for disinfection.

SEC. 900-7.6 CONSTRUCTION CRITERIA FOR POTABLE WATER SYSTEMS.

A. Applicability.

The water distribution network shall be in accordance with the standards and requirements set forth by the utility provider who will own and maintain said infrastructure and minimum state standards.

B. General.

1. All materials used in potable water distribution shall meet the requirements of and listed as compliant with NSF 61. All materials shall be lead free.
2. The applicant shall assume the responsibility for the layout of the work.
3. Parallel sewer lines and water lines shall be laid in separate trenches with a minimum horizontal clearance between all water lines and all sewer lines of 10 feet. The minimum horizontal clearance between gravity sewer lines and sewer force mains shall be 10 feet. In the event a water line crosses over a sewer line, the minimum vertical clearance shall be 18 inches between the water and sewer lines. All water lines shall be above sewer lines. Any clearances less than the above mentioned shall subject to approval of the Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems).

4. Minimum horizontal clearances of 5 feet and minimum vertical clearance of 18 inches shall be maintained between water lines and other utilities, such as communication lines, subsurface electrical lines, and gas lines. If water lines and sewer lines are located on opposite sides of the street/road, the subsurface electrical line shall be located on the same side as the sewer line.

5. The cover between the top of pipe for all water mains and finished grade shall be at least 3' for landscaped/unimproved areas and 3' under roads.

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.

D. Testing and Disinfection.

Testing and Disinfection. All new water mains shall undergo hydrostatic testing to verify leak tightness. New water mains shall be tested a 125 psi for 2 hours. There shall be no pressure drops during the test. In the event the water main fails the test, the water main pipes shall be checked and repaired accordingly. The water main shall be re-tested.

E. Fire Hydrants.

1. Fire hydrants shall products approved by the Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) with built-in check valve. All fire hydrants shall be of the dry barrel type complying with the requirements of AWWA C502. Fire hydrants shall have at least 3 outlets per hydrant, and all outlets shall have national standard threads. One outlet shall be a 5 ½ inch pumper connection, and 3 outlets shall be 2 ½ inch hose connections.

2. All fire hydrants shall have a minimum of 24 inches of clearance between finished grade and the bottom of the 2 ½ inch outlet. If the fire hydrant becomes buried or the clearance is less than the required 24 inches, the applicant shall raise the fire hydrant at his expense to achieve the minimum required clearance. The Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) will not accept the development until all fire hydrants have the required ground clearance. If the fire hydrant becomes buried after the Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) accepts the water infrastructure as a result of the building construction, The Department of Utilities will not install a water meter to service the property until the fire hydrant is uncover or raised. The responsibility of uncovering or raising the fire hydrant shall be the responsibility of the applicant.

3. Fire hydrants shall have a 6 inch diameter ductile iron lead an approved 6 inch diameter gate valve for isolation from the water main.

4. Fire hydrants shall be located at least 6 feet, or greater as necessary by regulatory requirement, from the edge of roadway pavement.

5. A minimum of 3 fire hydrants in the development shall be tested to verify actual fire flow and to classify the fire hydrants by observed flow rates. The number and selection of hydrants shall be determined by the local fire protection district. Representatives of the Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) and the local fire protection district shall be present to observe fire flow testing and results.

6. After fire flow testing, the applicant shall paint the top and the three outlet caps of each fire hydrant in accordance with the requirements of this UDC.

F. Water Service Connections.

1. Water service connections shall have a brass tapping saddle, brass corporation stop, and a minimum 1inch connection size. Service connection piping shall be AWWA C901 polyethylene tubing, PE3408, D9. Water service connection shall have maximum cover of 2 feet.

2. The location of the water service connections shall be stamped in the curb face or road surface using an approved “w↑” symbol and the symbol shall be at least 4 inches by 8 inches. The arrow shall point in the direction of the water service connection.

3. Upon installation of the water service, a 2 inch by 2 inch stake with a florescent blue flag/streamer or painted florescent blue shall denote the location of the water service. Florescent blue shall be used for ease of locating by Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) inspectors. The water service "whip" shall be tied to the stake as shown in the water service detail. The stake shall extend at least 3 feet from the existing ground surface. The stake must be maintained by the applicant until the residence or building has been connected to the service line.

4. A 2-inch waterline shall wrap around each cul-de-sac but shall not tie back into the water main. Each cul-de-sac shall have a 2 inch blow off located at the end of the 2-inch waterline. Lines shall stop at the blow-off point.

5. Representatives of the Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) shall be present on-site for all testing required for the acceptance of the development. The applicant shall contact the Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) at least 48-hours prior to testing.

6. All water service connection shall be located at the lot line. Water service connections shall not be located within the driveway.

7. One sample station shall be installed between valves on the water main or between a valve and dead-end or cul-de-sac.

8. All new sample stations shall be a product approved by the Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems).

G. Record Drawings.

1. The applicant shall record horizontal and vertical location of all new water infrastructure. The applicant shall provide "red line drawings" to the Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) upon completion of construction. The applicant shall verify and certify elevations, depths and location of water infrastructure when preparing the record drawings/as-built plans for the project.
2. The Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) will not accept the project until the applicant provides an accurate, verified set of record drawings/as-built plans for the project.
3. The record drawings/as-built plans shall contain the following sheets of information:
    a. All sheets shall be stamped with the block “record drawings” or “as-built plans” and shall be dated.
    b. *Title sheet with an index of sheets*. Additional sheets to capture changes via change-order/plan change shall be listed in the index of sheets and be added at the end of the plan set.
    c. *General notes and legend.* Strike-through notes which do not apply.
    d. Site vicinity map showing new water and sewer infrastructure and tie-in location to the existing system(s).
    e. Overall water plan and site/street specific water plans shall be provided as needed to show additional information and clarity. Conflicts and offsets shall be called out on all water plans.
    f. *Summary of material quantities*. Final quantities for all installed materials (i.e. pipe, all valves, fire hydrants, etc.) Shall be provided.
    g. *Summary of valves and fittings.* Information regarding the valves and fittings shall be tabulated. The location of each valve, tee, cross, and bend shall be determined by measuring along the centerline of the water main from fitting to fitting or valve to fitting. Tabulations shall be from street intersection to street intersection. The size, type, manufacture and model of the valves and fittings shall be recorded in the summary tabulations as applicable. The top-of-casting elevation of the valve housing shall recorded and noted in the summary of valves and fittings.
4. The applicant's redline drawings shall not be substituted for or accepted by Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) as record drawings/as-built plans.
5. The applicant shall provide record drawings/as-built plans in the following formats and quantities:
    a. Three full-size 22 inch by 34 inch hard copies,
    b. One copy in pdf format, and
    c. One copy in AutoCAD 2016 format. The Department of Utilities will not issue a letter of acceptance until record drawings/as-built plans have been provided.

