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Article A. Licenses, Taxation, and Regulation

Section 1. Essential Utility Franchise Fee

1.01. General
   A. Fee for Franchises on Essential Utilities
      A uniform annual franchise fee in accordance with Section 2-009.00 - Parish Fees and Service Charges, shall be imposed on all new and renewed franchises established and hereinafter to be granted and/or established by the St. Tammany Parish Government pursuant to Louisiana law; said franchise fee shall be computed on the gross sales or revenue derived from that portion of St. Tammany Parish being, lying, and situated outside the corporate limits of any village, town, or municipality.
      (Ord. No. 89-1207, adopted 12/21/89)

1.02. Regulations
   A. Quarterly Payments of Fee
      The franchise fee shall be payable quarterly on or before April 15 for the first quarter, July 15 for the second quarter, October 15 for the third quarter, and January 15 for the fourth quarter. Attached to the payment of the franchise fee will be a statement showing the gross sales or revenue derived from the unincorporated portions of St. Tammany Parish for the months reported. Delinquent balances shall accrue interest at twelve (12) percent per annum beginning on the first day following the due date of the payment of said franchise fee.
      (Ord. No. 89-1207, adopted 12/21/89)

   B. Duty of Franchisee
      1. It shall be the duty of every franchisee required to make a report and pay any fee under this Section to keep and preserve suitable records of the gross sales or revenue subject to this Section, and such other books of account as may be necessary to determine the amount of fee due hereunder, and other information as may be required by the Department of Finance; and it shall be the duty of every such franchisee, moreover, to keep and preserve for a period of three (3) calendar years, in addition to the current year, all records of gross sales or revenue subject to this Section; and all such books or other records shall be open to examination at all reasonable hours by the Department of Finance or any of his/authorized agents.

      2. Any information required during the conduct of the audit shall be furnished to the Director of Finance or his/her duly authorized agent without cost. Such information may include, but is not limited to specialized reports accumulating data from electronic data processing records.

   C. Authority of Department of Finance
      The Department of Finance shall be authorized to enter into a formal installment payment agreement with a franchisee for the collection of past due fee, penalty, and interest, when in his/her opinion it is in the best interest of the Parish to do so.
      (Ord. No. 89-1207, adopted 12/21/89)

   D. Exemption Defined
      Any public or governmental entity supported by tax dollars is hereby exempted from this annual fee.
      (Ord. No. 89-1207, adopted 12/21/89)

   E. Schedule of Franchise Fees
      See Section 2-009.00 - Parish Fees and Service Charges.

   F. Service Monitoring Fee
      1. A uniform service monitoring fee on gross sales derived from the unincorporated portions of St. Tammany Parish is hereby imposed on all municipally-owned utility companies currently operating in the Parish without a valid, written service agreement, on all renewed service agreements with municipal utility companies currently operating in the Parish with a valid, written service agreement, said service agreement fee is being imposed to fund the monitoring of all activities associated with the placement and location of public utilities in Parish Rights-of-Way.

      2. The uniform service monitoring fee will be computed according to Section 2-009.00 - Parish Fees and Service Charges and payable quarterly on or before April 15 for the first quarter, July 15 for the second quarter, October 15 for the third quarter, and January 15 for the fourth quarter. Attached to the payment of the franchise fee will be a statement showing the gross sales or revenue derived from the unincorporated portions of St. Tammany Parish for the months reported. Delinquent balances shall accrue interest at twelve (12) percent per annum beginning on the first day following the due
1.03. Failure to Comply

A. Failure to Report

In the event any franchisee fails to make a report and/or pay the franchise fee as provided by this Section, or in case the franchisee makes a grossly incorrect report or a report that is false or fraudulent, it shall be the duty of the Department of Finance to make an estimate for the delinquent reporting period of gross sales or revenue of such franchisee and assess and collect the fee and interest, if such have accrued, on the basis of such assessment, which shall be considered prima facie correct, and the burden to show the contrary shall rest upon the franchisee.

B. Fraudulent Return of Franchisee

Any franchisee, its agent or employee, required to make, render, sign or verify any return as aforesaid, who makes a grossly incorrect, false, or fraudulent report with intent to evade a fee hereby imposed, or fails to comply with any provision of this Section shall be guilty of a misdemeanor, and upon conviction shall be fined not more than Two Hundred Dollars ($200.00), or be imprisoned in jail for not more than sixty (60) calendar days, or shall be punished by both fine and imprisonment, at the discretion of the court.
Article B. Land Development Code

Section 1. General

1.01. Sections of the Land Development Code

This Article B. Land Development Code contains regulations and procedures related to the development of land within St. Tammany Parish. This Article includes the following Sections:

- Section 2. Boards, Committees, and Review Entities
- Section 3. Building Code
- Section 4. Roads and Bridges
- Section 5. Parish Maintenance System
- Section 6. Stormwater Regulations
- Section 7. Water and Wastewater Regulations
- Section 8. Subdivision Regulations
- Section 9. Zoning Regulations
- Section 10. Supplemental Development Standards
- Section 11. Coastal Zone Management
- Section 12. Land Development Code Definitions

1.02. Capital Improvement Program

A. Three Year Capital Improvement Program

The St. Tammany Parish Council hereby establishes a three (3) year Capital Improvement Program for St. Tammany Parish.

(Ord. No. 89-1195, adopted 12/21/89)

1.03. Savings and Repealer

All regulations in conflict herewith be and the same are hereby repealed and, if any of the provisions of these regulations are found to be unconstitutional by judicial decree, in that event all of the remaining provisions shall remain in full force and effect.

1.04. Severability

A. Unconstitutional or Invalid Section

Should any section, subsection, sentence, clause, or phrase of this Code be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any remaining portions of this Code shall remain in full force and effect.

B. Independent Sections

The Parish hereby declares that it would have passed this Code, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and/or phrases be declared unconstitutional or invalid.

1.05. Fees

All fees shall be paid in accordance with Section 2-009.00 - Parish Fees and Service Charges.
1.06. Violations and Penalties

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Land Development Code, or who represents misinformation to the Parish shall be fined not more than Ten Thousand Dollars ($10,000.00) for each violation and shall be liable to defend and indemnify the Parish for misinformation upon which the Parish relied. Each day that a violation is permitted to exist shall constitute a separate offense. Criminal penalties may also apply as authorized by State law.

1.07. Enforcement and Regulation

For the purposes of Louisiana law pertaining to the enforcement or regulation of these ordinances and the statutory Parish immunity, this Development Code is part of the Parish’s Building Code. Nothing in these ordinances establishes or imposes a duty, special or otherwise, upon the Parish, to or for the benefit of any individual person or group of persons. The performance of any enforcement procedure and/or any provision of a building code shall not constitute or be construed as a warranty or guarantee as to durability or fitness, or as a warranty or guarantee by a Parish enforcement official or a third-party provider who contracts with the Parish that any improvement to immovable property or any materials, equipment, or method or type of construction used therein is or will be free from defects, will perform in a particular manner, is fit for a particular purpose, or will last in any particular way. In the enforcement of any provision of the Development Code, the performance or non-performance of any procedure by the Parish, contract employee, or official shall be deemed to be a discretionary act. (LA RS 40:1723.30; LA RS 9.2798.1; and LA RS 33:4771-4776.)
Section 2. Boards, Committees, and Review Entities

2.01. Purpose

This Section establishes the following boards, committees, and/or review entities:

A. Regional Planning Commission  
B. Planning Commission  
C. Zoning Commission  
D. Board of Adjustments  
E. Development Review Committee  
F. Parish/Municipal Infrastructure Interface  
G. Waterway Safety Committee  
H. Drainage Commission

2.02. Regional Planning Commission

A. Regional Planning Area

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.

(Ord. No. 519, Bk. 7, P. 21; amended by Ord. No. 96-2491, adopted 09/11/96)

There is hereby established a Regional Planning Commission 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:

1. 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:

   a. A statement of the objectives, standards and principles sought to be expressed in the Regional Development Plan;

   b. 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;

   c. 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;

   d. 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...
distinctly from purely local concern, or which for any other cause are appropriate subjects for inclusion in the regional development plan;

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

2. To make or assist in studies and investigations, insofar as may be relevant to regional or, 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 of 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;

3. To prepare and from time to time revise inventory listings of the regions 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;

4. 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; 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 with a view to harmonizing their planning activities with the Regional Development Plan. The 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;

5. To advise and supply information, as far as available, to civic groups and private persons and organizations who may request such information or advice, and who study or otherwise concern themselves with the regions 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;

6. 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;

7. 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;

8. 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;

9. To cooperate, in the exercise of its planning functions, with Federal and State agencies in planning for civil defense;

10. 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;

11. Any two 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;

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

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

   b. 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.

   c. 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.

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

(Ord. No. 519, Bk. 7, P. 21)
B. Commission Generally

1. In order to carry out the purposes contained in 2.02 above, there is hereby established a Regional Planning Commission which shall consist of forty-one (41) members, five (5) each being 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 five (5) members from the Parish of Jefferson shall include the Parish President, the Council Chairman, and 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 two (2) 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 five (5) members from Orleans Parish shall include the Mayor, the two (2) Councilmen elected from the Parish at large and the remaining two (2) members must not otherwise hold elected or appointed office, and shall be appointed by the Mayor, with the approval by the Council.

6. The five (5) members from the Parish of St. Bernard shall include the following: 1. The Parish President; 2. Two (2) Council members in the Parish of St. Bernard, provided same is not otherwise prohibited by law, to be appointed by the Parish Council; 3. Two (2) 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 five (5) members from the Parish of St. Tammany shall include the following: 1. The Parish President; or the Parish President shall appoint or designate any other Parish Councilperson in his stead to serve on, attend, or otherwise participate in his stead. The appointment or designation by the Parish President of a Councilperson may be made without the need of parish ordinance or resolution. In the event the Councilperson does not desire to attend or participate, then the Parish President may appoint or designate any person other than a Parish Councilperson in his stead to serve, attend or participate without further approval or ratification by the Parish Council; (Ord. No. 00-0109, adopted 02/17/2000); 2. Two (2) members who must otherwise hold elected or appointed office in the Parish, provided same is not otherwise prohibited by law, to be appointed by the Parish Council; 3. Two (2) members who must not otherwise hold elected or appointed office in the Parish of St. Bernard, to be appointed by the Parish Council.

8. The five members from the Parish of St. Charles shall include the following: 1. The Parish President; 2. The Council Chairman; 3. 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; 4. Two (2) 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 five members from the Parish of St. John the Baptist shall include the following: 1. The Parish President; 2. Two (2) Council members in the Parish of St. John the Baptist, provided same is not otherwise prohibited by law, to be appointed by the Parish Council; 3. Two (2) 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 five members from the Parish of Plaquemines shall include the following: 1. The Parish President of the Parish Council; 2. The Chairman of the Plaquemines Parish Council; 3. One (1) 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; 4. Two (2) members who must not otherwise hold elected or appointed office in the Parish of Plaquemines, to be appointed by the Parish Council.

11. The five members from the Parish of Tangipahoa shall include the following: (1.) The Parish President; (2.) The Chairman of the Tangipahoa Parish Council; (3.) the Mayors of the Cities of Hammond and Ponchatoula shall serve on an annual rotating basis; (4.) Two (2) 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. 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, of the Commission, after public hearing, for inefficiency, neglect of duty or malfeasance in office.

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

14. 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 one year, one for a term of two (2) years, one for a term of three (3) years, one for a term...
of four (4) years, one for a term of five (5) years, and the sixth member shall hold office for a term of six (6) years.

15. 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.

16. 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 five (5) years from and after the expiration of the terms of their predecessors in office.

17. 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.

C. Organization, Meetings, and Rule of Commission

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

D. 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.

E. 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 and municipalities or other local governments within its area, as well as to the Regional Planning Commission 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.

F. 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 LA RS 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 LA RS 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 the said Municipal or Parish Planning Commission.

(Ord. No. 519, Bk. 7, P. 21; amended by Ord. No. 96-2491, adopted 09/11/96)

G. Local Governments & Planning Agencies; Plans and Reports; Proposals

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, or amendments or revisions of any of them, as well as copies of their regular and special reports dealing with planning matters. 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.

(Ord. No. 519, Bk. 7, P. 21; amended by Ord. No. 96-2491, adopted 09/11/96)

H. 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 or 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.

(Ord. No. 519, Bk. 7, P. 21; amended by Ord. No. 96-2491, adopted 09/11/96)

I. Miscellaneous Powers and Duties of Commission

Members of the Commission created herein, when duly authorized by the Commission, may attend planning conferences or meetings or planning institutes or hearings upon pending planning legislation, and the Commission may, by Resolution, pay the reasonable traveling expenses incident to such attendance. 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 fifty dollars ($50.00) each for attendance at regular or specifically called meetings of full Commission or the executive committee thereof in no event to exceed two such meetings per month, i.e. in no event is payment of a total per diem per such member to exceed one hundred dollars ($100.00) per month, payable out of the funds of the Regional Planning Commission. All public officials shall, upon request, furnish to the Commission, within a reasonable time, such available information as it may require for its work. 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. 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 Article.

(Ord. No. 519, Bk. 7, P. 21; amended by Ord. No. 96-2491, adopted 09/11/96)

J. 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, and Plaquemines Parish, St. Charles Parish, St. John the Baptist Parish and Tangipahoa Parish.

(Ord. No. 96-2491, adopted 09/11/96)

K. Effective Date

The effect of this Article shall be suspended until such time as the Parishes of Jefferson, Orleans, and St. Bernard, and Plaquemines, St. Charles, St. John the Baptist and Tangipahoa adopt identical Ordinances to the one upon which this Article is based.

(Ord. No. 519, Bk. 7, P. 21)
2.03. Planning Commission

A. Planning Commission Membership

1. The membership shall be composed of eleven (11) members.
2. The Parish President shall have the unilateral and exclusive right to appoint two (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 nine (9) members.
4. Any member who fails to appear at two (2) consecutive Planning Commission meetings may be removed by his/her 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 nine (9) Parish Council appointments shall be unilaterally and exclusively filled by Council resolution within seventy-five (75) calendar days of notice of the vacancy.
6. Any vacancy as specifically to the two (2) Parish President appointments shall be filled unilaterally and exclusively by the Parish President within seventy-five (75) calendar days of notice of the vacancy.
7. Terms of all Planning Commission members shall be concurrent with the terms of office of the Parish President and Parish Council.
8. Planning Commission members shall receive a per diem of Fifty Dollars ($50.00) for each Planning Commission meeting attended, for a maximum of twenty-four (24) meetings per year.
9. No member shall seek, qualify for, or hold an elected public office while seated as a Planning Commissioner.
10. A person newly appointed and serving on the Planning Commission shall receive at least four (4) hours of training prior to or within one (1) year of appointment. Each year, all Commissioners shall attend a mandatory four hours (4) of continuing education training provided by the St. Tammany Parish Department of Planning and Development. Should a Commissioner be unable to attend the mandatory training session(s), that Commissioner will not take part in Planning Commission functions until the 4-hour training requirement has been met. Should the Parish sponsored training session not be available, an alternative training session approved by the Department of Planning and Development may be substituted. Commissioners newly appointed, and those continuing to serve, on the Planning Commission are required to obtain a combined total of four hours (4) of training and annual continuing education, respectively.

B. Chair and Vice-Chair

1. At the first regular meeting of each calendar year, the members of the Planning Commission shall elect one of their number as Chair and one of their number as Vice-Chair, and the terms shall commence at that meeting.
2. In the absence of the Chair, the Vice-Chair shall act as Chair and shall have all the powers of the Chair.
3. In the absence of both the Chair and the Vice-Chair, a quorum may select a member to preside over the meeting.
4. The Chair may appoint committees, comprised of no more than five (5) members of the Planning Commission, as well as other persons, to serve the Planning Commission as deemed necessary.
5. The Chair may engage in discussion and must vote in the same manner as any other member of the Planning Commission.
6. The Chair may suggest motions but may neither make nor second motions.

C. Secretary

1. The Director of Planning and Development, or his/her designated representative, shall serve as the Secretary to the Planning Commission.
2. The Secretary shall keep the minutes of the proceedings of the Planning Commission, and maintain all records of the Planning Commission meeting, 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 Planning Commission shall be filed with the Parish Council.
3. The Secretary shall provide notices of hearings and meetings as may be required by law, and shall prepare all agendas.
4. The Secretary shall receive, determine the completeness of, and review all applications.
5. The Secretary shall serve as the point of contact for all applicants, and shall collect and compile information and report recommendations to the Planning Commission. Said recommendation shall be considered and ruled upon by the Planning Commission following the required public hearing.

D. Planning Staff

The staff of the Department of Planning and Development shall serve as the support staff of the Planning Commission and may be requested to provide assistance in the performance of the duties of the Commission by the Chair on behalf of the entire Planning Commission.
E. Powers and Duties

The Planning Commission shall have the following powers and duties:

1. To hear, review and propose amendments to **Section 8. Subdivision Regulations**, as amended;

2. To hear, review and approve or disapprove all plats of subdivision, as required in **Section 8. Subdivision Regulations**, as amended. No plat of a subdivision of land within St. Tammany Parish, or a part thereof, requiring Planning Commission approval shall be filed or recorded until it has been stamped by a Louisiana Licensed Surveyor, approved by the Planning Commission, all regulatory requirements have been completed, and the approval entered in writing on the plat bearing the signatures of the Planning Commission Chair, Secretary and Parish Engineer. For purposes of expediency and for the convenience of applicants, e-mail, fax, or electronic signature of the Planning Commission Chair, Secretary, and the Parish Engineer, in indelible ink only, may be utilized on approved plats upon their respective approvals.

   a. The Planning Commission shall approve or disapprove a subdivision plat within sixty (60) days after the submission thereof to it; otherwise said plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the Planning Commission upon request. The decision to honor a request for postponement by the applicant is a discretionary decision of the Planning Commission.

   b. An applicant may request the Planning Commission to postpone its subdivision plat review, upon written notice, no later than forty-eight (48) hours before the meeting date. If the Planning Commission grants the applicant a postponement at the meeting, the time constraints for the Planning Commission to approve or disapprove the subdivision plat shall begin again and follow the same procedures as set forth above.

   c. The Planning Commission shall review whether subdivision plans meet the minimum requirements, and shall consider whether the plans ensure and conform to the best interests of public health, safety and welfare. The Planning Commission shall reserve the right to stipulate any reasonable additional requirements for subdivisions. These considerations may include, but are not limited to the following:

      i. Recreational areas
      ii. General street design and construction specifications
      iii. Buffer zones and screening
      iv. Lot designs and configurations;

   (Amended per Ord. No. 91-1528, adopted November 21, 1991)

3. 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 St. Tammany Parish;

4. To make careful and comprehensive surveys and studies of present and future growth of St. Tammany Parish and to make periodic reviews and updates to the master plan or comprehensive plan or portions thereof;

5. To review and report on any matter referred to it by the Parish President or the Parish Council (e.g., Transportation Improvement Plan, Capital Improvement Program);

6. To make its special knowledge and expertise available, upon reasonable written request to any official, department or board;

7. To exercise all of the powers and duties conferred by LA RS 33:102 through 33:119 inclusive, where applicable, and as may be amended by the La. State Legislature.

F. Parish Council as Final Authority on Appeal

1. Any person claiming to be aggrieved by a decision of the Planning Commission, except an approval in final subdivision review, may appeal to the Parish Council, through the Parish Department of Planning and Development, in written form within ten (10) calendar days following the Planning Commission’s hearing. The appeal may be heard by the Parish Council at its next regularly scheduled meeting following the ten (10) day appeal period. The Parish Council shall have the exclusive right to overturn any Planning Commission decision by a majority vote of the membership of the Parish Council with the exception of overturning a Planning Commission denial in subdivision review, which shall require a two-thirds (⅔) vote of the membership of the Parish Council.

2. Any person or persons jointly or severally aggrieved by any decision of the Parish Council relative to a Planning Commission appeal may file a petition to the 22nd Judicial District Court in and for the Parish of St. Tammany for the issuance of a writ of certiorari or for other appropriate legal proceedings. The petition shall be filed within thirty (30) calendar days after the decision of the Parish Council becomes final, which shall commence on the day following the effective date of the Parish Council’s resolution or, when the adoption of an ordinance is required, the day following the effective date of the ordinance. The actions of the Parish Council shall be subject to review on the grounds of abuse of discretion, unreasonable exercise of police powers, an excessive use of powers granted to the Parish Council, or the denial of the right to due process. However, the right to petition for judicial review shall not be limited to the foregoing
Section 2. Boards, Committees, and Review Entities

G. Quorum and Necessary Vote
1. No business shall be conducted by the Planning Commission without a quorum being present. Unless otherwise herein specified, a quorum shall consist of eight (8) members (⅔ majority).
2. To constitute final action on any matter before it, at minimum, a majority vote of the membership of the Planning Commission is required, unless a larger vote is required by law.

H. Meetings, Hearings, and Procedures
1. The regular Planning Commission meeting shall be held at 6:00 P.M. on the second Tuesday of each month at the St. Tammany Parish Administrative Complex, except where holidays or other conflicts shall require rescheduling.
2. Special meetings may be called by the Chair, or at the request in writing of any six (6) members of the Commission, subject to proper legal notice.
3. All meetings shall be open to the public and shall be conducted in accordance with State Open Meetings Laws and these Rules of Policy and Procedure.
4. The Commission shall sit only as a Planning Commission for all planning applications authorized by Section 8. Subdivision Regulations.
5. If necessary, the Planning Commission and the Zoning Commission may meet on the same day. Separate agendas must be maintained for each commission. If both meetings are held on the same day, one meeting must adjourn before the second is commenced.
6. The agenda for hearings and meetings of the Planning Commission shall be prepared by the Secretary with the approval of the Chair.
7. Applications for amendments to Section 8. Subdivision Regulations or developmental reviews under these rules shall not be considered by the Planning Commission unless properly and completely filed for placement on the agenda with the Secretary, 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.
8. Matters that have arisen after the established filing deadline may be placed on the next appropriate Planning Commission meeting agenda by the Chair if the request is made to the Secretary prior to the deadline for final legal notice of the meeting and that all other requirements for legal notification have been met.
9. The agenda shall constitute the fixed order of business for the particular public hearing or meeting.
10. The Chair, without objection from the Planning Commission, may arrange individual items on the particular agenda if necessary for the expeditious conduct of business.
11. Other items of business (discussion items) not requiring action by the Planning Commission may be presented at a meeting and placed on the agenda under “New Business” by the Chair with a unanimous vote of the Planning Commission members present.
12. Any person wishing to introduce written materials at the public hearing or meeting shall hand the materials to the Secretary for proper recording and distribution to the Chair and Planning Commission. For this information to be introduced and recorded there must be at a minimum twelve (12) copies of each document to be introduced.
13. The Planning Commission shall review the draft minutes of their meetings as prepared by the Secretary and approve or amend said minutes as is necessary to accurately reflect the actions described. Upon adoption, these minutes become part of the meeting minutes reflecting Planning Commission action.

I. Parliamentary Rules
1. The latest edition of Robert’s Rules of Order is hereby designated as the official Manual of the Planning Commission. If the Manual is in conflict with these Rules of Policy and Procedure, these Rules shall govern.
2. A Parliamentarian shall be appointed by the Chair.
3. The Chair shall be familiar with the contents of the manual and may consult with the Parliamentarian of the Planning Commission and to answer parliamentary inquiries directed to the Chair.

J. Voting
1. In the event of a conflict of interest that does not require a resignation in accordance with the State of Louisiana Code of Government Ethics, LA RS Title 42, Chapter 15, as amended, the involved Planning 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.
2. Voting by proxy will not be allowed.

K. General Rules of Public Participation
1. 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 that they represent.

2. Prior to the introduction of agenda items, the Chair 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 Commission.

3. The following order of presentation will normally be observed at public hearings after the introduction of an agenda item by the Chair.
   a. Presentation of staff report and recommendations
   b. Comments by applicant and proponents (maximum ten minutes)
   c. Comments by opponents and interested citizens (maximum ten minutes)
   d. Additional comments by applicant and proponents (maximum five minutes)
   e. Additional comments by opponents (maximum five minutes)
   f. Hearing closed
   g. Planning Commission questions, discussion, consideration and action, if necessary.

4. The Planning Commission 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 be accorded the opportunity to be heard once for a period of no more than two minutes at the discretion of the Chair.

5. Written comments, documents, photographs, plans, drawings, reports, petitions, letters and written argument and questions are encouraged to be submitted to the Planning Commission at or prior to the hearing by delivery to the Secretary.

6. Members of the audience at public hearings and meetings shall observe the following rules of conduct and decorum while the meeting is in progress:
   a. Refrain from talking to other members of the audience in a loud or otherwise disruptive manner.
   b. Refrain from initiating private conversations with Planning Commission members, staff or legal counsel.
   c. Refrain from approaching the podium unless invited to do so by the Chair.
   d. Refrain from engaging in any behavior that is not in keeping with proper and courteous conduct.
   e. Refrain from cheers, jeers, applause, or any expressions of approval or disapproval of comments made by any speakers or any actions taken by the Planning Commission.
   f. Refrain from discussing matters not on the published agenda, unless the proper procedures have been followed in adding the item to the agenda.
   g. Refrain from bringing any objects into the building and auditorium where the planning meeting is to take place in a manner disruptive to the meeting.

7. The Chair shall take whatever action is necessary to ensure that these rules are observed and the meeting proceeds in an orderly fashion.

L. Seminars and Retreats

1. From time to time the Planning 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 interaction between the Planning Commission members
   c. Public input (if scheduled as part of the seminar)
   d. Concluding remarks

5. No official action shall be taken by the Planning 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
Section 2. Boards, Committees, and Review Entities

M. Committees

1. In fulfilling its various charges, the Planning Commission may utilize committees at its discretion.
2. The Planning Commission may appoint committees, comprised of no more than five (5) Planning 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 Planning Commission, but instead may make recommendations for action by the Planning Commission. Committees shall not publicly advocate or promote committee recommendations as an official position of the Planning Commission, unless the Planning 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 and these Rules of Policy and Procedure.
7. Following the first hearing on a matter before the Planning Commission, a “community meeting” may be called by the Chair and have up to five (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 Planning Commission only, and shall not be considered a committee of the Planning Commission.

N. Executive Session

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

O. Rules of Conduct for Planning Commissioners

1. Each member of the Planning Commission shall abide by the State of Louisiana Code of Government Ethics, LA RS Title 42, Chapter 15, as amended. Each member shall certify in writing that they have read and understand 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 Commissioner. Each member is responsible to register and participate in at least one (1) hour of ethics training annually through the LBGE website at http://ethics.la.gov/SeminarRegistration/. Should a Planning Commissioner not complete the ethics training in any calendar year that Planning Commissioner will not take part in Planning Commission functions until the ethics training requirement has been met.
2. A Planning Commission member shall not meet or communicate in any fashion with any applicant, proponent, opponent or other interested party, excepting members of the Parish Administration, Parish Council and/or the Planning Commission staff, to discuss any matter before the Planning Commission prior to a legal public hearing on that matter. When more than six (6) months have elapsed since the last public hearing on a matter, no commissioner shall meet or communicate in any fashion with any applicant, proponent, opponent or other interested party until a new legal hearing is again held on that matter. Violation of this section may be cause for dismissal of the offending Planning Commission member.
3. Each member may visit the site in question, but may not have discussions concerning the site or project with any interested party prior to the legal hearing, except as outlined in 2 above.
4. Following the initial required public hearing, the Planning Commission may form a Committee for the expressed purpose of attempting to better understand the issues raised in the review of the Application, in accordance with M. Committees.
5. Planning Commission members shall not in any way pledge himself or herself to any party on a matter before the Planning Commission, prior to the legal public hearing.
6. Any Planning Commission member who has knowledge of the fact that he/she will not be able to attend one or more a scheduled meeting(s) or hearing(s), 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 Chair, the Planning 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 Planning Commission.
8. Planning Commission members requesting information or clarification relative to an application or business item that is before them for consideration may directly contact the Secretary for assistance.
9. The Planning Commission may request information or specific actions from the Secretary and such request will be reflected in the minutes.
10. Each Planning Commissioner will sign an acknowledgment of having received and fully read the rules of conduct prior to serving as member of the Planning Commission.

P. Representation

1. The Chair shall serve as the official spokesman and representative of the Planning Commission in all matters that have
been acted upon by the Planning Commission. The Chair may appoint a member of the Planning Commission to serve as
spokesperson or representative. Any member who officially represents or speaks for the Planning 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 as described above, the Secretary shall act on behalf of the Planning Commission
before the Parish Council and shall inform the Parish Council of all final decisions and recommendations, along with
supporting records and documentation, rendered by the Planning Commission.

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

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

Q. Violation of Rules

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

R. Rules of Policy and Procedure Amendments

All Planning Commission Rules of Policy and Procedure are established by ordinance and may only be amended by the Parish
Council according to the following applicable procedures:

1. Proposed amendments may be initiated by any member of the Planning Commission who shall file a written copy of the
proposal with the Secretary.

2. The Secretary shall place the proposed amendment on the Planning Commission agenda for the next available public
meeting.

3. The Planning Commission shall review the proposed amendment, comments from the public, and recommendations from
the Secretary and Legal Counsel prior to taking a vote. A two-thirds (⅔) vote of the Planning Commission as a whole (8
votes) is required to recommend an amendment to these rules.

4. If approved, the Secretary shall forward the amendment to the Parish Council for consideration of an amending ordinance.

(Ord. No. 04-0880, adopted 05/06/2004; amended by Ord. 15-3399, adopted 10/1/2015)
2.04. **Zoning Commission**

A. **Zoning Commission Membership**

1. The membership shall be composed of eleven (11) members.
2. The Parish President shall have the unilateral and exclusive right to appoint two (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 nine (9) members.
4. Any member who fails to appear at two (2) consecutive Zoning Commission meetings may be removed by his/her 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 nine (9) Parish Council appointments shall be unilaterally and exclusively filled by Parish Council resolution within seventy-five (75) days of notice of the vacancy.
6. Any vacancy as specifically to the two (2) Parish President appointments shall be filled unilaterally and exclusively by the Parish President within seventy-five (75) days of notice of the vacancy.
7. Terms of all Zoning Commission members shall be concurrent with the terms of office of the Parish President and Parish Council.
8. Zoning Commission members shall receive a per diem of Fifty Dollars ($50.00) for each meeting of the commission attended, for a maximum of twenty-four (24) meetings per year.
9. No member shall seek, qualify for, or hold an elected public office while seated as a Zoning Commissioner.
10. A person newly appointed and serving on the Zoning Commission shall receive at least four (4) hours of training prior to or within one (1) year of appointment. Each year, all Zoning Commissioners shall attend a mandatory four hours (4) of continuing education training provided by the St. Tammany Parish Department of Planning and Development. Should a Commissioner be unable to attend the mandatory training session(s), that Zoning Commissioner will not take part in Zoning Commission functions until the 4-hour 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, on the Zoning Commission are required to obtain a combined total of four (4) hours of training and annual continuing education, respectively.

B. **Chair and Vice-Chair**

1. At the first regular meeting of each calendar year, the members of the Zoning Commission shall elect one of their number as Chair and one of their number as Vice-Chair, and the terms shall commence at that meeting.
2. In the absence of the Chair, the Vice Chair shall act as Chair and shall have all the powers of the Chair.
3. In the absence of both the Chair and the Vice-Chair, a quorum of the Zoning Commission may select a member to preside over the meeting.
4. The Chair may appoint committees, comprised of no more than five (5) members of the Zoning Commission, as well as other persons, to serve the Zoning Commission as deemed necessary.
5. The Chair may engage in discussion and must vote in the same manner as any other member of the Commission.
6. The Chair may suggest motions but may neither make nor second motions.

C. **Secretary**

1. The Director of Planning and Development, or his/her designated representative, shall serve as the Secretary to the Zoning Commission.
2. The Secretary shall keep the minutes of the proceedings of the Zoning Commission, and maintain all records of the Zoning Commission meeting, 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 Zoning Commission shall be filed with the Parish Council.
3. The Secretary shall provide notices of hearings and meetings as may be required by law, and shall prepare all agendas.
4. The Secretary shall receive, determine the completeness of, and review all applications.
5. The Secretary shall serve as the point of contact for all applicants, and shall collect and compile information and report recommendations to the Zoning Commission. Said recommendation shall be considered and ruled upon by the Zoning Commission following the required public hearing.

D. **Zoning Staff**

The staff of the Department of Planning and Development shall serve as the support staff of the Zoning Commission and may be requested to provide assistance in the performance of the duties of the Zoning Commission by the Chair on behalf of the entire Zoning Commission.
E. Powers and Duties

The Zoning Commission shall have the following powers and duties:

1. To hear, review and propose amendments to Section 9. Zoning Regulations, as amended;
2. To recommend the boundaries of the various original districts as well as the restrictions and regulations to be enforced therein, and any supplements, changes, or modifications thereof;
3. To make its special knowledge and expertise available, upon reasonable written request to any official, department or board.
4. To exercise all of the powers and duties conferred by LA RS Title 33, Chapter 4726, where applicable, and as may be amended by the La. State Legislature.

F. Review of Zoning Decisions

1. Any person claiming to be aggrieved by a decision of the Zoning Commission may appeal to the Parish Council, through the Parish Department of Planning and Development, in written form within ten (10) calendar days following the Zoning Commission’s hearing. The appeal may be heard by the Parish Council at its next regularly scheduled meeting following the ten (10) calendar day appeal period. The Parish Council shall have the exclusive right to overturn any Zoning Commission decision by a majority vote of the membership of the Parish Council.
2. Any person or persons jointly or severally aggrieved by any decision of the Parish Council relative to a request for amendment, supplement, or change to the regulations, restrictions, zoning district, land use category, or boundaries may file a petition to the 22nd Judicial District Court in and for the Parish of St. Tammany for the issuance of a writ of certiorari or for other appropriate legal proceedings. The petition shall be filed within thirty (30) calendar days after the decision of the Parish Council becomes final, which shall commence on the day following the effective date of the Parish Council’s resolution or, when the adoption of an ordinance is required, the day following the effective date of the ordinance. The actions of the Parish Council shall be subject to review on the grounds of abuse of discretion, unreasonable exercise of police powers, an excessive use of powers granted to the Parish Council, or the denial of the right of due process. However, the right to petition for judicial review shall not be limited to the foregoing grounds.

(G. Ord. No. 08-1761, adopted 03/06/2008; amended by Ord. No. 15-3399, adopted 10/1/2015)

G. Quorum and Necessary Vote

1. No business shall be conducted by the Zoning Commission without a quorum being present. Unless otherwise herein specified, a quorum shall consist of eight (8) members (⅔ majority).
2. To constitute final action on any matter before it, at minimum, a majority vote of the membership of the Zoning Commission is required, unless a larger vote is required by law.

H. Meetings, Hearings, and Procedures

1. The regular Zoning Commission meeting shall be held at 6:00 P.M. on the first Tuesday of each month at the St. Tammany Parish Administrative Complex, except where holidays or other conflicts shall require rescheduling.
2. Special meetings may be called by the Chair, or at the request in writing of any six (6) members of the Commission, subject to proper legal notice.
3. All meetings shall be open to the public and shall be conducted in accordance with State Open Meetings Laws and these Rules of Policy and Procedure.
4. The Zoning Commission shall sit only as the Zoning Commission for all Zoning applications authorized by Section 9. Zoning Regulations.
5. If necessary, the Zoning Commission and the Planning Commission may meet on the same day. Separate agendas must be maintained for each commission. If both meetings are held on the same day, one meeting must adjourn before the second is commenced.
6. The agenda for hearings and meetings of the Zoning Commission shall be prepared by the Secretary with the approval of the Chair.
7. Applications for amendments to Section 9. Zoning Regulations under these rules shall not be considered by the Commission unless properly and completely filed for placement on the agenda with the Secretary, 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.
8. Matters that have arisen after the established filing deadline may be placed on the next appropriate Zoning Commission meeting agenda by the Chair if the request is made to the Secretary prior to the deadline for final legal notice of the meeting and that all other requirements for legal notification have been met.
9. The agenda shall constitute the fixed order of business for the particular public hearing or meeting.
10. The Chair, without objection from the Zoning Commission, may arrange individual items on the particular agenda if
necessary for the expeditious conduct of business.

11. Other discussion items not requiring action by the Zoning Commission may be presented at a meeting and placed on the agenda under "New Business" by the Chair with a unanimous vote of the Zoning Commission members present.

12. Any person wishing to introduce written materials at the public hearing or meeting shall hand the materials to the Secretary for proper recording and distribution to the Chair and Zoning Commission. For this information to be introduced and recorded, there must be at a minimum twelve (12) copies of each document to be introduced.

13. The Zoning Commission shall review the draft minutes of their meetings as prepared by the Secretary and approve or amend said minutes as is necessary to accurately reflect the actions described. Upon adoption, these minutes become a part of the public record. When Zoning Commission meetings are audio and/or video recorded, said recordings shall become a part of the minutes reflecting Zoning Commission action.

I. Parliamentary Rules


2. A Parliamentarian shall be appointed by the Chair.

3. The Chair shall be familiar with the contents of the manual and may consult with the Parliamentarian of the Zoning Commission and to answer parliamentary inquiries directed to the Chair.

J. Voting

1. In the event of a conflict of interest that does not require a resignation in accordance with the State of Louisiana Code of Government Ethics, LA RS Title 42, Chapter 15, 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.

2. Voting by proxy will not be allowed.

K. General Rules of Public Participation

1. 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 that they represent.

2. Prior to the introduction of agenda items, the Chair 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 Commission.

3. The following order of presentation will normally be observed at public hearings after the introduction of an agenda item by the Chair.

   a. Presentation of staff report and recommendations
   b. Comments by applicant and proponents (maximum ten minutes)
   c. Comments by opponents and interested citizens (maximum ten minutes)
   d. Additional comments by applicant and proponents (maximum five minutes)
   e. Additional comments by opponents (maximum five minutes)
   f. Hearing closed
   g. Zoning Commission questions, discussion, consideration and action, if necessary.

4. The Zoning Commission 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 be accorded the opportunity to be heard once for a period of no more than two minutes at the discretion of the Chair.

5. Written comments, documents, photographs, plans, drawings, reports, petitions, letters and written argument and questions are encouraged to be submitted to the Zoning Commission at or prior to the hearing by delivery to the Secretary.

6. Members of the audience at public hearings and meetings shall observe the following rules of conduct and decorum while the meeting is in progress:

   a. Refrain from talking to other members of the audience in a loud or otherwise disruptive manner.
   b. Refrain from initiating private conversations with Zoning Commission members, staff or legal counsel.
   c. Refrain from approaching the podium unless invited to do so by the Chair.
   d. Refrain from engaging in any behavior that is not in keeping with proper and courteous conduct.
   e. Refrain from cheers, jeers, applause, or any expressions of approval or disapproval of comments made by any speakers or any actions taken by the Zoning Commission.
   f. Refrain from discussing matters not on the published agenda, unless the proper procedures have been followed in
adding the item to the agenda.

g. Refrain from bringing any objects into the building and auditorium where the zoning meeting is to take place in a manner disruptive to the meeting.

7. The Chair shall take whatever action is necessary to ensure that these rules are observed and the meeting proceeds in an orderly fashion.

L. Seminars and Retreats

1. From time to time the 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 Zoning 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 topic.
4. The Zoning staff and/or guest presenters shall moderate the discussions and observe the following order of presentation:
   a. Presentation of study item
   b. Discussion interaction between the Zoning Commission members
   c. Public input (if scheduled as part of the seminar)
   d. Concluding remarks
5. No official action shall be taken by the Zoning 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.

M. Committees

1. In fulfilling its various charges, the Zoning Commission may utilize committees at its discretion.
2. The Commission may appoint committees, comprised of no more than five (5) Zoning 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 Zoning Commission, but instead may make recommendations for action by the Zoning Commission. Committees shall not publicly advocate or promote committee recommendations as an official position of the Zoning Commission, unless the Zoning 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 and these Rules of Policy and Procedure.
7. Following the first hearing on a matter before the Zoning Commission, a "community meeting" may be called by the Chair and have up to five (5) Zoning 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 Zoning Commission only, and shall not be considered a committee of the Zoning Commission.

N. Executive Session

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

O. Rules of Conduct for Zoning Commissioners

1. Each member of the Commission shall abide by the State of Louisiana Code of Government Ethics, LA RS Title 42, Chapter 15, as amended. Each member shall certify in writing that they have read and understand 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 Zoning Commissioner. Each member is responsible to register and participate in at least one (1) hour of ethics training annually through the LBGE website at http://ethics.la.gov/SeminarRegistration/. Should a Zoning Commissioner not complete the ethics training in any calendar year, that Zoning Commissioner will not take part in Zoning Commission functions until the ethics training requirement has been met.
2. A Zoning Commission member shall not meet or communicate in any fashion with any applicant, proponent, opponent or other interested party, excepting members of the Parish Administration, Parish Council and/or the Zoning Commission staff, to discuss any matter before the Zoning Commission prior to a legal public hearing on that matter. When more than six (6) months have elapsed since the last public hearing on a matter, no commissioner shall meet or communicate in any fashion with any applicant, proponent, opponent or other interested party until a new legal hearing is again held on that
matter. Violation of this section may be cause for dismissal of the offending Zoning Commission member.

3. Each member may visit the site in question, but may not have discussions concerning the site or project with any interested party prior to the legal hearing, except as outlined in 2 above.

4. Following the initial required public hearing, the Zoning Commission may form a Committee for the expressed purpose of attempting to better understand the issues raised in the review of the Application, in accordance with M. Committees.

5. Zoning Commission members shall not in any way pledge himself or herself to any party on a matter before the Zoning Commission, prior to the legal public hearing.

6. Any Zoning Commission member who has knowledge of the fact that he/she will not be able to attend a scheduled meeting or hearing, shall notify the Secretary at the earliest possible opportunity, and in any event before 4:00 P.M. on the day of the meeting.

7. Once a meeting is called to order by the Chair, the Zoning 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 Zoning Commission.

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

9. The Zoning Commission may request information or specific actions from the Secretary and such requests will be reflected in the minutes.

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

P. Representation

1. The Chair shall serve as the official spokesman and representative of the Zoning Commission in all matters that have been acted upon by the Zoning Commission. The Chair may appoint a member of the Commission to serve as spokesperson or representative. Any member who officially represents or speaks for the Zoning Commission shall report to the Zoning 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 as described above, the Secretary shall act on behalf of the Zoning Commission before the Parish Council and shall inform the Parish Council of all final decisions and recommendations, along with supporting records and documentation, rendered by the Zoning Commission.

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

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

Q. Violation of Rules

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

R. Rules of Policy and Procedure Amendments

All Zoning Commission Rules of Policy and Procedure are established by ordinance and may only be amended by the Parish Council according to the following applicable procedures:

1. Proposed amendments may be initiated by any member of the Zoning Commission who shall file a written copy of the proposal with the Secretary.

2. The Secretary shall place the proposed amendment on the Zoning Commission agenda for the next available public meeting.

3. The Commission shall review the proposed amendment, comments from the public, and recommendations from the Secretary and Legal Counsel prior to taking a vote. A two-thirds (⅔) vote of the Zoning Commission as a whole (8 votes) is required to recommend an amendment to these rules.

4. If approved, the Secretary shall forward the amendment to the Parish Council for consideration of an amending ordinance.

(Ord. No. 04-0881, adopted 05/06/2004; amended by Ord. No. 15-3399, adopted 10/1/2015)
2.05. Board of Adjustments

A. Creation of Board

1. There is herewith recreated and reestablished a Board of Adjustments for St. Tammany Parish pursuant to the authority granted in Act 518 of 1954.

2. The Board of Adjustments shall consist of five (5) members who shall be freeholders and qualified voters. The membership of the first board shall serve respectively, one (1) for one (1) year, one (1) for two (2) years, one for three (3) years, and one (1) for four (4) years, and one (1) for five (5) years.

3. Thereafter, members shall be appointed for terms of five (5) years each. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.

4. All appointments shall be made by Resolution of the Parish Council.

5. All members shall be removable for cause by the appointing authority upon written charges and after public hearings; provided, however, that any member who shall be absent for three (3) consecutive meetings, regardless of cause, shall be deemed to have removed himself or herself 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 Chair from its membership. The Chair shall serve for one (1) year.

7. The Board shall adopt rules in accordance with provisions of any ordinance adopted pursuant to this Act. Meetings of the Board shall be held at the call of the Chair and at such other times as the Board may determine. Such Chair, or in his absence the Acting Chair, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board 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 in the office of the Board and shall be public record. All testimony, objections thereto and rulings thereon, shall be taken down by a reporter employed by the Board for the purpose. Appeals to the Board of Adjustments may be taken 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.

8. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the Department from whom the appeal is taken a notice of appeal specifying the grounds thereof. 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.

9. 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 Adjustments 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 Adjustments or by a court of record on application or notice to the Officer from whom the appeal is taken and on due cause shown. The Board of Adjustments shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the interested parties, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney.

B. Powers of the Board

1. The Board of Adjustments shall have the following powers:
   a. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Department of Planning and Development or Department of Inspections and Enforcement with regard to the Building Code interpretations and/or this Development Code and/or in the enforcement of Act 518 of 1954 of the Louisiana Legislature or of any ordinance adopted pursuant thereto.
   b. To hear and decide all matters referred to it or upon which it is required to pass under such ordinance.
   c. In passing upon appeals, where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of such ordinance, to vary or modify the application of any of the regulations or provisions of such ordinance 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.

2. In exercising the above mentioned powers such Board may, in conformity with the provisions of this act, 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.

C. Voting

The concurring vote of four (4) members of the board shall be necessary to reverse any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under any such ordinance, or to effect any variation in such ordinance.
D. Secretary

The Board shall have the power and authority to appoint a secretary who shall not necessarily be a member of the Board, in which event the salary of such secretary shall be fixed by the Board. It shall be the duty of the secretary to keep a true and correct record of all proceedings at such meetings, both general and special of said Board, in a book or books, to be kept specifically for that purpose. Certified copies of the minutes of all such proceedings shall be furnished to the chairman of the Planning Commission.

E. Appeals from a Decision of the Board of Adjustments

Any person or persons jointly or severally aggrieved by any decision of the Board of Adjustments, or any officer, department, board or bureau of the said 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. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the office of the Board. Upon the presentation of such petition, the court may allow a writ of certiorari directed to the Board of Adjustments to review such decision of the Board of Adjustments and shall prescribe therein the time within which a return less than ten (10) 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 Adjustments 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.
2.06. Development Review Committee

A. Role
The role of the Development Review Committee is to utilize the expertise of various Parish departments to review submittals to ensure that Parish regulations are met and to provide a recommendation for either approval or denial in a written report to the ultimate decision-maker.

B. Authority
The Director of Planning and Development shall be responsible for establishing meeting times, determining when the STP-DRC has finished review of a submittal, and coordinating the STP-DRC’s written report.

C. Members
The STP-DRC members shall consist of at least one representative from the following Parish departments, as appointed by the Parish President.

1. Department of Planning and Development
2. Department of Public Works
3. Department of Environmental Services
4. Parish Engineer

D. Advisory Members

1. Address Coordinator
2. Water Provider
3. Sewer Provider
4. Gas Provider
5. Telephone Provider
6. Cable Provider
7. Electrical Provider
8. Fire District
9. Any other department or appointee per the Parish President’s discretion.
2.07. Parish/Municipal Infrastructure Interface

A. Growth Management/Annexation Agreements

In accordance with 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, St. Tammany 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 and 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, and
4. Sewer standards.

C. 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, and
2. The adoption of a resolution by the Parish Council recognizing said municipal legislation.

(Ord. No. 03-0802, adopted 12/04/2003)

D. Operating Agreements between Parish and Municipalities

Act No. 159 of the First Extraordinary Session of the 2002 Louisiana Legislature amended and reenacted LA RS 33:171 et seq. and provided relative to municipal annexation procedures and the use of operating agreements between certain municipalities and certain parishes.
2.08.  Waterway Safety Committee

A. Creation and Purpose

The St. Tammany Parish Waterway Safety Committee was created for the purpose of reviewing and issuing recommendations to the parish governing authority on matters relative to traffic and general safety on the waterways of St. Tammany.

(Reso. P.J.S. No. 98-8756, adopted 07/23/98)

B. Members

Members of the Committee shall consist of representatives from the St. Tammany Parish Sheriff’s Office, Louisiana Department of Wildlife and Fisheries, waterway user groups and waterfront homeowners groups.

C. Board of Commissioners

The Board shall be comprised of seven (7) members that are residents of and domiciled within St. Tammany Parish. The Office of the Parish Sheriff shall nominate and exclusively appoint one (1) person domiciled within the parish. The Louisiana Department of Wildlife and Fisheries shall nominate and exclusively appoint one (1) person domiciled within the parish. The Parish Council shall have the authority to nominate and appoint four (4) members. There shall be one (1) member nominated and appointed by the Parish President.

(Ord. No. 00-0157, adopted 06/01/2000, amended by Ord. No. 03-0694, adopted 06/05/2003)

2.09.  Drainage Commission

This Commission shall be comprised of nine (9) members with appointments parish wide. There shall be seven (7) members nominated and appointed by the Parish Council. There shall be two (2) members nominated and appointed by the Parish President. The President shall select his appointments from substantially different geographic areas of the Parish, for example, east-west, north-south, rural-non-rural.

(Ord. No. 00-0157, adopted 06/01/2000)
Section 3. Building Code

3.01. General

A. State Uniform Construction Code

1. The Parish has adopted the Louisiana State Uniform Construction Code, which is provided for in LA RS 40:1730.21 through 40:1730.40.

2. Any code or appendix set forth heretofore may be cited individually or collectively as “this Code.” Inspections conducted by St. Tammany 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 St. Tammany Parish Council.

B. Effect of Enactment

Enactment of this Section provides the following:

1. Compliance with State law;
2. A comprehensive document to serve as a handbook for the Department of Planning and Development and the Department of Inspections and Enforcement;
3. Expands inspections throughout the entire unincorporated area of St. Tammany Parish;
4. More stringent building standards for flood and wind resistance;
5. Meets demands of insurance companies and lenders; and
6. Allows for adoption of new codes approximately every three (3) years.

(Ord. No. 06-1250, adopted 02/02/2006)

3.02. Moratoriums

A. Declared Only by Ordinance

No building moratorium or cessation of construction and/or the ceasing and desisting of the issuance of building permits of a general nature in any portion of the unincorporated limits of the Parish shall be declared or mandated except by Ordinance of the governing body of St. Tammany Parish. “General nature” is defined as more than one such structure and/or applicable to a defined portion or area within the unincorporated limits of the Parish that encompasses more than one such structure.

(Ord. No. 84-119, adopted 06/21/84)

B. Required Time Between Introduction and Adoption of Ordinance

A minimum lay-over period of twenty-six (26) calendar days is required between the date and time of the introduction of the Ordinance and the time of its adoption.

(Ord. No. 84-119, adopted 06/21/84; amended by Ord. C.S. No. 03-0667, adopted 05/01/2003)

C. Individual Building Permit, Land Use, Enforcement

Nothing herein shall be construed to repeal or abrogate the administrative procedures and functions of building permit consideration or issuance by any proper agency or department of the Parish for an individual building permit or land use; nor are the rights, powers, duties and functions of enforcement under the existing Ordinance for building violations in any way repealed, abrogated or curtailed.

(Ord. No. 84-119, adopted 06/21/84)

D. Emergency Ordinances

1. Nothing herein shall be construed to preclude the Parish Council, should it determine that same is necessary under its police power because of imminent danger to health, safety or welfare, to impose by Emergency Ordinance a Moratorium against the issuance of building permits in a specified and clearly defined area of the Parish; provided that said Emergency Ordinance shall be adopted by a simple majority of the membership of the Parish Council or its successor in office; and provided further that said Emergency Ordinance shall remain valid, binding and enforceable for a period of time not to exceed thirty (30) calendar days from the date of its adoption, or for such lesser time as may be imposed in the Ordinance.

2. Thereafter, the Moratorium may be reimposed on a greater or more restricted specific defined area for successive periods of thirty (30) calendar days by the adoption of successive Emergency Ordinances.

3. Alternatively and including during any thirty (30) day period of an Emergency Ordinance, a regular Ordinance may be introduced and thereafter adopted in due course imposing the Moratorium as hereinabove recited for such time as the Parish Council may determine to be feasible and proper as is hereinabove recited.

(Ord. No. 84-119, adopted 06/21/84)
E. Vacation

A Moratorium as herein imposed may be vacated, in whole or in part, either by Resolution or Ordinance of the governing body.

(Ord. No. 84-119, adopted 06/21/84)

F. Parish-Wide Emergencies

This Section shall not be applicable in the event of a bona fide Parish-wide emergency.

(Ord. No. 84-119, adopted 06/21/84)

G. Judicial Relief Not Denied

Nothing herein shall be construed as to deny any person judicial relief if said person feels aggrieved thereby.

(Ord. No. 84-119, adopted 06/21/84)
3.03. Administration

A. Title and Scope

1. Title

These regulations shall constitute and be known and cited as the “Building Code of St. Tammany Parish”, hereinafter referred to as, “this Code”.

2. Purpose

The administration and enforcement of any construction that occurs, or that 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 of the of St. Tammany Parish Code of Ordinances to wit:

a. The Louisiana State Uniform Construction Code, which is provided for in LA RS 40:1730.21 through 40:1730.40, and which may be amended from time to time.

b. Any code or appendix set forth heretofore may be cited individually or collectively as "this Code”. Inspections conducted by St. Tammany 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 St. Tammany Parish Council.

3. Intent

The purpose of this Code 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.

4. Permitting and Inspection

The inspection or permitting of any building, structure, service system or plan by the Parish of St. Tammany, under the requirement of this Code 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 of St. Tammany, 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 after such inspection or permitting. Nothing contained in this Code 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 of St. Tammany, or any agent or employee thereof incur, or held assume any liability by reason or in consequence or any things done or acts performed pursuant to any provisions of the adopted codes.

B. Applicability

1. General

Where, in any specific case, different sections of this Code 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.

2. Other Laws

The provisions of this Code shall not be deemed to nullify any provisions of local, state or federal law.

3. 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 this Code.

4. Referenced Codes and Standards

The codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this Code shall apply.

5. Partial Invalidity

In the event any part or provision of this Code 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.
C. Departmental Responsibility

1. General

Building Permits shall be jointly administered by the Department of Planning and Development and the Department of Inspections and Enforcement. The Department of Planning and Development shall have the primary responsibility for administrative processing and issuance of building permits. The Department of Inspections and Enforcement shall have the primary responsibility of inspecting and certifying that structures are constructed in accordance with applicable building code. The Director of Planning and Development and the Director of Inspections and Enforcement, hereinafter known as the “Director(s)” are responsible for the administration and enforcement of this Code. The Director(s) is hereby authorized and directed to enforce the provisions of this Code.

D. Duties and Powers of the Director(s)

1. General

The Director(s) shall have the authority to render interpretations of this Code and to adopt policies and procedures to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this Code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this Code.

2. Employees

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the Director(s) shall have the authority to appoint a deputy Director, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the Director(s).

3. Records

The Director(s) shall keep, or cause to be kept, a record of the business of the department in accordance with the public record law of the State of Louisiana. The Director(s) shall keep, or cause to be kept, records of the department in accordance with the Public Records Laws of the State of Louisiana (LA RS 44:1 – LA RS 44:67.2).

4. Applications and Permits

The Director(s), or designee, shall receive application, review construction documents and issue permits for the erection, 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 this Code.

5. Notices and Orders

The Director(s) shall issue all necessary notices or orders to ensure compliance with this Code.

6. Inspections and Interpretations

The Director(s) shall make or cause to be made all of the required inspections and interpretations. The Director(s) shall have the authority to accept reports of inspection and interpretations by approved agencies or individuals. Reports of such inspections and interpretations shall be in writing and be certified by an officer of such approved agency or by the responsible individual. The Director(s) 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.

7. Identification

The Director(s) shall carry proper identification when inspecting structures or premises in the performance of duties under this Code.

8. Right of Entry

Where it is necessary to make an inspection to enforce the provisions of this Code, or where the Director(s) has reasonable cause to believe that there exists in a structure or upon a premises a condition that is contrary to or in violation of this Code that makes the structure or premises unsafe, dangerous or hazardous, the Director(s) is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, 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(s) 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 by law to secure entry.

9. Liability

The Director(s), Members of the Board of Adjustments 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 this Code 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 this code shall be defended by legal counsel appointed by Parish government until the final termination of the proceedings.
Director(s) or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code.

10. Stop Work Orders

Upon notice from the Director(s), 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 this Code 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(s) shall not be required to give a written notice prior to stopping the work.

11. Revocation of Permits

The Director(s) may revoke a permit or approval issued under the provisions of this Code if there has been any false statement or misrepresentation or upon failure to execute said work in accordance with said application, plans or specifications or that has been issued in violation of the Zoning or Building Code.

12. Approved Materials and Equipment

Materials, equipment and devices approved by the Director(s) shall be constructed and installed in accordance with such approval.

13. Requirements Not Covered by Code

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 this Code, shall be determined by the Director(s). Wherever there are practical difficulties involved in carrying out the provisions of this Code, the Director(s) shall have the authority to grant modifications for individual cases, upon application of the owner or owner’s representative, provided the Director(s) shall first find that special individual reason makes the strict letter of this Code impracticable and the modification is in compliance with the intent and purpose of this Code 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(s) shall be in writing. The details of action granting modifications shall be recorded and entered in the permanent records of the Department(s).

14. Tests

Whenever there is insufficient evidence of compliance with the provisions of this Code, or evidence that a material or method does not conform to the requirements of this Code, or to substantiate claims for alternative materials or methods, the Director(s) 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 this Code or by other recognized and accepted test standards. In absence of recognized and acceptable test methods, the Director(s) shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Director(s) for the period required for retention of public records.

E. Permits

1. 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 this Code, or cause any such work to be done, shall first make application to the Department of Planning and Development and obtain the required permit.

2. Work Exempt from Permit

a. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

   i. Building

      (a) One story detached accessory structures, accessory to one and two family dwellings, used as tool, storage sheds, playhouses and similar uses provided the floor area does not exceed two hundred (200) square feet.

      (b) Fences not over seven (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 one and two family dwellings.

      (f) Movable cases, counters and partitions not over five (5) feet and nine (9) inches tall.

      (g) Oil derricks.

      (h) Water tanks supported directly upon grade if the capacity does not exceed five thousand (5,000) gallons and the ratio of height to diameter or width does not exceed two-to-one (2:1).
(i) Prefabricated swimming pools accessory to single family dwellings that are less than twenty-four (24) inches deep.

(j) Window awnings supported by an exterior wall that do not project more than fifty-four (54) inches from the exterior wall and do not require additional support.

ii. 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 this code 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.

iii. 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 this code,

(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 ten (10) pounds or less of refrigerant or that are actuated by motors of one (1) horsepower or less, and

(h) Residential portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

iv. 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 this Code.

(b) The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, if such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

b. Emergency Repairs

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within twenty-four (24) hours/next working business day of the repair to the Director(s).

c. Repairs Application

i. Notice to the Director(s) is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

ii. “Ordinary repairs” shall not include the following:

(a) Cutting away of any wall, partition or portion thereof;

(b) Removal or cutting of any structural beam or load bearing support;

(c) Removal or change of any required means or egress;

(d) Rearrangement of parts of a structure affecting the egress requirements;

(e) 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

(f) Other work affecting public health or general safety.

3. Application for Permit

a. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Department of Planning and Development for that purpose. Application requirements and forms are provided in the Administrative Manual.
b. Action on Application

The Director(s) 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(s) shall reject such application in writing, stating the reasons therefor. If the Director(s) is satisfied that the proposed work conforms to the requirements of this Code and laws and ordinances applicable thereto, the Director(s) shall issue a permit as soon as possible.

c. Time Limitation of Application

An application for a permit for any proposed work shall be deemed to have been abandoned ninety (90) calendar 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(s) is authorized to grant one or more extensions of time for additional periods not exceeding ninety (90) calendar days each. The extension shall be requested in writing and justifiable cause demonstrated.

4. 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 this Code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel provisions of this Code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Director(s) from requiring the correction for errors in the construction documents and other data. The Director(s) is also authorized to prevent occupancy or use of a structure where a violation of this Code or of any other ordinances of this jurisdiction.

5. Expiration

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within one hundred and eighty (180) calendar days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one hundred and eighty (180) calendar days after the time the work is commenced or is not completed within two (2) years of the issuance of the permit. A new permit shall be applied for, and work cannot commence again until the new permit has been issued. The Director(s) is authorized to grant, in writing, one or more extensions of time, for periods not more than ninety (90) calendar days each. The extension shall be requested in writing and justifiable cause demonstrated.

6. Suspension or Revocation

The Director(s) is authorized to suspend or revoke a permit issued under the provisions of this code 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 this Code.

7. 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(s). It shall be placed in a conspicuous manner, as to be seen from the road, and made available to the Director(s) or a duly authorized person.

8. 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 this Code is applicable, to comply with this Code.

9. Contractor’s Responsibility

It shall be the duty or 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 that the applicable governing authority may have adopted.

F. Submittal Documents

A list of required documents is provided in the Administrative Manual.

1. Examination of Documents

The Director(s) shall examine or cause to be examined construction documents for code compliance.

a. Approval of Construction Documents

When the Director(s) issues a permit, the construction documents shall be approved, in writing or by stamp. One set of construction documents so reviewed shall be retained by the Director(s). The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Director(s) or a duly authorized person.

b. Previous Approvals

This Code 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 one hundred and eighty (180) calendar days after the effective date of this Code and has not been abandoned.

c. Amended Construction Documents

Work shall be performed in accordance with the approved 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.

d. Phased Approval

The Director(s) 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 this Code. 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.

2. Retention of Construction Documents

One set of approved construction documents shall be retained by the Director(s) for a period of not less than one hundred and eighty (180) calendar days from the date of completion of the permitted work, or as required by state or local laws.

G. Building Permit Fees

1. Payment of Fees

A permit shall not be valid until the 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.

2. 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(s), 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(s).

3. 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(s), 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(s). Final building permit valuation shall be set by the Director(s).

4. 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 one hundred (100) percent of the usual fee that shall be in addition to the required permit fees.

5. 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.

6. Application Fees

Application fees are not refundable.

7. Refunds

Building permit fees, once a permit has been issued, shall not be refunded or transferred.

8. 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 Section 2-009.00 - Parish Fees and Service Charges.
H. Inspections

1. General

   a. Construction or work for which a permit is required shall be subject to inspection by the Director(s) and such construction work shall remain accessible and exposed for inspection purposes until approved. Upon notification from the permit holder or his/her agent, the Director(s) 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/her agent where the construction fails to comply with this Code. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or of other ordinances of St. Tammany Parish. Inspections presuming to give authority to violate or cancel the provisions of this Code 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(s) nor the jurisdiction shall be liable for expense 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(s) 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 this Code.

   c. Approval Required

      Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Director(s). The Director(s), upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed or shall notify the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Director(s).

2. Preliminary Inspection

   Before issuing a permit, the Director(s) is authorized to examine or cause to be examined buildings, structures and sites for which a permit application has been filed.

3. Required Inspections

   The Director, upon notification, shall make or cause to be made the inspections set forth in 4. Drainage Inspections and 5. Building Inspections

4. Drainage Inspections

   a. Preliminary Grade Inspection

      Prior to scheduling a foundation inspection, the preliminary grade inspection shall be made after forms are erected, and prior to plumbing or electrical piping installation. 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. Footings, Piers, and Piling

      The preliminary grade inspection shall occur after site/grade preparation and immediately after installation of piling/pier and prior to any other construction.

   c. Final Grade Inspection

      Final Grade Inspection shall occur after building is complete and ready for final inspection. All fill and grading shall meet appropriate standards. Final ditch grade, swales, and final culvert shall be complete. Culvert verification shall be on file with the Department of Planning and Development. This inspection shall be made prior to scheduling a building final inspection.

5. Building Inspections

   a. Building Foundation Inspection

      Building foundation inspections shall occur after trenches are excavated and forms are erected. This inspection shall be made after the preliminary grade inspection and before pouring any slab, footing or pier.

   b. Building Frame Inspection

      Building framing inspections shall occur after the roof, all framing, fire blocking and bracing is in place. All concealing wiring (electrical rough-in), all pipes (plumbing top out), chimneys, ducts and vents (mechanical rough-in) are to be completed. Do not brick or insulate prior to a framing inspection.

   c. Building Final Inspection

      Building final inspection shall occur after the building is completed and ready for occupancy. Utilities shall be on before scheduling a final building inspection. This inspection shall be made after the final grade inspection.
6. Mechanical
   a. Mechanical Rough-In Inspection
      Mechanical rough-in inspection shall occur after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
   b. Mechanical Final Inspection
      Mechanical final inspection shall occur after the building is complete, the mechanical system is in place and property connected, and the structure is ready for occupancy.

7. Electrical
   a. Electrical Rough-In Inspection
      Electrical rough-in inspection shall occur after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
   b. Electrical Service Inspection
      i. Electrical service inspection shall occur after the rough-in inspections are completed, when building is ready for power. The building must be shock proof.
      ii. Electrical rough-in inspection shall occur after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
   c. Electrical Final Inspection
      Electrical final inspection shall occur after the building is complete, all required electrical fixtures are in place and properly connected and the structure is ready for occupancy.

8. Plumbing
   a. Plumbing Underground Inspection
      Plumbing underground inspection shall occur after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
   b. Plumbing Top Out Inspection
      Plumbing top out inspection shall occur after the roof, framing, fire blocking and bracing is in place and all soil, waste and vent piping is complete, and prior to the installation of wall or ceiling membranes.
   c. Plumbing Final Inspection
      Plumbing final inspection shall occur after all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

9. Gas
   a. Gas Rough-In Inspection
      Gas rough-in inspection shall occur at the same time as the plumbing top out inspection is made. This inspection shall include a pressure test.
   b. Gas Final Inspection
      Gas final inspection shall occur at the same time as plumbing final inspection is made.
c. Minimum Finished Floor Elevations

i. Minimum finished floor elevations for residential structures in flood zone "C" shall be no less than twelve (12) inches above the centerline of street or top of curb fronting the home, whichever is greater. For residential structures located in flood zone "A", the minimum finished floor elevation shall be at the base flood elevation or twelve (12) inches above the centerline of street or top of curb fronting the home, whichever is greater. For residential lots less than ninety (90) feet wide in all flood zones, structures shall be raised if more than twenty-four (24) inches of fill is required to satisfy this ordinance. The Parish Engineer may grant variances for lots less than ninety (90) feet wide in subdivisions with approved fill plans. Fill required for all lots in flood zone "A" or in "critical drainage areas" shall be mitigated in accordance with Section 6. Stormwater Regulations.

ii. When determining the elevation required above, 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. In cases where a lot is at the corner of two (2) 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.

iii. The Director of Planning and Development or Parish Engineer may require the building permit applicant to submit an elevation certificate by a Louisiana Licensed 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, if the requirements set out in sections A and B stated above are not clearly met. Elevations shall be tied to the NAVD88 vertical datum. In such cases, the elevation certificate shall be received by the Director of Planning and Development prior to approval of a preliminary drainage inspection. In cases where a home is raised, the elevation certificate shall be submitted prior to the framing inspection.

iv. The Parish Engineer may grant variances where existing topography makes it impractical to raise structures above the street centerline/top of curb and/or negatively impacts drainage for surrounding lots.

10. Inspections for Structures Located in a Floodplain

a. Lowest Floor Elevations

For construction in areas prone to flooding, upon placement of the lowest floor, including basement and prior to further vertical construction, the Director shall require submission of documentation, prepared and sealed by a Louisiana Licensed Engineer, of the elevation of the lowest floor, including basement. For residential structures located in flood zone "A", the minimum finished floor elevation shall be at base flood elevation or twelve (12) inches above the centerline of the street or top of curb fronting the home, whichever is greater. The centerline of street or top of curb elevation shall be taken where the grade is highest along the front width of the lot. In cases where a lot is at the corner of two (2) streets, the centerline of street or top of curb elevation shall be taken where the grade is the highest along the front and side of the lot adjacent to the corner.

(established by ord. no. 07-1595, adopted 07/05/2007; amended by ord. no. 14-3084, adopted 02/06/2014).

b. Lowest Floor Elevation

The elevation certification, as required in the International Building Code Section 1612.5, shall be submitted to the Director prior to the placing of concrete. The certificate shall be prepared and sealed by a Louisiana Licensed Engineer.

11. 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 this Code and any other laws that are enforced by the Department of Planning and Development.

12. Construction Test Meter

A Construction test meter shall be energized prior to scheduling any building, electrical, mechanical or plumbing final.

13. Inspection Agencies

The Director is authorized to accept reports of approved agencies, provided such agencies satisfy the requirements as to qualifications and reliability.
3.04. Registrations

A. General

1. 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 one hundred and eighty (180) calendar days after such termination.

2. 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 1. 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. It is incumbent upon the subcontractor or contractor to maintain a valid and current registration.

B. Registration Requirements

1. Commercial Builder

Any person may apply for a Commercial Builder’s registration who meets the following requirements:

a. Current State of Louisiana General Contractor’s License (Building Construction)

2. Residential Builder

Any person may apply for a Residential Builder’s registration who meets the following requirements:

a. Current State of Louisiana Residential Building Contractor’s License

3. Electrical

Any person may apply for an electrical registration who meets the following requirements:

a. Current State of Louisiana Electrical License

4. Gas

Any person may apply for a gas registration who meets one of the following requirements:

a. Current St. Tammany Parish Plumbing Registration

b. Current St. Tammany Parish Mechanical Registration

c. Current Louisiana Liquefied Petroleum Gas Commission License

5. Mechanical

Any person may apply for a mechanical registration who meets the following requirements:

a. Current State of Louisiana Mechanical License

6. Plumbing

Any person may apply for a plumbing registration who meets the following requirements:

a. Current State of Louisiana Plumbing License

C. Exceptions

1. Registration Prior to May 21, 1998

Any person having a valid St. Tammany Parish Electrical, Mechanical or Gas Contractor’s registration prior to May 21, 1998 is exempt from the Parish of St. Tammany’s requirements of a Louisiana State License, providing the registration has not lapsed.

2. Home Owners Clause

a. 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 Louisiana Licensed 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 one personal residence in a two (2) year period, the Director(s) shall have the authority waive the registration provisions of this Code.

b. Agricultural Buildings

Agricultural buildings located in appropriately 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 St. Tammany Parish.

3. Owner Acting as Contractor

Owners of property who supervise, superintend, oversee, direct or in any manner assume charge of the construction, alteration, repair, improvement, movement demolition, putting up, tearing down, of their personal residence, 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(s) for a waiver of contractor requirements. Testing shall be required to substantiate the owners’ qualifications to do electrical and mechanical work. The owner shall be required to file for all permits, request all inspections, the work of which shall be in compliance with all the provisions of this Code, inspected and approved in the usual manner.

4. Portable Accessory Structures Under Two Hundred (200) Square Feet

Parish registration is not required for a builder who constructs a residential accessory structure under two hundred (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 this code, 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 St. Tammany Parish

D. Revocation of Parish Registrations

Any St. Tammany Parish registration granted under this section may be suspended or revoked by the Director(s), if the holder or the registration violates any ordinance or law relating to the technical codes or is guilty of construction that 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 ten (10) calendar days to the Board of Adjustments, upon recommendation of the Director(s). All appeals to the Board of Adjustments must be submitted with any fees associated with the appeals filing.
3.05.  Boards
The St. Tammany Parish Board of Adjustments will serve as the Board of Appeal for an appeal of building code interpretations as outlined in the applicable Building Code.

3.06.  Fines
All fines shall be paid in accordance with Section 2-009.00 - Parish Fees and Service Charges.
Section 4.  Roads and Bridges

4.01.  Complete Streets Policy

A.  Policy Statement

1.  St. Tammany Parish recognizes that the full integration of all modes of travel in the design of streets and highways will help increase the capacity and efficiency of the road network, reduce traffic congestion by improving mobility options, reduce greenhouse gas emissions, and improve the general quality of life of all citizens by providing them with additional choices of transportation modes.

2.  The Department of Public Works is designated as the “lead agency” responsible for implementing the Parish Complete Streets Policy.

B.  Scope and Applicability

1.  The Parish Complete Streets Policy shall apply to all phases of design, development, and implementation of all transportation projects within the Parish.

2.  This Complete Streets Policy applies to:

   a.  New streets and major renovations, as determined by the Department of Public Works, and

   b.  All aspects of identified roadway facilities’ construction, reconstruction, operation and maintenance, including planning, design, funding, Right-of-Way acquisition, engineering and construction, as well as the restriping of resurfacing projects on roadways with the capacity to accommodate multiple transportation modes.

3.  This Complete Streets Policy does NOT apply to:

   a.  Resurfacing activities that do not alter the current/existing geometric designs of a roadway or street, where the roadway capacity does not allow restriping to include additional users. However, this exemption does not include the need to improve and maintain crosswalks, or provide signage and signalization as needed.

   b.  Emergency utility repair requiring roadway reconstruction.

C.  Policy Requirements under Complete Streets Policy

1.  Roadway projects shall be designed and planned, to the greatest extent possible, to accommodate all users of the transportation system, including motorists, pedestrians, bicyclists, transit riders, truckers, and emergency responders, while respecting the access needs of adjacent land uses. Special attention in the design and planning of a project shall be given to addressing the needs of people with disabilities and the elderly.

2.  Roadway projects shall make use of best practice design standards, policies, and guidelines while respecting the character of the area within which the project is located and those solutions shall be flexible so that they consider the needs of the users of the corridor.

3.  Roadway construction will incorporate sustainable stormwater management techniques.

4.02.  Naming or Renaming Roads

1.  Street names and name changes in the unincorporated areas of St. Tammany Parish may be initiated through one of the following processes.

   a.  By application of a developer or subdivider to the Planning Commission under the subdivision review process; or

   b.  By submission to the St. Tammany Parish Communications District No. 1 of a request from the Department of Public Works; or

   c.  By a petition to the St. Tammany Parish Communications District No. 1 signed by at least fifty (50) percent plus one (1) of the property owners owning or fronting the public or private street; or

   d.  By request of the St. Tammany Parish Communication District No. 1.

2.  The Director of Public Works shall be allowed to make administrative road name changes to the St. Tammany Parish Road Inventory that only involve correcting a misspelled name or typographical error to conform same with the name reflected on the Parish-wide 911 map.

3.  Street Name Criteria

   All street names shall conform to all policies and rules hereafter established and to the following street name criteria:

   a.  Requests to change the name of a public or private street, road, or thoroughfare shall be considered only in its entire length.

   b.  Street names shall not be duplicated for private or public street Right-of-Way. Spelling differences on similar sounding names do not remedy duplication.
c. Suffixes such as Drive, Road, Parkway, Avenue, Court, Loop, Circle, etc. do not remedy duplication. Directional prefixes and suffixes may be allowed and will remedy duplication, however, such streets must have a common alignment.

d. The St. Tammany Parish Communication District No. 1 will maintain a Parish-wide map of all road names, which shall coordinate with the US Postal Service, City Municipal Address Maps and the St. Tammany Parish Road Inventory (for publicly maintained roads only).

e. Streets or roads may be “offset” or “jog” with the same name provided the “jog” or “offset” is not more than one hundred twenty-five (125) feet from center line to center line.

f. Existing street names must be used in those instances where a new street is a direct extension of an existing street or logical extension thereof.

4. Submission Contents

Submission requirements for street name changes are provided in the Administrative Manual, accompanied by the required filing fee if established in Section 2-009.00 - Parish Fees and Service Charges.

5. Procedure

The following procedure is established for street name changes:

a. Requests and resolutions shall be submitted to the Department of Planning and Development, who shall also verify that street names within subdivisions are in compliance with the above criteria.

b. Requests will be reviewed and forwarded with support documentation, with specific emphasis on whether a conflict exists to the St. Tammany Parish Communication District No. 1 within thirty (30) calendar days.

c. St. Tammany Parish Communication District No. 1 will review the request at its next regular meeting and forward its recommendation to the governing authority for adoption of an ordinance to implement the change.

d. The District shall have the right to recommend the rejection of any name change request that is not in the best interest of providing emergency services to St. Tammany Parish.

e. Upon adoption of the ordinance, all relative maps and data files will be adjusted to reflect same and the Department of Public Works will post signs accordingly on those roads under its jurisdiction.

(Ord. No. 81-264, adopted 09/17/81; Ord. No. 84-105, adopted 05/17/84; Ord. No. 84-210, adopted 09/20/84; amended by Ord. 92-1547, adopted 01/16/92; amended by Ord. No. 98-2893, adopted 06/19/98; amended by Ord. No. 99-3041, adopted 03/19/99; amended by Ord. No. 99-3116, adopted 07/15/99)
4.03. Street Name and Traffic Control Signs

A. Generally
1. 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.
2. All privately maintained traffic controls and signage in Subdivisions, Planned Unit Developments (PUDs), and Traditional Neighborhood Developments (TNDs) receiving final subdivision approval prior to March 1, 2016, are generally exempt from the requirements of these regulations, except when and until the replacement of all traffic controls, signage and mounting poles within the development becomes necessary.
3. All owners of property who wish to develop new Subdivisions, PUDs, and TNDs within St. Tammany Parish shall install uniform street name signs, stop signs, and any other regulatory signage deemed necessary by St. Tammany Parish Government (the “Parish”) in accordance with the following specifications and the most current version 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 specifications shall be followed.

B. Specifications for all Street Name and Traffic Control Signs
1. Material
   b. Privately Maintained - MUTCD Compliant
2. For other specification guidelines, see O. Additional Specifications Reference Guidelines.
3. All mounting poles shall follow standards as specified in M. Mounting Poles.

C. Stop Signs (R1-1)
1. STOP signs shall be an octagon with a white message and border on a red background. The standard size of the sign shall be thirty (30) inches by thirty (30) inches. Where greater emphasis or visibility is required, a larger size sign may be required.
2. 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 eighteen (18) inches by six (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.

D. Street Name Signs (D3-1)
1. Street Name signs should be erected at all street intersections regardless of other route markings that may be present. In business or commercial areas and on principal arteries, Street Name signs should be placed at least on diagonally opposite corners. In residential areas, at least one Street Name sign should be installed at each intersection. Signs naming both streets should be installed at each intersection. They should be mounted with their faces parallel to the streets they name.
2. Street Name signs may also be placed above a regulatory or Stop or Yield sign with no vertical separation.
3. 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.

E. Yield Signs (R1-2)
1. 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. The border band must be five (5) inches for the thirty-six (36) inch sign and six (6) inches for the forty-eight (48) inch sign.
2. 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 ten (10) miles per hour.
3. Yield signs shall be located in the same manner as a Stop sign.

F. Speed Limit Signs (R2-1)
1. 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 five (5) miles per hour.

G. No U-Turn Signs (R3-4)
   1. A No U-Turn sign is intended for use at or between intersections to indicate where U-turns are prohibited.

H. Do Not Enter Signs (R5-1)
   1. To prohibit traffic from entering a restricted road section, Do Not Enter signs should be conspicuously placed in the most appropriate position at the end of a One Way Roadway or Ramp. The signs shall be a thirty (30) inch white square on which is inscribed a twenty-nine (29) inch diameter red circle with a white band five (5) inches in width placed horizontally across the center of the circle.

I. Wrong Way Signs (R5-1a)
   1. Wrong Way signs may be used as a supplement to the Do Not Enter sign.

J. One Way Signs (R6-1 & R6-2)
   1. 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.

K. No Outlet Signs (W14-2)
   1. No Outlet signs are intended for use to warn of a street or road which has no outlet and which terminates in a dead end or cul-de-sac. The color must be a black legend and border on a yellow background. For single-entrance subdivisions, the No Outlet sign is to be placed at the entrance to the subdivision only.

L. End Of Roadway Markers (OM4-1, OM3-L, OM3-R):
   1. 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. Type III Object Markers used on the right side of the end of road shall be right object markers (OM3-R). Type III Object Markers used on the left side of the end of road shall be left object markers (OM3-L). 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 Parish Engineer.

M. Mounting Poles
   The standard mounting pole on street signs maintained by the Parish shall comply with the following:
   1. U-Channel Standard: Hot rolled from high tensile steel galvanized with pre-punched holes three-eights (3/8) of an inch on one (1) inch centers. Height and placement location requirements shall be in accordance with the most current MUTCD guidelines.
   2. Signs with wood or specialty mounting poles will not be accepted into the Parish Road Maintenance System.
   3. Signs with wood borders will not be accepted into the Parish Road Maintenance System.

N. Specialty Street Name Signs, Traffic Control Signs And Mounting Poles
   1. New Subdivisions, Planned Unit Developments (PUDs), and Traditional Neighborhood Developments (TNDs) applying for Preliminary Subdivision Approval after March 1, 2016.
      a. The owner, developer, and/or contractor of a new Subdivision, PUD, or TND 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 these regulations.
         i. A signage plan must be produced as part of the Tentative Plat Review and must be approved by the Department of Planning and Development. The signage plan shall include the GPS location of each Street Name and Traffic Control sign in the subdivision. The developer's Louisiana Licensed Engineer 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 Sections A through M listed above, before being accepted into the Parish Road Maintenance System.
      b. For Subdivisions, PUDs, and TNDs 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 preliminary and final subdivision reviews and must be approved by the Department of Planning and Development, 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 developer's Louisiana Licensed Engineer. The signage plan shall include the GPS location of each Street Name sign or Traffic Control sign in the subdivision.
      c. Any variance from the provisions of these regulations regarding sign size, mounting height or mounting placement must be approved by the Department of Planning and Development and will be granted only in the event that
engineering judgment determines that a variance is warranted.

i. 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 M. Mounting Poles.

ii. The material specification for the blades of the signs must be Type III-high intensity retroreflective, 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 D above.

iii. 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.

iv. All standards set forth in the most current MUTCD and AASHTO Roadside Design Guide must be met per federal Law.

v. The developer, as part of the final subdivision 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 developer'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 in Sections A through M above if the developer 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 in Sections A through M. 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 developer or homeowners association (or other stated owner).

2. Subdivisions, Planned Unit Developments (PUDs), and Traditional Neighborhood Developments (TNDs) having received Final Subdivision Approval prior to March 1, 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 1, 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 Louisiana Licensed Engineer, and shall comply with the provisions of 1.b above.

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 in 1 above.

3. For subdivisions that will privately maintain their 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 developer, home owners association, or other owner for the subdivision as an affirmative obligation of that person or entity.

O. Additional Specifications Reference Guidelines


4.04. Traffic Impact Analysis

A. Purpose and Intent

The purpose and intent of this section are 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 section establish requirements for transportation studies that provide information on traffic projected to be generated by proposed developments. It is the further intent of this section to establish requirements for the identification of any potential traffic operational problems or concerns, as well as potential solutions to such problems or concerns.

B. When Required

1. A Traffic Impact Analysis (TIA) shall be required for all subdivisions or developments when the following project threshold levels are met or exceeded. In the event that alternative threshold levels are specified (i.e., units vs. square footage) the more restrictive shall prevail.

<table>
<thead>
<tr>
<th>Subdivision/Development Type</th>
<th>Threshold</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential</td>
<td>50 Units</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>5 Acres or 50 Units</td>
</tr>
<tr>
<td>Office</td>
<td>3 Acres or 50,000 Square Feet</td>
</tr>
<tr>
<td>Commercial/Institutional</td>
<td>2 Acres or 75,000 Square Feet</td>
</tr>
<tr>
<td>Industrial</td>
<td>8 Acres or 100,000 Square Feet</td>
</tr>
<tr>
<td>Commercial Outlets with Drive-Through Service</td>
<td>No Threshold (Applies to All)</td>
</tr>
</tbody>
</table>

2. If a development does not meet or exceed the threshold level defined above, a TIA may still be deemed necessary by the Parish Engineer under one or more of the following conditions:
   a. There are currently high traffic volumes on surrounding roads that may affect movement to and from the proposed development.
   b. The development will be located in an area that is currently undergoing substantial growth, or
   c. The development will be located in an area that is currently experiencing extreme problems with traffic congestion.

3. Expansion of an existing project may also be subject to a TIA. 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.

4. The Parish has the right in the administrative review process to require mitigation efforts by the applicant. However, a formal TIA may not be required. The applicant shall meet all applicable requirements found in the Parish Code. Additionally, the Parish has the right to request additional improvements or ingress/egress points above the current Parish standards.

C. Procedures

1. If a TIA is required for a project pursuant to the provisions of this section, a Louisiana Licensed Engineer or an AICP certified planner with experience in traffic engineering must prepare the TIA in accordance with these regulations.

2. The applicant shall be responsible for the cost of hiring said Louisiana Licensed Engineer or planner. The TIA shall be submitted at the time of submission of the Technical Plat Review application. In the event that a TIA is required and no subdivision application is required, the TIA shall be submitted at the time of the filing for a building permit.

3. In no instance shall a building permit be issued for a development that is subject to the TIA requirements of this section prior to the submission and approval of the TIA.

4. The following information shall be provided at the time of submission of the Technical Plat Review application or at the time of filing for a building permit:
   a. Existing Average Daily Traffic Counts at all intersections (identified by the Parish Engineer) as well as peak-hour counts (for all turning movements at each intersection). These counts shall be less than one (1) year old. The applicant shall contact the Parish Engineer to check availability of current available counts. If current data is not available, the applicant will be required to perform the counts. Peak hours shall be determined by the Parish Engineer for each project, as peak hours will vary depending on the study area. Traffic Counts will be conducted only during regular school session and not during holidays, half-day closures, or full-day closures scheduled by the St. Tammany Parish School Board.
   b. Projected Average Daily Traffic Counts (and peak hour counts) upon completion of project at same intersections, as well as any proposed site access driveways.
   c. Suggested timing/phasing plans for any proposed traffic signals, and/or proposed changes to existing timing/phasing plans.
d. Any other recommendations or mitigation efforts that are proposed by the applicant.

e. Any additional information deemed necessary by the Parish Engineer.

5. A building permit or work order will not be issued without an approved TIA. Mitigation measures shall be in place prior to issuance of occupancy for building permits or final approval and plat signature for subdivisions. Mitigation shall also be in coordination with the most recent Major Street Plan and the Parish’s Capital Improvement Plan to benefit the area affected. Prior to approval, the developer must verify with the Department of Planning and Development whether a Major Street Plan and the Parish’s Capital Improvement Plan proposed route or improvement will affect the subject property. If so, access through the property along with any Right-of-Way needed shall be provided to the Parish as part of the applicant’s mitigation efforts. The most recent map outlining the Major Street Plan and the Parish’s Capital Improvement Plan is on file with the Department of Planning and Development.

D. Documentation

The TIA report shall contain the study, the data used, the findings, and the recommendations of the study. The TIA shall be prepared and signed by a Louisiana Licensed Engineer or an AICP certified planner with experience in traffic engineering and approved by St. Tammany Parish to be responsible for the supervision of the study and preparation of the TIA. The applicant will be responsible for the cost of the TIA. The TIA will be reviewed by the Parish Engineer. If the Parish Engineer determines that the TIA is inadequate or not in accordance with this section, the applicant shall be required to supplement the TIA to address any deficiencies.

E. TIA Contents and Format

1. The contents of the TIA, as well as the TIA study area, shall vary depending on the site and prevailing conditions. Content requirements, including the study area radius, shall be established by the Parish Engineer prior to the submission of the TIA. 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 Tentative Plat application has been submitted). This information shall be obtained from the Parish Engineer.

2. The TIA shall be prepared in the following format:

   a. Description of Study Area

      This description shall include a site location map specifying the boundary of the study area, count and analysis sites, and roadways that will allow access to the site. The Parish Engineer shall approve the study area prior to the submittal of the TIA. The Parish Engineer shall consider the entire development and planned phasing when scoping the TIA.

   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

      i. Average daily traffic counts shall be current (less than 1 year old). The applicant shall contact the Parish Engineer to obtain current available counts.

      ii. If current data is not available, the applicant will be required to perform the counts in accordance with C.4.a above.

      iii. The Parish Engineer may be contacted for approval of the planned count dates.

   e. Trip Generation Estimates and Design Hour Traffic Volumes

      Traffic volumes expected to be generated by the proposed development shall be estimated using the latest edition of the Institute of Transportation Engineers’ (ITE) Trip Generation manual.

   f. Turn Lane Warrants

      Left and right turn lane warrants for the “pre” and “post A.M. and P.M. traffic conditions shall be provided for all applicable intersections within the scope of the TIA.

   g. 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 impacts. 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.

h. Projected Traffic Volumes
   i. Project generated and distributed traffic shall be estimated for all intersections in the study area, including any proposed site access driveways.
   ii. 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 Parish Engineer. The growth rate percentage to be used for the study area shall also be established by the Parish Engineer.

i. Capacity Analysis
   i. 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 and future conditions, LOS at all study intersections, inclusive of the project driveway(s), shall be calculated for signalized and unsignalized intersections. Again, 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.
   ii. Additionally, volume to capacity (V/C) and average stopped delay must also be presented for both signalized and unsignalized intersections. 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 Build (Total Build Out).

j. Traffic Improvements
   Unsignalized intersections experiencing significant deficiencies (delays) shall be evaluated for potential signalization. Results of these analyses shall be discussed and recommendations presented. Any planned roadway improvements to be completed within the study area shall be identified and discussed.

k. Mitigation Measures
   Mitigation measures shall be provided as part of a TIA. This includes identifying the physical or operational improvement measures necessary to minimize the impact of the project/development on the transportation system. The study area intersections shall be mitigated to operate at or above the “No Build” case, based on the calculated V/C and average stopped delay.

l. Conclusions
   This section of the TIA shall summarize the required improvements and the proposed mitigation measures. This shall include, but not be limited to, the following: existing and future LOS results, recommended roadway improvements, and resultant LOS with proposed improvements in place.

F. Trip Generation Rates
   For the purpose of determining 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 contained in the most recent edition of the Institute of Transportation Engineers’ (ITE) Trip Generation manual.

G. Actions Based on 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”. An applicant, in coordination with the Parish Engineer, may modify the development proposal to minimize the identified traffic-related impacts. Modifications to applications for projects 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 the intersection;
      f. Adding additional intersection through or turn lanes;
g. Installation of a signal; or
h. Any other recommendations by the Parish Engineer upon review and analysis of the TIA.

2. Applicants will be responsible for the cost and implementation of identified improvement(s) which mitigates the traffic impact of their proposed development.

3. If a traffic mitigation is part of an approved TIA, all approved traffic improvements must be implemented prior to receipt of an occupancy or Final Plat approval, whichever is appropriate, unless otherwise provided for as part of the approved TIA and coordinated with St. Tammany Parish. Mitigation shall also be in coordination with the most recent Major Street Plan, and the Parish’s Capital Improvement Plan to benefit the area affected. Prior to approval, the developer must verify with the Department of Planning and Development if proposed route of improvement will affect the subject property access through the property along with any Right-of-Way needed shall be provided to the Parish as part of the applicant’s mitigation efforts. The most recent map outlining the 2025 Master Plan is on file with the Parish Engineer. A copy of the 10-Year Infrastructure Plan can also be obtained from the Parish Engineer.

H. Waiver of/Exemption from TIA Requirements

The Planning Commission may not waive the TIA submittal requirements of this section.
4.05. Corridor Preservation for Future Roadways

A. Major Road Right-of-Way Protection for Future Expansion

1. Right-of-Way shall be dedicated as required by the Major Street Plan.

2. No building, structure or parking area shall be constructed or placed within the protected area established in 1 above.

3. Pursuant to the provisions of LA RS 33:4780.46(3)(b), 9.06.B.2.a, and 2.05.B.1.b of Section 9. Zoning Regulations, the Board of Adjustments shall have the power to hear and decide all matters referred to it or upon which it is required to pass pursuant to ordinance. In accordance with the aforesaid authority, and the authority set forth herein, the Board of Adjustments shall hear and decide any written application filed by a person claiming to be aggrieved by application of the requirements of this ordinance. Upon written application filed with the Department of Planning and Development, setting forth the practical difficulties or unnecessary hardships in meeting the requirements of this ordinance, the Board of Adjustments shall hear and decide whether to vary or modify the application of the requirements of this ordinance.

(Ord. No 10-2244, adopted 04/01/2010; amended by Ord. No. 12-2685, adopted 03/01/2012)
4.06. Roadway Standards

A. Parish Facilities and Standards

All Parish roadways shall have sufficient wearing surface, road base material and sub-grade material and comply with the requirements imposed for the installation and construction of roadways by the Louisiana Department of Transportation and Development (LaDOTD).

B. Minimum Street Paving Design & Construction Criteria

1. All Parish wide streets or roads within new subdivision developments shall be constructed according to the following minimum specifications:
   a. Roadway design and materials shall be in accordance with the latest editions of LaDOTD’s Standard Specifications for Roads and Bridges and Hydraulics Manuals, unless otherwise noted.
   b. Roadway minimum section for lightly traveled subdivision streets shall consist of a six (6) inch thickness of cement concrete over a minimum of twelve (12) inches of A4 or better non-plastic sub-grade or base material, or four (4) inches thick of asphaltic concrete over an eight (8) inch thick compacted base over a minimum of twelve (12) inches of A4 or better non-plastic sub-grade material.
   c. Roadway minimum section for a collector or major arterial shall consist of an eight (8) inch thickness of cement concrete over a minimum of twelve (12) inches of A4 or better non-plastic sub-grade or base material, or five (5) inches thick of asphaltic concrete over a twelve (12) inch compacted base over a minimum of twelve (12) inches of A4 or better non-plastic sub-grade material.
   d. The Parish Engineer can waive any of these requirements or approve alternative sections, whenever calculations by a Louisiana Licensed Engineer, based upon existing soils information supplied by a soils testing laboratory, justify such a change.
   e. It shall be prohibited to place any subsurface drainage or utilities longitudinally under any new street or roadway course.

2. It shall be the responsibility of the owner/developer to enforce these provisions and to monitor all phases of construction. In addition, the developer shall employ an independent testing laboratory to test the roads and/or wearing surfaces composition, compaction, sub-base, suitability and the surfacing thereof for the purposes of determining compliance with the approved specifications.

C. Additional Requirements for Streets

It shall be the responsibility of the developer to select the independent laboratory for testing the wearing surfaces, composition, compaction, sub-base, suitability of the streets within a developer's subdivision. In addition, the developer's Louisiana Licensed Engineer shall coordinate with the Parish Engineer the scope of work required. The developer shall be responsible for the costs incurred for providing the necessary lab testing.

D. Minimum Standards for Street Construction and Improvements

   a. Any subsequent amendments or editions hereto of said specifications shall apply when adopted by the State of Louisiana, Department of Highways.
   b. The improvements must also be constructed in accordance with the approved design of the developer's Louisiana Licensed Engineer.

2. All newly constructed streets in subdivisions shall be constructed to the following minimum standards:
   a. Paving width shall be a minimum of twenty (20) feet wide;
   b. Shoulders shall be a minimum of four (4) feet wide on each side of the paving consisting of an aggregate surface;
   c. Swale ditches, if provided, shall be graded at 3 to 1 slopes; and
   d. The minimum road base design shall include a six (6) inch layer of sand, clay and gravel.