SEC. 900-8. SANITARY SEWERAGE AND SEWERAGE TREATMENT FACILITIES.

SEC. 900-8.1 GENERALLY.

A. General.

1. Any private person or political entity who/which owns, leases or otherwise maintains or possesses control of any property which is situated in the unincorporated portion of the parish, and on which there is located a residence, camp, trailer coach or any other building, structure or establishment wherein people customarily or occasionally live, work or congregate, shall connect any such premises to a sewerage system as may be required for the premises by applicable law.

2. Any private person or political entity who/which owns, leases, or otherwise maintains or possesses control of any property which is situated in the unincorporated portion of the parish and on which there is located a residence, camp, trailer coach or any other building, structure or establishment wherein people customarily or occasionally live, work or congregate, shall, at such person's sole expense, connect any such premises to a public sewerage system if such public sewer line is situated within 300 feet of the boundary line of such premises. Such construction to connect the premises shall commence within the time required by R.S. 33:4042, upon receipt of a notice to connect. If such connection is not begun in the time required, the parish may connect the premises to the public sewer in the manner prescribed by R.S. 33:4041 et seq., and apportion the connection costs and fees to each owner as also provided therein. The parish shall have all other remedies for enforcement and collection of connection costs and fees as is provided by applicable law.

3. No certificate of occupancy shall be issued before sewerage systems are installed and operable or until the development is otherwise connected to a community (central) sewerage system approved by the Department of Environmental Services or assignee.

4. General provisions. For the purpose of complying with R.S. 33:4064.6(A), the provision of sewage disposal by use of community sewerage systems is a best management practice which results in the protection of public health and the environment.

5. Every responsible person shall know, be familiar with, and comply with the provisions of these regulations.

6. Whenever facts and circumstances exist whereby the Department of Environmental Services determines that a responsible person has acted in a manner contrary to or inconsistent with the provisions and requirements set + the department (hereinafter referred to as the "deficiency"), the department shall cause to be issued to said responsible person a notice which cites the deficiency, directs compliance with the rules and regulations of the department, and prescribes a reasonable amount of time to accomplish such direction.

7. If no or insufficient action is taken after proper notice, the department, upon expiration of the time prescribed in said notice, shall be authorized to impose upon said responsible person, as defined in this section, a penalty not to exceed $100.00 per day for each day the deficiency existed from date of said notice, however, the cumulative total of such penalty shall not exceed $10,000.00. In addition thereto, the department may terminate or require the termination of any utility service to the subject premises.

8. As further provided by applicable law, the Department of Environmental Services shall be authorized to enforce the collection of an imposed penalty, such to include the filing of an affidavit of lien on the subject property or any property found or within the parish which is owned by the responsible party.

9. Any responsible person who has been assessed a penalty may appeal the imposition of the penalty in writing to the Parish Council within 30 days. The Parish Council shall thereafter hear the appeal at a public hearing at its next regular meeting. An appeal from the Council's decision shall be to the 22nd Judicial District Court for the parish within 30 days of the council's decision.

10. The Department of Environmental Services shall be authorized to recommend or prescribe additional procedures or practices he deems necessary and advisable to effect the provisions of this section.

11. For the purposes of this section, the term "community sewerage system" means any sewerage system which consists of a collection and/or transport system which serves multiple connections and/or a pumping facility and/or a treatment facility; and the term "facility" means any and all the apparatus and appurtenances which may be associated with the subject element of the community sewerage system and may mean more than one facility.

12. Every governed sewerage system or governed water system shall be constructed or modified in accordance with the plans and specifications for installation which have been approved in advance by the department prior to the start of construction or modification.

13. Whenever any person commences any activity or action to connect to, or to otherwise construct or modify a sewerage or water system without first having complied with the applicable provisions of this article, then, in addition to all other remedies provided by applicable law, the department shall be entitled to collect a fee equal to 200 percent of the established fee otherwise due for said activity or action.

14. The provisions of this article shall have force and effect within the unincorporated portion of the parish.

15. Nothing in these rules and regulations shall be construed to preclude, stay or otherwise preempt the state health officer or other such regulatory authority from imposing more stringent requirements which relate to the construction or discharge of sewage effluent from a non-community-type sewerage system.

B. When Required.

1. Community sewerage shall be provided for all developments for which the following criteria are met:

    a. Sewage effluent cannot be disposed of on site in accordance with the requirements of LAC Title 51 (Sanitary Code).

    b. Whenever a discharge permit for individual systems can be obtained from the Department of Environmental Quality (LDEQ).

    c. Whenever the Department of Environmental Services determines that a subdivision or development which is subject to the provisions of this code is in proximity to the sewage

collection or treatment facility of a qualified community sewerage system, said subdivision or development shall be required to connect thereto.

2. For the purposes of this subsection, the term "qualified community sewerage system" means a community sewerage system:

   a. Which has the actual and/or anticipated capacity which will be required to realize the peak sewage demand of the subject subdivision or development; and

   b. The operation and maintenance of which is likely to be in accordance and compliance with all regulatory requirements; all as determined by the Department of Environmental Services.

C. Construction or Modification of a Sewerage System.

1. The requirements set forth in R.S. 33:4064.1 et seq. and as further provided in the rules and regulations of the Department of Environmental Services of the Parish, the Department of Environmental Services shall have authority over all construction necessary or incidental to the provision of sewage disposal in the unincorporated portion of the parish. Plans and specifications for a community sewerage system to be constructed in said portion of the parish shall be submitted to and approved by the Department of Environmental Services prior to initiating such construction, and the conduct of such construction shall be subject to inspection by the Department of Environmental Services. Copies of any amendments to plans and specifications for such systems shall also be submitted to the Department of Environmental Services, and the Department of Environmental Services shall approve such amendments prior to operation of such systems.

2. Prior to the start of construction or modification of a community sewerage system, detailed plans and specifications shall be submitted by the applicant for the system to be constructed or modified and shall be reviewed and, contingent upon any revisions to such plans and specifications as may be required to meet compliance, approved by the Department of Environmental Services in accordance and compliance with applicable law which shall include the relevant provisions of Title 51 of the Louisiana Administrative Code (Sanitary Code).