3. If streets are to remain private within a subdivision Final Plat approval may be granted. However, construction standards and surety obligations for said private streets will remain the same as required for publicly dedicated streets.

4. In addition, the developer must clearly note within the final subdivision plat and within the deed restrictions of each title of land sold; that the streets are privately owned and maintained and cannot therefore, be accepted into the Parish Road Maintenance System.
Section 5. Parish Maintenance System

5.01. Parish Road Maintenance System

A. Acceptance of Roads

1. Parish Council Approval Required Prior to Construction of Roads for Public Use

   It shall be unlawful for anyone to commence construction on any road that may be intended for future unrestricted public use without prior approval of the Parish Council.

2. Step 1: Letter of Intent to Dedicate Right-of-Way and Construct Roadways

   A letter must be signed by all of the property owners involved stating their intentions to dedicate Right-of-Way and construct roadways to Parish specifications. The letter shall be addressed and sent to the Parish Engineer and shall affirmatively state the following:

   a. That the Right-of-Way to be dedicated shall be in accordance with the Major Street Plan.

   b. That the Right-of-Way must serve two (2) or more individual legal parcels of land with two or more property owners. A property owner is not served by a road if there are no entrances to his/her property from subject road. An entrance onto the properties must exist and be used on a continuing basis by the property owners.

   c. That applicant agrees to comply with all the Parish, state, and federal laws.

   d. That the roadway will be constructed to the most recent version of the Louisiana Standards Specifications for Roads and Bridges (LSSRB) manual unless otherwise specified by the Parish. The following shall also be included:

      i. U.S. Army Corps of Engineers wetlands approval must be obtained either by a letter from the Corps stating that the Right-of-Way is not subject to jurisdictional wetlands requirements or by the applicant’s submission of an approved Section 404 permit and/or an approved Section 10 permit.


      iii. Documentation for drainage and road design with soil borings must be submitted for review and supplied by a Louisiana Licensed Engineer.

      iv. Must indicate if land clearing is required. If required, all vegetation, tree stumps, and organic matter must be removed from the site.

      v. The applicant shall be required to submit a traffic signage plan for the purpose of providing proper traffic signage. Traffic signage plan specifications shall be in accordance with 4.03. Street Name and Traffic Control Signs, and all signs must be in place prior to obtaining final approval.

      vi. The applicant shall submit a “Naming of Road Form” indicating three (3) choices of road names, approved by the 911 Addressing Office.

3. Step 2: Construction

   a. Upon receipt of the letter of intent and support documentation to the Parish Engineer, same shall be reviewed and if acceptable, a work order will be issued to begin construction.

   b. Responsibility for on-site inspection shall be that of the applicant to retain a Louisiana Licensed Engineer, to provide for on-site inspections and observation during all construction activities, including those contingent herein and drainage. Said engineer shall be responsible for certifying that the construction conforms to the approved design plans and shall provide weekly inspection reports to the Parish Engineer for review and filing. The engineer is to advise the Parish Engineer whenever major phases of the work commence, so that Parish inspectors may observe as necessary.

4. Step 3: Final Acceptance and Warranty Obligation

   a. Upon completion of all construction activities, final inspection, and approval of, the governing authority may require security for the warranty obligation, which shall be in an amount to be fixed by the governing authority based on the recommendation of the Parish Engineer and shall be of a term of not less than two (2) years.

   b. Upon the setting of the warranty obligation by the governing authority, the applicant(s) shall place the security with the Department of Finance.

   c. Security shall be established, utilized, and released in the same manner prescribed by 8.13. Maintenance, Performance, and Warranty Obligations.

   d. In addition to the release requirements set out in 8.13. Maintenance, Performance, and Warranty Obligations, the security will not be released by resolution of the governing authority until the expiration of its term and upon completion of the following:

      i. A notarial act of dedication shall be signed by each person or group of persons who wish to dedicate to the Parish the portion of the Right-of-Way that crosses their property. Said act shall be prepared in a legally binding
format by a notary public and submitted to the Department of Planning and Development.

ii. A title insurance policy in favor of St. Tammany Parish Government on the caption of the property to be dedicated that is submitted to the Department of Planning and Development.

(Ord. 99-3180, adopted 10/21/99)

iii. A survey and proces verbal legal description of the Right-of-Way to be dedicated, prepared by a Louisiana Licensed Surveyor submitted to the Department of Planning and Development.

iv. Joint approval by the Department of Planning and Development and the Department of Public Works.

5. Step 4: Inclusion into Parish Road Maintenance System

a. Upon release of the warranty obligation, the Department of Planning and Development shall verify that said Right-of-Way meets Parish road specifications.

b. The Department of Public Works shall create an ordinance for the governing authority to adopt accepting said Right-of-Way into the Parish Road Maintenance System.

c. Upon the adoption of the ordinance by the governing authority, the Parish shall assume full ownership and responsibility for the Right-of-Way and the applicant(s) shall be released from any further obligations, requirements, or conditions except as regards the security provided.

6. Exemption

Any provision herein may be waived by a two-thirds (⅔) vote of the governing authority if applicant(s) submits documentation adequate to support the request for waiver.

7. Tacit Dedications of Roads/Streets

Tacit dedication is defined in LA RS 48:491 B as, “All roads and streets in this state which have been or hereafter are kept up, maintained, or worked for a period of three years by authority of a parish governing authority within its parish ......shall be public roads or streets, as the case may be, if there is actual or constructive knowledge of such work by adjoining landowners exercising reasonable concern over their property.” As of 1984, the Police Jury has not authorized maintenance on any road not listed in the Parish Road Maintenance System. An Attorney General Opinion given in 1984 states that whether a road is a public road cannot be determined by listing the users.

i. Example: A private drive does not become a public road simply because it is used by mail carriers, school buses, etc. A road becomes eligible when it serves two (2) or more property owners. A property owner is not served by a road if there are no entrances to his/her property from subject road. An entrance onto the properties must exist and be used on a continuing basis by the property owners. No employee of St. Tammany Parish has the authority to maintain any road not currently in the maintenance system.

b. As of June 30, 1989, all roads listed in the Parish Road Maintenance System and listed on the road inventory are designated as Public Roads. Any road petitioned for acceptance after this date, be they expressed or implied (Tacit) dedication, will conform to this Policy.


8. Abandoning, Closing, or Revoking Streets, Roads and Alleys

a. Application Requirements

An application must be filed with the Department of Planning and Development to initiate either the closing, abandonment or revocation of any Parish street, road, or alley. Said application is provided in the Administrative Manual.

b. Public Notice

i. Applications that are received for abandonment, closing, or revocation shall be advertised in summary form in the official Parish journal once a week for three (3) consecutive weeks prior to the meeting of the Planning Commission, declaring that said property may no longer be needed for public purposes.

ii. Public notice sign(s) shall be posted on or in the immediate vicinity of the property proposed for abandonment, closing, or revocation at least ten (10) calendar days prior to the initial hearing date of the Planning Commission. Said sign(s) shall contain an accurate statement of what action is being requested as well as indicate the date, time, and location of the initial public hearing.

c. Ordinance Provisions

i. All streets, roads or alleys declared by the Parish governing authority as abandoned, closed, or revoked shall be procured by separate ordinance.

ii. All transfers of real property disposed of by the Parish shall include a general provision within the ordinance that all mineral rights shall be retained by the Parish, unless otherwise specifically noted within said ordinance by act, agreement or placation.
Article B. Land Development Code 53

The ordinance may include provisions by which the Parish shall retain servitudes or easements for future use relative to utilities and drainage.

The ordinance shall stipulate whether the property was disposed of by a private cash sale or by reversion as prescribed by statutory law.

d. Method of Disposal of Immovable Property

i. Sale Initiation

Subsequent to the Parish Council adopting an ordinance to abandon, close or revocate a street, road, or alley as set forth in c. Ordinance Provisions, the Parish may initiate the sale of said property through procurement of the following:

(a) The Parish shall commission an appraisal of the property to be conducted by a certified appraiser to determine the fair market value of said property. An appraiser shall be chosen by the Director of Planning and Development at the applicant expense. Said applicant shall be required to remit a deposit in accordance with Section 2-009.00 - Parish Fees and Service Charges for the appraisal to be procured.

(b) After the appraisal has been procured and the fair market value of the property determined, the property shall then be offered for sale to the applicant through means of a private cash sale as permitted by statutory law. All sales of disposed property are final and will become effective upon the recordation of the sale and corresponding ordinance adopted by the Parish Council.

(c) The Parish Council President shall have the exclusive authority to execute the sale, transfer, or exchange of any immovable property for fair compensation.

(d) If the applicant decides not to purchase the property, the Parish Council shall rescind their approval for abandonment, closing, or revocation by separate ordinance.

ii. Utility Servitude

All transfers of the real property hereunder, when so ordered, shall reserve a servitude allowing the continued existence, maintenance, and operation of any existing electric, gas, telephone, internet, and/or cable facilities under terms reasonably accepted to such utility(s).

(Ord. No. 94-2025, adopted 07/21/94)

e. Reversionary Rights

Streets, roads, or alleys shall be returned to the applicant free of any encumbrances upon completion of the abandonment, closing, or revocation process if one of the following conditions are applicable:

i. The property has not been in the control of the Parish by either formal or tacit dedication or maintenance for a period of at least ten (10) years; or

ii. The applicant is the original grantor of the property or one (1) of the heirs or legatees of the granted person who granted said property to the Parish for public use.

iii. In the event that paragraph i above is applicable, statutory law requires that property that is revocated shall revert to the present owner or owners of land contiguous thereto, up to the centerline of the property thereof.

f. Fees

Fees shall be required as stated in Section 2-009.00 - Parish Fees and Service Charges.

B. Road Maintenance

Parish funds and personnel shall not be used to construct, acquire, extend, improve, maintain, and/or operate a road, street, and/or bridge, and/or drain or drainage facility that is not a part of the Parish Road Maintenance System or Parish Drainage System without the express written approval of the Director of Public Works and written articulation: (1) of a public purpose for the expenditure that comports with a legal, governmental responsibility of the Parish; (2) that the expenditure is not gratuitous; and (3) of a demonstrable, objective and reasonable expectation of receiving at least equivalent value in exchange for the expenditure.

C. Cutting or Disturbing Road Surfaces

It shall be unlawful to cut or disturb Parish road surfaces for the purpose of laying gas, water, or other pipes, or for any other purpose whatever, without prior approval of the Parish Council.

(Ord. No. 241, Bk. 4, P. 168)

D. Obstruction of Roads and Bridges

1. It shall be unlawful for any person to place, load or unload, pile, or stack, any wood, logs, timber, concrete washout, building debris, fill, gravel, sand, port-o-lets, dumpsters, equipment, fences, plant vegetation, or other obstruction upon the shoulder, ditch, or road or bridge, or any part of the Parish roads or bridges or to obstruct in any other manner any Parish
road, bridge, shoulder, or drainage structure.

2. In addition to any enforcement actions established by this Code, the Parish has the authority to take any administrative action necessary, inclusive of placing holds on building permits and/or inspections, to rectify the violation and obtain restitution for same.

(Ord. of 7/10/1900; Ord. of 12/8/25; amended by Ord. No. 96-2500, adopted 09/19/96; amended by Ord. No. 98-2903, adopted 6/18/98)

E. Mailbox Standards

Mailboxes are permitted within Parish Rights-of-Way, provided that they meet the following specifications:

1. Types of Mailboxes and Installation
   a. Mailboxes must be constructed of sheet metal, plastic or similar weight material, with weight not to exceed eleven (11) lbs.
   b. Newspaper boxes may be mounted below the mailbox, on the side of the mailbox support, or on their own post alongside.
   c. No more than two (2) mailboxes can be mounted on a support structure unless the configuration has met U.S. Department of Transportation crash test standards.
   d. A single four by four (4x4) inch square or four (4) inch diameter wooden post, or light gauge pipe with a strength no greater than two (2) inch standard steel pipe, must be embedded no more than twenty-four (24) inches in the ground.
   e. The mailbox and its support will be considered hazardous to motorists when the support exceeds the described structural limitations.
   f. Any other type mailbox or installation not conforming to these specifications are not approved for placement within Parish Right-of-Way, and therefore exist at the sole liability of the property owner.

2. Placement and Reinstallation
   a. The location and construction of mailboxes shall conform to the guidelines of the U.S. Postal Service. Contact your local Post Office for instructions on mailbox placement or go to “https://www.usps.com/manage/mailboxes.htm”.
   b. Parish is charged with maintaining Parish Rights-of-Way, as such, should damage occur to any non-conforming mailbox (i.e. multiple mailboxes, metal cylinders, structures made of brick, stone or other similar materials) or non-conforming post (i.e. large steel post, railroad ties, telephone poles, etc.) located with Parish Right-of-Way, the Parish shall not be held liable.
   c. Should the Parish cause irreparable damage to any mailbox while performing maintenance activities, the Parish’s total liability assumed shall be: (a) reimbursement of a sum not to exceed $60.00, inclusive of any applicable sales taxes; or (b) replacement with a standard mailbox and pole. *This sum is based on the current prevailing market value of standard mailbox and pole for this area and is only subject to adjustments to reflect annual changes based on the Consumer Price Index for All Urban Consumers (CPI-U) as published by the U.S. Department of Labor, Bureau of Labor Statistics, Washington, D.C.

(Ord. No. 05-1200, adopted 10/06/2005)
5.02. **Parish Drainage System**

A. **Authority Required**

It shall be unlawful for the Parish to perform any activity within any drainage structure that is not a part of the Parish Drainage System unless otherwise authorized by the governing authority.

B. **Acceptance of Private Drainage Structures, excluding subdivisions, into the Parish Drainage System**

1. The Parish Engineer will review any request made for new drainage structures. The Parish Engineer will establish criteria to determine the feasibility of proceeding with the project based upon need, cost, projected benefit and impact to the area. Upon favorable determination of feasibility, the following will be required prior to acceptance by the governing authority:

   a. A notarial act of dedication shall be signed by each person or group of persons who wish to dedicate to the Parish the appropriate Right-of-Way deemed necessary by the Parish Engineer. Said act shall be prepared in a legally binding format by a notary public and submitted to the Parish Engineer.

   b. A tax research certificate, from the Office of the Sheriff of St. Tammany Parish, indicating that all property taxes and assessments against the property to be dedicated have been paid for the three most recent tax years, and clear mortgage and conveyance certificates, from the Office of the Clerk of Court of St. Tammany Parish, indicating that those who propose to dedicate the Right-of-Way are the sole and only owners and that there are not legal or financial encumbrances in the public records that apply to the owners, and by extension their property, or the property itself, must be run on the caption of the Right-of-Way to be dedicated and submitted to the Parish for review.

   c. A survey and written legal description of the Right-of-Way to be dedicated, prepared by a Louisiana Licensed Surveyor, must be provided to the Parish.

2. **Inclusion into the Parish Drainage System**

   a. The Parish Engineer shall inform the Department of Public Works that said Right-of-Way meets Parish Drainage System criteria.

   b. The Department of Public Works shall create an ordinance for the governing authority to adopt accepting said Right-of-Way into the Parish Drainage System.

   c. Upon the adoption of the ordinance by the governing authority, the Parish shall assume full ownership and responsibility for the Right-of-Way.

3. **Construction**

   The Department of Public Works will be responsible for the construction of the drainage structure, based upon the Parish Engineer’s recommendations, and will provide all future maintenance of the structure.

4. **Exemption**

   a. Any provision herein may be waived by a two-thirds (⅔) vote of the governing authority if applicant(s) submits documentation adequate to support the request for waiver.

   b. Servitudes may be accepted in lieu of Right-of-Way if determined by the Parish Engineer to be acceptable.

(C. **Tacit Dedication of Drainage Structures**

A drainage structure shall be added to the Parish Drainage System by ordinance of the governing authority upon certification by the Department of Public Works that same has been maintained by Parish personnel for a period of three (3) years or more prior to 1998, the date of adoption of the original Parish Drainage System.

(C. **Roads and Drainage Security**

A. The Department of Public Works is granted the discretionary authority to require and establish adequate security, as follows, on any project for which it is determined that security is needed to ensure the integrity of the road and/or drainage structure. Security shall be established, utilized, and released in the same manner as per Section 8. Subdivision Regulations.

B. When an active Parish-issued building permit is in place, a hold can be placed on the issuance of the Certificate of Occupancy for said permit if it is determined that an activity performed under same has caused damage to the integrity of the road and/or drainage structure.

C. Any security established under this section shall be released upon satisfactory completion of the project or payment from the responsible party for any damage incurred to the road and/or drainage structure.

(Ord. No. 98-2893, adopted 6/18/98; amended by Ord. No. 14-3149, adopted 06/05/2014)
5.04. Entering the Parish Right-of-Way

A. Use of Parish Rights-of-Way

1. Location/Placement of Public Utilities in Parish Rights-of-Way(s)

Public Utility(ies) seeking to provide and/or expand its utility services in St. Tammany Parish shall enter into a franchise agreement for the use of Parish Rights-of-Way, except where directly prohibited by law and/or except where authorized by another provision of these Ordinances. Should any provision of this Section conflict with a valid franchise agreement between the Public Utility and St. Tammany Parish Government, the franchise agreement shall prevail.

2. Location/Placement of Utilities in Parish Rights-of-Way

   a. Placement

      All utility equipment and collection and/or distribution lines shall be located as detailed in Attachment "A" of Ordinance No. 90-1331. Any deviations/exemptions from the prescribed standards must be disclosed in the application further described in paragraph 4 below and approved prior to construction and/or installation by the Parish Engineer. Exemptions may be allowable for subdivisions of record based on then-current Right-of-Way conditions and as approved by the Parish Engineer or their designee.

   b. Bore and Jack Installation under Parish Roadways

      It shall be unlawful to cut any Parish roadway for the purpose of installing any utility and/or other improvement. When crossing lanes, utilities shall be bored or jacked and installed through a casing in accordance with the most recent version of the Louisiana Standards Specifications for Roads and Bridges (LSSRB) manual unless; provided, however, that if the applicant establishes, to the satisfaction of the Department of Planning and Development, that such method of bore or jack construction/installation is not possible based on the then-current site conditions, the Department of Planning and Development may impose additional performance and warranty obligations and permit the open cut of a Parish roadway.

   c. Trenches

      Trenches shall be backfilled and tamped or compacted with acceptable materials in accordance with the most recent version of the Louisiana Standards Specifications for Roads and Bridges (LSSRB) manual unless otherwise specified by the Parish and shall be maintained as required.

3. Specific Rights-of-Way Considerations

   a. Aerial Utility Lines

      Notwithstanding anything in this Section to the contrary, above ground and/or aerial utility lines are expressly prohibited along the Rights-of-Way of:

      i. Fairway Drive Extension/Judge Tanner Boulevard;
      ii. Emerald Forest Boulevard;
      iii. Falconer Drive Extension; and/or
      iv. Holy Trinity Drive.

   b. Tammany Trace

      i. Presumption of Best Use

      The Tammany Trace corridor was acquired for its best and most necessary use and benefit as a transportation corridor and to preserve that corridor intact for future transportation uses. Those requesting access to/or within the Tammany Trace corridor shall bear the burden of proof relative to the need for such access. The Tammany Trace corridor presently is Railbanked pursuant to 16 U.S.C. § 1247 and is in interim use by St. Tammany Parish as a multiple use transportation and recreation linear corridor.

      ii. Incompatibility

      The Department of Planning and Development shall deny any requests for access which, in its sole discretion, would adversely affect or be incompatible to the Tammany Trace corridor.

      iii. Minimum Requirements for Access to Tammany Trace

      In general, access to/or within the Tammany Trace corridor shall not be granted. Access may only be granted in special circumstances where all of the following minimum requirements are met to the satisfaction of the Department of Planning and Development:

      (a) It is proven that there is an absolute need for the utility facility and/or access;
      (b) It is established and proven that there is no other alternative to the access of the Tammany Trace for such utility facility and/or access;
      (c) It is proven that the utility facility and/or access does not interfere with the present or future use of the
Tammany Trace corridor;

(d) It is proven that all possible planning has been carried out to minimize adverse and harmful effects to the Tammany Trace corridor which would result from such utility facility or access thereto;

(e) For road crossings, excluding individual private driveways accessing one single family residential structure, and/or temporary at-grade crossings allowing access for up to one (1) year until a separate grade structure is constructed:

(i) It is proven that the construction of a service road is not possible to avoid a roadway crossing or intrusion; and

(ii) The proposed roadway crossing or intrusion shall be a separated grade crossing allowing the Tammany Trace to remain at grade.

c. Emerald Forest Boulevard

Any approval or plans for the opening and/or extension of Emerald Forest Boulevard shall include provisions for the installation of street lighting and an eight (8) foot tall wooden fence along the boundary of the Right-of-Way that abuts or is adjacent to the subdivisions known as Crestwood and Tammany Hills.

4. Application

a. All applications for use of Parish Rights-of-Way shall be submitted to the Department of Planning and Development with an application fee established in accordance with Section 2-009.00 – Parish Fees and Service Charges. Said applications are provided in the Administrative Manual.

b. The Parish shall have the right to review, approve and/or reject any application submitted to the Department of Planning and Development.

c. Staff Report; Administrative Approval; Appeals

i. Upon receipt of an application to use the Parish Right-of-Way, the Departments charged with the responsibility of reviewing and evaluating the application shall conduct a site inspection and submit their report and recommendations for inclusion in the Department of Planning and Development Staff Report. The Department of Planning and Development may act upon an application without the benefit of a Planning Commission or Parish Council Hearing.

ii. Any person claiming to be aggrieved by a decision of the Department of Planning and Development may appeal to the Planning Commission, through the Department of Planning and Development, in written form filed within ten (10) calendar days following the Department of Planning and Development decision. The appeal may be heard by the Planning Commission at its next regularly scheduled meeting following the ten (10) day appeal period. The Planning Commission shall have the exclusive right to overturn any Department of Planning and Development decision by a majority vote of the membership of the Planning Commission.

iii. Any person claiming to be aggrieved by a decision of the Planning Commission may appeal to the Parish Council, through the Department of Planning and Development, in written form filed within ten (10) calendar days following the Department of Planning and Development decision. The appeal may be heard by the Parish Council at its next regularly scheduled meeting following the ten (10) day appeal period. The Parish Council shall have the exclusive right to overturn any Planning Commission decision by a majority vote of the membership of the Parish Council.

5. Criteria for Installation of Utilities in Rights-of-Way

The following criteria shall be applicable to the review and approval required by this Section for installation of utilities and/or utility equipment:

a. The extent of the Parish’s Right-of-Way must be of sufficient width behind any existing roadside drainage ditch to allow for the installation of the utility equipment in accordance with the below criteria and in consideration of the relocation requirements of 10. Relocation Required by Road or Drainage Improvements;

b. The installation and placement of the utility equipment shall not obstruct or impede drainage in any roadside ditch or other drainage feature and shall not interfere with the Parish’s maintenance thereof;

c. The installation of utility equipment cannot be made to fit within a Parish Right-of-Way by means of installing a culvert in the roadside drainage ditch and installing the utility over any part of the culvert. Such an installation is strictly prohibited;

d. The installation and placement of the utility structure shall not obstruct the sight line of a vehicle attempting to enter or exit a road from an intersecting road or a private driveway and shall not otherwise interfere with the safe movement of traffic on such road or at such intersection;

e. The installation and placement of the utility equipment shall not obstruct or interfere with the Parish’s maintenance of the Right-of-Way. To ensure that the equipment does not interfere with the Parish’s maintenance of the Right-of-Way, and to mitigate the potential for damage to the utility equipment by Parish maintenance equipment, the following
criteria shall be applicable:

i. Considering such factors as public safety, drainage and Right-of-Way maintenance, the extent of the available Right-of-Way, the necessity for locating the equipment next to an existing utility structure or equipment, and the proximity of a less obtrusive but equally viable alternative site, the utility equipment shall be located at a point on the Right-of-Way nearest to the side lot line of the private property it is located in front of.

ii. Considering such factors as public safety and the extent of the available Right-of-Way in relation to the abutting property line and roadside drainage ditch, a maintenance perimeter of at least thirty (30) inches, but not more than sixty (60) inches, shall be required around the utility equipment’s foundation. The maintenance perimeter may be established as a maintenance free perimeter made of concrete, asphalt, other impervious material or such other material that will inhibit plant growth. Such perimeter must be level with the immediately surrounding surface of the Right-of-Way maintained by the Parish.

iii. When the operation of the utility equipment in the structure that is proposed to be installed necessitates that it be located near another utility structure, the structure to be installed should immediately abut the existing utility structure/equipment and a thirty (30) inch maintenance perimeter provided around both structures as if a single utility structure. If the two structures are separated, an appropriate maintenance perimeter is to be provided around both structures.

f. In lieu of the maintenance free perimeter referred to herein above, a landscaping perimeter may be required upon consideration of the existing landscaping and aesthetics of the surrounding area.

g. Underground Utilities

Any other provision notwithstanding, all new subdivisions, and any “dormant subdivision” or “subdivision of record” where a developer applies for permission to enter the Parish Right-of-Way for the purpose of gaining access to property, must have utilities installed underground and conform to all other requirements of this Section.

i. Waiver of Regulation

In cases where the developer or property owner of record reasonably believes that he cannot comply with the provision requiring the installation of underground utilities, he may make a request in writing to the Director of Planning and Development, stating that the applicant is requesting a waiver of the provision requiring the installation of underground utilities and set forth the specific reasons therefor. The Director of Planning and Development may grant such waiver as deemed proper and impose such additional conditions as deemed necessary by Parish considering the waiver request.

h. Location and Placement

i. Collection and Distribution Lines

Except as otherwise provided below, all public and private utility equipment and collection and/or distribution lines shall be located as detailed in Attachment A of Ordinance No. 90-1331, as well as in accordance with the requirements listed below.

ii. High pressure transmission lines shall be placed at a minimum depth of seventy-two (72) inches below road crown.

iii. All other lines shall be placed at a minimum of thirty-six (36) inches below road crown, or a minimum of twenty-four (24) inches below the ditch bottom, whichever is deeper.

iv. All underground utilities paralleling lanes shall be a minimum of twenty-four (24) inches below the surface or invert of ditch, whichever is deeper.

(a) Exception

Telecommunication and cable television service lines may be buried a minimum of eight (8) inches below the back side of the ditch only. This exception is conditioned upon and shall apply to a utility company only if the Parish receives a Hold Harmless Agreement from that utility company and that same is approved by the Parish Engineer. Said agreement shall hold the Parish, its employees, as well as any person performing work for the Parish, harmless for any damage caused to these lines, as well as, any cost incurred for same.

v. All utilities paralleling lanes shall be placed on the back side of the ditch as shown on Attachment "A" of Ordinance No. 90-1331.

vi. Trenches shall be backfilled and tamped or compacted with acceptable materials in accordance with the most recent version of the Louisiana Standards Specifications for Roads and Bridges (LSSRB) manual unless otherwise specified by the Parish and shall be maintained as required.

vii. Except as otherwise provided herein below, after August 15, 2008, with the exception of utility poles, placement of new above ground utility housing structures larger than three (3) cubic feet is prohibited within the Parish Right-of-Way.

i. Permit for Utility Structures
The applicant shall file an application for utility structures in the Right-of-Way with the Department of Planning and Development. The Department of Planning and Development shall promptly submit a copy thereof for review and recommendations by the Department of Public Works and the Parish Engineer. Application and construction work drawings are also required to be submitted to the Department of Planning and Development for the issuance of a building permit, which may be done at the same time that the below required documents are filed with the Department of Planning and Development. However, a building permit shall not be issued until the application has received administrative approval from each department.

j. Public Notice to Property Owners

The applicant shall provide, and submit acceptable proof of, notice of the proposed installation of the utility equipment to the owner(s) of the property abutting the location of the proposed installation and to the property owners in the immediate vicinity of the proposed location. For purposes of this Section, owners in the immediate vicinity means the owners of the properties within a radius of one hundred and fifty (150) feet of the proposed location of the utility equipment. When the property abutting the location of the proposed installation is located at an intersection, owners in the immediate vicinity shall also mean the owners of the properties at that intersection. For example, the owners of the property located on the four (4) corners, or on the corner(s) and on the opposite sides of the streets.

i. The applicant shall make every reasonable effort to work with the property owners to choose a location for the equipment that will minimize its impact on the surrounding area.

ii. Acceptable Proof of Notice

Except in those cases provided for in iii. Waiver of Notice and Objection, the applicant shall provide a written notice of the proposed installation to the above described property owners via U.S. Mail or commercial delivery. The notice shall, in clear language, inform the owner of the proposed location of the installation and that the owner shall have thirty (30) calendar days from the delivery date of the notice in which to notify the Department of Planning and Development of any objection to the proposed installation. Ownership is to be determined based on the most current listing provided by the St. Tammany Parish Assessor. The notice shall include the following information:

(a) The address and telephone number of the St. Tammany Parish Department of Planning and Development;

(b) A photograph of a prototype of the utility equipment to be installed and a drawing showing the proposed location of the equipment within the Right-of-Way and in relation to the boundary lines of the owner’s property, providing measurements of the distance of the foundation from the back of the ditch along the Right-of-Way, from the edge of the paved or gravel surface of the roadway, from the property line abutting the Right-of-Way, and the nearest side lot line of the property abutting the Right-of-Way.

iii. Waiver of Notice and Objection

In instances where the representatives of the applicant discuss the proposed location of the utility structure with the herein above described property owners, the notice provided for in ii. Acceptable Proof of Notice may be waived. The waiver of notice must identify the owner and his/her property, must identify the location of the proposed utility installation site in relation to the property, and must contain a statement that the owner, having been made aware of all relevant information concerning the proposed installation of the utility structure, has no objection to the utility structure being installed at the proposed site. The waiver of notice must be signed and dated by the property owner.

iv. In cases where the applicant has satisfied all of the other applicable requirements of this Section, and has obtained a signed waiver from each of the owners of the property in the immediate vicinity of the site of the proposed installation, administrative approval shall be granted. In cases where one or more waivers have not been provided, administrative approval may only be granted when proof of written notice and the delivery thereof is provided, and there is no record of an objection being made to the Department of Planning and Development within the thirty (30) day period following delivery of written notice. In all other cases, approval of the Planning Commission must be obtained.


The following criteria shall be applicable to the review and approval required by this Section for the access and/or use of Parish Right-of-Way:

i. Requiring additional Right-of-Way to be dedicated to the Parish or the establishment of servitudes in cases when the Right-of-Way does not meet the current Right-of-Way widths as established in Section 8. Subdivision Regulations, or requiring in cases of limited Right-of-Way widths the provision to allow a one-way access as long as the one-way access provides an entrance and a different exit (terminus) to an approved roadway.

ii. Require a Hold Harmless Agreement and limitations on the utilization of the access by an individual(s) until the time that the access is upgraded to Parish standards and accepted into the Parish Road Maintenance System.

iii. Requirements that will bind the applicant or any assignees to a maintenance obligation of the access until such time as the Parish agrees to accept the portion of the Right-of-Way into the Parish Road Maintenance System, by
execution of Notice of Acknowledgment and Responsibility.

iv. The applicant will be responsible for all expenses regarding improvements, relocation of utilities, engineering services, permits, damage and recordation that may be associated with the Right-of-Way.

v. The Parish Engineer must review and approve a road design and Drainage and Grading Plan prepared by a Louisiana Licensed Engineer. The Parish Engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The road and drainage design must meet the road standards as established under Section 8. Subdivision Regulations.

vi. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a Drainage and Grading Plan that meets the detention requirements of Section 8. Subdivision Regulations. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the "St. Tammany Parish Drainage Impact Fee Ordinance" (Sec. 2-009.00 Part IV (B)(8)) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.

vii. Liability insurance policy included naming of the Parish as an additional insured party.

viii. The establishment of security, when applicable, shall be provided in the same manner as security for performance obligations, in the form of a letter of credit, as per Section 8. Subdivision Regulations. Security shall be established, utilized, and released in the same manner as per 8.13. Maintenance, Performance, and Warranty Obligations.

ix. Applicant and assignees enter into an agreement to delay the hard surfacing requirements for roads to a future date, when applicable, but are bound to meet those requirements either by participating in a front foot assessment or other Parish approved method at an appropriate time when the road may be reasonably allocated to adjoining property owners and/or assignees.

x. Allow the appropriate Parish department to establish a time period for commencement and completion of construction and to delay the issuance of building permits until appropriate letters of credit are accepted.

xi. Any application for the opening and/or extension of any unopened Parish Right-of-Way located within the boundaries of unincorporated St. Tammany Parish shall include provisions for the concurrent installation of central water and community sewerage to the property being accessed provided said property is located within one thousand (1,000) feet of existing central water and community sewerage lines measured along the Parish Right-of-Way.

7. Ongoing Notifications following Entering the Right-of-Way Approval

a. Any party permitted access shall be required to notify the Director of Public Works via email correspondence submitted to pwutilities@stpgov.org forty-eight (48) hours prior to entering any Parish Right-of-Way for the purpose of installing and/or repairing any utility.

b. Written notification shall include but not be limited to the following information:

i. Company name;

ii. Contact person and information for major contractor and sub-contractors (if applicable);

iii. Parish road name;

iv. Location of work;

v. Date work to be done;

vi. Description of work to be done;

vii. Estimated completion date (if requested); and

viii. Acknowledgment of responsibility and liability to repair damage to any Parish Right-of-Way arising during and/or caused by the work performed.

c. Emergency Notification

In the event of any emergency, it shall be the responsibility of the party to notify the Department of Public Works via email correspondence submitted to pwutilities@stpgov.org prior to performing work to remedy such emergency. Within three (3) working days following performing work to remedy such emergency, it shall be the responsibility of the party performing emergency work to notify the Department of Public Works via email correspondence submitted to pwutilities@stpgov.org.

d. Louisiana One Call Notification

It is expressly understood that notification to the Director of Public Works does not relieve the utility company of their obligation to notify Louisiana One Call of any activity within the Rights-of-Way.
8. Post Installation Maintenance of Perimeter

The utility company owning and/or maintaining the utility equipment following the installation of the structure housing the equipment shall be responsible for maintaining the perimeter area that is established around the structure.

a. Where landscaping is installed in the maintenance perimeter, the utility company shall be responsible for maintaining the landscaped perimeter at regular intervals to avoid an overgrowth of weeds or an unsightly and unkempt appearance.

b. The utility company shall provide the name and contact information for the person designated by the utility company to oversee the maintenance of the perimeter areas around the utility structures. The information shall be provided to the Department of Public Works and the utility company shall ensure that the name and contact information is kept current. If a maintenance complaint is received by the utility contact person, either from an employee of the Parish or a resident, the utility contact person shall provide a written disposition of the complaint, within fifteen (15) calendar days, to the complainant and to the office of Code Enforcement.

c. The utility company shall provide to and maintain a Letter of Credit in favor of the Parish with the Department of Finance in the amount of Twenty-Five Thousand Dollars ($25,000.00), to ensure that maintenance is performed as required by this Section. Failure to provide a written disposition in accordance with b above shall constitute authority for the Parish to perform any required maintenance and to recover the costs thereof under the letter of credit provided for such purpose.

d. Should future advances in technology permit the use of utility equipment in a smaller utility cabinet/structure, the larger cabinet/structure shall be replaced with a smaller cabinet/structure whenever the equipment being housed in the larger cabinet/structure is to be replaced with the more advanced equipment that can be housed in a smaller cabinet/structure. If the equipment ceases to be used for the purposes for which it was installed, the equipment and structure, including foundation, shall be promptly removed, and the Right-of-Way restored to the condition of the surrounding area of the Right-of-Way, at the expense of the utility company responsible for its installation or its successor.

9. Herbicides

a. It shall be unlawful for any person, group, company, corporation or organization to apply, use, or incorporate the use of any herbicide, including but not limited to, those registered with and/or approved by the U. S. Environmental Protection Agency or the Louisiana Department of Agriculture and Forestry, for the management, control, eradication or maintenance of weeds, grass, trees, shrubs, foliage, vegetation or other natural growth in any Parish Right-of-Way, Ditch, Servitude, Roadside/Road Shoulder, green area, buffer zone, waterway, or Median/Neutral Ground in the unincorporated areas of St. Tammany Parish.

b. Exemptions

Use of handheld manual pump sprayers, up to a maximum three (3) gallon capacity, are exempt.

10. Relocation Required by Road or Drainage Improvements

When selecting a site for installation of the utility equipment, the utility company should take into consideration the possible need for relocation of the equipment and structure in the event that the Parish undertakes improvements to an existing road or Right-of-Way after installation. In this regard, the structure should be located as near as possible to the boundary line of the Right-of-Way and abutting property. Should an installed structure be determined to interfere with a planned improvement, or would no longer meet the criteria set forth in this Section as a result of the improvements, the utility company responsible for the initial installation, or its successors and assigns, shall be responsible to relocate the utility equipment structure at its expense. The utility company shall be given reasonable notice of the proposed improvement and the required relocation. A minor shifting of a few feet in the location of the structure must be appropriately noted on the originally approved plan and shall require approval of the Department of Public Works.

11. Insurance, Indemnification and Hold Harmless

As applicable, the applicant and/or utility company shall provide the Parish with a written indemnification and hold harmless from and for any responsibility and liability for any claims and/or actions for damages arising out of the installation, maintenance, repair and/or operation of a utility equipment structure provided for in this Section. Notwithstanding the foregoing, the utility company shall not indemnify the Parish for any damages, liability or claims resulting from the
negligence or willful misconduct of the Parish's officers, agents or employees.) Unless self-insured, the utility company shall also provide the Office of Risk Management with proof of current liability insurance, naming the Parish as an additional insured for any liability arising out of the installation of the utility equipment structure.

12. Prior Approval for Exemption

Any deviation/exemption from the prescribed standards contained herein must be approved by the Director of Planning and Development, in consultation with the Director of Public Works and the Parish Engineer, prior to construction and/or installation.

13. Enforcement

It shall be the responsibility of the Department of Public Works to review and inspect the site after completion. In the event that damage is caused to the Right-of-Way through activity of the utility company or their agents, the Department of Public Works shall notify the utility company in writing by certified letter. The cost of repairing the damage shall be the sole responsibility of the utility company. Approval shall be required from the Department of Public Works of all specifications, as well as the contractor who will perform any corrective action required as stated in this Section. This Section does not apply to exceptions listed under 7. Ongoing Notifications.

14. Warranty Required

The security required by this Section shall be a funded Letter of Credit with the Parish listed as beneficiary, as follows:

a. A blanket security of Ten Thousand Dollars ($10,000); or
b. A minimum security per event of Two Thousand Five Hundred Dollars ($2,500).

15. Enforcement of Security

a. In the event a utility company causes damage to Parish property resulting in a contractor having to take corrective action as provided in Paragraph 13, then, at the completion of all such corrective work, the Parish will present the invoice for said corrective work to the responsible utility company, and the utility company shall have thirty (30) days from its receipt to pay said invoice. In the event the utility company fails to pay said invoice within the thirty (30) days, the Parish may, at its option, take any appropriate action call on the security required by this Section. If the damage occurs forty-five (45) days or less from the termination of the security, the Parish may take any reasonable action necessary to protect its interests.

b. In the event that the above security has to be called for any reason a new security will be established, as follows:
   i. The security shall increase in $10,000.00 increments for each occurrence.

(Ord. No. 90-1288, adopted 06/21/90; amended by Ord. No. 90-1331, adopted 09/20/90)

B. Advertising Signage in Parish Rights-of-Way

1. Placement of Advertising Signs in Parish Rights-of-Way

   a. General Prohibition

      The erection, installation, maintaining or otherwise placing or permitting to remain upon any Parish highway, Right-of-Way, including the shoulder, bank, and outer or far side thereof, street, roadway, emergency lane, median, of any commercial advertising sign, snipe sign, poster, marker, placard, notice, light, signal light, warning of direction sign, is prohibited, except insofar as specifically excepted according to provisions made in this ordinance.

   b. Exemptions from General Prohibition

      The above prohibition shall not apply to any of the following:

      i. Signs placed by the Department of Public Works and Department of Planning and Development, or by order of the Parish President or Parish Council to direct, warn, caution or inform the traveling public for the convenience and safety thereof;
      ii. Signs placed by LaDOTD or other state agency for the purpose of informing or warning the public of a regulation made pursuant to law by such agency in keeping with its purposes, the safety, convenience or welfare of the public;
      iii. Signs placed by the authorities of incorporated municipalities within their corporate limits, in those instances where a Parish road crosses or enters a municipal corporation;
      iv. Signs placed by railroad companies at or near railroad crossings, where required or permitted by law.

   c. Procedures for Removal of Structures, Signs, Obstacles, Objects, Deposits/Things within the Right-of-Way

      i. Apparent Value

         (a) When structures, signs, obstacles, etc., are of a permanent nature with significant value, the sign owner will be notified by certified mail to remove it within five (5) calendar days. When items do not have significant value but do retain some apparent value, the owner shall be notified orally to remove it within five (5) calendar days. All signs of significant or apparent value will be marked with a “NOTICE OF VIOLATION” at
the time of owner notification. If the owner is unknown or cannot be found, a NOTICE OF VIOLATION shall be affixed to the object setting forth that it must be removed within five (5) calendar days from the date specified. Failure to remove within the specified period of time serves as forfeiture of all rights thereto and the Parish Government may remove the object for its own use or dispose of it in any way deemed necessary. The owner and any other person responsible therefor remains liable for any damages to the public property or expenditures of public funds resulting from the installation or removal of such items.

(b) If the sign owner cannot be identified, the owner of the subject being advertised shall be deemed the owner of the sign.

ii. No Apparent Value

Structures, signs, obstacles, etc. that have no apparent value will be summarily removed and destroyed or disposed of in the most cost effective manner available. Items in this category are wooden stake signs, small cardboard signs, light paper signs, signs nailed to utility poles, snipe signs, and/or signs deemed to be litter, a traffic hazard or obstacle to Right-of-Way maintenance.

iii. Potential Traffic Hazard or Obstacle to Maintenance

Any structure, sign, headwall, obstacle, object, deposit, or thing that is potentially hazardous or interferes with road or structure maintenance because of its location or type of construction will be removed as provided for in d. Removal and Disposal.

d. Removal and Disposal

Any advertising sign, snipe sign, poster, marker, placard, notice, light, signal light, warning of direction sign, or any other sign as defined in the foregoing sections, considered to be of no apparent value or litter or potential traffic hazard or obstacle to maintenance is subject to immediate removal and disposal by the Department of Planning and Development, Department of Inspections and Enforcement, Department of Environmental Services, Litter Abatement, and/or St. Tammany Parish Constables, as soon as possible after any of those departments and/or officials is made aware of the location of such signs on public property or within the Right-of-Way.

e. Litter Violation

Any violation of the aforementioned Sections shall be considered a violation of the Parish Code of Ordinances and is subject to the civil and criminal procedures provided therein.
Section 6. Stormwater Regulations

6.01. General

A. Purpose
The purpose of these regulations is to ensure the general health, safety, and welfare of the citizens of St. Tammany Parish and protect the quality and quantity of state waters from the potential harm of unmanaged stormwater, including protection from a land disturbing activity causing unreasonable degradation of properties, flood prevention and protection, water quality, stream channels, and other natural resources, and to establish procedures whereby stormwater requirements related to water quality and quantity shall be administered and enforced.

B. Administration
These regulations shall be administered by the Department of Planning and Development with the assistance of the Parish Engineer and any other Parish personnel or agencies that are deemed necessary and qualified by the Parish and/or its regulations.

C. Applicability
The provisions of this Section shall apply to all land and improvements within the unincorporated limits of St. Tammany Parish unless they are expressly exempted herein or by any other applicable law.

D. Exemptions
Exemptions to the requirements for this ordinance and design criteria may only be approved by the Parish Engineer.

E. 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.

F. Stormwater Impacts
1. Proposed developments shall not have an adverse impact on drainage, stormwater runoff, or water quality outside the area of development.
2. Hydrology studies and water quality impact studies, together with any other appropriate studies, shall serve as guides to needed improvements, as determined by the Parish Engineer.
3. Site improvements including but not limited to roads, structures, drainage features, fill, and fences on any lot or parcel of property shall not cause adverse drainage impacts on any upstream, downstream, or adjacent lot or parcel of property. Site improvements shall not impede natural drainage pathways, Parish road or drainage easements, servitudes, or Rights-of-Way.
4. No development may be constructed or maintained so that surface waters from the development are collected and channeled downstream at such locations or at such peak volumes or velocities as to cause degradation, alteration, or damage to adjacent and/or downstream properties.
   a. Proposed development will be assessed by the developer’s Louisiana Licensed Engineer to determine if there are any downstream impacts from increasing flooding or increasing erosion within the downstream channels. When an increase of flow rate and/or volume results from the development, a Louisiana Licensed Engineer shall provide an analysis from the development’s discharge point to the point downstream where there is no evidence of significant impact.
   b. 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 Parish Engineer.
   c. 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.
   e. All drainage Rights-of-Way, servitudes, easements, 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.
   f. All existing watercourses passing through the property of the proposed development shall be improved and/or maintained to accommodate up to the 100-year storm events as determined by the Parish Engineer.
   g. Any proposed alteration or relocation of an existing watercourse or drainage facility may only be approved when the Parish Engineer has determined that any such proposal meets all applicable parish drainage requirements.
   h. The developer’s Louisiana Licensed Engineer shall determine the necessary size of the drainage facilities, assuming
conditions of maximum potential watershed development permitted by these regulations.

6.02. Water Quality

A. General Provisions

1. The purposes and objectives of this section are to establish policies and procedures for the permitting, monitoring, and/or enforcement regarding Illicit Discharge Detection and Elimination, Construction Site Runoff Control, and Post-Construction Runoff Control. In doing so, the provisions will allow the Parish to:

   a. 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.
   b. Manage stormwater impacts at their source and prevent contaminated stormwater and non-stormwater discharges into the MS4, drainage infrastructure, conveyances, and waterways within the Parish.
   c. Provide for proper operations and maintenance of all permanent and non-permanent stormwater management BMPs that are implemented within the Parish.
   d. Provide review procedures and performance standards for stormwater planning and management.
   e. 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.

2. Administration

   a. 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.
   b. The Parish may adopt, by Parish Council action, reasonable stormwater fees for reimbursement of costs related to administration of the stormwater ordinance, 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.

B. Non-Stormwater and Illicit Discharges

1. Prohibited Non-Stormwater Illicit Discharge

   a. General Prohibition

      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.

      i. 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.
      ii. 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.
      iii. 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.
      iv. 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.
      v. 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.
      vi. 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.
      vii. 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.
      viii. 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.
      ix. 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.

x. 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.

2. Specific Prohibitions

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 LPDES or NPDES 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 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.
r. 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.:
i. For uncontaminated discharge that cannot be retained on site for irrigation or other uses, a gradual, metered discharge is required;
ii. Discharge shall be dechlorinated with no detectable concentration of Total Residual Chlorine, prior to discharge;
iii. Discharge shall not drain or back-up onto adjacent properties;
iv. Discharge shall not cause erosion or sediment transport;
v. 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.

C. Allowable Non-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;
b. Discharges from firefighting activities;
c. An uncontaminated discharge of fire protection water;
d. Agricultural stormwater runoff;
e. Potable water sources including dechlorinated water line and fire hydrant flushing;
f. A discharge from lawn watering, or landscape irrigation;
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D. Stormwater Discharges from Construction Activities

1. General Requirements

   a. No development shall degrade water quality, adversely affect the MS4, drainage infrastructure, conveyances, or waterways.

   b. 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 requirements of this Section.

   c. All appropriate Parish permits shall be obtained before the commencement of construction. Permitting requirements that pertain to stormwater plan reviews are outlined in 2 below.

   d. All operators of construction sites shall use appropriate 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 practical.

   e. 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.