3. Whenever an existing community sewerage system is designated for connection to a proposed subdivision or development, the detailed plans and specifications shall include the discharge permit number issued by the Louisiana State Department of Environmental Quality.

D. Approval by Department of Environmental Services.

1. As such relates to the provisions this code, whenever there is a participatory and coordinated effort between the Department of Environmental Services and the District Engineer of the Louisiana Department of Health, Office of Public Health, the Department of Environmental Services shall affirm that the community sewerage system is in accordance and compliance with applicable laws.

2. If after 1 year from the date on which such approval was granted the proposed construction or modification is not complete, any approval or affirmation thereof by the Department of Environmental Services shall be void. Accordingly, prior to the conduct of any proposed or subsequent construction or modification, the responsible party shall again comply with the provisions of this code.

a. However, in response to a written application from the applicant, the Department of Environmental Services may approve a conditional or absolute waiver of the effect of the provisions of this section.

b. Any review and subsequent approval of the plans and specifications for the construction or modification of a community sewerage system is for the use and benefit of the Department of Environmental Services and shall not be considered as an affirmation that the construction, modification, or operation of the system is or will be in accordance or compliance with applicable law which shall include the relevant provisions of which shall include the relevant provisions of Title 51 of the Louisiana Administrative Code (Sanitary Code).

3. Every community central sewerage system shall be constructed or modified in accordance with the plans and specifications for installation which have been approved in advance by the Department of Environmental Services prior to the start of construction or modification.

E. Inspections.

1. To monitor the construction or modification of any community sewerage system, the Department of Environmental Services may authorize any employee or agent of the Department of Environmental Services to inspect at a reasonable time and in a reasonable manner any such system in order to determine that its construction or modification is conducted in accordance and compliance with the plans and specifications for installation which have been approved in advance by the Department of Environmental Services. In carrying out this power, said authorized employee or agent may enter private and public properties. As such relates to the provisions of this section, whenever there is a participatory and coordinated effort between the department and the parish engineer, the department shall acknowledge the results of any inspection conducted by the Department of Environmental Services.

2. Any inspection of a community sewerage system pursuant to a provision of this section is for the use and benefit of the Department of Environmental Services and shall not be considered as an affirmation that the construction, modification, or operation of the inspected system is or will be in accordance or compliance with applicable law.

3. The provision of sewage disposal shall not occur until the constructed or modified community sewerage system has been inspected by the Department of Environmental Services or their designee or by the appropriate state authority and determined to be constructed or modified in accordance with the applicable and appropriate plans and specifications which have been approved in advance by the Department of Environmental Services and/or appropriate state authority. Prior to the granting of As Built Plan approval by the parish Planning Commission, the as-built drawings and detail sheets for the system, as prepared by a licensed professional engineer, shall be submitted to the Department of Environmental Services for their review and comment.

4. Responsibility and authority of the Department of Environmental Services. As such relates to any or all of the provisions of this section and to the extent provided in R.S. 33:4064.1 et seq., the Department of Environmental Services is authorized to adopt rules and regulations, the purpose of which shall be to plan, adjust, and relocate community sewerage systems within the unincorporated portion of the parish to conform with this development plan and, to that end, the Department of Environmental Services shall establish rules and regulations, objective standards,

guidelines, and practices which may be necessary to effect the provisions of this section or may avail themselves of the provisions of R.S. 33:4064.5(D), or both.

SEC. 900-8.2 CONNECTIONS TO PARISH SYSTEM.

A. Fees for Planning.

1. The fee assessed to review plans and specifications for the construction or modification of any sewerage or water system or systems, the construction or modification of which is associated with a subdivision development proposed for approval by the parish planning commission shall be in accordance with the provisions of the parish Ordinance No. 91-1470, to-wit: $10.00 per lot upon application for concept plan approval; $20.00 per lot upon application for Final Plat and Construction Plan approval; and $30.00 per lot upon application for final plan approval.
2. The fee assessed to review the plans and specifications for the construction or modification of a governed water system shall be:
    a. Ten dollars plus $0.04 per each linear foot of water distribution pipe to be constructed or modified, and/or $0.06 per each linear foot of sewage collection pipe to be constructed or modified in addition to $10.00 per water supply facility (e.g., well) to be constructed or modified, and/or per sewage collection or treatment facility (e.g., plant, pond, lift station) to be constructed or modified.
3. It is the intent of the provisions of this section that a water supply facility or a sewage collection or treatment facility shall mean the individual, distinct components, respectively of a governed water system or governed sewerage system. Hence, a sewage treatment system with one or more aerated lagoons and associated pumping and treatment infrastructure in immediate proximity thereto shall be considered one sewage treatment facility. However, an associated, but remote lift station shall be considered a separate sewage collection facility. Manhole access points shall not be considered a separate sewage collection facility, but merely an element of the linear footage of the sewage collection piping.
4. Any fee assessed pursuant to a provision of this section shall be due and payable in full to the department upon the ordinary application for subdivision plan approval by the parish planning commission, as provided by an ordinance of the parish, or otherwise upon the submittal of the detailed plans and specifications to the department by the responsible person for the governed sewerage system or governed water system to be constructed or modified. Upon collection of any fee assessed pursuant to a provision of this section, such fee shall be placed into a special fund, the use of which shall be for the administration of the provisions of this section which relate to the review of plans and specifications for the construction or modification of sewerage or water systems.

B. Fees for Inspections.

The fee assessed to inspect the construction or modification of a governed water system shall be:

1. $0.12 per each linear foot of water distribution pipe to be constructed or modified, and/or $0.22 per each linear foot of sewage collection pipe to be constructed or modified; in addition to $60.00 per water supply facility (e.g., well) to be constructed or modified, and/or per sewage collection or treatment facility (e.g., plant, pond, lift station) to be constructed or modified.

2. Any fee assessed pursuant to a provision of this section shall be due and payable in full to the department upon application for Final Plat and Construction Plan approval by the parish planning commission, or otherwise, upon the submittal of the detailed plans and specifications to the department by the responsible person for the governed sewerage system or governed water system to be constructed or modified. Upon collection of any fee assessed pursuant to this section, such fee shall be placed into a special fund, the use of which shall be for the administration of the provisions of this section which relate to the inspection of sewerage or water systems to be constructed or modified.

SEC. 900-8.3 MONITORING.

A. General.

1. Monitoring of Sanitary Sewerage System. Every governed sewerage system shall make available to the department for its review, upon the department's request, all monitoring data required to be furnished to the Louisiana Department of Environmental Quality (DEQ) as set forth in the discharge permit issued by the DEQ for the treatment works for the system. Such monitoring data shall be reported on a discharge monitoring report (DMR) form (EPA No. 3320-1 or an approved substitute). For inspection purposes, copies of all such monitoring reports shall be kept on-site at, or in reasonable proximity to, the permitted facility for a period of at least 3 months from the date of the sample measurement or report of such measurement.

2. Every sewerage system whose discharge of sanitary is subject to provisions of Louisiana Environmental Quality Act, as amended, or any rules and regulations effective or promulgated under authority of said Act shall obtain a Louisiana Pollution Discharge Elimination System (LPDES) permit in accordance and compliance with applicable law, and shall comply with the provisions set forth in the LPDES permit, or any order or directive issued by the DEQ which related to the/a LPDES permit.

SEC. 900-8.4 REQUIRED DISPOSAL OF SEWERAGE EFFLUENT.

A. General.

1. All new or existing premises, public or private, where people live, work or congregate shall be provided with approved toilet facilities, including hand washing facilities. Such plumbing facilities shall be properly connected to a community sewerage system, whenever available, or to an individual on-site sewage disposal system which is specifically approved for the premises by the state health officer or his duly authorized representative after determining that the installation and operation of an individual on-site sewage disposal system will not create a nuisance or public health hazard.

2. It shall be the duty of the owner, manager or agent of any occupied premises, public or private, where people live, work or congregate to provide the premises with an approved method of sewage disposal in compliance with the requirements of this code.

3. Whenever the DES determines that any building or structure to be constructed is in proximity to the sewage collection or treatment facility of a qualified community sewerage system, said building or structure shall be required to connect thereto. When a qualified community sewerage system is available, and there is an approved public water supply with adequate water capacity, all plumbing fixtures within any building or structure shall be connected to such approved public

water supply and community sewerage system. For purposes of this section, the term "qualified community sewerage system" means a community sewerage system:

a. Which has the actual and/or anticipated capacity which will be required to realize the peak sewage demand of the subject building or structure; and

b. The operation and maintenance of which is likely to be in accordance and compliance with all regulatory requirements; all as determined by the DES.

4. Every non-community-type sewerage system to be installed in the unincorporated portion of the parish shall be so constructed that the disposal of its sewage effluent is realized essentially within the boundaries of the building site upon which the sewage effluent originated by means of an approved post-secondary treatment sewage effluent disposal method.

SEC. 900-8.5 WASTEWATER STANDARDS PRIOR TO ENTERING COLLECTION SYSTEMS OF ST. TAMMANY PARISH.

A. General.

1. Pursuant to R.S. 33:4064.4(C), the Parish Department of Environmental Services "shall be authorized to adopt rules and regulations relative to the impact upon, and the construction, modification, perpetuation, sustenance, operation, maintenance, connection and inspection of sewerage systems and the provision and/or supervision of environmental services, all within the unincorporated portion of the parish..."

2. Wastewater generated from the industrial and light industrial customers shall not exceed the following standards prior to said wastewater entering the wastewater collection systems owned and operated by the parish:

Exhibit 900-8-1 Industrial Wastewater Standards.

Parameter	Limit
BOD5	200 mg/L
COD	300 mg/L
Oil and Grease	50 mg/L
TSS	200 mg/L
pH	not less than 5.8 S.U. and not more than 9.6 S.U.

3. Failure by any customer to provide this quality wastewater prior to treatment by the parish shall result in termination of wastewater treatment services and/or water service at the sole discretion of the parish.

SEC. 900-8.6 SEPTAGE AND SLUDGE DEVELOPMENT STANDARDS.

A. General.

Septage and sludge treatment facilities within the parish shall comply with all of the provisions of the state department of health and hospitals, hereinafter referred to as Department of Health and Hospitals or its successor agency, the sanitary code of the state and the department of environmental quality, hereinafter referred to as Louisiana Department of Environmental Quality or its successor agency, and the water quality control standards of the state.

B. Plans and Specifications.

1. *Plans and specifications*. The proposed applicant of a septage/sludge treatment facility shall be required to submit to Department of Environmental Services a complete set of plans and specifications along with the completed "Design Summary Package," as required by Louisiana Department of Health, detailing the type of septage/sludge treatment facility to be installed.

2. Such plans and specifications shall be certified by a registered professional engineer of the state and submitted in triplicate.

3. Upon review and approval of the plans and specifications by the Department of Environmental Services, the plans and specifications will be forwarded to the Louisiana Department of Health for their approval.

C. Construction Time Limitations.

The applicant must comply with the time limitations as provided by LDH with respect to their approval, and those of Louisiana Department of Environmental Quality concerning the discharge permit.

D. Operations and Maintenance.

1. The applicant shall be responsible for the operation and maintenance at his expense, of the septage/sludge treatment facility and further compliance with all requirements of this article and with federal and state laws and regulations. This may include hiring of a certified operator, or a consultant that provides such a service, and adhering to the instructions and limits as laid out in the Louisiana Department of Environmental Quality discharge permit.

2. Initial start-up of operations at newly constructed facilities shall not commence until the Department of Environmental Services has been provided with as-built drawings certified by a licensed engineer and a copy of the final Louisiana Department of Environmental Quality discharge permit.

E. Management of Facilities and Transfer of Ownership.

1. The applicant for a septage/sludge treatment facility may transfer the ownership rights to another party if so desired. However, in any case, the applicant shall establish and submit to the department, a "Management Declaration" which shall establish the responsibility of the applicant or the transferee for the operation and maintenance and funding requirements for the septage/sludge treatment facility.

2. The applicant must satisfy the concerns of the parish and of Louisiana Department of Health for their approval that said transferee is valid, solvent and capable of meeting all applicable rules and regulations.

SEC. 900-8.7 DESIGN CRITERIA FOR SEWERAGE SYSTEMS.

A. General.

Central sewerage systems shall be designed, constructed, placed into service and operated per the requirements of Louisiana Administrative Code, Title 51 (Sanitary Code), and Recommended Standards for Wastewater Works as promulgated by the Great Lakes Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, Latest Edition; except as otherwise provided for or modified herein.

B. Layout of Utilities in the Rights of Way.

1. Sewerage utilities shall be located outside of streets for all new developments. Water utilities shall be located on the opposite side of the road as sewerage utilities. Sewerage utilities may be located under bike paths, sidewalks, incidental paving, driveways, and parking areas.