2. Permitting Requirements

   No person(s) shall perform any construction within unincorporated St. Tammany Parish without first obtaining the appropriate permits from the Parish. An executed Stormwater Agreement and a Stormwater Site Plan will be required upon building/site work permit application for the project types listed below. Fees associated with the following permitting activities will be in accordance with Section 2-009.00 of the St. Tammany Parish Code of Ordinances.

   a. Applicable Project Types:

      i. New residential and commercial construction;

      ii. New construction of accessory buildings greater than or equal to two hundred (200) square feet in accordance with Section 3, Building Code;

      iii. Site work construction;

      iv. Pool installation;

      v. Pond excavation;

      vi. Subdivision development;

      vii. Minor subdivision development;

      viii. Remodel permits that only involve alteration to existing site drainage.

3. Exemptions: The following project types are exempt from the requirement for a Stormwater Agreement and Stormwater 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 an STPG 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.

E. Stormwater Agreement

1. 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. 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 LDEQ regulations during the term of the project.

2. For subdivisions developed in phases, a Stormwater Agreement shall be submitted at the preliminary approval phase for each phase of the development.

3. A copy of the Stormwater Agreement form is provided in the Administrative Manual.

F. Stormwater Site Plan

1. A Stormwater Site Plan is a component of the SWPPP as required by LDEQ. In an effort to ensure the owner, developer or contractor has a sufficient plan to address necessary stormwater controls before the commencement of construction, the Parish shall require a copy of the Stormwater Site Plan at the time of building permit or site work application. This information may be included on a plot plan depending on the complexity of the project.

2. An approved 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. Site plans must include the information as in the Administrative Manual.

3. When a Stormwater Site Plan is required to obtain a Parish permit, it shall be submitted to the Department of Planning and Development for review. The Stormwater Site Plan, including any approved revisions, is valid for the duration of the project.

4. For a subdivision development, a Stormwater Site Plan shall be submitted at the Technical Plat Review and will focus on stormwater management, water quality, and receiving waters.

G. 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.
   a. As required by LDEQ permits, operators shall be responsible for overseeing self-inspections of all BMPs at construction sites as noted in the LDEQ permit.
   b. Based on the results of the inspections, BMPs shall be maintained, revised, repaired, or replaced as necessary but prior to a future storm event.
   c. The SWPPP or Stormwater Site Plan shall be updated with any BMP revisions.
   d. Any BMP modifications shall be recorded in the SWPPP and/or Stormwater Site Plan within (7) calendar days and implemented on site as soon as is practical.
   e. The owner, contractor, and/or operator of a construction site is responsible for compliance with the requirements of this section.
   f. 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.

4. The SWPPP, which shall include the 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 five (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 one (1) acre or greater, but less than five (5) acres, if not part of a larger common plan of development.
5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

H. 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 SWMP.

I. Post-Construction Stormwater Requirements

1. Post Construction Permanent Stormwater Facilities

   Permanent Stormwater BMPs shall include both structural and non-structural BMPs.

   a. Structural BMPs shall include, but are not limited to, retention/detention ponds, stormwater diversion structures, and filtration devices.

      i. Installation of permanent structural measures intended to control stormwater pollutants after the completion of a subdivision development shall be in accordance with Section 8. Subdivision Regulations.

      ii. Erosion, sedimentation, and pollutants shall be controlled after completion of the development process in accordance with the Best Management Practices (BMPs) for Coastal Louisiana Nonpoint Source Pollution Handbook for requirements for structural BMPs.

      iii. Structural stormwater controls for residential and commercial development shall continue to meet the performance standards as stipulated in the original design and approved by the Parish in accordance with this section.

      iv. It is the stated goal of the Parish to develop a program to address and protect water quality in St. Tammany Parish. This program involves capital improvements, water quality monitoring, and development of regulations based on recommendations outlined in the CPRA Watershed Management Study. Additional pollutant load impacts resulting from new development should be controlled through the implementation of permanent and/or structural nonpoint source BMPs.

   b. Non-structural BMPs may include, but are not limited to buffer zones, riparian buffers, and/or green space. Non-structural BMPs such as buffer zones, riparian buffers, and green space areas shall be established in accordance with all applicable state, federal, and local requirements to prevent water quality impacts to waterways and wetlands.

2. Stormwater BMP Maintenance

   Routine inspection and maintenance of permanent and/or structural BMPs is necessary to ensure proper functioning condition in accordance with the original design criteria. It shall be the responsibility of the landowner, Homeowner’s Association, or maintenance association, whichever is applicable, to maintain the facility in perpetuity unless it is taken into the Parish Drainage System in accordance with 5.02. Parish Drainage System. 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.
3. **Water Quality Impact Modeling**

Developments on lots or parcels of five (5) acres, or more, will be reviewed and modeled for water quality impacts by the Department of Planning and Development.

a. 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.

b. Failure to meet either the dissolved oxygen or antidegradation standard will require the developer 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.

c. 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.

d. To minimize the impacts of development, stormwater shall be infiltrated on site to the maximum extent possible. Runoff that cannot be infiltrated shall be managed such that the hydrograph of the receiving stream is significantly impacted when modeled for a 100 year/24 hour and 2 year/2 hour storm events.

e. 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.

f. See the Administrative Manual for submittal documentation required to perform water quality impact modeling for Developments that disturb five (5) acres, or more, and for Water Quality Certification response letters regarding proposed developments.

J. **Public Participation and Involvement**

1. **Owner and/or 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 Division for which they are responsible.

   a. A hazardous and/or toxic substance spill or release shall be immediately reported to the St. Tammany Parish Fire Department and LDEQ;

   b. 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; and

   c. 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.

2. **Citizen Complaint Reports**

   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.

   a. 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.

   b. 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.

6.03. **First Flush**

A combination of detention methods may be utilized to meet the drainage design criteria. The first one (1) inch of runoff shall be retained on the development site to be metered off site for a period of twenty-four (24) hours. At the discretion of the Parish Engineer, retention standards may be increased beyond the one (1) inch minimum standard on a site-specific basis to prevent flooding and drainage problems, and to protect the environmentally sensitive water bodies.

6.04. **Water Quantity**

A. **Statement of Purpose**

1. The purpose and intent of this section is to require a design that shall integrate sustainable drainage infrastructure into the site development process with the goal of improving pre-development runoff and reducing post-development runoff based on a minimum 25-year storm event. This will promote orderly growth by producing an integrated system of public and private infrastructure.

2. Runoff shall be routed through stormwater management controls designed to increase time of concentration, decrease
velocity, increase infiltration, allow suspended solids to settle, and remove pollutants. The following detention methods and minimum requirements are the acceptable methods of detaining water in order to comply with the First Flush and peak water runoff reduction regulations:

a. Dry Pond
   i. Minimum of fifteen (15) feet of access to the area around the pond with at least 10’ on a flat surface and not on the pond side slope.
   ii. Minimum of twenty-five (25) feet of access servitude width to the pond from a Parish road for maintenance equipment.
   iii. Minimum clear buffer around periphery of pond shall be twenty (20) feet with at least ten (10) feet on a flat surface and not on the pond side slope.
   iv. Exit structure invert elevation must be one-half (0.5) foot lower than the lowest elevation of the pond bottom.
   v. A narrow low stage ditch may be constructed at the exit structure invert elevation.
   vi. Side slopes shall be a minimum of three (3') feet horizontal per one (1) foot vertical (3H:1V) slope.
   vii. A buffer strip of native vegetation along the pond slope and shoreline shall be established.
   viii. Developer shall furnish a copy of the title to the land.
   ix. Additional safety measures may be required, to be reviewed on a case by case basis

b. Wet Pond
   i. Minimum of fifteen (15) feet of access to the area around the pond with at least ten (10) feet on a flat surface and not on the pond side slope.
   ii. Minimum twenty-five (25) feet of access servitude width to the pond from a Parish road for maintenance equipment.
   iii. Minimum clear buffer around periphery of pond shall be twenty (20) feet with at least ten (10) on a flat surface and not on the pond side slope.
   iv. Minimum low stage depth shall be five (5) feet.
   v. Side slopes shall be a minimum of three (3) feet horizontal per one (1) foot vertical (3H:1V) slope above the normal water surface elevation (NWSE) and shall be a minimum of two (2) feet horizontal per one (1) foot vertical (2H:1V) below the NWSE.
   vi. A buffer strip of native vegetation along the pond slope and shoreline shall be established.
   vii. Developer shall furnish a copy of the title to the land.

c. Agricultural and Decorative Ponds
   i. Refer to 9.05. Minimum Standards for Specific Uses, paragraph 4.
   ii. Shall be privately maintained in perpetuity unless brought in to conformance with Dry Pond or Wet Pond minimum requirements.

d. Non-Standard Detention Facilities
   i. Aesthetics shall be considered in the design.
   ii. Detention facilities specifically designed to provide detention and/or improve the pre-development runoff rate may be accepted at the Parish Engineer’s discretion.
   iii. Shall be privately maintained in perpetuity unless brought in to conformance with Dry Pond or Wet Pond minimum requirements.
   iv. May be rejected solely for maintenance concerns.
   v. Shall be designed by a licensed engineer or architect capable of providing all design documentation including but not limited to calculations, drawings, maintenance, previous examples of usage, etc.
   vi. Shall be water features or low impact development designs such as bio-retention, porous pavement, roof top storage, parking lot ponding, underground storage, etc.
   vii. Parking lot ponding shall be limited to six (6) inch maximum depth above drain inlet top of casting and shall be designed and constructed with a design flood surface elevation at least one (1) foot below the lowest habitable floor elevation of buildings within fifty (50) feet of the detention area for 100-year, 24-hour return event. Parking
lot shall be designed to prevent flooding of buildings in the event of blocked outfall or other drainage obstruction.

e. **Off-Site Detention**
   i. May be utilized if approved by the Parish Engineer,
   ii. Shall have a direct connection to the basin area of the site proposed to be developed, or
   iii. Shall be supported by analysis detailing applicability to site proposed to be developed prepared by a Louisiana Licensed Engineer.

3. Fill within development areas shall be controlled such that there are no adverse impacts to the adjacent properties and comply with applicable Parish and FEMA regulations.

4. Detention, retention, and grading are prohibited within buffers.

5. A combination of detention methods may be utilized to meet the drainage design criteria.

6. The Drainage and Stormwater regulations set forth in Section 6. Stormwater Regulations shall apply to all property within the unincorporated boundaries of the Parish.

B. Drainage and Grading Plan General Standards

1. It is the responsibility of the applicant to provide a Drainage and Grading Plan with sufficient information for the Department of Planning and Development to evaluate the volume and impacts stormwater runoff, channel modifications, and fill impacts. The Drainage and Grading Plan shall be designed and sealed by a Louisiana Licensed Engineer.

2. The Drainage and Grading Plan shall be subject to the approval of the Parish Engineer, and permitted by the Department of Planning and Development. The design standards checklist provided in the Administrative Manual shall be utilized in the review and approval of each Drainage and Grading Plan. Additional information shall be provided as required by the Parish Engineer.

C. Storm Events and Durations

1. A hydrological analysis of both pre-development and post-development runoff shall be provided. The applicant shall also provide a water surface profile at the site outfall(s) for 2-year, 10-year, 25-year, 50-year, 100-year, and 500-year storm events for 2-hour and 24-hour durations.

2. Post Development Peak Water Runoff for all Commercial, Industrial, Institutional, and certain Multi-Family Developments
   a. Parcels up to two (2) acres in size shall be required to reduce pre-development peak runoff by at least ten (10) percent for a 25-year storm event, with on-site detention ponds.
   b. Parcels between two (2) and five (5) acres in size shall be required to reduce pre-development peak water runoff by at least fifteen (15) percent for a 25-year storm event, with on-site detention ponds required.
   c. Parcels five (5) acres and larger shall be required to reduce the pre-development peak runoff by at least twenty-five (25) percent for a 25-year, 50-year, and 100-year storm event with on-site detention ponds required.
   i. Multi-Phase Developments
      Development greater than five (5) acres is proposed to be developed in phases, where any proposed phase or lot is less than five (5) acres, such development shall meet the requirements of Section 6. Stormwater Regulations and the applicable provisions of Section 8. Subdivision Regulations. The Drainage and Grading 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 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.

D. Channel Modifications (Relocation of Open Drainage Ditches, Drainage Channels, and Drainage Features)

1. Whenever the owner of any lot or parcel of property proposes to modify an existing drainage ditch, drainage channel, or similar drainage feature that is partially located on or traverses the property, 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. Said plan shall be prepared by a Louisiana Licensed Engineer and submitted to the Department of Planning and Development for review and approval. Owner shall allow parish representatives to conduct a site visit prior to approval. The proposed modification shall be included in a Drainage and Grading Plan or Fill Mitigation Plan, provided it is sealed by a Louisiana Licensed Engineer. The storm event for sizing the modification shall be the 100-year, 24-hour storm event.

2. Any proposed relocation within twenty (20) feet of the foundation of an existing or proposed structure shall be accomplished by subsurface installation. No part of an open drainage ditch, drainage channel or drainage feature shall be within twenty (20) feet of the foundation of an existing or proposed structure. The Developer’s Louisiana Licensed Engineer shall provide signed and sealed analysis considering best engineering practices including maintenance and replacement considerations of subsurface installation for all or part of the relocated drainage ditch, drainage channel, or drainage
3. For all drainage features that require a public or private drainage servitude, said servitude shall meet the parish determined minimum width in accordance with the following:
   a. Parish owned and privately owned drainage servitudes shall both meet the minimum servitude requirements.
      i. Subsurface drainage servitudes shall be a minimum of twenty (20) feet in width.
      ii. Open ditch servitudes shall be a minimum 5’ in width on top of bank plus ditch width plus fifteen (15) feet in width on opposite top of bank.
   b. Shall be flat and not located on pond side slope.
   c. Shall be accessible by vehicle.
   d. Shall be free from obstructions. Fences, sheds, or other structures located within a servitude shall be removed by Parish personnel and owner shall be billed for removal costs.

4. The requirement of subsurface installation for a relocated drainage ditch, drainage channel, or drainage feature may be waived by the Parish Engineer provided that:
   a. The property owner and a Louisiana Licensed Engineer have independently determined that the relocated drainage ditch, drainage channel, or drainage feature, if relocated without subsurface drainage, will not undermine the foundation or otherwise cause any damage to the property or structure; and
   b. The Parish Engineer determines that the relocation will not impede drainage or interfere with the proper maintenance thereof.
   c. Owner shall be responsible for all cost and liabilities associated with relocation of drainage feature.
   d. Owner shall provide a Hold Harmless naming St. Tammany Parish Government and Indemnification Agreement signed by the owner and/or developer of the property.

5. A building permit shall not be issued for the construction of any permanent structure where any part of said structure would be located within twenty (20) feet of an open drainage ditch, drainage channel or similar feature.

6. This Section shall not be construed as being applicable to any roadside ditch or to any property that is publicly owned and maintained by St. Tammany Parish or any political entity thereof.

E. Subsurface Drainage

Storm drains shall meet the following minimum requirements. The Parish Engineer may require information or documentation in addition to these requirements.

1. Installation plan submitted to the Department of Planning and Development. The installation plan shall be a detailed plan designed and stamped by a Louisiana Licensed Engineer. Installation plan must include the information as outlined in the Administrative Manual.

2. Culvert schedule on subdivision Drainage and Grading Plan must be followed. If a culvert schedule does not exist, then the culvert shall be no smaller than the downstream culvert. The Parish Engineer may require a larger culvert or a sizing analysis by a Louisiana Licensed Engineer.

3. All culverts positioned within the drainage system shall be constructed of concrete, bituminous coated metal, or plastic in accordance with the latest revision of Louisiana Standards Specifications for Roads and Bridges (LSSRB) manual, Louisiana Department of Transportation and Development (LaDOTD) Engineering Directives and Standards Manual (EDSM) No. II.2.1.1, II.2.1.6, and II.2.1.13 and within standards acceptable to the Department of Public Works. All corrugated metal pipe shall be a minimum of sixteen (16) gauge and bituminous coated. All plastic pipe shall be ribbed or corrugated and double walled.

4. Roadside culverts shall be sized for a minimum 10-year storm event and shall be a size no less than a fifteen (15) inch diameter or arch equivalent. In the event the applicant proposes to eliminate the roadside culvert, the applicant shall demonstrate that the alternative design can convey a 10-year storm event.

5. Any section of ditch left open between culverts shall be a minimum of ten (10) linear feet long. If an open ditch cannot be maintained then a drainage structure shall be constructed at an elevation sufficient to accept upstream storm water.

6. Culvert cover depth shall be in compliance with manufacturer’s specifications.

7. As-built elevations must be within ±0.2’.

8. Contact the Department of Planning and Development for a drainage inspection prior to backfilling.

9. Catch basins and/or drain inlet spacing and sizing in a non-curb and gutter section shall be specified and designed by a Louisiana Licensed Engineer and be able to convey a 10-year storm event. When subsurface drainage is installed in a roadside ditch drop inlets shall be installed no more than fifty (50) feet apart unless otherwise approved by the Parish
Section 6. Stormwater Regulations

Engineer.

10. Roadways with curb and gutter shall be designed in accordance with the latest LaDOTD Hydraulic Manual.

11. Catch basins are required to connect dissimilar sizes or types of culverts.

12. All drainage structures located within Parish Right-of-Way shall be AASHTO M306-10 rated.

13. Surface drainage shall be provided so that all surface water shall be carried away from the roadbed. The drain inlet open area shall be adequate to drain the water into the subsurface drainage system.

14. As-built survey elevations shall be provided unless tying into existing structures or as directed by the Parish Engineer.

F. Improvements in State Highway Jurisdiction

If driveway culvert needs to be installed in a state highway ditch, an approval sheet from the state shall be provided, prior to Parish approval or issuance of a development permit.

G. Pre-Existing Flooding Impacts

If the site is in an area where known drainage problems exist, a drainage basin study may be required by the Parish Engineer to demonstrate no adverse drainage impacts on surrounding properties.

6.05. Placement of Fill Material

A. General Fill Provisions for Lots or Parcels Not Located in Critical Drainage Areas or Special Flood Hazard Areas:

1. It shall be prohibited for any new or existing development to place fill or construct improvements on any lot or parcel of property that will cause adverse drainage impacts on any adjacent property. Additional documentation may be required by the Department of Planning and Development.

2. The Parish Engineer has authorization to determine if a lot or parcel, not located in a Critical Drainage Area, shall be added to Critical Drainage Area map to be governed under the Critical Drainage Area fill requirements.

3. In the event that the Louisiana Licensed Engineer is unable to certify no adverse or significant impact to adjacent properties, construction shall be accomplished using pier or piling construction according to applicable building codes.

4. Fill for a slab shall taper out from the slab at a minimum slope of three (3) horizontal feet for one (1) vertical foot.

5. Finished floor elevation for lots or parcels that are not located in a Critical Drainage Area, or Special Flood Hazard Area as designated by FEMA, shall meet, or exceed, the minimum elevation of twelve (12) inches above the crown of the road that fronts the lot or parcel.

   a. When the relative elevation of the lot or parcel and the crown of the road make it infeasible for the finished floor elevation to be twelve (12) inches above the road, the finished floor shall be at least twelve (12) inches above the average elevation of the property in the vicinity of the proposed structure.

6. Upon receiving approval to fill a lot or parcel by the Department of Planning and Development and prior to scheduling the preliminary drainage inspection, the applicant or contractor shall submit a construction elevation certificate prepared by a Louisiana Licensed Surveyor to certify the top of formboard complies with the minimum finished floor elevation standards.

7. Fill or grading shall not encroach into landscape buffers.

8. Fill in excess of six (6) inches 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 not necessary to prepare an adequate building footprint.

B. Specific Provisions for Lots Ninety (90) Feet, or Less, in Width

The placement of fill material on any lot or parcel ninety (90) feet or less in width, not in a Critical Drainage Area, shall be permitted only when a Fill Mitigation Plan has been submitted and approved by the Department of Planning and Development. If not in a Critical Drainage Area, the proposed fill work must comply with the following standards or an engineering plan must be submitted by a Louisiana Licensed Engineer and approved by the Parish Engineer:

1. Fill shall be limited to the roof-shed area of the lot or parcel’s primary structure and shall not exceed the volume required to prepare an adequate building footprint.

2. A concrete slab shall be permitted under the primary structure provided that the finished floor elevation does not exceed an average of twenty-four (24) inches above natural ground grade. Fill shall taper out from the slab at a slope of three (3) horizontal feet for one (1) vertical foot.

3. Methods of raised construction shall be utilized according to applicable building codes for finished elevations above twenty-four (24) inches above natural ground.

4. 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.

5. Fill for driveways shall not exceed twelve (12) inches above natural ground grade except were 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 than three (3) horizontal feet for every one (1) vertical foot.

6. The placement of fill may not encroach into the required side yard setbacks.

7. Fill for non-contiguous landscaping areas within the front and rear yards resulting in the finished ground elevation up to an average of six (6) inches above natural ground for each such area is permitted, provided that an equal volume of fill is removed from the lot.

8. Drainage swales are required on two (2) sides of a lot ninety (90) feet wide, or less, to facilitate drainage.

C. Fill Material Prohibited

1. Fill material shall be strictly prohibited within any Critical Drainage Area, Special Flood Hazard Areas as designated by FEMA, or within two hundred (200) feet of a drainage waterway except with an approved Fill Mitigation Plan and with the express written consent of the Parish Engineer.

2. Any lot or parcel of property shall be deemed to be located in a Critical Drainage Area or Special Flood Hazard Area as designated by FEMA, when any part thereof is located within a Critical Drainage Area or Special Flood Hazard Area.
   a. Fill material shall not be placed on any part of such property, except with an approved Fill Mitigation Plan and with the express written consent of the Parish Engineer.

3. Prior to placing fill material within jurisdictional wetlands as defined by the U.S. Army Corps of Engineers, the property owner or developer shall secure all necessary permits from the U.S. Army Corps of Engineers and any other relevant local, state, or federal agencies. Jurisdictional wetlands are subject to no net fill requirements. A Fill Mitigation Plan shall be submitted to the Department of Planning and Development for approval.

D. Fill Standards in Critical Drainage Areas

In case of 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, provided that a Fill Mitigation Plan prepared by a Louisiana Licensed Engineer has been submitted for review and approval. In the event that the Fill Mitigation Plan is approved for a particular lot or parcel, placement of fill material must comply with the following requirements:

1. No fill shall be permitted on any lot or parcel located in a Critical Drainage Area that will raise or increase the average surface elevation of the parcel.

2. Soil material in a volume equal to the fill material proposed to be placed on the property shall be excavated and removed from the property, such that the flood storage capacity of the property is maintained for a 100-year frequency flood event, and;

3. Driveways shall be installed at natural ground elevation, except where fill is part of the foundation for the main residence, carport, or garage. Fill may be placed to soften the transition between fill elevations to a slope not less than three (3) horizontal feet to every one (1) vertical foot.

4. Offsite fill mitigation may be authorized by the Parish Engineer in those cases where onsite mitigation is not feasible, provided that the Fill Mitigation Plan certifies no loss of floodplain storage, no loss of stream flow capacity, and no adverse impacts to adjacent properties or other properties within the subject watershed.

5. Construction shall be accomplished using pier or piling construction according to applicable finished floor elevations exceeding twenty-four (24) inches above existing natural ground and/or when no net fill cannot be accomplished.

6. Upon receiving approval to fill a lot or parcel by the Department of Planning and Development and prior to preliminary drainage inspection, the applicant or contractor shall submit a formboard certification prepared by a Louisiana Licensed Surveyor to certify the foundation complies with following minimum finished floor elevation standards:
   a. Finished floor elevation for lots or parcels, regardless of lot width, that are located in a Critical Drainage Area, but are not located in Special Flood Hazard Areas as designated by FEMA, shall meet or exceed the minimum elevation of twelve (12) inches above the crown of the road that fronts the lot or parcel.
   b. When the relative elevation of the lot or parcel and the crown of the road make it infeasible for the finished floor elevation to be twelve (12) inches above the road, the finished floor shall be at least twelve (12) inches above the average elevation of the property in the vicinity of the proposed structure.
   c. Based on the best available data, a Parish Engineer may require a higher finished floor elevation than twelve (12) inches above the crown of the road or twelve (12) inches above the average elevation of the lot or parcel.

6.06. Fill Material and/or Land Reclamation on Shorelines

A. General Standards

It is important to promote a consistent and uniform shoreline and avoid sharp angles that may intensify or focus wave energy. For fill and/or land reclamation activities on shorelines. Application requirements are provided in the Administrative Manual.
6.07. Development Plans

A. Applicability

A Drainage and Grading Plan, Fill Mitigation Plan, and/or Hydrological Study and Plan shall be submitted in accordance with the application instructions in order to receive a properly issued building permit.

B. The Department of Planning and Development and/or the Parish Engineer may hold the Certificate of Occupancy for commercial and residential permits as required for compliance with applicable codes, standards, and permit processes.

1. The permit shall be issued once the Department of Planning and Development has reviewed and confirmed the proposed development plans meet all required standards and the design is approved.
2. The Department of Planning and Development and/or the Parish Engineer has the authority to require additional information and documentation during the review process to conduct a thorough and responsible review.
3. An As-built survey, stamped by a Louisiana Licensed Surveyor, shall be required for all Development Plans verifying conformance by showing ground or invert elevations that are to be submitted for approval.
4. All elevation data provided on a survey shall be referenced to a vertical datum. Assumed elevations shall not be provided or accepted for any documentation requiring stamp and seal by Louisiana Licensed Surveyor.

C. Drainage and Grading Plan Required

1. A Drainage and Grading Plan shall be submitted to and approved by the Department of Planning and Development for all new developments except single- and two-family construction in order to receive a properly issued work order or permit.
2. Drainage and Grading Plans submitted for permitting shall be certified by a Louisiana Licensed Engineer.
3. For multi-phased development greater than five (5) acres, the Drainage and Grading Plans must include the entire parcel (current phase and all future phases of the development) meeting the regulation requirements.
4. A checklist for a Drainage and Grading Plan minimum requirements shall be available in the Administrative Manual.
5. An as-built Drainage and Grading Plan stamped by a Louisiana Licensed Surveyor or Louisiana Licensed Engineer shall be provided to the Department of Planning and Development prior to final drainage inspection. The as-built Drainage and Grading Plan shall include all catch basins, storm pipe inverts, sizes, slopes, and materials, as well as the cross sections of the detention pond and outlet control structure. The Louisiana Licensed Engineer shall also provide an as-built revision of the approved Hydrological Study and Plans verifying the required volume and flows are in accordance with the approved plans.

D. Fill Mitigation Plan

1. A Fill Mitigation Plan is required in Critical Drainage Areas to demonstrate the placement, amount, location, material, and excavation of fill.
2. A Fill Mitigation Plan shall be submitted to and approved by the Department of Planning and Development for permit types listed below in order to receive a properly issued permit.
   a. Residential building permits or site work permits in Flood Zone A and V, Critical Drainage Areas, or on lots ninety (90) feet or less in width.
3. A Fill Mitigation Plan submitted for permitting shall be certified by a Louisiana Licensed Engineer. A checklist for the submittal shall be available at the Department of Planning and Development.
4. A checklist for Fill Mitigation Plan minimum requirements shall be available at the Department of Planning and
Development.

5. Prior to the final drainage inspection, the applicant or contractor shall submit a final as-built topographic survey which demonstrates the site is in compliance with the approved Fill Mitigation Plan.

E. Hydrological Study and Plan

1. A hydrological study/plan shall be completed by a qualified hydrologist and shall be submitted by all developers of all new developments except single- and two-family construction.

2. For the purpose of this section, a qualified hydrologist shall be a Louisiana Licensed Engineer. All required drawings and hydrological analysis need to be stamped and certified (signature and date) by a Louisiana Licensed Engineer.

3. A hydrological analysis of both pre-development and post-development runoff shall be provided. The applicant shall also provide a surface profile for 500-year 100-year, 50-year, 25-year 10-year, and 2-year storm events. The hydrological analysis shall meet all applicable Parish Ordinances.

   (Amended per Ord. No. 11-2426, adopted January 6, 2011)

4. When a qualified hydrologist creates a study/plan for a particular drainage area, said study/plan must determine the effect(s), if any, of the proposed development on the drainage basin; and the qualified hydrologist shall present engineering proposals, if any, to certify that the rate of runoff from the proposed development will meet drainage requirements of this section.

   a. The Rational Method may only be used for determining the storm water runoff rate and when the contributing area is less than or equal to 20 acres. The runoff coefficient shall be selected by the design engineer and shall accurately represent the subject property. The Rational Method shall not be used to determine storage volume for detention/retention requirements. The Rational Method may be used for drain inlet and culvert sizing.

   b. The SCS method shall be the preferred method for determining stormwater runoff and shall be used to determine the storage volume required to meet St. Tammany Parish detention/retention requirements. The following requirements apply:

      i. Curve Numbers shall be those published by LaDOTD and/or the “National Engineering Handbook, Part 630, Chapter 9”.

      ii. When using the SCS Method, adjustments requiring disclosure include but are not limited to:

         (a) Changes to the 484 IUH coefficient in the peak flow equation

         (b) Adjustments for ponding, imperviousness and channel improvements.

         (c) Antecedent soil moisture condition

         (d) Slope and sub area length over width ratio assumptions

         (e) Storm Intensity Distribution, but only if approved by the Parish Engineer

         (f) Proper lag time equations

   c. The Time of Concentration shall be determined for both pre- and post-conditions using methods accepted by the engineering community, e.g. “National Engineering Handbook, Part 630, Chapter 15”, and appropriate for the conditions as approved by the Parish Engineer. If the lag method is used, the following restrictions shall apply:

      i. The appropriate area slope and defined by lag equation shall be used.

      ii. Adjustments shall be made for channel improvements subsurface drainage, and impervious areas.

   d. Alternative methods may be used to provide more accurate analysis with Parish Engineer approval.

5. 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.

F. Permitting in Gravity Drainage District Five (GDD5)

1. GDD5 review and comments shall be required if the subject property to be permitted is within GDD5 boundaries. GDD5 shall provide a third party review and comment from GDD5’s Louisiana Licensed Engineer for the subject property, at the owner’s expense.

2. It is expressly prohibited to utilize offsite fill mitigation within the boundaries of GDD5.

3. Sites located in GDD5 that are noncompliant with these provisions shall be reported to GDD5 by the Department of Planning and Development and Department of Inspections and Enforcement.
6.08. Flood Hazard Area

A. Statutory Authorization

The Legislature of the State of Louisiana has in LA RS 38:84 delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry and minimize flood losses. Therefore, St. Tammany Parish does hereby adopt the following floodplain management regulations.

B. Statement of Purpose

It is the purpose of this ordinance to prevent the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities and 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:

1. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights or velocities;
2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
4. Control filling, grading, dredging, and other development which may increase erosion or flood damage, and;
5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

C. Administration

The Floodplain Administrator shall be a Certified Floodplain Manager and shall be appointed by the Department of Planning and Development to administer and implement the provisions of 6.07. Development Plans and other appropriate Sections of the St. Tammany Parish Development and of the National Flood Insurance Program Regulations pertaining to floodplain management.

D. Applicability

This Ordinance shall apply to all areas of special flood hazard within the jurisdiction of St. Tammany Parish Government, as determined by the Floodplain Administrator.

E. Basis for Establishing the Areas of Special Flood Hazard

The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the St. Tammany parish Flood Insurance Study, with the accompanying Flood Insurance Rate Map(s) (FIRM) and other supporting data are adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study and maps are on file at the St. Tammany Parish Department of Planning and Development.

F. Use of Preliminary Flood Hazard Data

When Flood Insurance Studies and Preliminary Flood Insurance Rate Maps have been provided by FEMA:

1. Prior to the issuance of a Letter of Final Determination (LFD) by FEMA, the use of the preliminary flood hazard data and/or preliminary FIRM shall be required to establish minimum finished floor elevations in areas where there are no base flood elevations or where base flood elevations in the current FIRM shall be increased upon adoption of the preliminary Firm.
2. Where adopted regulatory standards conflict, the more stringent base flood elevation shall prevail. Preliminary FIS data may be subject to change by a valid appeal.

G. Permitting in the Floodplain

A permit shall be required in conformance with the provision of the St. Tammany Parish Land Development Code, prior to the commencement of any development activities in areas identified by the Federal Emergency Management Agency as Special Flood Hazard Areas within the community.

H. Compliance

No structure or land shall hereafter be located, extended, constructed, converted or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

I. Abrogation and Greater Restrictions

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

J. General Standards for All Zones

In all flood zones the following general standards shall be required:

1. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood
K. Specific Standards for Finished Floor Elevations in Special Flood Hazard Areas

In all areas of special flood hazards where base flood elevation data has been provided, Flood Zones A/AE and V, the following provisions for freeboard are required:

1. New construction and substantial improvement of any commercial, industrial, or other non-residential structure shall either have the lowest floor elevated at least twelve (12) inches above the base flood elevation, or be designed so that the structure is floodproofed to twelve (12) inches above 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 the effects of buoyancy:
   a. A Louisiana Licensed Engineer or architect shall prepare plans and certify that the design and methods of construction are in accordance with this ordinance.
   b. A record of such certification together with elevation certificate to include the specific elevation, a minimum of twelve (12) inches above base flood elevation to which structures are floodproofed shall be maintained by the Floodplain Administrator.

2. New construction or substantial improvement of any residential structure shall either have the lowest floor elevated at least twelve (12) inches of freeboard above the base flood elevation.
   a. A construction elevation certificate prepared by a Louisiana Licensed Surveyor is required prior to scheduling the preliminary drainage inspection, the applicant or contractor to certify the top of formboard elevation complies with the minimum finished floor elevation standards.
   b. A post construction elevation certificate prepared by a Louisiana Licensed Surveyor is required upon completion of the new construction or substantial improvement project and prior to issuance of a Certificate of Occupancy to certify the finished floor elevation meets both FEMA and parish minimum elevation requirements.

3. Based on the best available data, the Department of Planning and Development may require a higher finished floor elevation than required by FEMA base flood elevation and pier or piling construction.

L. Standards for Flood Zone A and Areas of Shallow Flooding

Located within the areas of special flood hazard established are areas designated as shallow flooding areas. These areas have flood hazards associated with base flood depths of one (1) to three (3) feet, where a clearly defined channel does not exist and the water path of flooding is unpredictable and indeterminate; therefore, the following additional provisions, apply:

1. All new construction and substantial improvements of residential structures shall have the lowest floor, including basement, elevated above the highest adjacent grade and at least one foot higher than the Base Flood Elevation as specified in feet on the Flood Insurance Rate Map. If Base Flood Elevation is undetermined, the minimum finished floor elevation shall be determined by the community.

2. All new construction and substantial improvements of non-residential structures shall have the lowest floor, including basement, elevated above the highest adjacent grade and at least as high as the Base Flood Elevation as specified in feet on the Flood Insurance Rate Map. If Base Flood Elevation is undetermined, the minimum finished floor elevation shall be determined by the community.

M. Standards for X Zones (shaded or unshaded)

1. Any area outside the FEMA studied areas lying along blue line streams shown on the United States Department of the Interior Geological Survey quadrants of which St. Tammany Parish is contained and/or areas with flood prone soils which are contiguous to blue line waterways as shown on the St. Tammany Parish Blue Line Waterways Map shall also be considered community flood hazard areas. These areas contiguous to blue line waterways are defined by a buffer of five times the width of the stream at the top of the bank or fifty feet each side from the top of the bank, whichever is greater.

2. The X zones (shaded) are considered to be low to moderate risk flood zones and are located outside the community’s delineated special flood hazard area and include the following:
   a. Areas outside the one percent chance flood zone, but within the 0.2 percent chance flood zone, as determined by a detailed study;
   b. Areas outside the 0.2 percent chance flood zone as determined by a detailed study; and
   c. Areas that have not yet been studied.

3. St. Tammany Parish may require further studies for any development within its jurisdiction, if there is evidence that a potential flood hazard exists. Studies can be used to designate parish determined Critical Drainage Areas. Such evidence
may include but shall not be limited to:

a. Eyewitness reports of historic flooding or other reports of historic flooding deemed credible by the community;
b. Geologic features observed that resemble floodplains (such as flat areas along streams);
c. Proximity to manmade or natural constrictions such as road crossings that can cause backwater effects, and;
d. Drainage basin characteristics such as drainage area, slope, percent impervious cover, land use, etc.

N. Coastal High-Hazards Areas (V-Zones)
1. 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. All new construction shall be located landward of the reach of mean high tide.
   b. All new construction and substantial improvements shall be elevated on pilings and columns, so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated at least two (2) feet above the base flood elevation; and
   c. 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.

O. Repetitive Loss Structures

The community may declare any existing structure as a repetitive loss structure as required to qualify the structure for increased cost of compliance (ICC) benefits allowed by a National Flood Insurance Program flood policy claim. To be declared a repetitive loss structure, the following conditions must be met:

1. The structure must have a flood insurance policy that includes the increased cost of compliance coverage and;
2. The structure must have been flooded at least twice during a ten-year period with each flood event causing damage for which the repair cost equaled or exceeded twenty-five (25) percent of the market value of the structure.

P. Warning and Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazard and community flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of St. Tammany Parish or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

Q. Variances in the Floodplain

1. Variances shall only be issued when there is a showing of good and sufficient cause; a determination that failure to grant the variance would result in exceptional hardship, and; a determination that the granting of a variance will not result in increased flood heights, additional threats to public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
2. The provisions of this ordinance are minimum standards for flood loss reduction; therefore any deviation from the standards must be weighed carefully. Variances shall only be issued upon a determination that the variance is the minimum necessary deviation from the requirements of this ordinance, considering the flood hazard, to afford relief.
3. Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the lowest floor is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
4. The Floodplain Administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency and the Louisiana Emergency Management Agency upon request.
5. Upon consideration of the factors listed above and the purposes of this ordinance, the St. Tammany Parish Board of Adjustments may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
6. Variances shall not be issued "after the fact."
7. No variance shall be issued for a finished floor elevation below the FEMA base flood elevation.

R. Variance Notification

Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

1. The issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance, and;
2. Such construction below the base flood level increases risks to life and property. A copy of the notice shall be recorded by the Floodplain Administrator in the Office of the St. Tammany Parish Clerk of Court and shall be recorded in a manner so
that it appears in the chain of title of the affected parcel of land.

3. The Floodplain Administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in the community's biennial report submission to the Federal Emergency Management Agency.

S. Historic Structure Variances

Variances may be issued for the repair or rehabilitation of "historic structures" only 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 to preserve the historic character and design of the structure.

T. Variance Prohibitions

1. Variances shall not be issued within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.
2. Variances shall not be issued within a Special Flood Hazard Area for finished floor elevations below the 100-year base flood elevation.
3. Variances shall not be issued for floodproofing of residential structures below the 100 year base flood elevation.

U. Variance Procedures in Special Flood Hazard Areas

1. The Board of Adjustments shall hear and render judgment on requests for variances from the requirements in Section 6. Stormwater Regulations.
2. 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 Department of Planning and Development or the Floodplain Administrator in the enforcement or administration of this Section.
3. Any person or persons aggrieved by the decision of the Board of Adjustments may appeal such decision in the courts of competent jurisdiction.
4. The Floodplain Administrator shall maintain a record of all actions involving an appeal in Special Flood Hazard Areas and shall report variances to the Federal Emergency Management Agency upon request.
5. The Board of Adjustments may attach conditions to the granting of variances as it deems necessary to further the purpose and objectives of this Section.

V. Prerequisites for Granting Variances

1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
2. Variances shall only be issued upon meeting all of the following:
   a. Showing a good and sufficient cause
   b. A determination that failure to grant the variance would result in exceptional hardship to the applicant
   c. A determination that the granting of a variance will not result in increased flood heights or result in finished floor elevations below the 100 year base flood elevation.

6.09. Review of Decisions

A. Waiver Provision

1. The Parish Engineer may waive the fill requirements of this ordinance for a project or development, when the waiver is based on a Drainage and Grading Plan, Fill Mitigation Plan, and/or Hydrological Study and Plan prepared and sealed by a Louisiana Licensed Engineer and the waiver is based on the specific location of the project and the existing development patterns in the area and/or minor elevation differences between natural ground and base flood elevation.
2. This waiver shall also be based upon the report indicating that the fill material will not produce a significant impact in comparison to meeting the intent of this ordinance.
3. The Parish Engineer has the authority not to issue a waiver, regardless of the findings of the independent study.

B. Appeals to the Board of Adjustments

1. Any person or persons jointly or severally aggrieved by any decision of the Parish Engineer, or the Department of Planning and Development relative to the placement of fill material on property governed by the provisions of this ordinance shall appeal to the Board of Adjustments.
2. Such appeal shall be taken within ten (10) days of the decision of the Parish Engineer or the Department of Planning and Development, by filing with the Department of Planning and Development and with the Board of Adjustments a notice of appeal specifying the grounds thereof.
3. The Department of Planning and Development shall forthwith transmit to the Board of Adjustments all papers constituting
the record upon which the action appealed from was taken.

4. GDD5 shall provide third party recommendations to the Board of Adjustments when the subject property falls within the boundaries of GDD5.

5. All costs incurred by the appeal shall be borne by the person or persons appealing the decision.
Section 7. Water and Wastewater Regulations

7.01. General Regulations

A. Purpose

The purpose of these rules and regulations is to accomplish the protection of public health and the environment through the control, monitoring, and inspection of public and private water and wastewater systems in the Parish and through the enforcement of all ordinances and state and local regulations relative to such systems.

B. Adoption of State Sanitary Code

The Parish of St. Tammany hereby adopts for implementation and enforcement Chapter 5 of Part XIII of Title 51 of the Louisiana Administrative Code, as it may be amended, less and except Section 511, Paragraph B(1).

C. Standards Prescribed

The water and wastewater facilities herein addressed shall comply with all provisions of the Louisiana Department of Health (LDH). The Sanitary Code of the State of Louisiana, and the Department of Environmental Quality (LDEQ), the Water Quality Control Standards of the State of Louisiana.

D. Applicability

These regulations shall apply to any individual, public, profit, nonprofit, or not-for-profit water or wastewater system located in the Parish.

1. Every water and wastewater system located within the Parish shall be operated in accordance or compliance with applicable law, which shall include, but not limited to, all applicable ordinances of the Parish of St. Tammany, and the rules and regulations of any state or local agency having jurisdiction over water or wastewater systems in the Parish.

2. Nothing in these regulations shall be construed to preclude or stop a responsible person from complying with the lawful requirements of any other federal, state, or local agency having jurisdiction over the construction, operation, monitoring, and connection of water and wastewater systems.

E. Wastewater and Water Service Connection Requirements

1. Connection Required

   a. Water and Wastewater Service

      i. Any development with six (6) or more lots must connect to or provide community water and central wastewater unless the minimum lot size is at least five (5) acres.

      ii. Any development with less than or equal to five (5) lots may utilize individual on-site sewage disposal systems and water wells if the minimum lot size is at least one (1) acre.

      iii. Any development within one thousand (1,000) feet of a community water or central wastewater system line must connect to the central system line, regardless of exemptions noted in a or ii above.

      iv. The Director of Environmental Services may authorize an exemption when the required utility services are not legally possible, topographically practical, or feasible due to capacity constraints, and do not pose a significant threat to water quality.

   b. Regional Water Facilities in St. Tammany Parish

      i. The Department of Environmental Services shall maintain a Regional Water Treatment Facility Map identifying the appropriate regional water treatment facility for each sub-segment within the area.

      ii. The appropriate regional water treatment facility shall be identified on the development plans, and new development shall be required to connect to the facility.

      iii. The applicant shall be responsible for coordination, negotiation, and payment of any fees in conjunction with connection to the regional water treatment facility.

      iv. Exemptions

         (a) If an applicant is unable/unwilling to connect to the appropriate regional water treatment facility, the applicant shall provide a detailed outline of the factors impeding the connection.

         (b) The Director of Environmental Services may authorize an exemption when connection to the appropriate regional water treatment facility is not legally possible, topographically practical, feasible due to capacity constraints, or other significant logistical factors in the Director’s opinion. In such case, the Director may assess a fee to fund future connection to, or future phases of, the development.

   c. Regional Wastewater Treatment Facilities in St. Tammany Parish
6. Failure to Connect to Central System
   a. Whenever facts and circumstances exist whereby the LDH determines that the failure to properly or timely connect a subject premises to a water or wastewater system would likely pose a danger or threat to public health or the environment, the Department of Planning and Development, upon receipt of such written determination, shall be authorized to issue a notice to the private person or political entity whose action or inaction has been determined to be the cause of such deficiency. Said notice shall identify the deficiency, direct its correction, and prescribe a reasonable amount of time to accomplish such correction.
   b. If no or insufficient action is taken after proper notice of direction to correct said deficiency, the Department of Planning and Development, upon expiration of the time prescribed in said notice, shall be authorized to impose upon said private person or political entity a penalty not to exceed one hundred dollars per day for each day the deficiency existed from date of said notice; however, the cumulative total of such penalty shall not exceed Ten Thousand Dollars ($10,000.00). In addition, the Department of Planning and Development may authorize to issue a notice to the private person or political entity whose action or inaction has been determined to be the cause of such deficiency. Said notice shall identify the deficiency, direct its correction, and prescribe a reasonable amount of time to accomplish such correction.
   c. As further provided by applicable law, the Department of Planning and Development shall be authorized to enforce the collection of an imposed penalty, including the filing of an affidavit of lien on the subject property or any property found or within St. Tammany Parish which is owned by the subject private person or political entity.
   d. Any private person or political entity who has been assessed a penalty may appeal the imposition of the penalty in writing within thirty (30) calendar days to the Parish Council, which shall consider the appeal in an open and public session at its next regularly scheduled meeting. Any subsequent and final appeal shall be to the 22nd Judicial District Court for the Parish of St. Tammany within thirty (30) calendar days of the Parish Council’s decision.

3. Authority to Prescribe Standards
   The LDH shall be authorized to recommend or prescribe additional procedures or practices it deems necessary and advisable to affect the provisions of Paragraph 2 above.

4. Compliance with State Law Required
   All Community Water and Central Wastewater Systems must follow the permitting and design requirements of the Louisiana Administrative Code Title 51 Public Health Part XII. Water Supplies and Part XIII. Sewage Disposal.

5. Operation and Maintenance of Community Water and Central Wastewater Systems
   a. The owner/developer shall be responsible for the operation and maintenance of the community water and central wastewater facilities in full compliance with all the requirements of this Section and with Federal and State laws and regulations.
   b. This may include hiring of the necessary certified operator, or a consultant that provides such a service, and adhering to the instructions and limits as laid out in the discharge permit.

6. Management of Community Water and Central Wastewater Systems Facilities and Transfer of Ownership
   The owner/developer of a project shall accept responsibility for the operation and maintenance of a community water and/or central wastewater facility and may transfer the ownership rights to another party if so desired. However, in any case, the owner/developer shall submit to the Department of Planning and Development a Letter of Acceptance, which shall establish the responsibility of the owner/developer for the operation, maintenance and funding requirements for the community water and/or central wastewater facilities. The owner/developer must satisfy the concerns of the Parish and of LDH and LDEQ that such management declaration is valid and solvent.
7. Required Plumbing Facilities

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 central wastewater system, whenever available, or to an individual on-site sewage disposal system which is specifically approved for the premises by the LDH after determining that the installation and operation of an individual on-site sewage disposal system will not create a nuisance or public health hazard. 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 Section.
7.02. Development Process

The following sections outline the development process for individual wastewater and water systems, community water systems, and central wastewater systems.

Figure 1. Development Process Summary for Individual Water and Wastewater Systems
Figure 2. Development Process Summary for Community Water and Central Wastewater Systems (Subdivisions)

- Applicant Submits Plans and LDH Permit Application
- Development Review
- Planning Commission Meeting
- All Applicable State Approvals (LDH, LDEQ, LaDOTD, LDWF, etc.)
- Unlimited Work Order Issued
- Final Subdivision Application
- Clear Water Test Results and Letter of Acceptance from Utility Provider
- Final Plat Recorded
- Building Permit Issued
- Water and Wastewater Approval for Occupancy Granted
Figure 3. Development Process Summary for Community Water and Central Wastewater Systems (Commercial Permits)

- Applicant Submits Plans and LDH Permit Application
- Development Review
- Letter of No Objection Issued
- Issue Building Permit and Hold Occupancy for Various Water and Wastewater Requirements
- Holds Released Once Requirements Are Satisfied
- Water and Wastewater Approval for Occupancy Granted
7.03. **Application and Initial Approval**

A. **General**

1. Water supply and sewage disposal plans acceptable to the LDH must be provided. A Tentative Plat permit shall be obtained from the LDH, as a part of the Tentative Plat or commercial permit application. No residences may be occupied before water and sewer systems are installed.

2. It shall be unlawful for any person to transmit to the LDH, for its review or approval, any subdivision plans or specifications or documentation, until same is first submitted to and approved by the Parish Engineer.

   (Ord. No. 630, Bk. 7, P. 543; and Ord. No. 80-41, adopted September 11, 1980)

B. **Fees Assessed to Review Plans and Specifications**

1. The fee assessed to review plans and specifications for the construction or modification of any water or wastewater system or systems, the construction or modification of which is associated with a commercial permit or a subdivision development proposed for approval by the Planning Commission shall be in accordance with Section 2-009.00 - Parish Fees and Service Charges.

2. Any fee assessed pursuant to a provision of this Section shall be due and payable in full to the Department of Planning and Development upon the ordinary application for subdivision plan approval by the Planning Commission, as provided by an Ordinance of the Parish of St. Tammany, or otherwise upon the submittal of the detailed plans and specifications to the Department by the responsible person for the governed water or wastewater system to be constructed or modified.

   a. 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 water or wastewater systems.

3. **Other Means of Compliance**

   The Parish President is hereby authorized and directed to negotiate a memorandum of understanding and/or agreement with the responsible person for any water or wastewater system, the effect of which shall be to assure compliance with the provisions of this Section.

4. **Fee Established for Activity/Action Not in Compliance or Accordance with Section**

   Whenever any person commences any activity or action to connect to, or to otherwise construct or modify a water or wastewater system without first having complied with the applicable provisions of this Section, then, in addition to all other remedies provided by applicable law, the Parish shall be entitled to collect a fee equal to two hundred (200) percent of the established fee otherwise due for said activity or action.
7.04. Construction

A. Initial Approval Required

No construction or modifications shall commence without initial approval of all required plan documents.

B. Expiration of Initial Approval

Department initial approvals shall be void after one (1) year from the date of approval if construction is not complete; however, the Director of Environmental Services may grant extensions.

C. Systems to Comply with Plans and Specifications

Every water or wastewater 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 Planning and Development prior to the start of construction or modification.

D. Letters of Credit Required for Central Wastewater/Water Systems

1. Once the water and/or wastewater treatment facilities have been installed, the developer and/or owner shall contact the Parish Department of Planning and Development. An on-site inspection to ensure that the system(s) have been installed, and are operable, will be initiated. If upon inspection, the Department of Planning and Development determines that such system(s) is/are not found to be built according to specifications, the owner/developer shall be required to make the appropriate corrections at his or her expense and shall not be allowed to continue any further developmental activities until said corrections have been made and have been certified as being correct by the Department of Planning and Development. Subsequently, the Department of Planning and Development or the Parish Engineer shall require the owner/developer to provide to the Parish security in the form of a letter of credit that shall have a term of not less than one (1) year to ensure the adequate operation and maintenance of the system(s). The Director shall submit his/her security amount recommendation for approval to the Parish Council.

2. Security shall be established, utilized, and released in the same manner as per 8.13. Maintenance, Performance, and Warranty Obligations.

(Ord. No. 86-630, adopted 06/19/86)

E. Notice Requirement for Central Wastewater and/or Community Water Systems

It shall be required of property owners and developers in subdivisions or communities with existing, pending or anticipated community water and/or central wastewater facility projects to notify potential buyers, in writing, prior to the execution of any act of sale, of the existing, pending or anticipated project and any additional costs for which the buyer may be responsible for tying into the new system(s) and/or decommissioning the existing water and wastewater system on the property.

(Ord. 01-0253, adopted 01/04/2001)

F. Inspection Required Prior to Connection to a Water or Wastewater System

The provision of sewage disposal or water shall not occur until the constructed or modified wastewater or water system has been inspected by the Department of Environmental Services or appropriate state authority and determined to be constructed or modified in accordance with the applicable and appropriate plans and specifications for installation which have been approved in advance by the Department of Planning and Development and/or appropriate state authority prior to the start of construction or modification.
7.05. **Permits**

A. **Community Water/Central Wastewater/Individual On-Site Wastewater Systems Greater than 3,000 GPD**

1. Before the issuance of a building permit, plans and specifications, certified by a Louisiana Licensed Engineer shall be submitted to the Department for review. A Letter of No Objection is issued by the Department of Planning and Development, plans and specifications are forwarded to LDH for approval.

2. Before water and wastewater approval for occupancy is granted the following must be submitted to the Department: 1) LDH permit approving plans and specifications; 2) as-built by a Louisiana Licensed Engineer certifying construction and conformance to the plans and specifications approved by LDH; 3) clear water test results from a state certified laboratory; 4) a letter of acceptance from the water and sewerage provider; 5) verification of connection to the utility company.

3. The Department shall verify as reliable the certification issued by the entity responsible for the operation and/or administration of the subject central water system, whereby such certification includes 1) the Public Water Supply Identification Number designated by the Office of Public Health of the LDH for the subject system; 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.

B. **Individual Water and On-Site Wastewater Systems**

1. **Individual Water Wells**

   a. Before final approval or issuance of a certificate of occupancy, a duly licensed contractor must submit to the Department of Planning and Development an application to construct an individual water system, clear water test results and a Louisiana Department of Natural Resources water well log registration form.

   b. On lots without central water facilities, any well must be fifty (50) feet from any sewer disposal unit.

   c. Whenever a certified survey depicts the separation of property by boundary lines, in no case shall the sharing of individual water wells with the adjacent property be permitted, regardless if all properties are owned by the same individual.

   d. Whenever a certified survey depicts one single property by boundary line, the approved individual water well shall service no more than 3 structures.

   e. Pursuant to **Section 3. Building Code**, as amended, the Department of Planning and Development shall certify that 1) the subject structure on the building site is not required to connect to a community water system; and 2) an authorization to construct an individual water system on the subject building site was issued by the Department to a Qualified Contractor that is duly licensed in accordance with the Louisiana Water Well Rules and Standards; and 3) subject individual water system was drilled in accordance with said authorization.

   f. Whenever facts and circumstances exist whereby the issues of said certification or portion thereof is infeasible, in lieu of said certification the Department may issue to the Authorizing Department a letter of no objection to the issuance of the Certificate of Occupancy.

   g. Whenever the LDH issues a determination that facts and circumstances exist whereby the connection to a subject system (supply) would likely pose a danger or threat to public health, the Department of Planning and Development shall not issue the certification until said agency appropriately modifies or rescinds the determination.

   h. Any verification, certification, or letter of no objection issued by the Department of Planning and Development is for the use and benefit of the Department of Planning and Development and shall not be considered as an affirmation that the output, yield, production, and/or the quality or potability of such output, yield, and production, and/or the operation of the subject water system are in or will be in accordance or compliance with applicable law which shall include the Rules and Regulations of the Department of Planning and Development, and other applicable law.

2. **On-Site Wastewater Systems**

   a. Before the issuance of a building permit for new commercial construction, a temporary on-site wastewater system permit shall be obtained from LDH and a letter of preliminary determination for discharge permit obtained from LDEQ. Before final approval or issuance of certificate or occupancy, a final on-site wastewater permit obtained from LDH and a letter of administrative completeness for discharge permits obtained from LDEQ.

   b. Before issuance of a building permit for new residential construction, a temporary on-site wastewater system permit shall be required from LDH. Before final approval or issuance of certificate or occupancy, a final on-site wastewater permit shall be obtained from LDH.

   c. Before issuance of a building permit for existing commercial construction, proof of a permitted on-site wastewater system in the form of a final wastewater permit required from LDH and a LDEQ Discharge Permit are required.

   d. Before the issuance of a building permit for an addition or remodel to an existing residential construction, proof of a permitted on-site wastewater system in the form of a final wastewater permit is required and a recent sewerage inspection permit issued by DES must be obtained.
3. Sewerage Inspection Permits

A sewerage inspection permit from the Department of Environmental Services will be required prior to issuance of building permit on a site serviced by an individual on-site wastewater system.
7.06. Wastewater System Regulations

1. Construction or Modification of a Community Sewerage System
   a. As set forth in LA RS 33:4064.1 et seq., and as further provided in the Rules and Regulations of the Department of Environmental Services of St. Tammany Parish (the "DES"), the DES shall have authority over all construction necessary or incidental to the provision of sewage disposal in the unincorporated portion of St. Tammany Parish. Plans and specifications for a community sewerage system to be constructed in said portion of St. Tammany Parish shall be submitted to and approved by the DES prior to initiating such construction, and the conduct of such construction shall be subject to inspection by the DES. Copies of any amendments to plans and specifications for such systems shall also be submitted to the DES, and the DES shall approve such amendments prior to operation of such systems.

   b. Prior to the start of construction or modification of a community sewerage 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 DES in accordance and compliance with applicable law which shall include the relevant provisions of Chapter XIII of the LA Sanitary Code. 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 LDEQ.

   i. As such relates to the provisions of b above, whenever there is a participatory and coordinated effort between the DES and the District Engineer of the Office of Public Health of the LDH, the DES shall affirm any approval granted by the said state entity when the subject plans and specifications for the community sewerage system to be constructed or modified are in accordance and compliance with applicable law.

   ii. Upon the expiration of one (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 DES 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 again comply with the provisions of b above.

       (a) However, upon written application to, and at the discretion of the DES, a conditional or absolute waiver of the effect of the provisions of this subparagraph may be issued.

   c. 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 DES 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 Chapter XIII of the LA Sanitary Code.

   d. 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 DES prior to the start of construction or modification.

   e. Inspection

       i. To monitor the construction or modification of any community sewerage system, the DES may authorize any employee or agent of the DES 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 DES prior to the start of construction or modification. In carrying out this power, said authorized employee or agent may enter private and public properties.

       ii. Any inspection of a community sewerage system pursuant to a provision of this Section is for the use and benefit of the DES 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.

   f. The provision of sewage disposal shall not occur until the constructed or modified community sewerage system has been inspected by the DES or appropriate state authority and determined to be constructed or modified in accordance with the applicable and appropriate plans and specifications for installation which have been approved in advance by the DES and/or appropriate state authority prior to the start of construction or modification. Prior to the granting of final approval of a subdivision or development plan, the as-built drawings(s) and detail sheet(s) for a system as prepared by a Louisiana Licensed Engineer shall be submitted to the DES for its review and comment.
7.07. Septic and Sludge System Regulations

A. Development Standards

1. The Septage and Sludge Treatment Facility within the Parish shall comply with all provisions of the Louisiana Department of Health, hereinafter referred to as LDH, the Sanitary Code of the State of Louisiana and the Department of Environmental Quality, hereinafter referred to as LDEQ, and the Water Quality Control Standards of the State of Louisiana.

   (Ordinance No. 86-630 adopted 6-19-86.)

   a. Plans and Specifications

      The proposed owner/developer of a Septage/Sludge Treatment Facility shall be required to submit to the Department of Environmental Services a complete set of plans and specifications along with the completed "Design Summary Package", as required by LDH, detailing the type of Septage/Sludge Treatment Facility to be installed. Such plans and specifications shall be certified by a Louisiana Licensed Engineer and submitted in triplicate. Upon review and approval of the plans and specifications by the DES, the plans and specifications will be forwarded to the LDH for their approval.

   b. Construction Time Limitations

      The owner/developer must comply with the time limitations as provided by LDH with respect to their approval, and those of LDEQ concerning the discharge permit.

   c. Operation and Maintenance

      The owner/developer shall be responsible for the operation and maintenance at his, her or their expense, of the Septage/Sludge Treatment Facility and further compliance with all requirements of this Ordinance 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 LDEQ discharge permit. Initial start-up of operations at newly constructed facilities shall not commence until the DES has been provided with as-built drawings certified by a Louisiana Licensed Engineer and a copy of the final LDEQ discharge permit.

   d. Management of Facilities and Transfer of Ownership

      The owner/developer of a Septage/Sludge Treatment Facility may transfer the ownership rights to another party if so desired. However, in any case, the owner/developer shall establish and submit to the Director of Environmental Services a "Management Declaration", which shall establish the responsibility of the owner/developer or the transferee for the operation and maintenance and funding requirements for the Septage/Sludge Treatment Facility. The owner/developer must satisfy the concerns of the Parish and of LDH that said transferee is valid, solvent, and capable of meeting all applicable rules and regulations.

   e. Posting of Security Required

      Once the Septage/Sludge Treatment Facility has been installed, the developer and/or owner shall contact the Department of Environmental Services to schedule an on-site inspection to ensure that the facility has been installed and is operable. If upon inspection, the Department of Environmental Services determines that such facility is not found to be built according to the plans and specifications, the owner/developer shall be required to make the appropriate corrections at its expense and shall not be allowed to continue any further commercial activities related to the facility until said corrections have been made and certified as being correct by the Department of Environmental Services. Subsequently, the Parish Engineer shall require the owner/developer to provide the Parish security that shall have a term of not less than one (1) year in order to ensure the adequate operation and maintenance of the facility. The Parish Engineer shall submit his/her security recommendation for approval to the Parish Council. Security shall be established, utilized, and released in the same manner as per 8.13. Maintenance, Performance, and Warranty Obligations.

2. All Warranty Bonds/Letters of Credit shall be obtained by the owner/developer from an accredited financial institution recognized in good standing by the Parish. The release of Warranty Bonds/Letters of Credit shall follow established Parish procedure.

   (Ord. 06-1322, adopted 06/01/2006)
7.08. **Water System Regulations**

A. Central Water Systems

1. System Requirements

   The installation of an appropriate central water system for a subdivision development in a subject residential or planned land use district shall conform with the following minimum requirements:

<table>
<thead>
<tr>
<th>Number of Lots or Service Connections</th>
<th>Well Screen Diameter</th>
<th>Pumping Capacity in GPM</th>
<th>Storage Vessel* (Gallons)</th>
<th>Water Main(s) Diameter</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 through 24</td>
<td>2.5-inch</td>
<td>75</td>
<td>3,000</td>
<td>6-inch</td>
</tr>
<tr>
<td>25 through 49</td>
<td>4-inch</td>
<td>125</td>
<td>5,000</td>
<td>6-inch</td>
</tr>
<tr>
<td>50 through 74</td>
<td>6-inch</td>
<td>250</td>
<td>10,000</td>
<td>8-inch</td>
</tr>
<tr>
<td>75 through 124</td>
<td>6-inch</td>
<td>375</td>
<td>15,000</td>
<td>8-inch</td>
</tr>
<tr>
<td>125 through 499</td>
<td>8-inch</td>
<td>500</td>
<td>20,000</td>
<td>8-inch</td>
</tr>
<tr>
<td>500 or greater</td>
<td>10-inch</td>
<td>1,000</td>
<td>40,000</td>
<td>10-inch**</td>
</tr>
</tbody>
</table>

   * The volume of water shall equal forty times the pumping capacity of the water source.

   ** Trunk lines only, lateral lines may be appropriately reduced according to generally accepted principles of hydraulic engineering.

2. Construction or Modification of a Central Water System

   a. The Department of Environmental Services of St. Tammany Parish 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 prior to initiating such construction, and the conduct of such construction shall be subject to inspection by Department of Environmental Services. Copies of any amendments to said plans and specifications shall also be submitted to Department of Environmental Services, and Department of Environmental Services shall approve such amendments prior to operation of the subject system.

   b. Prior to the start of construction or modification of a central 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 Department of Environmental Services in accordance and compliance with applicable law which shall include the Ten-State Standards and the Louisiana Water Well Rules, Regulations, and Standards. 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 Supply Identification Number (PWS ID Number) as established by the Office of Public Health of the LDH.

   i. As such relates to the provisions of b above, whenever there is a participatory and coordinated effort between Department of Environmental Services and the District Engineer of the Office of Public Health of the LDH, Department of Environmental Services shall affirm any approval granted by the said state entity when the subject plans and specifications for the central water system to be constructed or modified are in accordance and compliance with applicable law.

   ii. Upon the expiration of one (1) year from the date on which such approval was granted, if the proposed construction or modification has not commenced, any approval or affirmation thereof by Director of Planning and Development 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 again comply with the provisions of b above.

      (a) However, upon written application to, and at the discretion of Director of Planning and Development, a conditional or absolute waiver of the effect of the provisions of this article may be issued.

   c. 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 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 law which shall include the Ten-State Standards and the Louisiana Water Well Rules, Regulations, and Standards.

   d. Every central water system shall be constructed or modified in accordance with the plans and specifications for installation which have been approved in advance by Department of Environmental Services prior to the start of construction or modification.

   e. Inspection
i. To monitor the construction or modification of any central water system, Department of Environmental Services may authorize any employee or agent of 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 Department of Environmental Services prior to the start of construction or modification. In carrying out this power, the authorized employee or agent of Department of Environmental Services may enter private and public properties.

ii. Any inspection of a central water system conducted pursuant to a provision of this Section is for the use and benefit of 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 which shall include the Ten-State Standards and the Louisiana Water Well Rules, Regulations, and Standards.

f. The provision of water shall not occur until the constructed or modified central water system has been inspected by Department of Environmental Services or appropriate state authority and determined to be constructed or modified in accordance with the applicable and appropriate plans and specifications for installation which have been approved in advance by Department of Environmental Services and/or appropriate state authority prior to the start of construction or modification. Prior to the granting of final approval of a subdivision, three duplicate originals of the as-built drawing(s) and detail sheet(s) for a subject central water system as prepared by a Louisiana Licensed Engineer shall be submitted to the Development Review Committee (STP-DRC) so that an appropriate distribution of said documents can be made, such recipients to include the Parish Engineer and the Chief of the Fire District wherein the subdivision development is located. When appropriate and applicable, said documents to be submitted shall reflect or include the PWS ID number, and/or a copy of the water well registration form issued by LaDOTD.

B. Governed Water Systems and Fire Suppression Capacity

1. 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, 1999 Edition, Chapters 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, 1999 Edition, Chapters 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 Chapter XII of the State Sanitary Code, the rates and tariffs for which are established by the LA Public Service Commission.

3. 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 Louisiana Licensed Engineer, an Operator, as defined in LA RS 40:1141(D), who possesses a valid and current Water Distribution (Class IV) certification issued by the LDH, or appropriate personnel from the affected Fire Protection District, all in a manner consistent with the practices of the Department of Environmental Services 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 of Environmental Services 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.

4. 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 of Environmental Services 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.

5. 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 of Environmental Services.

6. The procedure to measure the water flow capacity of a fire hydrant shall conform to the relevant instructions for such as set forth in the most recent version of Appendix B of American Water Works Association (AWWA).

a. 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.

b. 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
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.

7. Fire Hydrants
   a. Fire hydrants shall be required in any subdivision development which is required to have a central water system.
   b. If the developer anticipates the installation of a water distribution system with fire hydrants, then, and in that event, the plans for the system must be submitted to the Louisiana Fire Rating Bureau for their recommendations. All hydrants to be installed shall be of a three-way type with national standard threads.
   c. There shall be a fire hydrant at each street intersection unless intersections are less than five hundred (500) feet apart and all intermediate hydrants shall be located not more than five hundred (500) feet apart. All fire hydrants shall be located in a Right-of-Way or utility servitude.
   d. There shall be a fire hydrant at each street intersection with intermediate fire hydrants located not more than five hundred (500) feet apart. All fire hydrants shall be located in a Right-of-Way or utility servitude.
   e. Fire hydrants shall have at least three outlets per hydrant; one 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.
   f. 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 (5) foot minimum clearance from the center of the hydrant outward in all directions.
   g. The “bury line” of the fire hydrant shall be installed at an elevation equal to or higher than twelve (12) inches above the centerline of the roadway.
   h. Whenever facts and circumstances exist whereby the Department of Environmental Services determines that any private person or owner has acted in a manner contrary to or inconsistent with the provisions and requirements set forth in this Section (hereinafter referred to as the “Deficiency”), the Department of Environmental Services shall cause to be issued to said private person or owner a notice which cites the Deficiency, directs compliance with the Rules and Regulations of the Department of Environmental Services, and prescribes a reasonable amount of time to accomplish such direction.
   i. If no or insufficient action is taken after proper notice, the Department of Environmental Services, upon expiration of the time prescribed in said notice, shall be authorized to impose upon said private person or owner, as defined in this Chapter, a penalty not to exceed one hundred dollars per day for each day the Deficiency existed from date of said notice.
   j. The Department of Environmental Services shall be authorized to perform all necessary work to remedy the deficient condition and assess the private person or owner for the reasonable cost of such work. Should the private person or owner fail to pay such costs, the Department of Environmental Services shall be authorized to enforce collection by filing an affidavit of lien on the property specifically identifying the property affected, and the amount of any and all costs, fees, and delinquent penalties which may be accruing. Any lien which was filed against real property and not paid timely shall be added to the annual ad valorem tax bill of the owner or owners of such property.
   k. Any private person or owner who has been assessed a penalty may appeal the imposition of the Department of Environmental Services’s penalty in writing to the Parish Council within thirty (30) days. The Parish Council shall thereafter hear the appeal in an open and public session at its next regular meeting. An appeal from the Parish Council’s decision shall be to the 22nd Judicial District Court for the Parish of St. Tammany within thirty (30) days of the Parish Council’s decision.
   l. Fire hydrants, when tested in accordance with the said AWWA standards, are classified as follows:
      i. Class A: Fire hydrants that on individual test usually have a flow capacity of 1000 GPM or greater.
      ii. Class B: Fire hydrants that on individual test usually have a flow capacity of 500 to 1000 GPM.
      iii. Class C: Fire hydrants that on individual test usually have a flow capacity of less than 500 GPM.
   m. 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 I above are to be painted as follows:
      i. Class A: Green
      ii. Class B: Orange
      iii. Class C: Red
   n. 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.

8. The Director of Environmental Services shall be authorized to take all action which may be necessary to administer and enforce the provisions of this Section. The Department of Environmental Services may waive or modify the requirements of
this Section upon determination that the implementation of the provisions of this Section would prove to be a manifestly unreasonable financial hardship.

7.09. Mobile Home Regulations

a. At the time of change in ownership, occupancy, location or transfer of electrical power service, such mobile home or permanent building or structure shall be required to obtain a wastewater system inspection permit for electrical service as outlined in paragraph b below.

b. Prior to the issuance of a wastewater system inspection permit for any non-residential mobile home, permanent building or structure, the DES shall inspect the premises to determine if the plumbing fixtures are properly connected to a permitted individual on-site sewage disposal system. The DES shall inspect individual on-site sewage disposal systems to determine that said systems are not causing an apparent health or environmental problem prior to the issuance of any wastewater system inspection permit for the connection or transfer of electrical power service. In no event, however, shall a wastewater system inspection permit be issued or shall any other such final action occur unless and until an individual on-site sewage disposal system has been specifically approved for the premises by the LDH.

c. Prior to the issuance of a wastewater system inspection permit for any residential mobile home, permanent building, or structure, the DES shall inspect the premises to determine if the plumbing fixtures are properly connected to an individual on-site sewage disposal system. The DES shall inspect individual on-site sewage disposal systems to determine that said systems are not causing an apparent health or environmental problem prior to the issuance of any wastewater system inspection permit for the connection or transfer of electrical power service.
8.01. **Introduction**

A. Realizing the importance of adequate planning and to facilitate the logical and sound development of St. Tammany Parish, the Parish Council under the authority delegated by the State Enabling Act, LA RS 33, Chapter I, Part IV, Subpart A, created by enactment of Ordinance Number 293, the "St. Tammany Parish Planning Commission".

B. It is mandatory upon any subdivider of an area of land within the unincorporated portions of St. Tammany Parish to obtain the approval of the St. Tammany Parish Planning Commission before any subdivision shall be recorded with the Clerk of Court’s office and before any act of sale from such subdivision shall be recorded.

C. Violations of these regulations shall be punishable by a penalty of five-hundred dollars ($500.00), as prescribed per statutory law, for each lot or parcel transferred or sold, and the description of said 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.

D. The parish shall enjoin such transfer or sale or agreement by suit for injunction brought in the 22nd Judicial District Court, State of Louisiana, and may recover the penalty by Civil Action in said Court.

8.02. **General Regulations**

A. **General Provisions**

A subdivision or resubdivision of land must be compatible with the Major Street Plan adopted by the Planning Commission. Necessary Rights-of-Way for any proposed roads or streets shown on the Major Street Plan or Rights-of-Way for construction and maintenance of necessary proposed or existing drainage channels, through the proposed subdivision, must be formally dedicated in perpetuity to the public through the Parish Council. No building of any sort may be erected upon Rights-of-Way so dedicated.

B. **Right of Appeal**

1. Any person or persons claiming to be aggrieved by a decision or decisions of the STP-DRC with regards to a Technical Plat Review, may appeal in writing to the Planning Commission through the Department of Planning and Development no later than ten (10) days after the official notification of the STP-DRC decision. Appeal of Planning Commission ruling may be made to Parish Council in accordance with 2.03.M.

2. Any person or persons claiming to be aggrieved by a decision or decisions of the Planning Commission with regards to a preliminary subdivision plat review or an appeal of an STP-DRC action, may appeal in writing to the Parish Council through the Department of Planning and Development no later than ten (10) days after the Planning Commission meeting date.

3. Any person or persons claiming to be aggrieved by a decision or decisions made by the STP-DRC in regards to final subdivision plat review may only appeal a denial verdict rendered by the STP-DRC to the Planning Commission through the Department of Planning and Development no later than ten (10) days after the official notification of the STP-DRC decision. Appeal of Planning Commission ruling may be made to Parish Council in accordance with 2.03.M.

4. The procedure for appeals to the Parish Council is contained within 2.03.M.

C. **Zoning Compliance**

Prior to an application for Technical Plat Review for any residential, commercial, or industrial subdivision, application for a zoning change must be made to the Zoning Commission, as outlined in Section 9. Zoning Regulations, for a zoning change to the appropriate zoning classification. The proposed Technical Plat must comply with the specific requirements of the requested zoning classification.

8.03. **Construction**

Unless otherwise provided for within this ordinance, no construction of homes or other permanent structures may begin on a subdivision lot covered by these regulations until final approval of the subdivision has been obtained.
8.04. Streets

A. Generally

1. The arrangement of streets shall be structured to enable the continuation of the existing streets in adjoining areas. All street intersections shall be safe for traffic. Offset streets shall be avoided. Minimum offsets shall be at least one-hundred and twenty-five (125) feet between the center lines of two opposing offset streets.
   a. 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.

   (Amended per ordinance No. 02-0472, adopted May 2, 2002)

2. 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, and in such cases, local traffic roads shall be required adjoining and paralleling the thoroughfares, with access thereto at specified intervals only.

3. 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 (1) entrance is provided shall be required to build the entrance to the following minimum standards:
   a. Right-of-way: An eighty (80) by one hundred (100) foot Right-of-Way shall be reserved at the entrance of subdivisions with only one (1) access. Access to lots will be prohibited within this Right-of-Way.
   b. Street: The developer shall design one (1) 14’ wide ingress travel lane and a minimum of two (2) egress travel lanes, each ten (10) feet in width.
      i. Note: The street width requirements shall apply only to the first one hundred (100) feet in depth from the entrance.

   (Amended per Ord. No. 04-0977, adopted October 7, 2004)

   c. Median: For subdivisions that have over forty (40) lots, the developer shall design and construct a median at the entrance to segregate traffic flow.
      i. The minimum width of the median shall be six (6) feet by a depth of one hundred (100) feet with a minimum radius at both ends of three (3) feet.
      ii. The median shall be of a curb and crowned design with a turf cover.
         a) The curbing shall have a minimum of five (5) inches in height and eight (8) inches in width. Materials used to construct the curbing shall be compatible with that of the street.
         b) The turf cover shall be made up of grass and/or any other combination of living landscape materials such as trees, bushes, shrubs and flower beds.
   d. Maintenance of the median shall be the responsibility of the developer and/or homeowners association when and if established.

   (Amended per Ord. No. 87-762, adopted January 15, 1987)

4. Dead end streets are prohibited, however cul-de-sacs may be used by developers provided that the following minimum standards are utilized:
   a. The radius of a cul-de-sac shall be sixty (60) feet when the design employs open swale ditches and fifty-five (55) feet when subsurface drainage is used. If applicable, the inside turning radius shall be a minimum of twenty-six (26) feet.
   b. A street terminated by a cul-de-sac shall be no greater than seven-hundred (700) feet in length. However, some exceptions may apply due to extenuating circumstances. In such cases, the Planning Commission shall reserve the right to waive the length standards. The entrance to a street terminated by a cul-de-sac shall be posted with a sign stating “no outlet”.
   c. The Planning Commission may approve a cul-de-sac on a street greater than seven-hundred (700) feet in length if the following circumstances apply:
      i. The street is zoned or used for single-family residential development and no more than fifteen (15) single-family lots are created along the street.
      ii. The street is zoned for single-family residential development, all lots along the street are two (2) acres in size or greater, and no more than thirty (30) single-family lots are created along the street.
      iii. Land zoned for non-residential development for specific reasons of topography, engineering design, or limited non-residential use intensity.
      iv. In no case a cul-de-sac on a street longer than one thousand two hundred (1,200) feet will be allowed.
   d. Dead End Streets may be permitted temporarily if the street design meets the requirements of c above or if the street will be extended in the future.
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5. Minimum width of right-of-way of public or private streets in any subdivision shall be sixty (60) feet except where concrete curb and gutter streets with subsurface drainage are provided. Streets having these features may be fifty (50) feet in width. However, in the case of a Planned Unit Development (PUD), if a developer wishes to maintain the streets privately, the developer may request a reduction of established right-of-way width requirement for streets if the developer can justify such a reduction in accordance with the standards and practices of the Department of Public Works and Parish Engineer. (Amended by Ord. No. 92-1698, adopted June 18, 1992)

6. Boulevards or avenues in any subdivision shall have a minimum width of eighty (80) feet.

7. Streets that are obviously in alignment with others already existing shall bear the names of the existing streets.

8. Duplication of street names shall 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 St. Tammany Parish.

9. A uniform street sign system marking each street intersection will be installed by the developer prior to obtaining final approval, in accordance with the specifications referenced to within this ordinance.

10. Traffic-control signs will be installed by the developer, prior to obtaining final approval, in accordance with the specifications listed within this ordinance. The developer shall be responsible for the maintenance of all streets and drainage ditches until all improvements have been completed and the streets and drainage ditches have been accepted for maintenance by the Parish Council.

11. Sidewalks are required on all public streets in accordance with 4.01. Complete Streets Policy.

B. A street lighting plan is required in Lighting District No. 4.

The developer(s) shall be required to submit a street lighting plan for the purpose of providing ample lighting to protect the health and safety of the residents during the nocturnal hours. Street lighting plan specifications shall fall within the established guidelines listed below:

1. Street lighting poles shall be constructed of either aluminum, concrete (gray) or wood.

2. The type of illumination shall be mercury vapor fixtures, which are available in one hundred seventy-five (175) watts, two hundred fifty (250) watts, and four hundred (400) watts. The two hundred fifty (250) watts and four hundred (400) watts shall require a taller than normal pole when used.

3. High-pressure sodium fixtures can also be used and are available to municipal, Parish, state and highway lighting districts or through a metering system to private developers. Developers must coordinate their metering systems for sodium fixtures with the public utility company serving the area.

4. The minimum street light pole height shall be twenty (20) feet measured from ground elevation to bracket and light fixture connection. Heights of over twenty-six (26) feet must be reviewed and approved by the public utility company serving the area.

5. Street lighting poles and fixtures must be located in such a way as not to cause potential hazards to traffic or pedestrian, interfere with existing power lines, or place unnecessary glare on residences.

6. Street lighting poles shall be spaced accordingly to provide a consistent and even illumination pattern within the subdivision development.

7. Specific design and construction standards shall meet the standards of the public utility company serving the area. These standards can be obtained from the public utility company serving the area.

8. Maintenance and operation of the lighting facilities within each subdivision, once established, shall be managed by the lighting district. (Ord. No. 85-393, adopted May 16, 1985)

8.05. Blocks

Block length in all subdivisions shall not be more than fifteen-hundred (1,500) feet.

8.06. Lots

A. General Regulations

1. Lot Size Requirements

a. Lots with central sewerage systems: Lots in subdivisions having central sewerage systems shall have a minimum lot
area of twelve thousand five hundred (12,500) square feet with a minimum lot frontage of ninety (90) feet and depth of one hundred and twenty (120) feet.

b. Lots without central sewerage systems: Lots in subdivisions that do not have central sewerage systems shall have a minimum lot area of one (1) acre or 43,560 square feet and a minimum lot width of one-hundred and fifty feet (150) and depth of one-hundred and twenty (120) feet.

c. Exceptions
i. Lots within A-3 District, A-4 District, A-4A District, and A-5 District having a central sewerage system must have a minimum road frontage of sixty (60) feet on a cul-de-sac, and one hundred (100) feet and ninety (90) feet respectively on a curve with a radius of one-hundred and eighty feet or more.

ii. The road frontage for lots on a curve with a radius under one-hundred and eighty feet shall not be less than ninety (90) feet and eighty (80) feet respectively.

iii. Lots within A-1 District, A-1A District, and A-2 District without a central sewerage system must have a minimum road frontage of one-hundred (100) feet and ninety (90) feet respectively on a cul-de-sac, and three hundred (300) feet and one-hundred fifty (150) feet respectively on a curve with a radius of one hundred and eighty feet or more.

iv. The road frontage for a lot on a curve with a radius under one-hundred and eighty feet shall not be less than two hundred and forty (240) feet and one hundred and twenty (120) feet respectively.

(Amended by Ord. 94-2143, adopted December 12, 1994)

2. Exceptions from Minimum Requirements
Any lot provided for in 1.c above, may have as much as ten (10) percent less road frontage, building set-back width and area than is required for each lot provided that the lots in each square or block have an average frontage, building setback width, and area which is equal to that required for each lot in 1.c above.

3. Angles of Side Lines
All side lines of lots shall be at right angles to straight road lines or radial to curved road lines unless a lot is affected by or is adjacent to a servitude (easement), or an artificial or natural drain, or an unusual natural feature such as a rise or fall in elevation, or unless a variation of this rule will result in a better road or lot plan. Lots with double frontage should be avoided.

4. Resident Number, Mailing Address
All lots, in addition to a lot number, will be assigned a resident number or numbers which shall become the permanent mailing address. The developer shall coordinate addresses with the Parish 911 addressing office.

(Amended per Ord. No. 85-476, adopted September 19, 1985)

B. Contiguous Lot Rule

1. The purpose and intent of this section is to require an owner to combine contiguous residential substandard lots of record, through the Parish’s resubdivision process, in order for said lots to conform with minimum standards relative to lot size and the provision of central water, community sewerage and adequate drainage. These standards shall apply only to subdivisions properly recorded with the St. Tammany Parish Clerk of Court prior to July 28, 1967.

2. For the purposes of this section, the following definitions shall apply:

a. A residential lot shall be defined as any lot or lots used for residential purposes in any of the following zoning districts: E-1 District, E-2 District, E-3 District, E-4 District, A-1 District, A-1A District, A-2 District, A-3 District, A-4 District, A-4A District, and A-5 District.

b. A conforming lot of record shall be defined as any residential lot located within a subdivision created prior to July 28, 1967 and having a minimum lot width of ninety (90) feet and a minimum lot area of 12,500 square feet.

c. A buildable lot of record shall be defined as any residential lot located within a subdivision created prior to July 28, 1967, located below (south of) the Urban Growth Boundary Line as defined in Article 2 of the St. Tammany Parish Unified Development Code, and having a minimum lot width of fifty (50) feet and a minimum lot area of 5000 square feet; or, any residential lot located above (north of) the Urban Growth Boundary Line as defined in Article 2 of the St. Tammany Parish Unified Development Code and having a minimum lot width of seventy-five (75) feet and a minimum lot area of 7,500 square feet.

d. A substandard lot of record shall be defined as any residential lot located below (south of) the Urban Growth Boundary Line as defined in Article 2 of the St. Tammany Parish Unified Development Code and with less than fifty (50) feet of street frontage or less than 5000 square feet in area, and created prior to July 28, 1967; or, any residential lot located above (north of) the Urban Growth Boundary Line as defined in Article 2 of the St. Tammany Parish Unified Development Code and having less than seventy-five (75) feet of street frontage or less than 7,500 square feet in area, and created prior to July 28, 1967.
3. Application of Rule

a. If two (2) or more contiguous residential lots or combination of lots and portions of lots created prior to July 28, 1967 are in single ownership, and if all or part of the lots do not equal or exceed the minimum lot area and width requirements of a buildable lot of record as defined above, then said lots or combination of lots or portions thereof shall be construed as substandard lots of record; and therefore, must be combined together to conform with the buildable lot of record area and width requirements.

b. The following shall constitute a violation of this Section and subject to the provisions set forth in e below herein after:

i. It shall be a violation for any individual, corporation or other legal entity who owns contiguous residential substandard lots of record to sell a lot or lots, or portions thereof, to another person or legal entity if the remaining balance of the lots retained, or lots sold to another, does not meet or exceed the minimum standards of a buildable lot of record.

(a) Under the following limited circumstances set forth in this subparagraph, a contiguous residential substandard lot may be sold, provided that: the sale does not result in the seller retaining a lot or portion of lots that, either individually or combined, would not meet or exceed the minimum standards of a buildable lot of record; the entire width along the rear boundary of the contiguous residential substandard lot that is sold abuts the rear boundary of the purchaser’s lot; and, either a principal structure exists on the purchaser’s lot, at the time of the sale, the purchaser’s lot is a buildable lot of record, or the purchaser satisfies the requirements for establishing a buildable substandard lot, which requirements are set forth in d below.

(b) A sale authorized under the provisions of (a) above shall not be construed as authorizing the creation of a buildable residential substandard lot or the issuance of a building permit for a principal structure to be placed on the substandard lot being purchased, except in the following limited circumstances: the building permit is issued in conjunction with the demolition of, and the replacement of, the principal structure that exists on the purchaser’s lot at the time of his purchase of the rear abutting residential substandard lot; or if no principal structure existed on the purchaser’s lot at the time of purchasing the rear abutting substandard lot, but the owner otherwise satisfies the requirements for establishing that the lot he owned, at the time of purchasing the rear abutting substandard lot, is a buildable substandard lot, which requirements are set forth in d below. In either case, the two lots must be combined and a building permit may be issued for one principal residential structure.

ii. It shall also be a violation for any person or entity to commence construction or to place fill on a substandard lot prior to review and approval of the Planning Commission, review and approval of the Parish Engineer and issuance of a building permit.

iii. Failure to adhere to the fill and construction requirements of the Planning Commission and Parish Engineer shall also constitute a violation of the provisions of this Section.

c. Resubdivision requirements and payment of fees

i. Prior to an owner selling a combination of contiguous residential substandard lots to another, or filing for a building permit, an application for resubdivision must be filed and submitted as set forth in 8.11.H. Resubdivision Plat Review. Said resubdivision application must reflect the combination of substandard lots of record into larger lots to create buildable lots of record.

ii. For the purposes of this Section, the resubdivision of existing conforming lots in order to create smaller lots shall not be permitted.

d. A building permit may only be issued on a substandard lot of record when the applicant satisfies the following requirements of a buildable substandard lot, which must be done at the time of the public hearing before the St. Tammany Parish Planning Commission, and the application has been reviewed and approved within the guidelines set by the Department of Planning and Development:

i. At the public hearing before the Planning Commission, the applicant for a building permit on a substandard lot of record located below (south of) the Urban Growth Boundary Line as defined in Article 2 of the St. Tammany Parish Unified Development Code must establish that he does not currently own and has not sold, nor has any predecessor in title sold, during the period following the effective date of the ordinance that required substandard lots of record to be combined to meet the fifty (50) foot width and minimum lot area of 5,000 square feet requirement (Ordinance PGS No. 94-1899, adopted January 20, 1994), any contiguous lots or portions thereof which could have been combined with the lot or lots in question to create a buildable lot of record; or

ii. At the public hearing before the Planning Commission, the applicant for a building permit on a substandard lot of record located above (north of) the Urban Growth Boundary Line must establish that he/she does not currently own...
own and has not sold, nor has any predecessor in title sold, during the period following the effective date of the ordinance that required substandard lots of record above (north of) the Urban Growth Boundary Line be combined to meet the seventy-five (75) foot width and minimum lot area of seven thousand five hundred (7,500) square feet requirement (Ordinance C.S. No. 16-3634, adopted December 1, 2016), any contiguous lots or portions thereof that could have been combined with the lots or lots in question to create a buildable lot of record.

iii. Only after the Planning Commission determines that the applicant has satisfied the above requirements and grants buildable lot of record status, the applicant shall then submit an application for a building permit. The application must be reviewed by the Parish Engineer for consideration of adverse drainage impacts resulting from the placement of fill and construction. The Parish Engineer shall determine, based on best engineering practices, the amount of fill that may be placed on the property, if any, and whether the proposed residence may be built on a slab or must be elevated. A building permit shall not be issued until the application has been reviewed and approved by the Parish Engineer.

e. A violation of any provision of this Section, and knowingly providing false information in connection with an application filed pursuant to this section, shall constitute a misdemeanor that is punishable by a fine not to exceed five hundred ($500.00) dollars per day for each day that the violation continues, and imprisonment in the parish jail for not more than thirty (30) days, or both such fine and imprisonment. In addition thereto, or in lieu thereof, St. Tammany Parish is authorized to take all legal action that may be necessary to address and remedy any violation of these provisions.

f. In the case of Bayou Gardens Subdivision (Lacombe), all regulations outlined above shall apply, except that all lots less than 100 feet in width shall be combined to create lots at least one hundred (100) feet in width and twelve thousand five hundred (12,500) square feet in area.


Provisions related to water and wastewater shall be provided in accordance with Section 7. Water and Wastewater Regulations.
8.08. Drainage

A. General

1. The provisions of Section 6. Stormwater Regulations 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 provisions of Section 6. Stormwater Regulations. In the event of any conflict between the provisions of Section 6. Stormwater Regulations and those contained within this section, the more stringent or restrictive provision shall apply.

(Amended per Ord. No. 05-1089, Adopted April 7, 2005)

2. Drainage Systems

a. 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 in the subdivision and certifying that the runoff will not be increased by the proposed development.

b. Permanent bench marks shall be installed by the developer’s Louisiana Licensed Engineer at convenient locations as approved by the Parish Engineer in each subdivision before final approval is granted. Bench marks can be made with concrete, a spike driven into a permanent tree, or other suitable material approved by the Parish Engineer. The location and elevation of each bench mark shall be clearly noted on the plat of the subdivision filed for record with the Clerk of Court. Whenever practical, the elevation of the bench mark shall be related to mean sea level as established by the U.S. Coast & Geodetic Survey, the U.S. Army Corps of Engineers, or the LaDOTD.

(Ord. No. 549, Bk. 7, P. 234)

c. The elevation of the center of the completed streets shall also be noted on the “file” plat at intervals not to exceed one-thousand-five hundred (1,500) feet, and said elevations shall be established from the bench mark after completion.

Final as-built paving and drainage plans must indicate the invert elevation of the roadside ditch at each property line and must provide elevations at each lot corner.

(Amended per Ord. No. 2979, adopted September 25, 1997)

d. Any subdivision to be approved following adoption of the ordinance enacting the provisions of this paragraph shall be subject to the following procedures and requirements:

i. The subdivision plan must accurately depict the location of any open drainage ditch, drainage channel or similar drainage feature, and any natural river or stream, that is situated within the boundaries of the proposed subdivision.

ii. Whenever any open drainage ditch, drainage channel or similar drainage feature, not including a natural river or stream, is located entirely or partially on any lot or parcel to be created within a subdivision, no part of a permanent structure, including a driveway and fence, shall be located within twenty (20) feet of such open drainage ditch, drainage channel or similar drainage feature unless subsurface drainage is installed. This provision shall apply to the lot upon which the open ditch, channel or similar drainage feature is actually located and to any adjacent lot where a structure could be placed within twenty (20) feet of the open ditch, drainage channel or similar drainage feature that is located on the adjacent lot.

iii. Whenever the provisions of ii above are applicable, the Parish Engineer shall determine, based upon the data and information that shall be contained in the subdivision plan submitted, whether subsurface drainage is required. The determination shall 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 ditch, any restrictions on the size of the structure, and any other pertinent information or data deemed necessary by the Parish Engineer to ensure that no permanent structure is to be located within twenty (20) feet of an open drainage ditch, drainage channel or similar feature.

iv. When the Parish Engineer determines that subsurface drainage installation is required, the provisions of Section 6. Stormwater Regulations shall be applicable to the installation.

v. Following the Final Plat approval of any subdivision governed by the provisions of e above of this Section, any relocation of a drainage ditch, drainage channel or similar drainage feature shall be governed by the provisions of St. Tammany Parish Code of Ordinances, 6.04.D. Channel Modifications (Relocation of Open Drainage Ditches, Drainage Channels, and Drainage Features)

vi. The requirements of subsurface drainage shall not be applicable with respect to roadside drainage ditches.

(Amended per Ord. No. 10-2327, adopted September 2, 2010)

B. Residential Retention/Detention Ponds; Acceptance into Parish Maintenance System

1. The following procedures are hereby established for acceptance of retention/detention ponds, existing as of the date of this
ordinance, into the Parish maintenance system:

a. Petition from owner requesting that the pond be taken into the Parish maintenance system. This shall include copy of title and survey.

b. Petition will be reviewed by the Department of Planning and Development and Director of Public Works to determine what is needed prior to acceptance of the pond. The minimum requirements shall be:
   i. Minimum fifteen (15) feet of access to the area around the pond; ten (10) feet must be on a flat surface and not a pond side slope
   ii. Adequate access to the pond for maintenance equipment
   iii. Other safety measures as may be required, to be reviewed on a case by case basis; and
   iv. Proof that the structure is operational.

c. Petitioner will be advised of what is needed for acceptance and will be advised that acceptance by the Parish is for maintenance purposes and not for aesthetic purposes.

d. If the petitioner agrees with the criteria for acceptance, the petitioner will be responsible for providing the following documentation to the Parish:
   i. An Act of Correction to the subdivision plat; and
   ii. An Act of Dedication with a legal description of the property to be dedicated to the Parish.