2. In general, gravity sewerage mains and force mains and valves shall be located between the right-of-way line and top of ditch or subsurface drainage feature. A horizontal clearance of minimum 3 feet shall be maintained between the top of ditch (or subsurface drainage feature) and edge of the gravity main, force main and/or valve. If the clearance requirement cannot be met due to field conditions, the Applicant shall coordinate with the Department of Public Works to determine an acceptable location of the main and/or the valve. Under no circumstances shall valves and their access be constructed in ditches or under subsurface drainage features.

C. Design Basis.

System conveyance and treatment facilities shall be designed for maximum day demand at the design year. All wastewater treatment facilities shall be protected to at least the 100-year flood elevation or maximum flood of record.

D. General Design Considerations.

In addition to the requirements of Louisiana Administrative Code, Title 51 (Sanitary Code), and Recommended Standards for Wastewater Works as promulgated by the Great Leaks Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, Latest Edition; the applicant shall adhere to the following requirements:

1. *Loadings*. Sewerage loadings for plants and collection systems shall be determined by the Sewerage Loading Criteria of Louisiana Administrative Code, Title 51 (Sanitary Code) or the requirements of Louisiana Administrative Code, Title 51 (Sanitary Code), whichever provides the most stringent requirements.

2. *Design of Sewers*. Gravity sewer shall be designed in accordance with the requirements of Chapter 30 – Sewers contained within Recommended Standards for Wastewater Works as promulgated by the Great Lakes Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, Latest Edition. Gravity sewers shall be designed for a minimum velocity of 2 feet per second and a maximum velocity of 8 feet per second.

3. *Minimum cover over gravity mains*. The minimum cover over gravity mains shall be 3 feet in unpaved areas and 5 feet under roadways. All manhole rim elevations shall be at finished grade in paved areas and 6 inches above finished grade in unpaved areas.

4. *Force Mains.* Gravity sewer shall be designed in accordance with the requirements of Chapter 40 – Force Mains contained within Recommended Standards for Wastewater Works as promulgated by the Great Leaks Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, Latest Edition. Force mains shall be designed for a minimum velocity of 3 feet per second with one pump operating at its lowest speed and a maximum velocity of 8 feet per second with all pumps operating at their maximum speed. Air release, air vacuum, and combination air valves shall be provided along all force mains to preclude hydraulic lock of the force main.

5. *Sewerage Pumping Stations.* The use of sewer lift stations should be minimized. However, when pump stations cannot be avoided, they shall be designed for ease of maintenance, consistent operation, and a long service life of continuous operation in a harsh operating environment. Sewerage pumping stations shall be designed in accordance with the requirements of Chapter 40 – Force Mains contained within Recommended Standards for Wastewater Works as promulgated by the Great Lakes Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, Latest Edition, NFPA 70 – National Electrical Code (Latest Edition), and NFPA 820 – Standard for Fire Protection in Wastewater and Collection Facilities (latest edition).

    a. Sewerage pump stations shall be of the submersible type found suitable per the utility provider specifications.

        i. A minimum of 2 submersible pumps, each of which has capacity to handle the design flow;

        ii. Rail system which allows for removal of the pumps without entry into the wet well;

        iii. Check valves and isolation valves contained within a separate below grade vault;

        iv. Adequate controls with overload and lightning protection and alternators.

        v. Necessary servitudes, access roads, driveways, and security fencing.

        vi. All conduits entering hazardous areas shall be sealed in accordance with the requirements of NFPA 70.

        vii. Sufficient wet well storage such that no pump shall be required to start more than 12 times per hour at design flow.

    b. Servitudes shall extend a minimum of 10 feet beyond any components of a sewer lift station in every direction. The parish may require additional servitudes if deemed necessary.

    c. Sewer lift stations shall not be constructed on public right-of-way. Sewer lift stations shall be constructed on private property and within a sewer servitude dedicated to the parish.

6. *Control Panels.* Per utility provider requirements, each sewerage pumping station shall be provided with a control panel to provide un-attended automatic operation of pumps. Panels shall be completely assembled, wired, and tested. Panel manufacturers shall be certified by Underwriters Laboratories, (UL) to manufacture UL 508A and 698A control panels.

7. *Sewer Pumps*. Sewer pumps shall of the submersible non clog or submersible grinder type, be of cast iron construction, or as found suitable per utility provider requirements for long term immersion in and pumping of raw, unscreened sewerage.

8. *Wet Wells and Valve Pits.* Wet wells and valve pits shall be constructed in accordance with utility provider specifications.

9. *Treatment Facilities.* Treatment facilities shall be designed and constructed in accordance with the of Louisiana Administrative Code, Title 51 (Sanitary Code), and Recommended Standards for Wastewater Works as promulgated by the Great Lakes Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, Latest Edition, and the site – specific discharge permit issued by the Louisiana Department of Environmental Quality. Treatment facilities shall also comply with the requirements of NFPA 70 – National Electrical Code (Latest Edition), and NFPA 820 – Standard for Fire Protection in Wastewater and Collection Facilities (latest edition).

    a. Wastewater treatment facilities may employ any of the following technologies:

        i. Activated Sludge;

        ii. Trickling Filters;

        iii. Partial Mix, Complete Mix Aerated Lagoons

        iv. Moving Bed Biological Reactors

        v. Fixed Growth Biological Reactors

        vi. Sand or other media filtration.

    b. The following treatment technologies may not be employed:

        i. Facultative Lagoons

    c. Gaseous chlorine and sodium hypochlorite, and ultraviolet disinfection shall be acceptable methods of disinfection.

10. *Low Pressure Sewerage Systems.* The Department of Utilities will not accept ownership of low-pressure sewerage systems.

SEC. 900-8.8 CONSTRUCTION CRITERIA FOR SEWERAGE SYSTEMS.

A. General.

1. The applicant shall provide all work necessary for the construction of sewerage collection and treatment systems to be installed.

2. The Director of the Department of Engineering, with the concurrence of the Director of the Department of Utilities, may waive these construction criteria when alternate minimum standards are proposed which in their opinion will provide for acceptable quality of construction.

3. The Department of Utilities will witness testing performed for systems to be dedicated to St. Tammany Parish Department of Utilities. The Department of Engineering will observe testing for other systems.

4. The applicant shall provide a one-year warranty for all newly installed sewerage infrastructure associated with the construction of the project, including but not limited to gravity sewer pipelines, manholes, force mains, sewerage pumping stations, valves, and treatment facilities. The warranty shall extend for a period of one year from the date of final acceptance. The applicant shall furnish all materials and labor required to correct deficiencies in the system at the expense of the Applicant.