2. The following requirements are hereby established for retention/detention ponds constructed after the adoption of this ordinance. Compliance with all standards as set forth below must be verified by the Parish Engineer prior to acceptance into the Parish maintenance system:

a. The detention pond may be designed as a wet or dry pond as per the following criteria:

   i. Requirements for a wet pond
      (a) Minimum low stage depth must be five (5) feet.
      (b) Side slopes must have a minimum 3H:1V slope.
      (c) Minimum access servitude width from pond to Parish road must be twenty-five (25) feet.
      (d) Clear buffer around the periphery of pond must be twenty (20) feet; ten (10) feet must be on a flat surface and not a pond side slope.
      (e) The developer must furnish a copy of the title to the land.
      (f) An Act of Dedication with a legal description of the property to be dedicated to the Parish must be furnished.
      (g) 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.
      (h) The Parish Engineer may waive any of these requirements or approve alternative methods whenever justification is presented by a Louisiana Licensed Engineer.

   ii. Requirements for a dry pond
      (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 may be constructed at the exit structure invert elevation.
      (c) Side slopes must have a minimum 3H:1V slope.
      (d) Minimum access servitude width from pond to Parish road must be twenty-five (25) feet.
      (e) Clear buffer around periphery of pond must be twenty (20) feet; ten (10) feet must be on a flat surface and not a pond side slope.
      (f) The developer must furnish a copy of the title to the land.
      (g) An Act of Dedication with a legal description of the property to be dedicated to the Parish must be furnished.
      (h) 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.
      (i) The Parish Engineer may waive any of these requirements or approve alternative methods whenever justification is presented by a Louisiana Licensed Engineer.

3. Detention design shall be a part of the hydrologic study/plan and shall include detention pond(s) and metering structure(s). Linear detention within roadside ditches is not acceptable and shall not be included as storage areas in the drainage calculations. The plan shall be developed in accordance with the Parish Engineer’s review and approval.

a. 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.

b. After technical review, the Parish Engineer shall accept or reject the proposed waiver. The waiver will be presented to the planning commission for preliminary approval.

c. If a waiver is accepted pursuant to the previous paragraph, in lieu of on-site detention, the developer 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.

d. The drainage fee shall be paid in accordance with the Section 2-009.00 - Parish Fees and Service Charges.

e. All 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%. 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 2 and 24 hour duration.

f. Pre-development calculations shall be based on the “heavily forested” condition unless otherwise approved by the Parish Engineer.

g. All subdivisions receiving Technical Plat Review approval prior to the effective date of this ordinance will be governed by the previous drainage requirements.

(Amended per Ordinance No. 03-0725, adopted August 7, 2003)

h. A subdivision development located within the boundaries of Gravity Drainage District No. 5 shall, at the same time, also submit its hydrological study and plan to the District for review and comment to the Parish Engineer. All costs associated with the review of the plans by the Drainage District shall be assessed to the developer. The District shall submit its comments to the Parish Engineer within thirty (30) days of receipt of the plan. The Parish Engineer shall have final authority on approval of the proposed hydrological plan.

(Created per Ordinance No. 04-0949, adopted September 2, 2004)

8.09. Hearing Required; Notice

A. The developer of a proposed subdivision must request a zone(s) which comprises a zoning district(s) classification(s) prescribed by Section 9. Zoning Regulations, that conforms as nearly as possible with the proposed land use, lot size, restrictive covenants, phase, or addition thereto.

B. An initial zoning request for a proposed subdivision development must be reviewed at a public hearing before the Zoning Commission prior to said development having a Technical Plat Review before the STP-DRC.

C. The developer must submit his rezoning petition, if applicable, to the Department of Planning and Development, and said petition shall be advertised and placed on the Zoning Commission docket for review and consideration.

D. The Department of Planning and Development shall be responsible for advertising the proposed Tentative Plat Review application request for public hearing no less than twice during a ten (10) day period prior to the hearing in the official Parish journal and/or paper of local circulation in the vicinity of said subdivision indicating the date, time and place of the hearing. No application for Tentative Plat Review can be acted upon or administered to without the benefit of a hearing thereon.

E. In addition, it shall be the obligation of the Department of Planning and Development to ensure that proper public notice, by way of signs, be posted on or in the vicinity of the subdivision at least ten (10) days prior to the public hearing. Said signs shall indicate the date, time and place thereon that same shall be reviewed.

(Amended per Ord. No. 96-2510, adopted October 17, 1996)
8.10. Developmental Agreements

A. Legislative Authority To Initiate Agreements

The Louisiana Legislature articulated Act 505 of 1988, pursuant to subpart G, Part I, Chapter 14, Title 33, of LA RS of 1950, for which act created the ability and authorization for local governing authorities to enter into voluntary developmental agreements with developers of land; and to provide for within said developmental agreements, the contents, periodic review, enforcement and applicability of such agreements, amendment, cancellation, modification or suspension; and to provide for any related matters pursuant to the procurement of said agreement.

B. Purpose

The purpose of this Section is to encourage the voluntary participation of an individual, firm or corporation, within the planning process, by entering into a developmental agreement, when said individual, firm or corporation develops land within St. Tammany Parish. Furthermore, said agreement shall set forth the responsibilities of the developer for providing additional governmental services for said project or development, that would not otherwise be provided for by the local governing authority due to capital and or fiscal constraints.

C. Applicability

If an individual, firm or corporation wishes to participate in the Parish’s developmental agreement process, an application must be filed with the Technical Plat Review submission documentation. If said individual, firm or corporation elects not to participate in the developmental agreement process at the Technical Plat Review stage, that shall not preclude their rights or ability to participate at a later time during the subdivision process.

(Amended as per Ord. 05-1082, adopted April 7, 2005)

D. The Developmental Agreement

1. A developmental agreement, for the purposes of this ordinance, shall be defined as a binding contractual agreement between an individual, firm or corporation and the governing authority of St. Tammany Parish.

2. The agreement shall be reviewed by and through the Planning Commission at the time of the Technical Plat Review, wherein said commission and participating parties shall establish the guidelines, criteria and parameters of the agreement to be entered into.

3. Upon completion of the developmental agreement process, wherein the developer agrees to enter into a binding contractual agreement with the governing authority of St. Tammany Parish, the Planning Commission shall forward the final agreement for endorsement by said authority, only after the prescribed legal requirements for public notice have been satisfied as set forth in H below.

E. Contents of the Agreement

1. A developmental agreement shall specify the duration of the agreement, the permitted uses of the property, the density and intensity of use, and any other provisions deemed appropriate by both the developer and the Parish. The agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that said actions shall not prevent the development of the land for the uses and to the density or intensity of development as set forth within the agreement.

2. The agreement may provide for the starting and completion dates of construction for the entire development or portions thereof.

3. Examples of what might be included within a developmental agreement include, but are not limited to: impact studies, traffic control improvements (on- and off-site), improved street and drainage design and construction (on- and off-site); and the dedication of land, monies, materials and equipment.

4. Developmental Impact Fees may be a part of the developmental agreement in accordance with the Section 2-009.00 - Parish Fees and Service Charges.

F. Application and Procurement

1. The Department of Planning and Development shall furnish the developer of a new subdivision with the necessary documentation for voluntary submission of an application to enter into a developmental agreement. The finalized version of an application must be completed by the applicant and returned to the Department of Planning and Development at least ten (10) working days prior to the scheduled Technical Plat Review hearing date before the Planning Commission.

2. If the applicant agrees to voluntarily enter into a developmental agreement with the Parish, the applicant shall be required to remit an application fee in accordance with the Section 2-009.00 - Parish Fees and Service Charges.

3. Once an application has been submitted, the Director of Planning and Development shall request an informal application pre-agreement conference to discuss the relevant points for the agreement in relationship to the applicant's project or development.

4. After informal negotiations have taken place, the director or his/her designee shall forward said application and
recommendations to the St. Tammany Parish Planning Commission for review and consideration.

5. Subsequent to the Planning Commission review, Department of Environmental Services shall forward its recommendations to the Parish Council for their review and final dispensation.

G. Rules, Regulations, and Official Policies

Unless otherwise provided by the developmental agreement, the rules, regulations, and official policies governing permitted uses of the land, governing density, and governing design, improvement, and construction standards and specifications applicable to development of the property subject to a developmental agreement, shall be those rules, regulations, and official policies in force at the time of execution of the agreement. A developmental agreement shall not prevent the Parish, in subsequent actions applicable to the property, from applying new rules, regulations, and policies which do not conflict with those rules, regulations, and policies applicable to the property as set forth herein, nor shall a developmental agreement prevent the Parish from denying or conditionally approving any subsequent development project application on the basis of such existing or new rules, regulations, and policies.

H. Public Advertisement

A public hearing on an application for a developmental agreement and notice of intention to consider the adoption of a developmental agreement shall be published three (3) times in the official Parish journal at least ten (10) days prior to the actual Planning Commission hearing date. This advertising requirement shall also be applicable with respect to a hearing before the Parish Council.

I. Approval by Ordinance and Recordation

A developmental agreement shall be approved by ordinance by the Parish Council and shall be recorded within the St. Tammany Parish Clerk of Court’s Office no later than ten (10) days after the Parish enters into a developmental agreement with a developer and signatures of all parties thereto have been obtained. Said document shall be filed within the mortgage records of said office, which shall describe the land subject thereto. From and after the time of such recordation, the agreement shall impart such notice thereof to all persons as is afforded by the recording laws of the State of Louisiana. The burdens of the agreement shall be binding upon, and the benefits of the agreement shall inure, to all successors in interest to the parties to the agreement.

J. Non-compliance

Any parties that enter into a developmental agreement with Parish that fail to comply with the spirit, intent and binding nature of said agreement, shall cause the governing authority to rescind, suspend and or stay any further activities upon the subject property. Furthermore, the governing authority may seek judicial relief in order to force compliance of the agreement and claim any punitive damages that result from a breach of contract through the 22nd Judicial District Court.

(Amended as per Ord. 92-1655, adopted September 17, 1992)
8.11. Subdivision Plat Types and Review Processes

A. This Section outlines the procedures and requirements for the following:

1. Pre-Application Meeting
2. Sketch Plan
3. Technical Plat Review
4. Tentative Plat Review
5. Final Plat Review
6. Administrative Plat Review
7. Resubdivision Plat Review
8. Dormant Subdivision Review

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<th>Application Type</th>
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<td>Required before a Tentative Plat Review; ensures basic requirements met</td>
<td>STP-DRC</td>
<td>None</td>
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<tr>
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<td>Required before a Final Plat Review</td>
<td>Planning Commission</td>
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<td>Final Plat Review</td>
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<td>Plat of four or fewer lots that already have the necessary infrastructure in place</td>
<td>Department of Planning and Development</td>
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<td>Resubdivision Plat</td>
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Figure 4. Typical Subdivision Development Process
B. Pre-Application Meeting

1. Purpose
   a. The Pre-Application Meeting is an optional meeting intended to allow for the exchange of non-binding information between the Applicant and Parish Staff to ensure that the Applicant is informed of pertinent Parish development regulations and processes.
   b. The Pre-Application Meeting provides an opportunity for the Applicant and Parish Staff to discuss major development considerations such as utilities, roadways, drainage concerns, direction of effluent flow, Comprehensive Plan elements, specific neighborhood characteristics, and historic information.
   c. This exchange of information is intended to promote an efficient and orderly review process.

2. Pre-Application Meeting before the Submission of Plat Applications
   a. Prior to formal submittal of any required plat application, the Applicant is strongly encouraged to consult with the Director of Planning and Development, Director of Public Works, the Chief Building Official, and any other pertinent Parish Staff in order for the Applicant to become familiar with the Parish's development regulations and the development process.
   b. At the Pre-Application Meeting, the Applicant may be represented by his/her AICP-certified land planner, Louisiana Licensed Engineer, Louisiana Licensed Surveyor, or other qualified professional.
   c. The Parish may establish forms with project information to request a Pre-Application Meeting, and such forms shall not be considered a vesting instrument.

3. Vested Rights
   Pre-Application Meetings shall not vest a permit, application, or other type of development approval.

C. Sketch Plan

1. Purpose
   A Sketch Plan is a visual aid to the Applicant and Parish Staff during the Pre-Application Meeting.

2. Sketch Plan Requirements
   a. A Sketch Plan is required for a Pre-Application Meeting.
   b. The Applicant shall provide a Sketch Plan at least forty-eight (48) hours prior to a scheduled Pre-Application Meeting.
   c. The Sketch Plan checklist is provided in the Administrative Manual.
D. Technical Plat Review

1. Purpose and Applicability
   a. A Technical Plat Review is intended to ensure basic compliance with these regulations prior to the commencement of detailed studies and plans.
   b. A Technical Plat Review is required for any development creating more than five (5) lots.

2. Submittal Requirements
   a. Requirements for submittals shall be as noted on the application checklist, which is provided in the Administrative Manual.
   b. It is required that the Technical Plat Review be drafted by a qualified Louisiana Licensed Engineer, or Louisiana Licensed Surveyor.
   c. Essential Utilities Disclosure Requirement
      A developer shall be required to submit a notarized letter with the Technical Plat Review subdivision application stating that all major utility companies, specifically those providing wastewater, water, telephone, gas, and cable TV services have been contacted regarding the need for the establishment of any utility easements, servitudes or rights as well as the provision of necessary water and wastewater capacity. Said letter must include the specific names of those utility companies contacted.

   (Created per Ord. No. 12-2744, adopted June 7, 2012)

3. Action on Technical Plat Reviews
   a. Staff Review
      The STP-DRC will review the Plat and indicate to the developer whether or not the Plat meets the minimum requirements of this Code. Recommended revisions required to meet the provisions of this Code will be marked on the Plat by the STP-DRC and a copy will be returned to the developer for corrections. If the developer accepts the recommended revisions, he/she shall submit a revised Plat to the STP-DRC.

4. Technical Plat Review Approval Required Before Tentative Plat Review Submittal
   The STP-DRC must approve the Plat before the developer(s) can submit plans for Tentative Plat Review.


5. Effective Period
   a. Technical Plat Review approvals that have been granted by the STP-DRC shall remain in effect for a period of not more than two (2) years from the date of the approval.
   b. If no portion or phase of an original subdivision granted Technical Plat Review approval is granted Tentative Plat Review approval within a two (2) year period, the developer shall be required to resubmit for Technical Plat Review and pay all applicable subdivision and publication fees.
   c. Tentative Plat Review approval of a subdivision phase initiates a new two (2) year time period in which the next portion or phase of the subdivision must receive preliminary approval, otherwise the developer shall be required to resubmit for Technical Plat Review Approval and pay all applicable subdivision and publication fees.

   (Amended per Ord. No. 01-0365, adopted September 6, 2001)

6. Authority to Procure and Rights of Appeal
   The Planning Commission shall have the authority to grant or deny Technical Plat Reviews and any other matters brought before it where their purview and jurisdiction prevails; however, any person(s) claiming to be aggrieved by the decision of the Planning Commission may appeal such decision(s) in writing to the Parish Council no later than ten (10) days after the Planning Commission's meeting date. A two-thirds (2/3) majority vote of the Parish Council is required to override the decision of the Planning Commission.

   (Amended per Ord. No. 01-0365, adopted September 6, 2001)
E. Tentative Plat Review

1. Purpose and Applicability
   a. The Tentative Plat Review is a review of the detailed plan of the subdivision by which the construction of wastewater and/or water system(s), streets, drainage structures and channels will be executed by the developer.
   b. It is necessary for the subdivision to be surveyed on the ground to ensure that the plan is feasible and practical, and can be followed on the ground by the inspector to determine its adequacy.
   c. A Tentative Plat Review is not required when an Administrative Plat Review is submitted (see G. Administrative Plat Review).

2. Submittal Requirements
   Requirements for submittals shall be as noted on the application checklist, which is provided in the Administrative Manual.

3. Construction of Model/Speculation Homes
   A developer of a subdivision may start construction of model homes or homes for resale (more commonly known as "spec" homes) at the time that an unlimited work order is granted only upon receiving final zoning action.

4. Limitations Imposed Prior to and During Construction
   a. Should work not commence within one (1) year after the issuance of a work order in any subdivision for which Tentative Plat Review approval of the Plat was given by the Planning Commission, no work can thereafter commence unless and until the Planning Commission extends the time thereof. The governing authority need not extend the time for commencement and may require the reprocessing thereof in the same manner and to the same extent, including payment of fees pertaining hereto, as if said subdivision were a new proposed development.
      i. However, in any case, a work order must be granted by the Parish within one (1) year after receiving Tentative Plat approval by the Planning Commission; otherwise, the development must be resubmitted for Tentative Plat Review and subject to all applicable advertising requirements and payment of fees.

4. Limitations Imposed Prior to and During Construction
   b. If development and construction ceases within a subdivision for a period of one (1) year after the release of the work order, said subdivision developer must refile for Tentative Plat Review approval and shall be required to pay refiling fees subject to review by the Planning Commission.

5. Action on a Tentative Plat Review
   a. Staff Review
      The STP-DRC will review the Plat and indicate to the developer whether the Plat meets the minimum requirements of this Code. Recommended revisions required to meet the provisions of this Code will be marked on the Plat by the STP-DRC and a copy will be returned to the developer for corrections. If the developer accepts the recommended revisions, he/she shall submit a revised Plat to the STP-DRC.
   b. Planning Commission Public Hearing and Action
      i. A public hearing shall be held, with appropriate notice as outlined in 8.09. Hearing Required; Notice.
      ii. The Planning Commission shall approve or disapprove a Plat within sixty (60) days after the submission thereof; otherwise such plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the Planning Commission on demand. The applicant may, however, waive this requirement and consent to an extension of such period.
      iii. The sixty (60) day time period shall commence after the Plat has been reviewed by the Planning Commission and a formal vote taken.
      iv. An applicant may request the Planning Commission to table their Tentative Plat Review, upon written notice, no later than forty-eight (48) hours before the meeting date. In that event, or if the commission grants the applicant a postponement at the meeting, the time constraints for the commission to approve or disapprove the Tentative Plat Review shall start over and follow the same procedures as set forth in a above.
      v. The grounds for disapproval of any plat shall be stated in the records of the Planning Commission.
   c. Upon approval of the Plat by the Planning Commission and full compliance with all requirements outlined by said approval, a work order/permit shall be issued by the Parish Engineer who shall authorize the developer to begin construction. No sitework or construction of infrastructure may begin until said work order/permit has been issued.
F. Final Plat Review

1. Purpose and Applicability
   a. The purpose of a Final Plat Review is to ensure:
      i. That the proposed subdivision and development of the land is consistent with all standards of these Subdivision Regulations pertaining to the adequacy of public facilities;
      ii. That public improvements to serve the subdivision or development have been installed and accepted by the Parish, or that provision for such installation has been made; and
      iii. That all other Parish requirements and conditions have been satisfied or provided for to allow the Final Plat Review to be recorded.
   
   b. No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Final Plat Review.
   
   c. Final Plat Review shall not occur until a Tentative Plat Review has been completed and all Tentative Plat Review comments have been addressed.
   
   d. No Final Plat shall be signed and recorded until the requirements of Section 2-009.00 - Parish Fees and Service Charges relative to Mandatory Impact Fees are met.

2. Submittal Requirements
   Requirements for submittals shall be as noted on the application checklist, which is provided in the Administrative Manual.
   
   a. Compliance with Interstate Land Sales Act
      An affirmative response to "Interstate Land Sales Act", signifies that the developer has:
      i. Provided an affidavit that the developer is exempt by statute from the provisions of the Interstate Land Sale Act; or
      ii. Furnished 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
      iii. Furnished 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.

   b. Final Approval Prior To and After Completion of Improvements
      Certification from the developer that the following items have been satisfactorily addressed is required before approval:
      i. Streets and other improvements are certified by the developer to be substantially complete so as to provide safe and efficient all weather access and traffic flow.
      ii. Drainage improvements are substantially complete and a letter from the Department of Planning and Development approving the wastewater and water systems proposed.
      iii. A surety obligation provided in accordance with 8.13 Maintenance, Performance, and Warranty Obligations.
      iv. It shall be mandatory, prior to final subdivision approval, for the developer to remove, or cause to be removed, any encroachments from any servitudes and easements, of whatever nature or description, and from any Rights-of-Way that are dedicated, or to be dedicated to the Parish.

   (Item 4. created per Ord. No. 08-1904 adopted August 7, 2008)

   c. Street Address on Final Drawings
      i. A developer’s Louisiana Licensed Surveyor shall be responsible for meeting with the 911 Addressing Office for the purpose of obtaining street addresses for each lot within a subdivision after the Planning Commission has approved the Final Plat Review.
      ii. The Louisiana Licensed Surveyor shall include street addresses on all approved Final Plat Review drawings and submit eighteen (18) Final Plat Review drawings to the Department of Planning and Development for recordation.
      iii. The 911 Address Office shall review the drawings for conformance to either a uniform numbering or lettering system prior to the recordation of the Final Plat Review drawings.

      (Amended per Ord. No. 00-0221, adopted November 2, 2000)

3. Action on a Final Plat Review
   a. Staff Review
      The STP-DRC will review the Plat and indicate to the developer whether the Final Plat Review meets the minimum requirements of this Code. Recommended revisions required to meet the provisions of this Code will be marked on the Final Plat Review by the Department of Planning and Development and a copy will be returned to the developer
for corrections. If the developer accepts the recommended revisions, he/she shall submit a revised Final Plat Review to the STP-DRC.

b. Recordation

i. Before Final Plat Review approval, the Developer shall be responsible for remitting eighteen (18) Final Plats to the Department of Planning and Development for recordation within the public records.

ii. Once the Final Plat has been recorded for public record, originals shall be distributed to the Developer as well as to various local and State agencies who require said plats for their records and files.

iii. Violations of this section will be subject to the penalties as set forth in Section 1.06. Violations and Penalties and no building permit shall be issued.

(Amended by Ord. No. 07-1556, adopted May 3, 2007)
G. Administrative Plat Review

1. Purpose and Applicability
   a. Administrative Plat Reviews are intended for minor modifications to existing platted lots.
   b. Administrative Plat Reviews are approved administratively and without a public hearing.

2. Criteria for Administrative Plat Reviews
   a. Administrative Approval of Administrative Plat Reviews
      Administrative approval of Administrative Plat Reviews is hereby authorized in those instances set forth below.
   b. Modifications
      i. The realignment or shifting of lot boundary lines, including removal, addition, alignment, or shifting of interior lot boundary lines, or the redesignation of lot numbers provided the application meets the following requirements:
         (a) Does not involve the creation of any new street or other public improvement except as otherwise provided in this Section.
         (b) Does not involve more than two (2) acres of land or ten (10) lots of record.
         (c) Does not reduce a lot size below the minimum area or frontage requirements established by ordinance.
         (d) Otherwise meets all the requirements of the subdivision, zoning, and all other applicable regulations.
      ii. Parcels of land where a portion has been expropriated or has been dedicated, sold, or otherwise transferred to the parish or municipality, thereby leaving a severed portion of the original property, requires a redesignation of lot number and establishment of new lot boundary lines.
   c. Notwithstanding the provisions of 1 above, such Administrative Plat Reviews may provide for the dedication, acceptance, relocation, or deletion of public utility servitudes, other than streets, or the deletion of gas, electric, or telephone utility servitudes acquired by private act or pursuant to the provisions of LA RS 19:1 et seq. on the property being resubdivided.
   d. All plats approved or certified by an Administrative Plat Review shall designate such fact on the plat and the plats shall be recorded in the conveyance records of the Parish. Any plat so approved shall have the same force and effect and legal status of a subdivision application approved by the established legislative process.

3. Submittal Requirements
   Requirements for submittals shall be as noted on the application checklist, which is provided in the Administrative Manual.

4. Action on Administrative Plat Reviews
   a. Written notice of the filing of all applications for Administrative Plat Review shall be promptly provided to the Parish Council, through the Parish Council Administrator, at least five (5) working days prior to granting administrative approval of any such application.
   b. Upon granting approval of the application, the applicant must then coordinate with the Parish Engineer by providing plans for the construction of any private drive to access a lot that does not have direct frontage on a public road and drainage improvements.
   c. Once all construction has been completed and approved by the Parish Engineer, the Administrative Plat Review will be recorded within seven (7) days after the approval, and copies of the recorded plats shall be forwarded to the applicant’s Louisiana Licensed Engineer or Louisiana Licensed Surveyor, unless instructed by the petitioner/owner in written form to do otherwise.
   d. The Director may not grant waivers for any applicable regulations; therefore, if a request is denied by the Director of Planning and Development, or a waiver of an applicable regulation is requested, the applicant may appeal said request to the Planning Commission in accordance with Section 8.14, Waiver of Regulations.

5. Limitation on Further Subdivision
   When the subdivision of an original parcel of property to create ten (10) or less lots has received Administrative Plat Review approval under the provisions of this Section, no further subdivision of the original parcel, or any of the lots created by Administrative Plat Review subdivision of the original parcel, shall be further subdivided under the provisions of this Section unless approved by the Planning Commission at a public hearing held for that purpose.

6. Impact Fees
   The Parish’s mandatory impact fees pursuant to Section 2-009.00 - Parish Fees and Service Charges, if applicable, shall be paid for each lot created through the Minor Subdivision process when building permits are applied for by the owner(s) of said lots.

H. Resubdivision Plat Review

1. Purpose and Applicability

A resubdivision of a lot or lots in existing subdivisions that are recorded for public record and inspection must receive the approval in accordance with the following procedures before any parcel is sold.

2. Submittal Requirements

Requirements for submittals shall be as noted on the application checklist, which is provided in the Administrative Manual.

3. Action on a Resubdivision Plat Review

a. Staff Review

The STP-DRC will review the Resubdivision Plat Review and indicate to the developer whether the Resubdivision Plat Review meets the minimum requirements of this Code. Recommended revisions required to meet the provisions of this Code will be marked on the Plat by the Director of Planning and Development and a copy will be returned to the developer for corrections. If the developer accepts the recommended revisions, he/she shall submit a revised Resubdivision Plat Review to the Planning Commission.

b. Planning Commission Public Hearing and Action

i. A public hearing shall be held, with appropriate notice as outlined in Section 8.09. Hearing Required; Notice.

ii. The Planning Commission shall approve or disapprove a plat within sixty (60) days after the submission thereof; otherwise, such plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the Planning Commission on demand. The applicant may, however, waive this requirement and consent to an extension of such period.

iii. The sixty (60) day time period shall commence after the subdivision plat has been reviewed by the Planning Commission and a formal vote taken.

iv. An applicant may request the Planning Commission to table their Resubdivision Plat Review, upon written notice, no later than forty-eight (48) hours before the meeting date. In that event, or if the commission grants the applicant a tabling action at the meeting, the time constraints for the commission to approve or disapprove the Resubdivision Plat shall start over and follow the same procedures as set forth in a above.

v. The grounds for disapproval of any plat shall be stated in the records of the Planning Commission.

vi. If the resubdivision request is approved, the survey plat will be recorded within ten (10) to fourteen (14) days after the Planning Commission meeting and copies of the recorded plats shall be forwarded to the applicant’s Louisiana Licensed Engineer or Louisiana Licensed Surveyor, unless instructed by the petitioner/owner in writing to do otherwise.

4. Exception for Five (5) or Fewer Lots

If five (5) or fewer lots will be created, the application does not involve the creation of any new streets, and no waivers are requested, then the following shall apply:

a. No public hearing is required.

b. The Director of Planning and Development shall approve or deny the application within fourteen (14) days of acceptance of the application. If the resubdivision request is approved, the survey plat will be recorded within seven (7) days after the approval and copies of the recorded plats shall be forwarded to the applicant’s Louisiana Licensed Engineer or Louisiana Licensed Surveyor, unless instructed by the petitioner/owner in written form to do otherwise.

c. If a request is denied by the Director of Planning and Development or a waiver of an applicable regulation is requested, the applicant may appeal said request to the Planning Commission in accordance with 1. Purpose and Applicability. The Director of Planning and Development may not grant waivers to any applicable regulations.

d. Spaces for the signatures of the Secretary of the Planning Commission, Director of Planning and Development, Parish Engineer, Clerk of Court and spaces for the date and map file number.
I. Dormant Subdivision Review

These provisions apply in the case of a subdivision of land duly filed for record in the office of the St. Tammany Parish Clerk of Court, where actual on-site improvements (i.e., drainage, roads, building construction, etc.) have never been constructed or have deteriorated substantially, or where said improvements have been lacking or neglected due to the lack of appreciable development.

1. The Planning Commission may impose certain requirements on dormant subdivisions, with regard to the health, safety and general welfare of the public.

2. Construction or reconstruction of any streets in dedicated Parish Rights-of-Way must first receive Planning Commission approval prior to commencement of construction.

(amended per Ord. No. 88-897, adopted January 21, 1988)
3. Mobile Home Parks (Conforming)
   a. A developer of a mobile home park, whether selling lots, renting or leasing sites, must follow the prescribed subdivision review process inclusive of Technical Plat Review, Tentative Plat Review, and Final Plat Review.
   b. Furthermore, once the prescribed subdivision process has been completed, a subdivision plat must be filed and recorded in the St. Tammany Parish Clerk of Court’s Office before any lots can be sold, rented or leased.
      i. General Requirements
         (a) A minimum of ten (10) acres is required for a mobile home park.
         (b) Lot lines need not be delineated within the park; however, each mobile home site must be clearly designated on the subdivision plat and meet minimum setback requirements.
         (c) All mobile home parks must receive State Fire Marshal approval as per the NFPA Life Safety Code Pamphlet 501A prior to issuance of a work permit.
      ii. Density
          A mobile home park shall have a gross density of not more than eight (8) units per acre.
      iii. Setbacks
          (a) All mobile homes shall be located at least twenty-five (25) feet from any roadway.
          (b) No mobile home shall be situated in a manner so that any part of such mobile home will obstruct any roadway or walkway in a mobile home park.
      iv. Roadways
          (a) Safe and convenient access shall be provided for vehicular traffic and emergency vehicles at all times.
          (b) Each mobile home lot within a mobile home park shall have direct access to a park street or public street. The access shall be an unobstructed area not less than ten (10) feet in width which may be pedestrian in character.
          (c) All roadways shall be hard surfaced in accordance with subdivision regulations with the exception that one-way streets shall have a forty (40) foot minimum right-of-way with a sixteen (16) foot compacted sub-base, with four (4) foot shoulders and a twelve (12) foot hard surfaced road. Composition of base material shall be according to subdivision regulations.
             (i) Said roadways are acceptable in mobile 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.
          (d) Streets and walkways designed for the general use of mobile home park residents shall be lighted during the hours of darkness. Such lighting shall not be under the control of the mobile home occupant. Poles shall not exceed thirty-five (35) feet in height, and longitudinal spacing shall not exceed two hundred (200) feet.
      v. Sidewalks
          If sidewalks are provided, they shall be located not less than one (1) foot from the property line. Sidewalks shall connect individual homes with parking areas. In no case shall sidewalks be less than four (4) feet wide. Sidewalks shall be maintained by the developer or homeowners’ association. All sidewalks must be constructed and maintained to meet all applicable Americans with Disabilities Act requirements.
      vi. Vehicle Parking
          (a) Two (2) off-street automobile parking spaces shall be required for each mobile home stand. The minimum dimension of these spaces shall be nine (9) feet wide by twenty (20) feet deep. In no event shall parking be located over one hundred (100) feet from the corresponding mobile home stand.
          (b) Parking spaces shall be composed of a minimum of a four (4) inch compacted sub-base of clay, sand and gravel, with a two (2) inch surface course of gravel or shell.
      vii. Recreation/Open Space
          (a) Twenty-five (25) percent of the total land area shall be open space reserved for the exclusive use of the residents of the park.
          (b) This area shall be maintained in a clean and sanitary condition at all times.
      viii. Floodplain Provision
          Any mobile 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 Commission and the Parish Engineer, including but not limited to the following requirements:
          (a) Construction or modification of wastewater, water supply, and drainage facilities to meet appropriate approval by the Department of Environmental Services and/or Parish Engineer.
(b) Requirements for protective measures such as dikes or levees;
(c) Use of paints, membranes, or mortar to reduce seepage of water through walls; and
(d) Construction of water supply and waste treatment systems to prevent the entrance of flood waters.

ix. General Lot Requirements

(a) Mobile homes shall be installed on a mobile home stand which must provide a second base for structural support of the mobile home to secure the structure against uplifting, sliding, overturning, shifting or uneven settling. Each mobile home stand shall have, as a minimum for support, one sixteen (16) inch by sixteen (16) inch concrete pad four (4) inches in thickness for every fifty (50) square feet of floor area.

(b) Anchorage to resist flotation and lateral movement must be provided.

x. Maintenance Requirements

(a) The mobile home park shall be maintained in a clean sanitary condition at all times.
(b) The storage of automobiles is prohibited.
(c) No pets shall be allowed to roam the mobile home park; if pets are allowed, they shall be confined in a fenced yard or on a leash.
(d) Trash receptacles shall be screened by a six (6) foot sight obscuring fence.
(e) Grass, weeds, and other vegetation not considered as part of the ornamental landscape shall not exceed twelve (12) inches in height.

xi. Electrical Systems

(a) Underground utilities shall be provided.
(b) Electric hookups shall be provided to all mobile home stands and there shall be at least one electrical single-phase outlet supplying a minimum of 115/230 volts.

xii. Water System

(a) Pure potable water shall be supplied to every mobile home occupied in mobile home parks.
(b) 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 of Louisiana and/or the Parish of St. Tammany.

xiii. Wastewater Disposal System

Central wastewater systems are required for all mobile home parks under inspection of, and regulated by the Department of Environmental Services and any appropriate state agencies.

xiv. Fences

If fences are provided, fences for privacy purposes shall be connected to the mobile home and shall not exceed six (6) feet in height and shall not be placed closer than five (5) feet to any other mobile home.

xv. Fire Protection

Access to a mobile home for fire protection services shall be such as to permit fire apparatus to approach within one hundred (100') feet of each mobile home.

xvi. Responsibilities of Owner

(a) The owner of the mobile home park shall be responsible for the supervision, operation and maintenance of the park. The owner or his/her designee 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 mobile home within the mobile home park complies with the provisions of these regulations.

xvii. Compliance with Subdivision Regulations

Mobile home subdivisions are required to follow the subdivision regulations and procedures as specified within this ordinance.

xviii. Fees

Upon the initial submission of the plats to the Planning Commission, the mobile home park developer shall pay fees and charges connected with the procuring, inspection, building, testing and evaluation of the mobile home park in accordance with Section 2-009.00 - Parish Fees and Service Charges.

xix. Licenses
It shall be unlawful for any person to operate or maintain any mobile home park within the unincorporated areas of St. Tammany Parish unless he holds a valid license issued by the Department of Planning and Development. Said license shall be issued in the name of the current property owner for the specific mobile home park.

(a) License Fees

For each license issued under the provisions of these regulations, there shall be paid to the Department of Planning and Development an annual fee based on the number of mobile home spaces in the park for which the license is issued. The fee shall be in accordance with Section 2-009.00 - Parish Fees and Service Charges.

(b) New Licenses

Application for a license required by a new, altered or expanded mobile home park shall be in writing and on a form provided by the Department of Planning and Development. The license shall be applied for at the same time the Technical Plat is 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 one (1) calendar year.

(c) Renewal Licenses

A license for a mobile 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 mobile 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 mobile home park.

(d) Transfer of License

Upon the sale, transfer, or donation of a licensed mobile home park, the vendor (Licensee) shall notify the Department of Planning and Development in writing within five (5) working days of said sale, transfer, or donation. Such notice shall include the name and address of the vendee of the mobile home park. No mobile home park shall be sold or otherwise alienated except as a whole unit during the existence of the park.

(i) 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(s) and requiring correction within thirty (30) calendar days. If corrections have not been made within thirty (30) calendar 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 mobile homes.

(Amended per Ord. No. 88-987, adopted January 21, 1988)

4. Mobile Home Parks (Non-Conforming)

The purpose of this section is to provide a means for non-conforming mobile home parks (established prior to December 18, 1980) to qualify for licensing purposes, by providing minimum quality regulatory standards as established by St. Tammany Parish within this section.

a. Application Requirements

i. Requirements for submittals shall be as noted on the application checklist, which is provided in the Administrative Manual.

ii. Upon satisfactory completion of the application requirements, the Parish Engineer and/or Planning Commission shall issue a Mobile Home Park License to the developer/owner of the mobile home park.

b. Fees

i. There shall be a one-time processing fee in accordance with Section 2-009.00 - Parish Fees and Service Charges to cover administrative costs for reviewing the application requirements.

ii. All licensing fees shall conform to the established fees as set forth within Section 2-009.00 - Parish Fees and Service Charges.

c. Expansion of Non-Conforming Mobile Home Parks

Any expansion of non-conforming mobile home parks shall be required to conform to the established rules and regulations as set forth in 3. Mobile Home Parks (Conforming).

(Amended per Ord. No. 88-897, adopted January 21, 1988)
5. Recreational Vehicle Park & Camping Ground Subdivision
   a. Recreational park subdivisions are required to follow the regulations and procedures as specified by this Section.
   b. Developers of all recreational camping grounds and/or recreational vehicle park subdivisions shall apply for the appropriate zoning classification as prescribed by Section 9. Zoning Regulations.
   c. The development of recreational camping ground and/or recreational vehicle park subdivision(s) shall conform to all applicable guidelines established in 9.05.28. Recreational Vehicle (RV) Park or Section 9. Zoning Regulations, as well as conform to the following:
   d. 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 Commission including but not limited to the following:
      i. Construction or modification of wastewater, water supply, and drainage facilities to meet appropriate approval by the Department of Environmental Services and/or Parish Engineer.
      ii. Requirements of protective measures such as dikes or levees
      iii. Use of paints, membranes, or mortar to reduce seepage of water through walls
      iv. Construction of water supply and waste treatment systems so as to prevent the entrance of flood water.
   e. Responsibilities of the Owner/Developer
      i. The owner of the recreational park shall be responsible for the supervision, operation, and maintenance of the park. The owner or his/her designee shall be available or on call at all times in the event of an emergency.
      ii. The owner shall be responsible for ensuring that each campsite within the recreational park complies with the provisions of these regulations.
   f. Licenses
      It shall be unlawful for any person to operate or maintain any recreational park within the unincorporated areas of St. Tammany Parish unless he/she holds a valid license issued by the Parish Engineer or other authorized representative of the Parish Council. Said license is to be issued in the name of the current property owner for the specific recreational park.
      i. License Fees
         For each license issued under the provisions of these regulations, there shall be paid to the Department of Planning and Development an annual fee based on the number of campsite spaces in the park for which the license is issued. The fee shall be in accordance with Section 2-009.00 - Parish Fees and Service Charges.
      ii. New License
         Application for a license required by a new, altered or expanded recreational park shall be in writing and on a form provided by the Department of Planning and Development. The license shall be applied for at the same time the Technical Plat is 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 one calendar year.
      iii. Renewal of License
         A license for a recreational 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 recreational 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 recreational park.
      iv. Transfer of License
         Every person holding a license to operate and maintain a recreational park shall give written notice to the Department of Planning and Development no later than five (5) working days after having sold, transferred, given away or otherwise disposed of said recreational park. Such notice shall include the name and address of the vendee of the recreational park. No recreational 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.
      v. Revocation or Suspension of License
         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(s) and requiring correction within thirty (30) days. If corrections have not been made within thirty (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 recreational vehicles and campsites.

(Amended per Ord. No. 88-987, adopted January 21, 1988)
8.12. **Minor Subdivision Review**

A. Procedure

1. Administrative Approval

   A public hearing shall not be required, and administrative approval of a minor subdivision is hereby authorized, in those instances set forth in this paragraph. For purposes of this paragraph, a minor subdivision means the approval or certification of certain plats involving minor modifications of existing parcels of land. The categories of such modifications qualifying for such administrative approval or certification are set forth below:

   a. Minor subdivisions that consist of the realignment or shifting of lot boundary lines, including removal, alignment, or shifting of interior lot boundary lines, or the redesignation of lot numbers, provided the application meets all of the requirements of this Section and the following requirements:

      i. Does not involve the creation of any new street or other public improvement except as otherwise provided in this Section.

      ii. Does not involve the combining of existing lots that would result in the creation of more than five (5) lots.

      iii. Does not reduce a lot size below the minimum area or frontage requirements established by ordinance.

      iv. Otherwise meets all the requirements of the subdivision regulations, including all applicable regulations of this Section that are set forth herein below, and the applicable zoning ordinances.

   b. Minor subdivision approval may also be granted, when the following criteria are met:

      i. The subdivision will result in the creation of five or less lots.

      ii. The subdivision will not result in the creation of any new public streets.

      iii. When a single parcel to be subdivided is located south of the Urban Growth Boundary Line, all of the lots must have direct public road frontage.

      iv. When the single parcel to be subdivided is located north of the Urban Growth Boundary Line, said parcel may be divided into no more than five (5) parcels per Minor Subdivision request. The front parcel must meet the public road frontage requirements, except when it abuts a previously approved Minor Subdivision which has access to a public road, as set forth below. Other (rear) parcels may be created as a flag lot, to be accessed via a strip of land, or may be created to be accessed via a servitude that otherwise meets all other flag lot requirements below.

         (a) For purposes of this Section, a flag lot is a lot created so that it is accessed via a strip of land with a minimum frontage and width between thirty (30) and sixty (60) feet. The access strip shall maintain said width for the entirety of its length. The minimum lot size for a flag lot, excluding the area of the access strip, is the minimum lot size requirement for the zoning district in which the property is located. The flag lot shall meet all other minimum standards for the underlying district, including but not limited to minimum lot width, setbacks, and other zoning requirements on that portion of the lot not part of the access strip.

         (b) The combined frontage of the front and rear lot shall meet the minimum lot width of the underlying zoning.

         (c) The minimum lot size for a rear lot, excluding the area of the access strip, is the minimum lot size requirement for the zoning district in which the property is located.

         (d) The rear 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 on that portion of the lot not part of the access strip.

         (e) For purposes of B, the access strip shall be considered a private drive accessing one lot or parcel.

         (f) The common property line between the two parcels shall be considered front yard for the purposes of these regulations.

         (g) The proposed minor subdivision otherwise meets all of the requirements for administrative approval that are not in conflict with the particular requirements of iv above.

   v. All lots created shall meet the minimum lot size and dimension standards for the zoning district in which they are located pursuant to the 9.03. Zoning Districts, or a minimum of one (1) acre in size, whichever constitutes the greater area. The calculation for the area of a lot shall be exclusive of any public street Right-of-Way or private drive.

   vi. The Department of Environmental Services determines that the proposal is in compliance with 8.07 Sanitary Provisions.

   vii. The Parish Engineer determines that the proposal is in compliance with 8.08 Drainage. Properties being reviewed through the Minor Subdivision process, when located north of the Urban Growth Boundary Line and where all lots being created are a minimum of one (1) acre in size, are not subject to the requirements of 8.08 Drainage but will be reviewed at the time of permitting for drainage impacts.
viii. Does not reduce a lot size below the minimum area or frontage requirements established by ordinance.
ix. Otherwise meets all the requirements of the subdivision regulations, including all applicable regulations of this Section that are set forth herein below, as well as the applicable zoning regulations.

2. Submission Requirements
   a. In all cases, whether a public hearing is required or not, information must be presented to the Department of Planning and Development for a minor subdivision review to be considered: A checklist of the required information is provided in the Administrative Manual.
   b. The fees for the minor subdivision of property within and outside the Urban Growth Boundary Line shall be in accordance with Section 2-009.00 - Parish Fees and Service Charges.

3. Public Hearing Required
   Except as otherwise provided, a public hearing before the Planning Commission shall be required for the approval of minor subdivisions that result in the creation of five (5) or less lots from an existing parcel, when any of the circumstances listed immediately below are applicable. In all such cases, any person aggrieved by a decision of the Planning Commission may appeal to the Parish Council. The appeal procedures of 2.03.F shall apply.
   a. When one or more of the lots proposed to be created from the existing parcel do not have direct frontage on a public road. However, to be approved, at least one lot must have direct frontage on a public road.
   b. When any lot proposed to be created from an existing parcel is not a minimum of one (1) acre in size or, when applicable, does not comply with the underlying zoning.
   c. When the minor subdivision of an original parcel of property to create five (5) or less lots has received minor subdivision approval under the provisions of this Section as amended hereby, or under the provisions of this Section as it existed prior to the effective date of this Ordinance, no further subdivision of the original parcel, or any of the lots created by minor subdivision of the original parcel, will be allowed unless approved by the Planning Commission. See Section 7. Limitation on Further Subdivision below.

4. Procedure
   a. Written notice of the filing of an application for administrative approval of a minor subdivision shall be promptly provided to the Parish Council, through the Parish Council Administrator, at least five (5) working days prior to granting administrative approval of any such application.
   b. Applications for the minor subdivision of an existing parcel that must be approved by the Planning Commission shall be duly advertised, posted and placed on the Consent Agenda of the Planning Commission for consideration. Posting and advertisement shall be in accordance with 8.09.D.
   c. Upon granting approval of the application, the applicant must then coordinate with the Parish Engineer by providing plans for the construction of any private drive to access a lot that does not have direct frontage on a public road, as well as any drainage improvements.
   d. Once all construction has been completed and approved by the Parish Engineer, the minor subdivision plat will be recorded with the Clerk of Court’s Office within seven (7) days after the approval, and copies of the recorded plats shall be forwarded to the applicant’s Louisiana Licensed Engineer or Louisiana Licensed Surveyor, unless instructed by the petitioner/owner in writing to do otherwise.
   e. The Director of Planning and Development may not grant waivers for any applicable regulations; therefore, if a request is denied by the Director of Planning and Development, or a waiver of an applicable regulation is requested, the applicant may make an application to the Planning Commission for Minor Subdivision Review and approval of the Plat. Any request for a waiver of the requirements of this section shall be in accordance with 8.14. Waiver of Regulations.

5. Exemption
   a. The creation of a strip of land for public or private ownership or use as a Right-of-Way, easement or servitude shall be exempt from the provisions of this Section. Public or private ownership or use for the stated purposes includes ownership or use by a public or private utility.
   b. The assimilation of unplatted parcels or portions thereof that would not result in the creation of additional net parcels of record.

6. All plats approved following hearing before the Planning Commission shall be signed and certified in the same manner as a subdivision plat approved by the established legislative process and such plats shall be recorded in the conveyance records of the Parish. Any plat so approved shall have the same force and effect and legal status of a subdivision application approved by the established legislative process.

7. Limitation on Further Subdivision
   When the subdivision of an original parcel of property to create five (5) or less lots has received minor subdivision approval under the provisions of this Section as amended hereby, or under the provisions of this Section as it existed prior to the
effective date of this Ordinance, no further subdivision of the original parcel, or any of the lots created by minor subdivision of the original parcel, shall be further subdivided under the provisions of this Section unless approved by the Planning Commission at a public hearing held for that purpose.

8. The Parish’s mandatory impact fees pursuant to Parish Council Ordinance No. 04-0900, if applicable, shall be paid for each lot created through the Minor Subdivision process when building permits are applied for by the owner(s) of said lots.  
(This Paragraph was created per Ordinance Council Series No. 06-1461, adopted December 7, 2006)  

B. Minimum Construction Standards for a Private Drive

1. With the exception of a private drive accessing one lot or parcel, the following minimum construction standards shall apply:
   a. An owner(s) who creates a private drive to access more than one (1) lot or parcel, but no more than five (5), shall dedicate through title, deed and or covenant, a perpetual servitude of access with a minimum width of thirty-five (35) feet.
   b. The actual driving surface shall be a minimum of twenty (20) feet in width with two (2) foot shoulders on each side of the drive and five and a half (5 1/2) feet on each side of the shoulder devoted to ditching/drainage and or utilities.
   c. 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 Parish Engineer.
   d. A ditch or ditches shall be constructed on either one or both sides of a drive in accordance with standard practices adopted by the Parish Engineer in order to provide adequate drainage.
   e. Any private drive created must be given a name and depicted on the survey plat, only after first obtaining approval for said name, in writing, from the 911 addressing officer.  
   (Created per Ordinance Council Series No. 09-2065, adopted June 4, 2009)

2. Plans for the construction of the private drive and drainage must be submitted to the Parish Engineer for review and approval prior to the initiation of work.

3. After the private drive has been constructed and drainage improvements made, the responsible owner(s) shall contact the Parish Engineer for a final inspection of the work performed.

4. Once the private drive has been constructed and all drainage improvements completed and approved by the Parish Engineer, then, and only then can the minor subdivision be recorded in the Clerk of Court’s Office and the lots sold or donated.

5. The owner(s) selling or donating lots or parcels to others shall be solely responsible for establishing a maintenance agreement specifying the entity or entities who shall provide maintenance and upkeep for the private drive. Copies of the agreement must be provided to the Parish Engineer and Department of Planning and Development for their files.

6. 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 Section 8. Subdivision Regulations.

7. Only one main private drive shall be permitted per each minor subdivision.  
(Created per Ordinance No. 05-1065, adopted March 3, 2005)
8.13. Maintenance, Performance, and Warranty Obligations

A. Maintenance Obligations

1. Land use development can have significant impacts on the existing integrity of the surrounding Parish streets, roads, bridges, and drainage and drainage facilities ("Parish infrastructure") as a result of traffic generated during construction.

2. The Parish shall condition land use development with the establishment of a maintenance obligation, which is designed to protect existing Parish infrastructure.

3. The maintenance obligation shall be secured. Such security shall ensure the repair of any damage to Parish infrastructure resulting from construction activity in connection with the land use development.

4. The Department of Planning and Development shall determine the amount of the maintenance obligation at the preliminary approval phase. The amount shall be prescribed in the work order. Further development shall not be approved without the establishment of a maintenance obligation and the provision of security therefor.

5. The amount of the maintenance obligation shall be based upon the Parish's estimate of the cost to restore Parish infrastructure to its condition immediately prior to construction activity. Flexibility and discretion are required. Factors to consider include but are not limited to:
   a. Length, width, and alignment of Parish infrastructure exposed to construction traffic;
   b. Age of Parish infrastructure;
   c. Composition of Parish infrastructure;
   d. Date of last maintenance activity;
   e. Current cost of routine maintenance;
   f. Type of traffic;
   g. Volume of traffic;
   h. Construction site location and conditions;
   i. Construction material;
   j. Labor wage rates;
   k. Safety;
   l. Scheduling; and
   m. Location, type, staging, and size of the land use development.

6. The amount of the maintenance obligation is not expected to exceed Three Hundred Dollars ($300.00) per linear foot of streets, roads, and bridges.

7. The term of the maintenance obligation and its security shall begin on the same date and shall terminate on the same date.

8. The term of the maintenance obligation and its security shall be based on an estimate, provided by the Department of Planning and Development, to complete the land use development. The maintenance obligation and its security shall have a term of not less than two (2) years or the duration of construction within the development, whichever comes first. The term of the maintenance obligation and its security may be extended.

9. After the land use development has been completed, upon written request of the owner/developer and with the written approval of the Department of Planning and Development, the Department of Finance shall release the security.

10. Security for a maintenance obligation must be provided by the owner/developer. Security provided by a contractor/construction company is not acceptable.

11. Acceptable security for a maintenance obligation shall be:
   a. Cash held in escrow by the Department of Finance.
   b. Letter of Credit from a financial institution with a Scheshunoff Bank Quarterly rating of C+ or above. If the financial institution rating falls below a C+ rating 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 fifteen (15) days to provide acceptable alternative security, or the developer will be considered in default of his obligation, and the letter of credit will be called. If the financial institution's rating falls to a NR (not rated) level, the developer will have fifteen (15) days to provide acceptable alternative security, or the developer will be considered in default on his obligation and the letter of credit will be called.

12. The Department of Finance is charged with the responsibility to ensure that securities do not lapse or expire. At least ninety (90) days prior to the expiration of the security for the obligation, the Director of Finance shall notify the owner/developer and the financial institution holding the security of the upcoming expiration and inform the...
owner/developer that a public hearing will be held regarding the disposition of the security and obligation.

13. Regardless of the responsibility of the Department of Finance set out in 12 above, it is the ultimate responsibility of the owner/developer to ensure that security for the obligation does not lapse or expire.

14. The owner/developer shall promptly provide written notification to the Parish when all applicable requirements of the maintenance obligation have been met.

15. No less than one hundred twenty (120) days before the maintenance obligation and its security are scheduled to expire, the owner/developer shall, in writing, notify the Parish if the maintenance obligation has not been met and describe the extent of outstanding items.

16. The Parish Engineer shall determine whether the owner/developer has complied with all applicable requirements of development before any security of the maintenance obligation can be released. In the event that an owner/developer requests or the staff recommends an extension or renewal of security, the designated Parish Engineer shall have the sole authority to move on any said request.

17. If it is clear that an owner/developer cannot or will not satisfy the requirements of his/her maintenance obligation and will allow the maintenance obligation’s security to lapse or expire, the Parish Engineer shall call any outstanding security and instruct the Department of Finance via Director of Finance to seize those securities necessary to satisfy the owner/developer’s maintenance obligation.

B. Performance Obligations

1. Performance obligations are established to protect the Parish from financial losses resulting from the owner/developer’s failure to fulfill obligations to correctly and timely construct acceptable roads, streets, bridges, and drainage and/or drainage facilities infrastructure, or in entering the Parish Right-of-Way, from financial losses resulting from damage to Parish property.

2. Performance obligations are established when:
   a. An owner/developer has received final subdivision approval of a land use development and substantially completed the project, but, due to some extenuating circumstances, has not completed all of the construction; or
   b. An owner/developer has petitioned to enter a Parish Right-of-Way per 5.04. Entering the Parish Right-of-Way.

3. Performance obligations shall be secured. The monetary amount required to secure a performance obligation shall be set by the Department of Planning and Development and shall be based upon the following then-current estimated costs of construction of roads, streets, bridges, drainage, and drainage facilities infrastructure. Flexibility and discretion are required. Factors to consider include but are not limited to:
   a. Sewer system;
   b. Storm drain system;
   c. Water system;
   d. Length, width, and alignment of road;
   e. Composition of road;
   f. Curb and gutter;
   g. Sidewalk;
   h. Type of traffic;
   i. Volume of traffic;
   j. Construction material;
   k. Labor wage rates;
   l. Equipment rates;
   m. Safety;
   n. Scheduling;
   o. Location, type, staging, and size of the land use development; and
   p. Site location and conditions; etc.

4. The amount of the performance obligation is not expected to exceed Three Hundred Dollars ($300.00) per linear foot of streets, roads, and bridges.

5. Alternatively, the monetary amount required to secure a performance obligation may, at the discretion of the Department of Planning and Development, be based upon the construction estimate of the factors set out above that is prepared by the owner/developer’s Louisiana Licensed Engineer, with the written approval of the Parish Engineer.

6. The Planning Commission shall establish and set forth the duration of the performance obligation and its security, and the
amount of security for subdivision developments. The Department of Planning and Development shall establish and set forth the duration of the performance obligation and its security, and the amount of security for entering the Parish Right-of-Way.

7. The term of the performance obligation and its security shall begin on the same date and terminate on the same date.

8. A performance obligation and its security shall have a term of a minimum of one (1) year and renewed for a minimum of one (1) year increments until the work requiring the establishment of said obligation has been satisfactorily completed and accepted by the Parish Engineer.

9. A performance obligation shall not be allowed to extend beyond five (5) years. Otherwise, security for the performance obligation shall be called.

10. The owner/developer shall promptly provide written notification to the Parish when all applicable requirements have been met.

11. In the event that an owner/developer requests, or the Parish recommends, an extension or renewal of security for a performance obligation, the Parish Engineer shall have the sole authority to move on the request.

12. If it is clear that an owner/developer cannot or will not complete the requirements of his/her performance obligation and will allow the performance obligation’s security to lapse or expire, the Parish Engineer and/or the Planning Commission shall call any outstanding security on the project in question and instruct the Director of the Finance Department to seize those securities necessary to complete any performance obligation germane to the project.

13. “Securities necessary to complete any performance obligation” includes all expenses associated with the establishment and administration of the security for the obligation.

14. No subdivision plat will be signed and recorded until the owner/developer’s performance obligation has been satisfied.

C. Warranty Obligations

1. Warranty obligations are established to protect the Parish from financial losses resulting from a defect in the serviceability and structural integrity of roads, streets, bridges, and drainage and drainage facilities infrastructure. Warranty obligations assure the Parish that all construction work is in accordance with the plans and specifications of the development.

2. Warranty obligations are established upon final acceptance of the subdivision, including but not limited to the construction of all street and drainage improvements.

3. Warranty obligations shall be secured. The monetary amount required to secure a warranty obligation shall be set by the Department of Planning and Development and shall be based upon the following then-current estimated costs of construction of roads, streets, bridges, drainage, and drainage facilities infrastructure. Flexibility and discretion are required. Factors to consider include but are not limited to:
   a. Sewer system;
   b. Storm drain system;
   c. Water system;
   d. Length, width, and alignment of road;
   e. Composition of road;
   f. Curb and gutter;
   g. Sidewalk;
   h. Type of traffic;
   i. Volume of traffic;
   j. Construction material;
   k. Labor wage rates;
   l. Equipment rates;
   m. Safety;
   n. Scheduling;
   o. Location, type, staging, and size of the land use development; and
   p. Site location and conditions; etc.

4. The amount of the warranty obligation is not expected to exceed THREE HUNDRED DOLLARS ($300.00) per linear foot of streets, roads, and bridges.

5. The Planning Commission shall establish and set forth the duration of and the amount of security for the warranty obligation. A warranty obligation and its security shall be set for a minimum of two (2) years and may be renewed in two (2)
year increments. In any event, the warranty obligation shall not be extended beyond ten (10) years.

6. The warranty obligation and the attendant security shall begin on the same date and terminate on the same date.

7. If it becomes clear that there is a defect in the serviceability and structural integrity of roads, streets, bridges, and drainage and drainage facilities infrastructure, the developer/owner shall correct this. The owner/developer shall, in writing, promptly notify the Parish when the repairs are complete and certify that the repairs are correct and satisfactory.

8. If it is clear that an owner/developer cannot or will not satisfy the requirements of his/her warranty obligation and will allow the warranty obligation’s security to lapse or expire, the Parish Engineer and/or the Parish Council shall call any outstanding security and instruct the Director of Finance to seize those securities necessary to complete any warranty obligation germane to the development.

9. “Securities necessary to complete any warranty obligation” includes all expenses associated with the establishment and administration of the security for the obligation.

10. The Parish Council shall have the duty and authority to release warranty obligations.

D. Security for Performance and Warranty Obligations

1. All performance and/or warranty obligations must be secured by acceptable securities submitted to and on file with the Department of Finance.

2. Acceptable security, as set forth by the Department of Finance, to ensure fulfillment of maintenance obligations shall be:
   a. Cash, to be held in escrow by the Department of Finance.
   b. Letter of Credit from a financial institution with a Scheshunoff Bank Quarterly rating of C+ or above. If the financial institution rating falls below a C+ rating during the term of the obligation, the Parish Council will allow one additional quarter for the rating to rise to an acceptable level.
      i. If the rating does not rise to an acceptable level, the developer will have fifteen (15) days to provide acceptable alternative security, or the developer will be considered in default of his obligation, and the letter of credit will be called. If the financial institution’s rating falls to a NR (not rated) level, the developer will have fifteen (15) days to provide acceptable alternative security, or the developer will be considered in default on his obligation, and the letter of credit will be called.

3. Security for a performance or warranty obligation shall not be reduced.

4. The Department of Finance shall ensure that securities do not lapse or expire. At least ninety (90) days prior to the expiration of the security for the obligation, the Director of Finance shall notify the owner/developer and the financial institution holding the security of the upcoming expiration and inform the owner/developer that a public hearing will be held regarding the disposition of the security and obligation.

5. Although the Department of Finance is to ensure that securities do not lapse, it is the ultimate responsibility of the owner/developer to ensure that security for the obligation does not lapse.

E. Performance and Warranty Obligations Generally

1. A performance obligation and its security shall not be converted to a warranty obligation and its security; a warranty obligation and its security shall not be converted to a performance obligation and its security.

2. No less than one hundred twenty (120) days before the obligation is scheduled to expire, the owner/developer shall, in writing, notify the Parish whether the applicable requirements of the obligation have been met. The notification shall identify all outstanding items and describe in detail the extent of any deficiency.

3. The Parish Engineer will inspect the development one hundred and twenty (120) – ninety (90) days before the performance or warranty obligation expires to determine whether the owner/developer has complied with all requirements of the obligation.

4. It is the responsibility of the owner/developer to contact the Parish to determine whether or not all applicable requirements of the obligation have been met, and if they have not been met, to determine the outstanding items.

5. The developer’s/owner’s Louisiana Licensed Engineer shall certify to the Parish Engineer at least sixty (60) days prior to the expiration of the obligation, that:
   a. Performance obligation: whether the applicable requirements of the obligation have been met. The certification shall identify all outstanding items and describe in detail the extent of any deficiency; or
   b. Warranty obligation: there is no defect in the serviceability and structural integrity of roads, streets, bridges, and drainage and drainage facilities infrastructure. The certification shall identify all defect and describe in detail the extent of any defect.

6. The developer/owner’s Louisiana Licensed Engineer shall include in the certification a reasonable estimate of the cost required to complete the applicable requirements of the obligation.

7. Before any security can be released, the Parish Engineer shall notify the Parish Councilmember in whose district the
8. The Parish Engineer will reinspect for release of the obligation and its attendant security only after receiving certification from the developer’s/owner’s Louisiana Licensed Engineer that the work has been satisfactorily accomplished.

9. If the work is not completed to the satisfaction of the Parish Engineer, a Two Thousand Dollar ($2,000.00) reinspection fee shall be imposed for fee every subsequent reinspection.

8.14. Waiver of Regulations

A. Cases will occur where certain articles of the regulations cannot reasonably be complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chair of the Planning Commission, stating that he/she is requesting a waiver of a particular section or sections that affect him/her and the reasons therefor.

B. The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than a two-thirds (2/3rds) majority affirmative vote of the Planning Commission membership.

C. Such approved waivers shall be filed with the Parish Engineer and/or Director of Planning and Development and will be so noted in the files.

(Amended per Ord. No. 88-897, adopted January 21, 1988)

8.15. Amending of the Regulations

All regulations, stipulations, procedures and requirements within this ordinance, shall be amended or revised at such times as needed by ordinance and supported for adoption by at least ten (10) members of the Parish Council.

(Amended per Ord. No. 957, adopted April 19, 1979)

8.16. Savings Clause

All regulations in conflict herewith be and the same are hereby repealed and, if any of the provisions of these regulations are found to be unconstitutional by judicial decree, in that event all of the remaining provisions shall remain in full force and effect.

(Amended per Ord. No. 84-120, adopted June 21, 1984)
Section 9. Zoning Regulations

9.01. General Provisions

A. Generally

1. Authority
   These regulations are enacted under the authority of Article VI, Section 17 of the Louisiana Constitution of 1974, LA RS 33:101 through 119, LA RS 4780.40 through 4780.50, all other constitutional and statutory authority which may be applicable hereto, and the St. Tammany Parish Home Rule Charter.

2. Purpose
   The purpose of these regulations is to:
   a. Promote the health, safety, morals, and general welfare of the Parish;
   b. Lessen congestion; prevent overcrowding of land; protect from fire and panic;
   c. Provide adequate light and air; avoid undue concentration of population; and
   d. Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

3. Applicability
   These regulations shall apply to all property located within unincorporated St. Tammany Parish, except as otherwise limited or exempted within these regulations. These regulations shall apply to all public and private persons and entities. See C. Application of District Regulations.

4. Application and Submittal Requirements
   Application and submittal requirements can be found in the Administrative Manual.

   Where these regulations are inconsistent with other regulations, ordinances, statutes or policies, the more restrictive provision shall apply.

6. Severability
   If a word, clause, phrase, sentence, paragraph, section, article or any part thereof is determined by a court of competent jurisdiction to be invalid, or to be invalid in its application to any person, or entity, such a determination shall not affect any other word, clause, phrase, sentence, paragraph, section, article or part of these regulations or the application of same to any other person or entity.

7. Repealer
   All rules and regulations or parts thereof in conflict herewith are hereby repealed, except any rules and regulations which impose more restrictive standards than are imposed herein.

8. Effective Date
   These regulations are to become effective at or after 12:01AM, on May 3, 2007.

B. Rules of District Boundaries

1. If, in accordance with the provisions of this ordinance 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 ninety (90) days after such changes have been approved by the Parish Council, and attached to this ordinance. Each such change of the map shall be dated, signed and certified.

2. 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 this ordinance. Any unauthorized changes of whatever kind, by any person or persons, shall be considered a violation of the ordinance and punishable under 1.06. Violations and Penalties of this ordinance.

3. The official Zoning Map and Section 9. Zoning Regulations, inclusive of all amendments made thereto, shall be located in the offices of the Department of Planning and Development and shall be the final authority as to the current land use status of land, buildings, and other structures in the Parish.

4. Where uncertainties exist such as "approximately following the center lines of streets, highways, or alleys", boundaries shall be construed to follow such center lines.

5. Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.

6. Boundaries indicated as approximately following town limits shall be construed as following town limits.

7. Boundaries indicated as following railroad lines shall be construed to be midway between the tracks.

8. 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.

9. Boundaries indicated as parallel to or extensions of features indicated in the above listed subsections shall be so construed. Distances not specifically indicated on the land use map shall be determined by the scale of map.

10. Boundaries indicated following other boundary lines, water courses, and other natural topography features, shall be construed to be such commonly recognized features.

11. Where street or property layout existing on the ground is at variance with that shown on the official land use map, or in other circumstances not covered by the above listed subsections, the Board of Adjustments shall interpret the district boundaries, provided such adjustment does not exceed one acre in area.

C. Application of District Regulations

1. Except in the case of a non-conforming building, sign and/or use, following the effective date of these regulations no building, structure or land shall thereafter be used or occupied, and no building or structure or part thereof shall thereafter be erected, constructed, reconstructed or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located.

2. No building or other structure shall hereafter be erected or altered:
   a. To exceed the height;
   b. To accommodate or house a greater number of families;
   c. To occupy a greater percentage of lot area;
   d. To have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required or in any other manner contrary to the provisions of this ordinance.

3. No part of a yard, or other open space, or off-street parking, or loading space required about or in connection with any building for the purpose of complying with this ordinance shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other building, unless specifically allowed under district regulations.

4. No yard or lot existing at the time of passage of this ordinance shall be reduced in size of area below the minimum requirements set forth herein. Yards of lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.

5. Regulations of land underwater - All lands within the Parish which are underwater and are not shown as included within any district 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 construed to extend into the water area in a straight line and to the midpoint of the water body.

6. Location of streets and public ways - Whenever any street, alley, or public way is vacated by official action of the Parish Council, the land use district adjoining each side of such street or way shall automatically extend to the center of same, and all area included therein shall then become subject to all appropriate regulations of the extended districts.

D. Protection of Major Street Rights-of-Way

In computing the front and side yard, set back depths of every building or structure erected on any lot abutting on any street shown as designated major street on the street plan or future land use plan showing major streets, the required set back, hereafter shown, shall be increased by an amount equal to one half Right-of-Way as specified on the Major Street Plan when larger Rights-of-Way are required. Such setbacks shall be measured from the center line of the existing roadway.
9.02. **Administration and Enforcement**

A. **Administration and Enforcement**

1. **Administrative Official**
   
   The administrative official shall be Director of Planning and Development. He/she may be provided with the assistance of such other persons as necessary. If the Director of Planning and Development finds that any of the provisions of this ordinance are being violated, he/she shall notify in writing the persons responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He/she shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures, or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; or shall take other action authorized by this ordinance to ensure compliance with or to prevent violation of its provisions.

2. **Fee Schedules**

   Fees for site plan review shall be as required by the St. Tammany Parish Code of Ordinances Section 2-009.00 - Parish Fees and Service Charges.

3. **Duties of Administrative Official and Board of Adjustments**

   a. **Intent**

      It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the administrative officials and that such questions shall be presented to the Board of Adjustments only on appeal from the decision of the administrative officials, and that recourse from the decision of the Board of Adjustments shall be to the courts as provided in the Louisiana Revised Statutes, as amended.

   b. **Enforcing Officer**

      The Director of Planning and Development shall be the Chief Zoning Official responsible charged with the interpretation, administration, and enforcement of these regulations. The Director of Planning and Development may designate staff members to assist in the administration or interpretation of this ordinance.

4. **Board of Adjustments**

   **See 2.05. Board of Adjustments** for establishment and powers of the Board of Adjustments.

B. **Amendment of Regulations**

1. **Amendments or changes to the Section 9. Zoning Regulations or District Map**

   a. The St. Tammany Parish Council may, from time to time, amend, supplement or change the regulations, restrictions, zoning districts, or boundaries as subsequently established in accordance with the provisions of this section.

   b. No amendment, supplement or change of the Section 9. Zoning Regulations shall become effective unless and until there shall have been held a public hearing in relations thereto before the Zoning Commission at which parties in interest and citizens shall have had an opportunity to be fully heard.

   c. Notice of such public hearings by the Zoning Commission shall give the time and place of hearing and shall be published 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. At least thirty (30) days’ notice of time and date of the public hearing shall be published in the official journal. Should there be no official journal, then the publication in the newspaper of general circulation in the area wherein the property is located shall be sufficient.

2. **Amendments or changes may be initiated in the following ways:**

   a. By action of the Parish Council itself by introduction of an Ordinance or by adoption of a resolution or motion, or,

   b. Upon recommendation by the Zoning Commission, after determination by the Director of Planning and Development that the amendment, or supplement or change to the regulations, restriction, zoning district or boundaries should be made, or

   c. On application or petition of property owners, by filing through the Department of Planning and Development, to the standards and requirements of the Director of Planning and Development a petition to amend or change the Land Development Code, provided that no petition for change in the classification of property shall be considered or acted upon unless such petition is duly signed by the owners or authorized agents of not less than fifty (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 fifty (50) percent provision.

3. **Notice Requirements**

   a. For all proposed changes, except comprehensive zoning changes and text changes, a printed notice in bold type shall be posted for not less than ten (10) consecutive days prior to the public hearing conducted by the Zoning Commission on signs not less than one square foot in area, prepared, furnished, and placed by the Director of Planning and...
Development upon the principal and accessible Rights-of-Way adjoining the area proposed for a zoning change. Said signs shall contain the case number, the time and place of the public hearing as provided above. The Parish Council shall take no action until it has received the final report of the Zoning Commission.

b. No such posting is required of the area within or adjoining an area to be affected by any proposed text change provided there is compliance with the publication requirements set above.

c. Comprehensive re-zoning proposals need be posted under the requirements set out above only within the area to be affected in general geographic terms and need not list the specific zone proposed for all land within that area. The Zoning Commission may then adopt the final map after a public hearing on a Ward or Comprehensive Rezoning Area zoning change.

4. Voting

a. Any amendment that has failed to receive the approval of the Zoning Commission shall not be passed by the Parish Council except by the affirmative vote of a simple majority of the legislative body.

b. A final yea and nay vote shall have been taken on the proposal by the Parish Council within one hundred twenty-five (125) days dated from the introduction of an ordinance in correct form.

c. In case, however, of a protest against such change signed by the owner of twenty (20) percent or more either of the area of the lots included in such proposed change, or in those immediately adjacent, extending two hundred (200) feet from said lot, or those directly opposite thereto extending five hundred (500) feet from the street frontage of such opposite lots, such amendments shall not become effective except by the favorable vote of at least a simple majority of the governing body.

d. After published notice required by 3 above, the Parish Council may hold any public hearing requiring by this article or the statutes of Louisiana pertaining to Land Use jointly with any public hearing required to be held by the Parish Planning Commission, but the Parish Council shall not take action until it has received the final report of the Zoning Commission.

e. Whenever a petition or application for a site or cumulative acreage of less than twenty (20) acres is filed requesting or proposing a zoning change to this ordinance and said petition or application has been received, officially advertised and subsequently a public hearing has been held, the Parish Council shall not consider any further petition or application requesting or proposing such change for the same property within one year from the date of the Parish Council's final action on said petition or application. The provisions of the paragraph shall not apply in cases where the Parish Council wishes to consider a Comprehensive Zoning revision of an area.

f. Whenever a proposed change has been forwarded to the Parish Council with a recommendation for approval, and no protest or appeal has been filed with the Department of Planning and Development as outlined in these regulations, the proposed change shall be placed upon the Consent Agenda at the next appropriate Parish Council meeting.

C. "After the Fact" Building Permits

1. Notwithstanding any provisions of 1.06. Violations and Penalties, as a remedy for failure on the part of any owner, lessor, or tenant, having an interest, expressed or unexpressed in a development of land, to obtain a building permit prior to the commencement of the erection, placement or construction of any structure in an area of the Parish the following provisions shall be followed:

a. Immediately upon obtaining knowledge of such violation, Code Enforcement Officer for the Parish of St. Tammany shall affix in a prominent place on the premises a yellow citation and/or summons briefly stating the building permit requirements of St. Tammany Parish and ordering the owner, lessor or tenant to immediately cease all construction on said premises until a fully issued building permit has been obtained from the Department of Inspections and Enforcement.

b. Said citation and/or summons shall be executed in triplicate with the original copy being affixed to the premises, duplicate copy being retained in the permanent record of the Department of Inspections and Enforcement, and the triplicate copy being forwarded within ten (10) days of the issuance to the St. Tammany Parish District Attorney's Office and/or the St. Tammany Parish Bureau of Administrative Adjudication.

c. Nothing herein shall interfere with the ability of the St. Tammany Parish District Attorney's Office to obtain an injunction at any time in order to prevent further construction on the premises and/or proceed in a civil action to collect any late penalties.

2. The owner or tenant of any building, structure, premises, or part thereof, any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

3. Nothing herein contained shall prevent the Parish from taking such other lawful actions as is necessary to prevent or remedy any violation.
### Zoning Districts

#### All Zoning Districts

<table>
<thead>
<tr>
<th>Residential Zoning Districts</th>
<th>Non-Residential and Special Zoning Districts</th>
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<td>E-1 Estate District</td>
<td>NC-1 Professional Office District</td>
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<tr>
<td>E-2 Estate District</td>
<td>NC-2 Indoor Retail and Service District</td>
</tr>
<tr>
<td>E-3 Estate District</td>
<td>NC-3 Lodging District</td>
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<tr>
<td>E-4 Estate District</td>
<td>NC-4 Neighborhood Institutional District</td>
</tr>
<tr>
<td>A-1 Suburban District</td>
<td>NC-5 Retail and Service District</td>
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<tr>
<td>A-1 Suburban District</td>
<td>NC-6 Public, Cultural and Recreational District</td>
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<td>A-1A Suburban District</td>
<td>PBC-1 Planned Business Campus</td>
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<td></td>
<td>PUD Planned Unit Development Overlay</td>
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<td>GO Gateway Overlay</td>
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<td>MHO Manufactured Housing Overlay</td>
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<td>SAO Slidell Airport Overlay</td>
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<td>PC Planned Corridor Overlay</td>
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<tr>
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<td>RO Rural Overlay</td>
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<tr>
<td></td>
<td>AAO Abita Airport Overlay</td>
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<td></td>
<td>RBCO Regional Business Center Overlay</td>
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#### Overlays

| Overlays                        | |
|---------------------------------||
| PUD Planned Unit Development Overlay | |
| GO Gateway Overlay              | |
| MHO Manufactured Housing Overlay | |
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| MIO Municipal Interface Overlay | |
| PC Planned Corridor Overlay     | |
| TTO Tammany Trace Overlay       | |
| RO Rural Overlay                | |
| AAO Abita Airport Overlay       | |
| RBCO Regional Business Center Overlay | |
B. Residential Zoning Districts

1. E-1 Estate District
   
   a. Purpose
      
      The E-1 Estate District is intended to provide a single-family residential environment on large, multi-acre lots with a minimum lot size of twenty (20) acres. The E-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 and certain specified agricultural and utility uses.

   b. Special Considerations
      
      i. PUD Planned Unit Development Overlays shall not be used in the E-1 District.
      
      ii. Public utility facilities may be located on lots of lesser area with administrative approval.
      
      iii. Each side yard shall meet the minimum setback plus one (1) additional foot for each foot in building height over twenty (20) feet above Base Flood Elevation.

      iv. The rear yard shall meet the minimum setback plus one (1) additional foot, for every foot in building height over twenty (20) feet above Base Flood Elevation.

      v. 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 (1) foot setback for every one (1) foot over forty-five (45) feet from existing dwellings or residences and/or property lines.

   c. Other Applicable Regulations
      
      i. 9.04. Land Use Regulations
      
      ii. 10.02. Site Preparation Permits
      
      iii. 10.03. On-Site Circulation
      
      iv. 10.04. Lighting
      
      v. 10.05. Signs
      
      vi. 10.06. Tree Preservation and Mitigation and Landscaping

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**Dimensional Standards**

<table>
<thead>
<tr>
<th>Dimensional Standards</th>
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<td>Min. Lot Area (Res)</td>
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<td>Min. Lot Area (Nonres)</td>
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<td>Min. Setback, Rear</td>
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<td>Max. Building Height</td>
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</table>
2. E-2 Estate District
   a. Purpose
      The E-2 Estate District is intended to provide a single-family residential environment on large, multi-acre lots with a minimum lot size of fifteen (15) acres. The E-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 and certain specified agricultural and utility uses.

   b. Special Considerations
      i. PUD Planned Unit Development Overlays shall not be used in the E-2 District.
      ii. Public utility facilities may be located on lots of lesser area with administrative approval.
      iii. Each side yard shall meet the minimum setback plus one (1) additional foot for each foot in building height over twenty (20) feet above Base Flood Elevation.
      iv. The rear yard shall meet the minimum setback plus one (1) additional foot, for every foot in building height over twenty (20) feet above Base Flood Elevation.
      v. 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 (1) foot setback for every one (1) foot over forty-five (45) feet from existing dwellings or residences and/or property lines.

   c. Other Applicable Regulations
      i. 9.04. Land Use Regulations
      ii. 10.02. Site Preparation Permits
      iii. 10.03. On-Site Circulation
      iv. 10.04. Lighting
      v. 10.05. Signs
      vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<tr>
<td>Min. Lot Area (Nonres)</td>
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<td>Min. Lot Width</td>
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<td>Min. Setback, Front</td>
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<tr>
<td>Min. Setback, Rear</td>
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</tr>
<tr>
<td>Max. Lot Coverage (Res)</td>
<td>15%</td>
</tr>
<tr>
<td>Max. Lot Coverage (Nonres)</td>
<td>40%</td>
</tr>
<tr>
<td>Max. Building Height</td>
<td>35 feet</td>
</tr>
</tbody>
</table>
3. E-3 Estate District
   a. Purpose
      The E-3 Estate District is intended to provide a single-family residential environment on large, multi-acre lots with a minimum lot size of ten (10) acres. The E-3 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 and certain specified agricultural and utility uses.
   b. Special Considerations
      i. PUD Planned Unit Development Overlays shall not be used in the E-3 District.
      ii. Public utility facilities may be located on lots of lesser area with administrative approval.
      iii. Each side yard shall meet the minimum setback plus one (1) additional foot for each foot in building height over twenty (20) feet above Base Flood Elevation.
      iv. The rear yard shall meet the minimum setback plus one additional foot, for every foot in building height over twenty (20) feet above Base Flood Elevation.
      v. 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 (1) foot setback for every one (1) foot over forty-five (45) feet from existing dwellings or residences and/or property lines.
   c. Other Applicable Regulations
      i. 9.04. Land Use Regulations
      ii. 10.02. Site Preparation Permits
      iii. 10.03. On-Site Circulation
      iv. 10.04. Lighting
      v. 10.05. Signs
      vi. 10.06. Tree Preservation and Mitigation and Landscaping

### Dimensional Standards

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<tr>
<td>Min. Setback, Side</td>
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<td>Min. Setback, Rear</td>
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<tr>
<td>Max. Building Height</td>
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4. **E-4 Estate District**

a. **Purpose**

The E-4 Estate District is intended to provide a single-family residential environment on large, multi-acre lots with a minimum lot size of seven (7) acres. The E-4 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 and certain specified agricultural and utility uses.

b. **Special Considerations**

i. PUD Planned Unit Development Overlays shall not be used in the E-4 District.

ii. Public utility facilities may be located on lots of lesser area with administrative approval.

iii. Side yards shall meet the minimum setback plus one (1) additional foot for each foot in building height over twenty (20) feet above Base Flood Elevation.

iv. The rear yard shall meet the minimum setback plus one additional foot, for every foot in building height over twenty (20) feet above Base Flood Elevation.

v. 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 (1) foot setback for every one (1) foot over forty-five (45) feet from existing dwellings or residences and/or property lines.

c. **Other Applicable Regulations**

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td><strong>Max. Building Height</strong></td>
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5. A-1 Suburban District

a. Purpose

The A-1 Suburban District is intended to provide a single-family residential environment at a low density of five (5) acres. The A-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 and certain specified agricultural and utility uses.

b. Special Considerations

i. PUD Planned Unit Development Overlays may be used in the A-1 District.

ii. Public utility facilities may be located on lots of lesser area with administrative approval.

iii. There shall be no minimum lot width in the A-1 District if the standards of the PUD Planned Unit Development Overlay are met.

iv. Each side yard shall conform to the minimum setback plus one (1) additional foot for each foot in building height over twenty (20) feet above Base Flood Elevation.

v. The rear yard shall meet the minimum setback plus one additional foot, for every foot in building height over twenty (20) feet above Base Flood Elevation.

vi. 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 (1) foot setback for every one (1) foot over forty-five (45) feet from existing dwellings or residences and/or property lines.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

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### Dimensional Standards

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<td>Max. Lot Coverage (Nonres)</td>
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</tr>
<tr>
<td>Max. Building Height</td>
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6. A-1A Suburban District

a. Purpose

The A-1A Suburban District is intended to provide a single-family residential environment at a density of three (3) acres. The A-1A 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 and certain specified agricultural and utility uses.

b. Special Considerations

i. PUD Planned Unit Development overlays may be used in the A-1A District.

ii. Public utility facilities may be located on lots of lesser area with administrative approval.

iii. There shall be no minimum lot width in the A-1A District if the standards of the PUD Planned Unit Development Overlay are met.

iv. Side yards shall meet the minimum setbacks plus one (1) additional foot for each foot in building height over twenty (20) feet above Base Flood Elevation.

v. The rear yard shall meet the minimum setback plus one additional foot, for every foot in building height over twenty (20) feet above Base Flood Elevation.

vi. 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 (1) foot setback for every one (1) foot over forty-five (45) feet from existing dwellings or residences and/or property lines.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

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### Dimensional Standards

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<tr>
<td>Max. Building Height</td>
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7. A-2 Suburban District

a. Purpose

The A-2 Suburban District is intended to provide a single-family residential environment at a density of one (1) acre. The A-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 and certain specified agricultural and utility uses.

b. Special Considerations

i. PUD Planned Unit Development Overlays may be used in A-2 District.

ii. Public utility facilities may be located on lots of lesser area with administrative approval.

iii. There shall be no minimum lot width in the A-2 District if the standards of the PUD Planned Unit Development Overlay are met.

iv. Each side yard shall meet the minimum setback plus one (1) additional foot for each foot in building height over twenty (20) feet above Base Flood Elevation.

v. The rear yard shall meet the minimum setback plus one additional foot, for every foot in building height over twenty (20) feet above Base Flood Elevation.

vi. 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 (1) foot setback for every one (1) foot over forty-five (45) feet from existing dwellings or residences and/or property lines.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping
8. A-3 Suburban District

a. Purpose

The A-3 Suburban District is intended to provide a single-family residential environment at a moderate one-half (1/2) acre density, which are served by central utility systems and other urban services. The A-3 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.

b. Special Considerations

i. Planned Unit Development Overlays may be used in the A-3 District.

ii. Public utility facilities may be located on lots of lesser area with administrative approval.

iii. There shall be no minimum lot width in the A-3 District if the standards of the PUD Planned Unit Development Overlay are met.

iv. Each side yard shall meet the minimum setback plus one (1) additional foot for each one (1) foot in building height over twenty (20) feet above Base Flood Elevation.

v. The rear yard shall meet the minimum setback plus one (1) additional foot for every one (1) foot in building height over twenty (20) feet above Base Flood Elevation.

vi. For Single Family Cluster Developments, (Zero Lot Line), the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed seventy (70) percent of the total area of the lot.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

(amarred 12/03/09 OCS#09-2169)
9. A-4 Single-Family Residential District

a. Purpose

The A-4 Single-Family Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density of one-quarter (1/4) acre. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this District. To protect the intention of the District, permitted activities are limited to single-family dwellings and utility uses.

b. Special Considerations

i. PUD Planned Unit Development Overlays may be used in the A-4 District.
ii. Public utility facilities may be located on lots of lesser area with administrative approval.
iii. There shall be no minimum lot width in the A-4 District if the standards of the PUD Planned Unit Development Overlay are met.
iv. The rear side yard shall meet the minimum setback plus one (1) additional foot for every one (1) foot in building height over twenty (20) feet above Base Flood Elevation.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations
ii. 10.02. Site Preparation Permits
iii. 10.03. On-Site Circulation
iv. 10.04. Lighting
v. 10.05. Signs
vi. 10.06. Tree Preservation and Mitigation and Landscaping

<table>
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<th>Dimensional Standards</th>
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<tr>
<td><strong>Min. Lot Area (Res)</strong></td>
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<tr>
<td><strong>Min. Lot Area (Nonres)</strong></td>
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<td><strong>Min. Setback, Rear</strong></td>
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<td><strong>Max. Lot Coverage (Res)</strong></td>
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<td><strong>Max. Lot Coverage (Nonres)</strong></td>
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<tr>
<td><strong>Max. Building Height</strong></td>
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</table>
10. A-4A Single-Family Residential District

a. Purpose

The A-4A Single-Family Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density of six (6) units to one (1) acre. 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 and utility uses.

b. Special Considerations

i. PUD Planned Unit Development Overlays may be used in the A-4A District.

ii. Public utility facilities may be located on lots of lesser area with administrative approval.

iii. There shall be no minimum lot width in the A-4A District if the standards of the PUD Planned Unit Development Overlay are met.

iv. The side yards shall meet the minimum setback plus one (1) additional foot for each one (1) foot in building height over twenty (20) feet above Base Flood Elevation. Side yard setbacks of five (5) feet may be authorized when the Parish Engineer has determined that drainage impacts have been adequately addressed, based on review and approval of a drainage plan for developments or the proposed installation of subsurface drainage, in lieu of drainage swales, on an individual lot that would otherwise be required to have seven and one-half (7 ½”) feet setbacks. For Single Family Cluster Developments (Zero Lot Line) there shall be at least one (1) side yard, having a minimum width of twenty-five (25) feet, plus one (1) additional foot for each foot in building height over twenty (20) 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 twenty (20) feet.

v. Rear Yard

(a) The rear yard shall meet the minimum setback plus one (1) additional foot for every one (1) foot in building height over twenty (20) feet above Base Flood Elevation.

(b) Special Requirement

(i) Lakeview Drive, Slidell

Except as provided in (ii) 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 one hundred thirty-five (135) feet lakeward of the front property line adjacent to the Lakeview Drive Right-of-Way.

(Amended 5/3/2012 OCS# 12-2714)

(ii) All properties with road frontage along Lakeview Drive where any portion of said frontage is within seven hundred (700) feet of the Eastern Right-of-Way of U. S. Highway 11 may have a primary structure located beyond the setback provided for immediately herein above, except that no primary structure shall be located more than three hundred and fifty (350) feet from the front property line.

(Amended 5/3/2012 OCS# 12-2714).

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping
11. A-5 Two Family Residential District

a. Purpose

The A-5 Two Family Residential District is intended to provide a greater density of residential use 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 GMA 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.

b. Special Considerations

i. PUD Planned Unit Development Overlays may be used in the A-5 District.

ii. Public utility facilities may be located on lots of lesser area with administrative approval.

iii. There shall be no minimum lot width in the A-5 District if the standards of the PUD Planned Unit Development Overlay are met.

iv. Each side yard shall meet the minimum setback plus one (1) additional foot for each foot in building height over twenty (20) 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 ten (10) feet.

v. The rear yard shall meet the minimum setback plus one (1) additional foot for every one (1) foot in building height over twenty (20) feet above Base Flood Elevation.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

### Dimensional Standards

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<tr>
<td>Max. Building Height</td>
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</tbody>
</table>
12. A-6 Multiple Family Residential District

a. Purpose

The A-6 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.

b. Special Considerations

i. PUD Planned Unit Development Overlays may be used in the A-6 District.

ii. Public utility facilities may be located on a lot of lesser area with administrative approval.

iii. Each side yard shall meet the minimum setback plus one (1) additional foot for each one (1) foot in building height over twenty-five (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 ten (10) feet.

iv. The rear yard shall meet the minimum setback one additional foot for every twenty-five (25) feet above base flood elevation.

d. District Standards

All use of land and structures in the A-6 District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-6 District shall be subject to the following standards:

(a) Utilities

(i) Sewer

All structures must be served by central sewerage systems.

(ii) Water

All structures must be served by central water systems.

(iii) Street Improvements

Any road or street constructed to serve four (4) or more residential units or any non-residential use must meet standards set forth in Section 8. Subdivision Regulations.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

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**Dimensional Standards**

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</table>
13. A-7 Multiple Family Residential District

a. Purpose

The A-7 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.

b. Special Considerations

i. PUD Planned Unit Development Overlays may be used in the A-7 District.

ii. Public utility facilities may be located on a lot of lesser area with administrative approval.

iii. Each side yard shall meet the minimum setback plus one (1) additional foot for each one (1) foot in building height over twenty-five (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 ten (10) feet.

iv. The rear yard shall meet the minimum setback, plus one additional foot for every twenty-five (25) feet above base flood elevation.

v. No portion of a building for residential or business purposes that is located within one hundred (100) feet of a single family residentially zoned property shall exceed thirty-five (35) feet in height above natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

vi. District Standards

All use of land and structures in the A-7 District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-7 District shall be subject to the following standards:

(a) Utilities

(i) Sewer

All structures must be served by central sewerage systems.

(ii) Water

All structures must be served by central water systems.

(iii) Street Improvements

Any road or street constructed to serve four (4) or more residential units or any non-residential use must meet standards set forth in Section 8. Subdivision Regulations.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

<table>
<thead>
<tr>
<th>Dimensional Standards</th>
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<tbody>
<tr>
<td>Min. Lot Area (Res)</td>
</tr>
<tr>
<td>Min. Lot Area (Nonres)</td>
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<td>Max. Net Density</td>
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<tr>
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<td>Min. Lot Depth</td>
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<td>Min. Setback, Side</td>
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<td>Min. Setback, Rear</td>
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<tr>
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</tr>
<tr>
<td>Max. Lot Coverage (Nonres)</td>
</tr>
<tr>
<td>Max. Building Height</td>
</tr>
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</table>
14. A-8 Multiple Family Residential District

a. Purpose

The A-8 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.

b. Special Considerations

i. PUD Planned Unit Development Overlays may be used in the A-8 District.

ii. Public utility facilities may be located on a lot of lesser area with administrative approval.

iii. Each side yard shall meet the minimum setback plus one (1) additional foot for each one (1) foot in building height over twenty-five (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 ten (10) feet.

iv. The rear yard shall meet the minimum setback plus one additional foot for every twenty-five (25) feet above base flood elevation.

v. No portion of a building for residential or business purposes that is located within one hundred (100) feet of a single family residentially zoned property shall exceed thirty-five (35) feet in height above natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

vi. District Standards

All use of land and structures in the A-8 District are subject to the general standards and regulations of this ordinance. In addition, all uses located in the A-8 District shall be subject to the following standards:

(a) Utilities

(i) Sewer

All structures must be served by central sewerage systems.

(ii) Water

All structures must be served by central water systems.

(iii) Street Improvements

Any road or street constructed to serve four (4) or more residential units or any non-residential use must meet standards set forth in Section 8. Subdivision Regulations.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping
C. Non-Residential Zoning Districts
   1. NC-1 Professional Office District
      a. Purpose
         The purpose of this district is to provide for the location of small professional offices in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact.
      b. Special Considerations
         i. Transitional Yard
            Where an NC District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations. In the event of a conflicting regulation, the more restrictive shall apply.
            (a) In an NC 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 ordinance for a residential use on the adjacent property in the residential district.
            (b) In an NC 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 ordinance for a residential use on the adjacent property in the residential district.
      c. Other Applicable Regulations
         i. 9.04. Land Use Regulations
         ii. 10.02. Site Preparation Permits
         iii. 10.03. On-Site Circulation
         iv. 10.04. Lighting
         v. 10.05. Signs
         vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<tr>
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<tr>
<td>Min. Setback, Side</td>
<td>N/A</td>
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<tr>
<td>Min. Setback, Rear</td>
<td>N/A</td>
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<tr>
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<tr>
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</tr>
<tr>
<td>Max. Building Size</td>
<td>5,000 sqft</td>
</tr>
</tbody>
</table>
2. **NC-2 Indoor Retail and Service District**
   
a. **Purpose**
   
The purpose of this district is to provide for the location of small retail and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.

b. **Special Considerations**
   
i. **Transitional Yard**
   
The Transitional Yard requirements of NC-1 Professional Office District shall also apply in this district.

c. **Other Applicable Regulations**
   
i. **9.04. Land Use Regulations**
   
ii. **10.02. Site Preparation Permits**
   
iii. **10.03. On-Site Circulation**
   
iv. **10.04. Lighting**
   
v. **10.05. Signs**
   
vi. **10.06. Tree Preservation and Mitigation and Landscaping**

<table>
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<tr>
<th>Dimensional Standards</th>
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<tr>
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<td><strong>Min. Lot Area (Nonres)</strong></td>
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</tr>
<tr>
<td><strong>Max. Net Density</strong></td>
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<tr>
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<td><strong>Min. Setback, Side</strong></td>
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<td><strong>Min. Setback, Rear</strong></td>
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<tr>
<td><strong>Max. Lot Coverage (Res)</strong></td>
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<tr>
<td><strong>Max. Impervious Surface</strong></td>
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<td><strong>Max. Building Height</strong></td>
<td>35 feet</td>
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<tr>
<td><strong>Max. Building Size</strong></td>
<td>5,000 sqft</td>
</tr>
</tbody>
</table>
3. NC-3 Lodging District
   a. Purpose
      The purpose of this district is to provide for the location of small scale uses providing overnight accommodations which can successfully operate in a neighborhood setting without having negative impacts upon nearby residences and neighborhood businesses.
   b. Special Considerations
      i. Transitional Yard
         The Transitional Yard requirements of NC-1 Professional Office District shall also apply in this district.
   c. Other Applicable Regulations
      i. 9.04. Land Use Regulations
      ii. 10.02. Site Preparation Permits
      iii. 10.03. On-Site Circulation
      iv. 10.04. Lighting
      v. 10.05. Signs
      vi. 10.06. Tree Preservation and Mitigation and Landscaping

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### Dimensional Standards

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<tr>
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<tr>
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<td>Min. Lot Depth</td>
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<td>Min. Setback, Rear</td>
<td>N/A</td>
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<tr>
<td>Max. Lot Coverage (Nonres)</td>
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<tr>
<td>Max. Impervious Surface</td>
<td>75%</td>
<td></td>
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<tr>
<td>Max. Building Height</td>
<td>35 feet</td>
<td></td>
</tr>
<tr>
<td>Max. Building Size</td>
<td>10,000 sqft</td>
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</tr>
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</table>
4. NC-4 Neighborhood Institutional District
   a. Purpose
      The purpose of this district is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time because of scheduled gatherings, classes or meetings.
   b. Special Considerations
      i. Transitional Yard
         The Transitional Yard requirements of NC-1 Professional Office District shall also apply in this district.
   c. Other Applicable Regulations
      i. 9.04. Land Use Regulations
      ii. 10.02. Site Preparation Permits
      iii. 10.03. On-Site Circulation
      iv. 10.04. Lighting
      v. 10.05. Signs
      vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<tr>
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<td>Min. Lot Depth</td>
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<tr>
<td>Min. Setback, Front</td>
<td>N/A</td>
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<tr>
<td>Min. Setback, Side</td>
<td>N/A</td>
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<tr>
<td>Min. Setback, Rear</td>
<td>N/A</td>
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<tr>
<td>Max. Lot Coverage (Res)</td>
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<tr>
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<tr>
<td>Max. Building Size</td>
<td>12,500 sqft</td>
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5. NC-5 Retail and Service District
   a. Purpose
      The purpose of this district is to provide for the location of small scale retail and services near residential neighborhood to provide products and services to nearby residents.
   b. Special Considerations
      i. Transitional Yard
         The Transitional Yard requirements of NC-1 Professional Office District shall also apply in this district.
   c. Other Applicable Regulations
      i. 9.04. Land Use Regulations
      ii. 10.02. Site Preparation Permits
      iii. 10.03. On-Site Circulation
      iv. 10.04. Lighting
      v. 10.05. Signs
      vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td>Min. Lot Area (Res)</td>
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<td>Min. Lot Area (Nonres)</td>
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<tr>
<td>Min. Lot Width</td>
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<tr>
<td>Min. Lot Depth</td>
</tr>
<tr>
<td>Min. Setback, Front</td>
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<tr>
<td>Min. Setback, Side</td>
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<td>Min. Setback, Rear</td>
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<td>Max. Lot Coverage (Res)</td>
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<tr>
<td>Max. Lot Coverage (Nonres)</td>
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<td>Max. Impervious Surface</td>
</tr>
<tr>
<td>Max. Building Height</td>
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<tr>
<td>Max. Building Size</td>
</tr>
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</table>
6. NC-6 Public, Cultural and Recreational District
   
a. Purpose
   
The purpose of this 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.

b. Special Considerations
   
i. Transitional Yard
   
The Transitional Yard requirements of NC-1 Professional Office District shall also apply in this district.

c. Other Applicable Regulations
   
i. 9.04. Land Use Regulations
   
ii. 10.02. Site Preparation Permits
   
iii. 10.03. On-Site Circulation
   
iv. 10.04. Lighting
   
v. 10.05. Signs
   
vi. 10.06. Tree Preservation and Mitigation and Landscaping

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**Dimensional Standards**

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<tr>
<td>Max. Net Density</td>
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</tr>
<tr>
<td>Min. Lot Width</td>
<td>80 feet</td>
</tr>
<tr>
<td>Min. Lot Depth</td>
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</tr>
<tr>
<td>Min. Setback, Front</td>
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<td>Min. Setback, Side</td>
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<tr>
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<td>35 feet</td>
</tr>
<tr>
<td>Max. Building Size</td>
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</table>
7. PBC-1 Planned Business Campus

a. Purpose

The purpose of the PBC-1 Planned Business Campus is to provide for Class A office space with supporting uses in a campus type setting. This District is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 District is intended to provide flexibility in meeting the needs of both the public and private sectors for large scale office development.