5. The applicant shall assume the responsibility for the layout of the work.

6. Parallel sewer lines and water lines shall be laid in separate trenches with a minimum horizontal clearance between all water lines and all sewer lines of 10 feet. The minimum horizontal clearance between gravity sewer lines and sewer force mains shall be 6 feet. In the event a water line crosses over a sewer line, the minimum vertical clearance shall be 18 inches between the water and sewer lines. All water lines shall be above sewer lines. Any clearances less than the above mentioned shall subject to approval of the Department of Public Works.

7. Minimum horizontal clearances of 5 feet and minimum vertical clearance of 18 inches shall be maintained between water lines and other utilities, such as communication lines, subsurface electrical lines, and gas lines. If water lines and sewer lines are located on opposite sides of the street/road, the subsurface electrical line shall be located on the same side as the sewer line.

B. Excavation, Bedding, and Backfilling.

The applicant shall provide all excavation required for the installation of sewerage systems in accordance with the approved plans and the requirements of this code. Excavations for sewerage lines and structures shall be prepared, bedded, and backfilled in accordance with the requirements below and as shown on the approved plans.

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.*

    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.

5. *Pipe specifications*. Pipe sections and fitting specifications shall be in accordance with utility provider specifications.

6. *Pipe laying and installation*. Pipe laying and installation shall be in accordance with utility company specifications.

7. *Manholes*. The applicant shall provide sewer manholes of the type and dimensions indicated on the drawings in accordance with utility company specifications.

8. *Precast Concrete Riser Rings*. New precast concrete riser rings free from cracks, voids and other defects and shall conform to utility company specifications.

9. *Cast Iron Riser Rings*. New cast iron riser rings shall conform to utility company specifications.

10. *New pipe-existing pipe connections*. Connections between existing and new pipe, with the exception of HDPE pipe, shall be jointed with non-shear repair couplings conforming to utility company specifications.

11. *Pipe-manhole Connections*. All sewer pipe shall be connected to new manholes with connectors in accordance with utility company specifications.

12. *Service Lateral Connections*. Connections between the existing service lateral and the new/rehabilitated sewer main line shall be in accordance with the contract documents. Existing sewer service lateral and house connections shall be adjusted as required avoiding conflicts with the new work. New pipe and fittings shall be furnished and installed as necessary and in accordance with the contract documents.

    a. Service lateral connections located within the limit of a rehabilitation method or repair are required to be replaced (regardless of construction method) in both directions up to the property line with a clean-out and pad installed at the property line. Construction shall be in accordance with the appropriate typical drawings in the Contract Documents. The exception to this is with service lateral connections on the mainlines to be rehabilitated with CIPP lining. In this case. Unless a point repair or remove and replace repair is shown on the plans, service lateral connections on mainlines to be CIPP lined will receive a lateral connection sealing and repair product (top hat) as specified herein.

    b. Service lateral vertical connection stacks shall be required in accordance with the contract documents.

    c. New service lateral terminations, required prior to private service connection and cleanout installation, shall be required in accordance with the contract documents and stubbed a minimum of 3 feet above ground and capped.

13. *Acceptance tests for new pipe.* Installed sewer lines shall pass one or more of the following tests performed by the applicant. Applicant shall perform the test in the presence of the Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) or of his representative. Applicant shall coordinate testing with surface restoration requirements of the approved plans. Any removal or replacement of temporary or final surface restoration by the applicant to investigate leaks shall be done so at the expense of the applicant. Sewer tests shall be tested for leakage as follows: Low air pressure test for sewer pipe 24 inch in diameter and smaller; infiltration test for sewer pipe greater than 24 inches in diameter with groundwater equal to or greater than 2 feet above top of pipe; and an exfiltration test should be used for sewer pipe greater than 24 inches in diameter with groundwater less than 2 feet above top of pipe.

    a. *Low Pressure Test.* This practice defines the proper procedures for acceptance testing of installed gravity sewer pipe using low-pressure air, to provide assurance that the pipe, as

installed, is free from significant leaks. Included are requirements for equipment accuracy, safety precautions, line preparation, test method, and minimum holding times. Applicable sections of ASTM F1417 shall also apply.

i. For pipes 36 inches in diameter and less (manhole to manhole reach), only lines tested after backfilling to final grade will be considered for acceptability. Acceptance will be dependent on a passing test. However, the installer as a presumptive test to determine the condition of the line prior to backfilling may also use this test. During sewer construction, all service laterals, stubs, and fittings into the sewer test section shall be properly capped or plugged to prevent air loss that could cause an erroneous air test result. It may be necessary and is always advisable for the applicant to restrain gasketed caps, plugs, or short pipe lengths with bracing stakes, clamps, and tie-rods or wire harnesses over the pipe bells.

ii. Unless otherwise specified, the applicant shall furnish all the necessary equipment and be responsible for conducting all low-pressure air tests. In addition, the applicant shall be responsible for any necessary repair work on sections that do not pass the test at no additional cost to the owner.

iii. The applicant should use mechanical or pneumatic plugs. All plugs shall be designed to resist internal testing pressures without the aid of external bracing or blocking. However, the applicant shall internally restrain or brace the plugs to the manhole wall as an added safety precaution throughout the test.

iv. Air test gauges shall be laboratory-calibrated test gauges, and shall be recalibrated by a certified laboratory prior to the leakage test. Air gauges shall have a size and pressure range appropriate for the pipe being tested. All pressurizing equipment used for low-pressure air testing shall include a regulator or relief valve set no higher than 9 psig to avoid over-pressurizing and displacing temporary or permanent plugs. As an added safety precaution, the pressure in the test section should be continuously monitored to make certain that it does not, at any time, exceed 9 psig. (It may be necessary to apply higher pressure at the control panel to overcome friction in the air supply hose during pressurization.)

v. To facilitate test verification by the Department of Utilities, all air used shall pass through a single, above ground control panel. The above ground air control equipment shall include a shut-off valve, pressure relief valve, input pressure gauge, and a continuous monitoring pressure gauge having a pressure range from 0 to at least 10 psi. The continuous monitoring gauge shall be no less than 4 inches in diameter with minimum divisions of 0.10 psi and an accuracy of plus or minus 0.04 psi. Two separate hoses shall be used to: 1) connect the control panel to the sealed line for introducing low-pressure air, and 2) a separate hose connection for constant monitoring of air pressure build-up in the line. This requirement greatly diminishes any chance for over-pressurizing the line.

vi. If pneumatic plugs are utilized, a separate hose shall also be required to inflate the pneumatic plugs from the above ground control panel.

vii. After a manhole-to-manhole reach of pipe has been backfilled to final grade and compacted, prepared for testing, and a 24-hour waiting period has elapsed, the plugs shall be placed in the line at each manhole and secured.

viii. The applicant is advised to seal test all plugs before use. Seal testing may be accomplished by laying one length of pipe on the ground and sealing it at both ends with the plugs to be checked. The sealed pipe should be pressurized to 9 psig. The plugs shall hold against this pressure without bracing and without any movements of the plugs out of the pipe. No persons shall be allowed in the alignment of the pipe during plug testing. It is advisable to plug the upstream end of the line first to prevent any upstream water from collecting in the test line. This is particularly important in high groundwater situations.

ix. When plugs are being placed, the pipe adjacent to the manhole shall be visually inspected to detect any evidence of shear in the pipe due to differential settlement between the pipe and the manhole. A probably point of leakage is at the junction of the manhole and the pipe, and this fault may be covered by the pipe plug, and thus not revealed by the air test.

x. Low-pressure air shall by slowly introduced into the sealed line until the internal air pressure reaches 4.0 psig. If the groundwater table is above the sewer being tested, the air pressure shall be increased 0.43 psi for each foot that the water table is above the invert of the sewer, up to a maximum of 9.0 psig. After a constant pressure of 4.0 psig (greater than the average groundwater back pressure) is reached, the air supply shall be throttled to maintain that internal pressure for at least 2 minutes. This time permits the temperature of the entering air to equalize with the temperature of the pipe wall.

xi. When temperatures have been equalized and the pressure stabilized at 4.0 psig (greater than the average groundwater backpressure), the air hose from the control panel to the air supply shall be shut off or disconnected. The continuous monitoring pressure gauge shall then be observed while the pressure is decreased to no less than 3.5 psig (greater than the average backpressure of any groundwater over the pipe). At a reading of 3.5 psig, timing shall commence with a stopwatch.

xii. If the time shown for the designated pipe size and length elapses before the air pressure drops to 0.5 psig, the section undergoing time shall have passed. The test may be discontinued once the prescribed time has elapsed even though the 0.5 psig drop has not occurred. If the pressure drops 0.5 psig before the appropriate time has elapsed, the air loss rate shall be considered excessive and the section of pipe has failed the test.

xiii. If the section fails to meet these requirements, the applicant shall determine at their own expense the source, or sources, of leakage, the installer shall repair or replace all defective materials or workmanship to the satisfaction of the Department of Public Works. The extent and type of repair, which may be allowed, as well as results, shall be subject to the approval of the Department of Public Works. The completed pipe installation shall then be retested and required to meet the requirements of this test.

b. *For Pipes Larger than 36" in Diameter (Individual Joint Testing).* Individually test each sewer pipe joint with an approved joint air testing apparatus to an air pressure of 4.0 psig. If the groundwater table is above the sewer being tested, the air pressure shall be increased 0.43 psi for each foot that the water table is above the invert of the sewer, up to a maximum of 9.0 psig unless otherwise restricted by pipe manufacturer's recommendation. The testing apparatus shall be positioned within the pipe in such a manner as to straddle the joint to be tested.

i. The apparatus packer ends shall be expanded so as to isolate the joint from the remainder of the pipe and create a void area between the packer and the pipe joint. The ends of the testing device shall be expanded against the pipe in accordance with the manufacturer's recommendations.

ii. After void pressure is observed to be equal to or greater than the required test pressure, the air flow shall be stopped. If the void pressure drops by more than 1.0 psi within 15 seconds, the joint will have failed the test.

iii. Upon completing the testing of each individual joint, the packer shall be deflated with the void pressure meter continuing to display void pressure. The applicant shall note and record the pressure display reading before each joint test. Should the void pressure meter fail to drop to 0.0 (±0.5) psig, the applicant shall make necessary equipment repairs to provide for an accurate void pressure reading.

c. *Infiltration Test*. Where the natural groundwater is 24 inches or more above the top of a section of pipe, the applicant shall measure the flow of water in the pipe and the rates of seepage and infiltration. applicant shall measure the flow rate by using a calibrated weir. The applicant shall leave the weir in the line until the flow rate has stabilized. The applicant is responsible for verifying the groundwater level by providing sight gauges in manholes or digging test holes at suitable locations.

i. The total seepage and infiltration of groundwater as determined by the test shall in no case exceed 50 gallons per 24 hours per inch-mile of pipe.

ii. The applicant shall make infiltration tests on all sewer construction before placing the lines in service and before making any connections to other sewers.

iii. If the amount of infiltration into the sewer(s) is in excess of the maximum quantity specified above, then repair the joints, relay the sewer (if necessary), or perform other remedial construction, at the applicant's expense, in order to reduce groundwater infiltration to within the specified limits.

d. *Exfiltration Test.* Where the groundwater is not 24 inches or more above the top of the pipe section being tested, the applicant shall perform an exfiltration test. The applicant shall bulkhead the pipe below the lower manhole of the section being tested with a pneumatic plug or other device. Insert a vent pipe 48 inches long in the stopper of the upper end of that section. Then fill the lower manhole with water or add water until there is a minimum of 4 feet over the upper end; make certain that all air is forced out through the vent tube. The applicant will measure the drop in the level of the water in the manhole due to exfiltration over a specific time and calculate the water loss due to exfiltration. The total exfiltration shall not exceed that specified above for infiltration.

e. *Mandrel Test (Plastic and Fiberglass Pipe).* Pipe shall not exceed a deflection of more than 5%. after pipe has been backfilled for at least 30 days, a mandrel sized at 95% of the inside pipe diameter shall be pulled through the pipe.

14. *Fittings and Valves*. New sewerage force main fittings shall conform to utility provider specifications.

15. *Testing*. All new sewerage force mains shall undergo hydrostatic testing to verify leak tightness. New sewerage force mains shall be tested a 125 psi for 2 hours. There shall be no pressure drops during the test. In the event the sewerage force main fails the test, the sewerage force main pipes shall be checked and repaired accordingly. The sewerage force main shall be re-tested.

16. *Record Drawings*. The applicant shall record horizontal and vertical location of all new sewerage infrastructure. The applicant shall provide "red line drawings" to the Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) upon completion of construction. The applicant shall field verify and certify elevations, depths and location of sewerage infrastructure when preparing the record drawings/as-built plans for the project.

    a. The Department of Utilities shall not accept the project until the applicant provides an accurate, verified set of record drawings/as-built plans for the project.

    b. The record drawings/as-built plans shall contain the following sheets of information:

        i. All sheets shall be stamped with the block “record drawings” or “as-built plans” and shall be dated.

        ii. *Title sheet with an index of sheets.* Additional sheets to capture changes via change-order/plan change shall be listed in the index of sheets and be added at the end of the plan set.

        iii. General notes and legend. Strike-through notes which do not apply.

        iv. Site vicinity map showing new sewer infrastructure and tie-in location to the existing system(s).

        v. Overall sewerage plan and site/street specific sewerage plans shall be provided as needed to show additional information and clarity. Conflicts and offsets shall be called out on all sewerage plans.

        vi. *Summary of material quantities*. Final quantities for all installed materials (i.e. pipe, all valves, manholes, etc.) Shall be provided.

        vii. *Summary of valves and fittings.* Information regarding the valves and fittings shall be tabulated. The location of each valve, tee, cross, and bend shall be determined by measuring along the centerline of the wse main from fitting to fitting or valve to fitting. Tabulations shall be from street intersection to street intersection. The size, type, manufacture and model of the valves and fittings shall be recorded in the summary tabulations as applicable. The top-of-casting elevation of the valve housing shall recorded and noted in the summary of valves and fittings.

    c. The applicant's redline drawings shall not be substituted for or accepted by Department of Utilities (for systems to be dedicated to St. Tammany Parish Department of Utilities) or the Department of Engineering (for other systems) as record drawings/as-built plans.

    d. The applicant shall provide record drawings/as-built plans in the following formats and quantities:

        i. Three full-size 22 inch by 34 inch hard copies,

ii. One copy in pdf format, and

iii. One copy in AutoCAD 2016 format. The Department of Utilities will not issue a letter of acceptance until record drawings/as-built plans have been provided.

SEC. 900-9 JACKING AND BORING OF PIPE.

A. Jacking and Boring.

1. Where crossing existing parish roadways, the applicant shall place water mains, gravity sewer mains and force main pipes by jacking and boring. A casing shall be jacked through the embankment and service provided by a carrier pipe.

2. The applicant shall provide a casing of welded steel pipe meeting ASTM A53, Grade B, and have a minimum yield strength of 35,000 psi. The exterior of the casing pipe shall be coated with coal tar epoxy or bituminous asphalt. Provide at least the wall thickness shown in the following table:

Exhibit 900-9-1

Carrier Pipe Nominal Diameter	Minimum Casing Pipe Diameter	Minimum Thickness of Casing Pipe
6	12	0.250 inch
8	16	0.281 inch
10	20	0.344 inch
12	24	0.375 inch
14	28	0.438 inch
16	30	0.469 inch
18-20	30	0.531 inch
21-24	42	0.625 inch
30	48	0.688 inch
36	54	0.781 inch
42	60	0.844 inch
48	66	0.938 ch

3. Where carrier pipe nominal diameter is greater than 48 inches, the applicant shall provide a minimum casing pipe diameter great enough to provide a minimum 3-inch radial clearance between the casing pipe and the “bell” outside diameter of the carrier pipe. The applicant shall provide thickness calculations prepared by a professional engineer licensed in the State of Louisiana and submit those calculations to the Department of Engineering.

4. For casing pipes larger than 36 inches in diameter, the applicant may choose to furnish casing pipe with 2-inch diameter threaded grout holes or nipples at centerline and crown for pressure grouting. The spacing of grout holes shall not exceed a spacing of 5'. Neat cement grout shall be used for filling voids outside of a casing.

5. The applicant shall provide casing spacers for all carrier pipes.

    a. Casing spacers shall be sized sufficiently to provide a minimum clearance of 2 inches between outside of carrier pipe bells or couplings and inside of casing. The applicant shall provide spacers consisting of the following components:

        i. *Spacer Band Material.* Minimum 14-gauge steel band of either Type T-304 stainless steel or Carbon steel coated with fusion bonded epoxy or PVC coating.

        ii. *Spacer Liner Material*. Ribbed liner of PVC or EPDM rubber designed to overlap the edges of the spacer band and prevent slippage. Provide a liner of a minimum thickness of 0.090 inches and a hardness of 85-90 durometer "A".

        iii. *Spacer Width.* As recommended by spacer manufacturer for the specific application. Provide spacers with a minimum width of 8 inches. The applicant shall obtain the manufacturer's approval for installations exceeding 300 feet in length, carrier pipes in excess of 48 inches in diameter or multiple carrier pipes in casing. The applicant shall provide risers of minimum 10-gauge steel of the same material and requirements as spacer band. Spacers shall be welded to the spacer banj. Risers suitable for supporting the weight of carrier pipe shall be provided. Risers shall be minimum 10-gauge steel risers of same material and requirements as spacer band.

6. When the grade at the jacking or boring end is below ground surface, the applicant shall excavate suitable pits or trenches for conducting operations and placing joints of pipe. The applicant shall provide shoring to prevent earth caving in accordance with the requirements of with applicable federal, state, and local regulations, laws, and rules; but not be less than the standards and regulations established by OSHA in 29 CFR Part 1926.

7. The applicant shall not weaken or damage the existing embankment. Dips or settlement in the embankment shall be considered damage and shall be repaired as directed by the Department of Engineering.

8. The applicant shall use heavy duty jacks specifically designed for forcing pipe through the embankment. The use of excavators to pull or push casing through embankment shall be prohibited. The jacks shall apply even jacking pressure to all jacks and transmit jacking pressure to the pipe end through a jacking head. The applicant shall provide a jacking head designed and constructed so that pressure is uniformly applied around the ring of the pipe. The applicant shall provide a backstop or jacking frame which is adequate to resist pressure of the jacks under load. The applicant shall pipe on guides properly fastened together to support the pipe in the proper direction at correct grade.

9. A steel cutting edge may be used around the forward end of pipe, constructed so that it will transmit pressures uniformly around the ring of the pipe.

10. The applicant shall continue jacking without interruption, to prevent pipe from becoming firmly set in the embankment.

11. The applicant shall not allow pipe to vary horizontally or vertically by more than 1/4 inch in 10 feet from the line and grade shown on the approved plans. Any variation must be regular, and no abrupt changes in direction will be permitted. The applicant shall remove and replace pie misaligned in jacking operations at his expense.