The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types is a characteristic of this District. In no case shall the PBC-1 District be less than ten (10) acres in area.

b. Special Considerations

   i. Transitional Yard

      Where a PBC District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations. In the event of a conflicting regulation, the more restrictive shall apply.

      (a) 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 ordinance for a residential use on the adjacent property in the residential district.

      (b) 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 ordinance for a residential use on the adjacent property in the residential district.

      (c) Where a building is taller than sixty-five (65) feet in height, one (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.

c. Other Applicable Regulations

   i. 9.04. Land Use Regulations

   ii. 10.02. Site Preparation Permits

   iii. 10.03. On-Site Circulation

   iv. 10.04. Lighting

   v. 10.05. Signs

   vi. 10.06. Tree Preservation and Mitigation and Landscaping

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### Dimensional Standards

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<tr>
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<tr>
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8. PBC-2 Planned Business Campus

a. Purpose

The purpose of the PBC-2 Planned Business Campus is to provide for Class A office space with supporting uses in a campus type setting. This District is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-2 District is intended to provide flexibility in meeting the needs of both the public and private sectors for large scale office development.

The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types is a characteristic of this District. In no case shall the PBC-2 District be less than twenty (20) acres in area.

b. Special Considerations

i. Transitional Yard

The Transitional Yard requirements of PBC-1 District shall also apply in this district.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

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### Dimensional Standards

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</tbody>
</table>
9. HC-1 Highway Commercial District
   
a. Purpose
   The purpose of this district is to provide for the
   location of limited scale highway commercial uses,
   generally located along major collectors and
   arterials designed to provide services to a portion of
   the Parish.
   
b. Special Considerations
   i. All temporary uses not specifically permitted in
      these regulations are expressly prohibited.
   ii. Transitional Yard
      Where a HC District adjoins a residential
district, transitional yards shall be provided in
accordance with the following regulations. In
the event of a conflicting regulation, the more
restrictive shall apply.
      (a) In a HC 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 ordinance for a residential use on the adjacent property in the residential
district.
      (b) In a HC 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 ordinance for a residential use on the adjacent
property in the residential district.
      (c) Where a building is taller than twenty-five (25) feet in height, one (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.
   iii. No portion of a building or dwelling for residential or business purposes located within one hundred (100) feet of a
residentially zoned property shall exceed thirty-five (35) feet in height above the natural grade of the property at
the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

c. Other Applicable Regulations
   i. 9.04. Land Use Regulations
   ii. 10.02. Site Preparation Permits
   iii. 10.03. On-Site Circulation
   iv. 10.04. Lighting
   v. 10.05. Signs
   vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td>Min. Lot Area (Nonres)</td>
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<tr>
<td>Max. Building Height</td>
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<td>Max. Building Size</td>
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</table>
10. HC-2 Highway Commercial District

a. Purpose

The purpose of this 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.

b. Special Considerations

i. All temporary uses not specifically permitted in these regulations are expressly prohibited.

ii. Transitional Yard

The Transitional Yard requirements of HC-1 District shall also apply in this district.

iii. No portion of a building or dwelling for residential or business purposes located within one hundred (100) feet of a residentially zoned property shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td>Max. Building Size</td>
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</table>
11. HC-2A Highway Commercial District

a. Purpose

The purpose of this district is to provide for the location of larger 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.

b. Special Considerations

i. All temporary uses not specifically permitted in these regulations are expressly prohibited.

ii. Transitional Yard

The Transitional Yard requirements of HC-1 District shall also apply in this district.

iii. No portion of a building or dwelling for residential or business purposes located within one hundred (100) feet of a residentially zoned property shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

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### Dimensional Standards

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<td>Max. Building Size</td>
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</table>
12. HC-3 Highway Commercial District

a. Purpose

The purpose of this district is to provide for the location of larger scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways.

b. Special Considerations

i. All temporary uses not specifically permitted in these regulations are expressly prohibited.

ii. Transitional Yard

The Transitional Yard requirements of HC-1 District shall also apply in this district.

iii. No portion of a building or dwelling for residential or business purposes located within one hundred (100) feet of a residentially zoned property shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td>Max. Building Size</td>
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</table>
13. HC-4 Highway Commercial District

   a. Purpose
      The purpose of this district is to provide for the location of smaller scale specialized uses in addition to limited retail, office and service uses.

   b. Special Considerations
      i. All temporary uses not specifically permitted in these regulations are expressly prohibited.
      ii. Transitional Yard
          The Transitional Yard requirements of HC-1 District shall also apply in this district.
      iii. No portion of a building or dwelling for residential or business purposes located within one hundred (100) feet of a residentially zoned property shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

   c. Other Applicable Regulations
      i. 9.04. Land Use Regulations
      ii. 10.02. Site Preparation Permits
      iii. 10.03. On-Site Circulation
      iv. 10.04. Lighting
      v. 10.05. Signs
      vi. 10.06. Tree Preservation and Mitigation and Landscaping

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### Dimensional Standards

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<td><strong>Max. Building Size</strong></td>
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</table>
14. HC-5 Highway Commercial District
   
a. Purpose
   The purpose of this district is to provide for the location of smaller scale specialized uses in addition to limited retail, office and service uses.
   
b. Special Considerations
   i. All temporary uses not specifically permitted in these regulations are expressly prohibited.
   
   ii. Transitional Yard
   The Transitional Yard requirements of HC-1 District shall also apply in this district.
   
   iii. No portion of a building or dwelling for residential or business purposes located within one hundred (100) feet of a residentially zoned property shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
   
c. Other Applicable Regulations
   i. 9.04. Land Use Regulations
   ii. 10.02. Site Preparation Permits
   iii. 10.03. On-Site Circulation
   iv. 10.04. Lighting
   v. 10.05. Signs
   vi. 10.06. Tree Preservation and Mitigation and Landscaping

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### Dimensional Standards

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<td>Max. Building Size</td>
<td>20,000 sqft</td>
</tr>
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</table>
15. I-1 Industrial District

a. Purpose
The purpose of this district is to provide for the location of industrial uses of moderate size and intensity with ready access to major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

b. Special Considerations
i. All temporary uses not specifically permitted in these regulations are expressly prohibited.

ii. Transitional Yard
Where an I District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations. In the event of a conflicting regulation, the more restrictive shall apply.

(a) In an I 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 ordinance for a residential use on the adjacent property in the residential district.

(b) In an I 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 ordinance for a residential use on the adjacent property in the residential district.

(c) Where a building is taller than twenty-five (25) feet in height, one (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.

c. Other Applicable Regulations
i. 9.04. Land Use Regulations
ii. 10.02. Site Preparation Permits
iii. 10.03. On-Site Circulation
iv. 10.04. Lighting
v. 10.05. Signs
vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td>Min. Setback, Rear</td>
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<tr>
<td>Max. Lot Coverage (Res)</td>
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16. I-2 Industrial District

a. Purpose
   The purpose of this district is to provide for the location of industrial uses of large scale industrial uses with ready access to major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

b. Special Considerations
   i. All temporary uses not specifically permitted in these regulations are expressly prohibited.
   ii. Transitional Yard
       The Transitional Yard requirements of I-1 District shall also apply in this district.

c. Other Applicable Regulations
   i. 9.04. Land Use Regulations
   ii. 10.02. Site Preparation Permits
   iii. 10.03. On-Site Circulation
   iv. 10.04. Lighting
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17. I-3 Heavy Industrial District

a. Purpose
   The purpose of this district is to provide for the location of industrial uses of large scale and highly intense industrial uses with ready access to major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

b. Special Considerations
   i. All temporary uses not specifically permitted in these regulations are expressly prohibited.
   ii. Transitional Yard
       The Transitional Yard requirements of I-1 District shall also apply in this district.

c. Other Applicable Regulations
   i. 9.04. Land Use Regulations
   ii. 10.02. Site Preparation Permits
   iii. 10.03. On-Site Circulation
   iv. 10.04. Lighting
   v. 10.05. Signs
   vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td>Max. Building Size</td>
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18. I-4 Heavy Industrial District

a. Purpose

The purpose of this district is to provide for the location of industrial uses of large scale and industrial uses that require site-specific public reviews to ensure that impacts can be mitigated. These uses should be located with ready access to major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

b. Special Considerations

i. All temporary uses not specifically permitted in these regulations are expressly prohibited.

ii. Transitional Yard

The Transitional Yard requirements of I-1 District shall also apply in this district.

c. Industrial Conditional Use Process and Procedure

In order to accomplish the general purpose of these regulations, there are certain uses which must be recognized in addition to the regular permitted uses of a district because of unusual characteristics or the service they provide the public. Because the principle objective of this zoning ordinance is to promote an orderly arrangement of compatible building and land uses, these conditional uses require special regulation to achieve a 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 conditions controlling the location and operation of such conditional uses are established by the following provisions of this ordinance.

i. Authority, Conditions and General Standards for Approval of Conditional Uses

(a) Approval

The Zoning Commission shall have the authority to permit the Conditional Uses of land or structures listed in each zoning district. However, if a formal appeal is lodged with the Director of Planning and Development, the final decision of any request to such approval or denial made by the Zoning Commission shall rest with the Parish Council.

(b) Conditions

(i) All regulations of the district in which a conditional use is located shall apply to such uses, except where specific differences in requirements of any section of these regulations apply, or where requirements are specifically amended by the conditions under which the conditional use is granted.

(ii) Zoning Commission may attach such conditions to the conditional use as are necessary to assure continuous conformance to all applicable standards and requirements.

(iii) Failure to observe the conditions of the Zoning Commission, imposed pursuant to the issuance of the conditional use, shall be deemed to be a violation of these regulations and may be grounds for revocation of the conditional use.

(iv) The Zoning Commission may approve uses subject to the regulations, and to any additional requirements imposed in the public interest to cover circumstances unique to the selected site including a drainage analysis of the site by an independent engineering firm.

(c) General Standards

(i) The location and size of the use, the nature and intensity of the operation involved in (or conducted in connection with) the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site shall be such that the use will be in harmony with the land uses in the district in which it is located.

(ii) Time limit requirement for length of permit use.

(iii) Hours of operation for use, buffering and/or landscaping above the minimum Parish requirements.

(iv) The location, nature and height of structures, walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.
(v) Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid out so as to achieve maximum safety.

(vi) Conditional Uses may be approved on lots of less than the minimum lot size in any zoning district and the Zoning Commission may require alternate standards for landscaping and parking.

(vii) Conditional uses are not transferable. Once the use has ceased activity, a new permit must be acquired to occupy the site or reactivate the previous use.

(d) General Criteria

(i) In deliberating on any application, the Zoning Commission shall not grant approval of any Conditional Use Permit unless it makes findings based upon the evidence presented to it that each case shall indicate the following:

(ii) The permit, if granted, will not cause any diminution or depreciation of property values of any surrounding property or will not alter the essential character of the locality.

(iii) The permit, if granted, will tend to preserve and advance the property and general welfare of the neighborhood and community.

(iv) The granting of the Conditional Use Permit will not be detrimental to the public 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.

(e) Expiration

The petitioner shall have one (1) year to obtain the appropriate building permits or occupy the site from the date of approval of the Zoning Commission, unless otherwise stipulated by the Zoning Commission.

ii. Procedures

(a) Application

(i) An application verified by the owner of record or authorized agent of said owner of the property involved shall be filed with the Department of Planning and Development for the attention of the Zoning Commission upon a form prescribed therefor, which shall contain, or be accompanied by, all required information.

(ii) A Traffic Impact Analysis (TIA) shall be required for all conditional uses in accordance with the requirements for TIAs as described in 4.04. Traffic Impact Analysis.

(b) Public Hearings

Upon receipt of such verified application, the Department of Planning and Development shall notice a Public Hearing by posting the affected site in a conspicuous place at least fifteen (15) days prior to the intended permit hearing. A record of pertinent information presented at the public hearing shall be made and maintained by the Zoning Commission as part of their permanent record relative to the applicant.

(c) Determination

The Zoning Commission shall then make its findings and the permit decision shall not become effective for ten (10) days, during which time an appeal can be made in writing to the Parish Council through the Department of Planning and Development. The procedure for appeals to the Parish Council is contained within 2.04. Zoning Commission.

d. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping
19. MD-1 Medical Residential District

a. Purpose

The purpose of this district is to provide for the location of facilities for the long term care and housing of individuals in need of regular supervision or health care services due to ongoing medical conditions.

b. Special Considerations

i. Transitional Yard

Where a MD District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations. In the event of a conflicting regulation, the more restrictive shall apply.

(a) In a MD 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 ordinance for a residential use on the adjacent property in the residential district.

(b) In a MD 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 ordinance for a residential use on the adjacent property in the residential district.

ii. Height Regulations

(a) No portion of a building or dwelling for residential or business purposes located within one hundred (100) feet of a residential zoned property shall exceed thirty (30) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

Dimensional Standards

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<tr>
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<td>Min. Lot Area (Nonres)</td>
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<td>Max. Building Size</td>
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</table>
20. MD-2 Medical Clinic District

a. Purpose

The purpose of this district is to provide for the location of small scale medical or veterinary care for localized populations. Uses should be located on, or with easy access to the arterial or collector streets network.

b. Special Considerations

i. Transitional Yard

The Transitional Yard requirements of MD-1 District shall also apply in this district.

ii. No portion of a building or dwelling for residential or business purposes located within one hundred (100) feet of a residential zoned property shall exceed thirty (30) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td>Max. Lot Coverage (Nonres)</td>
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<td>Max. Impervious Surface</td>
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<td>Max. Building Height</td>
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<tr>
<td>Max. Building Size</td>
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</tbody>
</table>
21. MD-3 Medical Facility District
   a. Purpose
      The purpose of this district is to provide for the location of medical and veterinarian facilities for regional populations. Properties should be located adjacent to, or with adequate access to, the major street network.
   b. Special Considerations
      i. Transitional Yard
         The Transitional Yard requirements of MD-1 District shall also apply in this district.
      ii. No portion of a building or dwelling for residential or business purposes located within one hundred (100) feet of a residential zoned property shall exceed thirty (30) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
         (amended 11/01/12 ZC12-06-046 OCS#12-2848)
   c. Other Applicable Regulations
      i. 9.04. Land Use Regulations
      ii. 10.02. Site Preparation Permits
      iii. 10.03. On-Site Circulation
      iv. 10.04. Lighting
      v. 10.05. Signs
      vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td><strong>Min. Lot Width</strong></td>
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<td><strong>Min. Lot Depth</strong></td>
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<td><strong>Min. Setback, Front</strong></td>
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<td><strong>Min. Setback, Side</strong></td>
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<td><strong>Max. Lot Coverage (Res)</strong></td>
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<tr>
<td><strong>Max. Lot Coverage (Nonres)</strong></td>
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<tr>
<td><strong>Max. Impervious Surface</strong></td>
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<td><strong>Max. Building Height</strong></td>
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<td><strong>Max. Building Size</strong></td>
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22. MD-4 Medical Research District

a. Purpose

The purpose of this district is to provide for the location of medical, bio-medical and veterinary facilities whose primary function is medical research oriented toward education, research and development, offices, medical uses, and high technology activities and uses.

b. Special Considerations

i. Transitional Yard

The Transitional Yard requirements of MD-1 District shall also apply in this district.

ii. Maximum Lot Coverage

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.

iii. Buffer, Setback and Height Regulations

(a) Where a MD-4 District zoned property abuts a single family residentially zoned property (the “Common Property Line”) being hereinafter defined as the boundary line between the MD-4 District zoned property and the residential property.

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

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

(d) Between the distance of seventy-five (75) feet and two hundred twenty-five (225) feet from the Common Property Line, no portion of any building shall exceed seventy-seven (77) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

(e) Between the distances of two hundred twenty-five (225) feet and five hundred (500) feet from the Common Property Line, no portion of any building shall exceed seventy-five (75) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

(f) At a distance of five hundred (500) feet and greater from the Common Property Line, no portion of any building shall exceed one hundred (100) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

(g) Exterior fenced areas used for animal housing are not permitted within two hundred (200) feet of the Common Property Line.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting
v. 10.05. Signs
vi. 10.06. Tree Preservation and Mitigation and Landscaping
23. PF-1 Public Facilities District

a. Purpose
   The purpose of this district is to provide for the location of governmental and other uses providing institutional uses to the public.

b. Special Considerations
   i. All temporary uses not specifically permitted in these regulations are expressly prohibited.
   ii. Transitional Yard
       Where a PF District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations. In the event of a conflicting regulation, the more restrictive shall apply.

       (a) In a PF 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 ordinance for a residential use on the adjacent property in the residential district.

       (b) In a PF 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 ordinance for a residential use on the adjacent property in the residential district.

c. Other Applicable Regulations
   i. 9.04. Land Use Regulations
   ii. 10.02. Site Preparation Permits
   iii. 10.03. On-Site Circulation
   iv. 10.04. Lighting
   v. 10.05. Signs
   vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td>Min. Lot Area (Nonres)</td>
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<td>Max. Net Density</td>
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<tr>
<td>Min. Lot Width</td>
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<tr>
<td>Min. Lot Depth</td>
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<tr>
<td>Min. Setback, Front</td>
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<tr>
<td>Min. Setback, Side</td>
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<tr>
<td>Min. Setback, Rear</td>
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<tr>
<td>Max. Lot Coverage (Res)</td>
</tr>
<tr>
<td>Max. Lot Coverage (Nonres)</td>
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<tr>
<td>Max. Impervious Surface</td>
</tr>
<tr>
<td>Max. Building Height</td>
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<tr>
<td>Max. Building Size</td>
</tr>
</tbody>
</table>
24. PF-2 Public Facilities District

   a. Purpose
      The purpose of this district is to provide for the location of public or non-profit owned facilities dedicated to historic, conservation, environmental education or outdoor activities.

   b. Special Considerations
      i. All temporary uses not specifically permitted in these regulations are expressly prohibited.
      ii. Transitional Yard
          The Transitional Yard requirements of PF-1 District shall also apply in this district.

   c. Other Applicable Regulations
      i. 9.04. Land Use Regulations
      ii. 10.02. Site Preparation Permits
      iii. 10.03. On-Site Circulation
      iv. 10.04. Lighting
      v. 10.05. Signs
      vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td><strong>Min. Lot Width</strong></td>
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<td><strong>Min. Lot Depth</strong></td>
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<td><strong>Max. Lot Coverage (Nonres)</strong></td>
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<tr>
<td><strong>Max. Impervious Surface</strong></td>
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<td><strong>Max. Building Height</strong></td>
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<td><strong>Max. Building Size</strong></td>
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</table>
25. CB-1 Community Based Facilities District

a. Purpose

The purpose of this district is to provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts.

b. Special Considerations

i. All temporary uses not specifically permitted in these regulations are expressly prohibited.

ii. Transitional Yard

Where a CBF District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations. In the event of a conflicting regulation, the more restrictive shall apply.

(a) In a CBF 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 ordinance for a residential use on the adjacent property in the residential district.

(b) In a CBF 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 ordinance for a residential use on the adjacent property in the residential district.

iii. Maximum Structure Size

(a) No structure located within two hundred (200) feet of any residentially zoned property may have a floor area exceeding five hundred (500) square feet in area.

(b) Notwithstanding the provisions of 9.06.F.2. Abandonment of or Restoration After Damage, nothing in these regulations is intended to prevent the reconstruction of damaged or destroyed properties or the replacement of the existing structure within the original footprint of that structure.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

Dimensional Standards

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<td>Min. Lot Area (Nonres)</td>
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<td>Max. Net Density</td>
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<td>Min. Lot Width</td>
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<td>Min. Setback, Front</td>
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( amended 09/03/09 OCS#09-2131)
26. ED-1 Primary Education District
   
a. Purpose
   The purpose of this district is to provide for the location of public or private schools that are generally served by buses or serve smaller student populations.

b. Special Considerations
   i. Transitional Yard
   Where an ED District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations. In the event of a conflicting regulation, the more restrictive shall apply.

   (a) In an ED 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 ordinance for a residential use on the adjacent property in the residential district.

   (b) In an ED 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 ordinance for a residential use on the adjacent property in the residential district.

c. Other Applicable Regulations
   i. 9.04. Land Use Regulations
   ii. 10.02. Site Preparation Permits
   iii. 10.03. On-Site Circulation
   iv. 10.04. Lighting
   v. 10.05. Signs
   vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td><strong>Max. Lot Coverage (Res)</strong></td>
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<td><strong>Max. Impervious Surface</strong></td>
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<td><strong>Max. Building Height</strong></td>
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<td><strong>Max. Building Size</strong></td>
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</table>
27. ED-2 Higher Education District

a. Purpose
   The purpose of this district is to provide for the location of public or private schools that serve students of driving age or serve larger student populations.

b. Special Considerations
   i. Transitional Yard
      The Transitional Yard requirements of the ED-1 District shall also apply in this district. In the event of a conflicting regulation, the more restrictive shall apply.

c. Other Applicable Regulations
   i. 9.04. Land Use Regulations
   ii. 10.02. Site Preparation Permits
   iii. 10.03. On-Site Circulation
   iv. 10.04. Lighting
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<td>Max. Building Height</td>
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<td>Max. Building Size</td>
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</tbody>
</table>
28. AT-1 Animal Training/Housing District

a. Purpose

The purpose of this district is to provide for the location of large scale animal related functions to minimize the conflict with nearby residential uses.

b. Special Considerations

i. Transitional Yard

Where an AT-1 District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations. In the event of a conflicting regulation, the more restrictive shall apply.

(a) In an AT-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 ordinance for a residential use on the adjacent property in the residential district.

(b) In an AT-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 ordinance for a residential use on the adjacent property in the residential district.

(c) Where a building is taller than twenty-five (25) feet in height, one (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.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<td>Max. Building Size</td>
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29. RBG Riverboat Gaming District

a. Purpose
The purpose of the RBG Riverboat Gaming District is to provide for the location and permitting of a Riverboat Gaming Facility including miscellaneous service activities. Because the use in this district is intended to serve the Southeastern Region of Louisiana, the impacts of the proposed development must be carefully studied as to its effects and compatibility on surrounding land use, traffic patterns including off-site commuting patterns, environment including our expansive natural shoreline, and drainage. Specific Location and Performance Standards shall be met prior to approval of this district.

b. Permitted Uses
i. Gaming 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 provisions of Chapter 9 of Title 4 of the LA Revised Statues of 1950, LA RS 4:501 through 4:462, The Louisiana Riverboat Economic Development and Gaming Control Act, and Chapter 10 of the LA RS of 1950, LA RS 4:601 through 4:686, the Louisiana Economic Development and Gaming Corporation Law.

ii. Accessory Uses
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.

c. Location Standards
In addition to all of the applicable regulations of this district regarding parking, landscaping, and signage the following performance standards shall be adhered to in the establishment of the district and proposed use within the district:

i. The district must be located in close proximity to an expressway, major or minor arterial highway.

ii. The district must contain existing docking or mooring facilities. Existing docking and mooring facilities are defined as sufficient shoreline modifications in place at the time of this zoning amendment to provide for the safe mooring of a commercial vessel of similar and appropriate size and also provide for safe of that vessel from adjacent land for loading passengers or cargo. Generally, these facilities should include piers, wharves, docks, jetties of appropriate length to accommodate the vessel and/or sufficient mooring. Existing docking facilities must also provide water depth that allows for the unrestricted passage of a commercial vessel of similar and appropriate size under normal operating conditions. These facilities must be in a location that is freely accessible from open sea (or possibly the boat's construction site) by the large commercial vessel in question without the aid of dredging activities or any other water bottom alteration. Any facility in a location where access requires any type of bottom alteration shall not be considered to be a satisfactory existing facility.

iii. The district must be located at least one (1) mile from a church, school, public playground, or library. The distance will be measured in a straight line from the property line extending outward around the entire circumference of the site.

iv. The district must have a minimum area of one hundred (100) acres.

d. Performance Standards

i. A site and construction plan detailing traffic circulation, access, drainage, and buffering must be approved by the Planning Commission.

ii. The site must be served by central water and sewerage systems.

iii. The site must receive all regulatory (environmental) permits from local, state and/or federal agencies.

iv. The site must not exceed residential noise levels as established by the Parish's noise ordinance.

v. The Zoning Commission, Planning Commission or the Parish Council may require additional performance standards during their review of the project.

vi. Riverboat vessels are only allowed to dock on waterways as designated by the LA Legislature. Riverboats are not allowed to dock on private waterways such as private canals or lagoons.

e. Procedure and Regulations

i. Plan Approval
Prior to submitting a Riverboat Gaming Development rezoning petition, and on participating in an informal pre-application conference, the applicant must have secured a preliminary certificate of approval and/or modification of a preliminary certificate of approval from the Riverboat Gaming Commission and a license and/or modification of a license from the Riverboat Gaming Division of the Department of Public Safety. The purpose of this conference shall be to discuss Riverboat Gaming parameters and to bring the overall petition as nearly as possible into conformity with Parish regulations.
Article B. Land Development Code

Conceptual Plan

Following the pre-application conference, a Conceptual Plan shall be submitted with the rezoning application. This plan shall provide the following information:

(a) The title of the project and the names of the project planner and developer.

(b) Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within one (1) mile of all boundaries of the proposed development shall be designated. This plat shall include all existing physical features such as existing streets, buildings, water courses, easements, soil conditions, vegetative cover and topography.

(c) Maximum total land area, minimum public open space, streets, off-street parking and loading areas. Breakdown by percent of total land area devoted to each use such as:
   (i) Primary use
   (ii) Accessory use
   (iii) Open-space
   (iv) Access parking and loading areas
   (v) Drainage easements

(d) If the Riverboat Gaming Development is proposed to be constructed in phases, indicate proposed development scheduling in detail including:
   (i) The approximate date when construction of each phase of the project can be expected to begin; and
   (ii) The order in which the phases of the project will be built.

(e) Circulation element indicating the proposed principal movement of vehicles, goods and pedestrians.

(f) The Zoning Commission, the Planning Commission or the Parish Council may require additional material such as plans, maps, aerial photographs, studies and reports which may be needed in order to make the necessary findings and determinations that the applicable Parish standards and guidelines have been achieved.

iii. The Zoning Commission shall forward a recommendation to approve or deny the Riverboat Gaming District to the Parish Council after the required public hearing. The Zoning Commission may add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the required parameters including:

(a) The tract for the proposed zoning is suitable in terms of its relationships to the Parish Comprehensive Plan and that the areas surrounding the proposed zoning can continue to be developed in coordination and substantial compatibility with the proposed Riverboat Gaming District.

(b) The tract for the proposed zoning meets all applicable standards in c. Location Standards and d. Performance Standards.

(c) The desirable modifications of general zoning regulations, as applied to the particular case, justify such modifications of regulations and at least an equivalent degree the regulations modified, based on the design and amenities incorporated in the site development plan.

(d) That increased open space over conventional development is provided for the occupants of the proposed zoning and the general public, and desirable natural features indigenous to the site and considered in the development plan presented.

iv. Binding Nature of approval for the RBG Riverboat Gaming District

All terms, conditions, safeguards, and stipulations made at the time of approval for the zoning 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 these zoning regulations.

v. Final Development Plan

After approval of the Conceptual Development Plan by the Parish Council, the applicant shall submit a Final Plan to the Department of Planning and Development indicating all terms, conditions, safeguards and stipulations required by the Zoning Commission, the Planning Commission and the Parish Council.

vi. Appeals

The property owner or its representative or aggrieved property owner within the surrounding area may appeal the Zoning Commission decision within ten (10) days of the decision. Appeal is made in written form to the Parish Council through the Department of Planning and Development. The procedure for appeals to the Parish Council is contained within 2.04. Zoning Commission.

f. Amendment to the RBG Riverboat Gaming District

Amendments to the RBG Riverboat Gaming District shall be classified as either major or minor in character.
(a) Major amendments to the zoning shall require the developer to submit revised plans to the Department of Planning and Development. Upon review of the proposed amendments to the zoning by the staff, a public hearing shall be established for the review of the changes by the Zoning Commission. The Zoning Commission shall have the authority to review and approve or deny all major changes to the RBG Riverboat Gaming District.

(b) Public advertisement shall be required at least fifteen (15) days prior to the meeting date and shall run in the official journal of the Parish at least twice during that time period.

(c) The developer shall pay additional fees for procurement of his proposed zoning changes. The additional fees shall be established by the Department of Planning and Development upon initial review of the proposed amendments.

(d) Major changes to the zoning plan include:
   (i) The use of the land,
   (ii) The use, bulk and location of significant buildings and structures,
   (iii) The quantity, quality and location of open spaces; and
   (iv) Intensity of use and or the change or density.

(e) Minor amendments to the zoning shall be construed as all other changes not considered major amendments. Minor amendments shall be submitted for review by the Department of Planning and Development and may be put into effect only after a letter of no objection is filed and submitted by the Department of Planning and Development to the Chairman of the Zoning Commission.

g. Site and Structure Provisions
   i. Minimum area Regulations
      (a) The lot or parcel shall not be less than one hundred (100) acres
      (b) The minimum lot width shall not be less than three thousand (3,000) feet.
   (c) Building and Parking Setback Lines
      All building and parking setback lines (front, side and rear) shall be no less than one hundred (100) feet from the property line. In cases of property lines which extend into a water body, the current shoreline is considered the property line. Structures within the waterside setback are limited to access structures.
   (d) Maximum Lot Coverage
      The lot coverage of all principal and accessory structures shall not exceed fifty (50) percent of the total area of the parcel.

h. Parking Requirements
   One (1) space for every two (2) patrons based on maximum occupancy as established by the State Fire Marshal, plus two (2) for every three (3) employees.

i. Other Applicable Regulations
   i. 9.04. Land Use Regulations
   ii. 10.02. Site Preparation Permits
   iii. 10.03. On-Site Circulation
   iv. 10.04. Lighting
   v. 10.05. Signs
   vi. 10.06. Tree Preservation and Mitigation and Landscaping
30. TND-1 and TND-2 Traditional Neighborhood Development Districts

(Amended 01/07/10 ZC09-12-049 OCS#10-2186)

a. Purpose

i. The purpose of the TND-1 and TND-2 Traditional Neighborhood Development Districts (“TND Districts”) is to encourage mixed-use, compact development and facilitate the efficient use of services. A TND District diversifies and integrates land uses within close proximity to each other, and it provides for the daily recreational and shopping needs of the residents. A TND District is a sustainable, long-term community that provides economic opportunity and environmental and social equity for the residents. This ordinance’s intent is to encourage its use by providing incentives, rather than prohibiting conventional development. The TND-1 provides for a lower density that can provide for a TND design in area of infill where a higher density TND would not be desirable; whereas the TND-2 allows for higher density development.

ii. A Traditional Neighborhood Development:

(a) Is designed for the human scale;
(b) Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;
(c) Provides a variety of housing types, and sizes to accommodate households of all ages, sizes, and incomes;
(d) Includes residences, shops, workplaces and civic buildings interwoven within the neighborhood, all within close proximity;
(e) Incorporates 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;
(f) Includes compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable, harmonious and diverse environment;
(g) Incorporates environmental features into the design;
(h) Coordinates transportation systems with a hierarchy of appropriately designed facilities for pedestrians, bicycles, and vehicles;
(i) Provides well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts and parks woven into the pattern of the neighborhood;
(j) Incorporates architecture, landscape, lighting and signage standards integrated with the zoning provisions that respond to the unique character of the region; and
(k) Provides an increased range of options than are allowed by conventional zoning.

b. Other Applicable Regulations

i. 9.06.G. Development in a TND Traditional Neighborhood Development District

ii. 9.04. Land Use Regulations

iii. 10.02. Site Preparation Permits

iv. 10.03. On-Site Circulation

v. 10.04. Lighting

vi. 10.05. Signs

vii. 10.06. Tree Preservation and Mitigation and Landscaping
31. SWM-1 Solid Waste Management District

a. Purpose

The purpose of this 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.

b. Special Considerations

i. The processing of any waste materials except for the limited processing permitted by Non-Processing Transfer Stations is expressly prohibited.

ii. Minimum Area Regulations applicable except where more specific standards are required as per 9.05 Minimum Standards for Specific Uses.

iii. Street/Side and Rear Buffers

Where an SWM District adjoins a residential district, Transitional Yards shall be provided in accordance with 10.06.B. Landscaping or the following regulations whichever is more restrictive:

(a) In an SWM 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 ordinance for a residential use on the adjacent property in the residential district.

(b) In an SWM 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 ordinance for a residential use on the adjacent property in the residential district.

(c) Where a building is taller than twenty-five (25) feet in height, one (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.

(d) The distance between any composting facility and any residential dwelling shall be a minimum of one thousand (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.

(e) The following specific permitted uses will require a two hundred (200) foot setback from the property line to any active portion of the operation, the outer one hundred (100) feet of which will be a No Cut buffer:

(i) Public Facility
(ii) Waste, Yard Waste and Compost Collection Facility
(iii) Waste, Recycling Collection Point
(iv) Home Appliances Collection Facility

Dimensional Standards

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c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping
32. SWM-2 Solid Waste Management District

a. Purpose

The purpose of this district is to provide for the location of uses including and generally compatible with the transport, processing, treatment, of solid waste materials.

b. Special Considerations

c. Minimum Area Regulations applicable except where more specific standards are required as per 9.05. Minimum Standards for Specific Uses.

i. Transitional Yard

The Transitional Yard requirements of SWM-1 District shall also apply in this district.

(a) The distance between any composting facility and any residential dwelling shall be a minimum of one thousand (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.

(b) The following specific permitted uses will require a two hundred (200) foot setback from the property line to any active portion of the operation, the outer one hundred (100) feet of which will be a No Cut buffer:

(i) Home Appliances Collection Facility
(ii) Home Appliances Processing Facility
(iii) Public Facility
(iv) Waste, Construction and Debris Landfill
(v) Waste, Recycling Collection Point
(vi) Waste, Tire Collection and Processing
(vii) Waste, Yard Waste and Compost Collection Facility

ii. No building or dwelling for residential or business purposes shall exceed the maximum height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

d. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping
33. AML Advanced Manufacturing and Logistics District

a. Purpose

The purpose of this district is to provide for the location of very large scale facilities for the research and development, manufacturing and transportation/logistics industries. Such facilities should be located in close proximity to major transportation routes, with the ideal location allowing for multi-modal opportunities.

b. Special Considerations

i. Transitional Yard

Where the AML District adjoins a residential district, transitional yards shall be provided in accordance with 10.06. Tree Preservation and Mitigation and Landscaping or the following regulations whichever is more restrictive:

(a) In the AML 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 ordinance for a residential use on the adjacent property in the residential district.

(b) In the AML 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 ordinance for a residential use on the adjacent property in the residential district.

(c) Where a building is taller than twenty-five (25) feet in height, one (1) additional foot of setback shall be required in each yard. Each facade is measured separately and the additional depth is required perpendicular to that facade.

ii. No building or dwelling for residential or business purposes shall exceed the maximum height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

c. Other Applicable Regulations

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

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<tr>
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<td>100 feet</td>
</tr>
<tr>
<td>Max. Building Size</td>
<td>1,000,000 sqft</td>
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(Original date: 03/06/14 ZC14-02-018 OCS#14-3111)
D. Overlays

1. PUD Planned Unit Development Overlay

   a. Purpose

      The purpose of the PUD Planned Unit Development Overlay is to encourage flexibility in the development of land, creative design, more orderly development and to promote and preserve the scenic features of the site. The following criteria represent the objectives of the PUD Overlay.

      i. Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.

      ii. Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.

      iii. Functional and beneficial uses of open space areas.

      iv. Preservation of natural features of a development site.

      v. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.

      vi. Rational and economically sound development in relation to public services.

      vii. Efficient and effective traffic circulation, both within and adjacent to the development site.

      viii. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.

   b. The PUD Overlay shall not be used in the E-Estate Districts

   c. General Standards and Criteria

      In order for the Zoning Commission and Parish Council to make competent and definitive decisions concerning a Planned Unit Development's proper makeup, the following general standards and criteria shall be applicable:

      i. Physical Characteristics of the Site

         The site shall be ten (10) or more acres in size and suitable for development in the manner proposed without hazard to persons or property adjacent to the site, in conformance with the standards and parameters established in this Section.

      ii. 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.

      iii. Mixed Use PUD

         PUDs may incorporate non-residential uses subject to the following criteria:

         (a) If the underlying zoning classification is residential in nature, the non-residential uses are limited to those permitted in the NC-1 District, NC-2 District, NC-3 District, NC-4 District, NC-5 District, MD-1 District, and ED-1 District.

         (b) If the underlying zoning classification is any other classification, the underlying classification controls the permitted land uses.

   d. Plan Approval

      Prior to submitting a PUD rezoning petition, an informal pre-application conference with designated staff from the Department of Planning and Development shall be required. The purpose of this conference shall be to discuss PUD parameters and to bring the overall petition as nearly as possible into conformity with Parish regulations.

      i. Following the PUD pre-application conference, a Conceptual Plan shall be submitted with the rezoning application. This plan shall provide the following information:

         (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 five hundred (500) feet of all boundaries of the proposed PUD shall be designated. This plat shall include all existing physical features such as existing streets, buildings, water courses, easements, soil conditions, vegetative cover and topography.

         (d) Density shall be based upon the underlying zoning classification utilizing one of the following options:

            (i) The number of lots/units may be established in accordance with the maximum density of the underlying zoning classification as applied to the following formula:
Total Area x 0.75 x maximum density = ______ lots
(units)

(ii) The number of lots/units may be established by a yield plan consisting of conventional street layouts including but not limited to basic topography, soil conditions, drainage, vegetative cover, locations of wetlands, and one hundred (100) year flood plains. Said yield plan shall be based upon the standards of the underlying zoning district and meet all applicable development standards.

(e) Site information including the following criteria shall be provided:

(i) Boundaries of the property involved;
(ii) Average size and maximum number of lots;
(iii) Parcels or sites to be developed or occupied by buildings;
(iv) The general location and maximum amount of area to be developed for parking;
(v) The general location of areas to be devoted to open space, including those areas to be dedicated or conveyed for parks, playgrounds or school sites;
(vi) Public building(s) and other common use areas;
(vii) The approximate location of ingress, egress and access streets;
(viii) The approximate location of pedestrian and vehicular ways;
(ix) The extent of landscaping and planting;
(x) Location and/or source of water and sewer facilities; and
(xi) Front, side and rear yard setback lines.

(f) Tabulation of the maximum square footage of each use.

(g) The proposed maximum height of any building or structure.

(h) Maximum total land area, minimum public and private open space, streets, off-street parking and loading areas.

(i) Breakdown by percent of total land area devoted to each use such as:

(i) Residential uses
Commercial/Institutional uses limited to those permitted in the NC-1 District, NC-2 District, NC-3 District, NC-4 District, NC-5 District, MD-1 District, and ED-1 District or any uses permitted in the underlying zoning district.

(ii) Open Space (as defined in Section 12. Land Development Code Definitions)

(Amended 11/06/14 ZC14-08-075 OCS#14-3241)

- A minimum of twenty-five (25) percent of open space is required for all PUDs.
- In no case shall required open space along the existing road frontage be less than one-fourth (1/4) acre in area and less than one hundred (100) feet in width.
- In no case shall required open space along other boundary lines (without road frontage) be less than one-fourth (1/4) acre in area and less than fifty (50) feet in width.
- No more than fifty (50) percent of the required open space shall be satisfied using Limited Use Land, which is defined as land that is inundated by water for a period of greater than four (4) months within each calendar year. Two (2) acres of Limited Use Land are required to satisfy one (1) acre of required open space.

(Amended 11/06/14 ZC14-08-075 OCS#14-3241)

- Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.
- Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.

(j) Access parking and loading areas.

(k) Location of the existing and proposed easements to the extent they are reasonably ascertainable with the understanding that the future easements may be needed based on more complete engineering studies.

ii. Restrictive Covenants including the assurance of maintenance of common areas and the continued protection of
the PUD. The Department of Planning and Development must review and approve the Restrictive Covenants prior to recordation thereof with the Clerk of Court.

iii. Circulation element indicating the proposed principal movement of vehicles, goods and pedestrians.

iv. Environmental Assessment Data Form (signed and dated).

v. Initial wetland delineation as determined by a qualified wetlands consultant.

vi. Flood Zone demarcation lines (indicate FIRM Map and panel number).

vii. Documents indicating ultimate disposal of surface drainage.

viii. The Zoning Commission or the Parish Council may require additional material such as plans, maps, aerial photographs, studies and reports which may be needed in order to make the necessary findings and determinations that the applicable Parish standards and guidelines have been achieved.

e. The Planning Staff shall hold a formal review of the PUD submission two (2) weeks prior to the Public Hearing by the Zoning Commission and note areas of concern to the applicant in writing within one week of the review. The purpose of this review is to provide constructive feedback to the developer on compliance with the PUD requirements.

f. The Zoning Commission shall hold the formal public hearing on the PUD Overlay Request and forward a recommendation to approve or deny the PUD to the Parish Council after the required public hearing. The Zoning Commission may add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the PUD parameters including:

i. The tract for the proposed PUD is suitable in terms of its relationships to the Parish Comprehensive Plan and that the areas surrounding the proposed PUD can continue to be developed in coordination and substantial compatibility with the proposed PUD.

ii. That the desirable modifications of general zoning regulations as applied to the particular case, justify such modifications of regulations and at least an equivalent degree the regulations modified, based on the design and amenities incorporated in the site development plan.

iii. That increased open space over conventional development is provided for the occupants of the proposed PUD and the general public, and desirable natural features indigenous to the site in accordance with the Open Space Parameters as follows:

(a) Open spaces shall be required within the PUD and should be devoted to active and/or passive recreational purposes.

(b) Protects all floodplains and wetlands in accordance with Parish Regulation pertaining to fill.

(c) Preserves and maintains to the extent possible mature woodlands and buffers.

(d) Protects rural roadside character and improves public safety by minimizing development fronting and accessing directly onto the public road.

(e) Provides for pedestrian circulation between properties and features of the site and continuity of open spaces where possible.

iv. Internal Planned Unit Development Parameters

(a) The density of the proposal shall not exceed the density permitted in accordance with the requirements of these regulations.

(b) Every dwelling unit or other use within the PUD shall have direct access to a public or private street via pedestrian ways, courts or other access related easements. It should not be construed that access for permitted uses must front on a dedicated street.

(c) If lots and/or parcels are created within the boundaries of the PUD, no minimum size or yards shall be required, except as approved as part of the individual PUD proposal.

v. Central sewerage and water systems shall be provided to all uses within this overlay. Septic tanks and individual water wells are prohibited in PUD developments.

g. Binding Nature of approval for PUD

i. All terms, conditions, safeguards, and stipulations made at the time of approval for PUD 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 these zoning regulations.

(a) Technical Plat-Tentative Plat-Final Plat

Plans for development of land approved for PUD shall be processed in accordance with the procedures established by Section 8. Subdivision Regulations - if required. The PUD approval may be substituted for the Tentative Plat Review Approval required by Section 8. Subdivision Regulations.

(b) Final Development Plan
After approval of the Conceptual Development Plan by the Parish Council, the applicant shall submit a Final Plan to the Department of Planning and Development indicating all terms, conditions, safeguards and stipulations required by the Zoning Commission and the Parish Council.

(c) Review and approval of a PUD overlay is a multi-step process, requiring Zoning Commission and Planning Commission approval (except in those cases where minor subdivision approval is authorized, or an exemption applies). Approval of a PUD overlay does not change the underlying zoning classification of the property until approval of the Tentative Plat. PUD overlay approvals that have been granted approval by the Parish Council, after consideration by the Zoning Commission, shall remain in effect for a period of not more than two (2) years from the date of approval by the Parish Council, unless a portion or phase of the proposed development has been granted Tentative Plat approval by the Planning Commission in accordance with Section 8. Subdivision Regulations.

(d) If no portion or phase of the original PUD, which has been granted zoning approval by the Parish Council, is granted preliminary approval within two (2) years of the date of the Parish Council’s original approval of the PUD, the owner/developer shall be required to submit an application for a new PUD overlay review and approval by the Zoning Commission and Parish Council, and pay all applicable fees.

h. Amendment to the Planned Unit Development

   Amendments to the PUD shall be classified as either major or minor in character.

i. Major amendments to the PUD shall require the developer to submit revised plans to the Department of Planning and Development. Upon review of the proposed amendments to the PUD by the staff, a public hearing shall be established for the review of the major changes by the Zoning Commission. The Zoning Commission shall have the authority to review and approve all major changes to the PUD.

   (Amended 11/06/14 ZC14-08-075 OCS#14-3241)

   (a) Public advertisement shall be required at least fifteen (15) days prior to the meeting date and shall run in the official journal of the Parish at least twice during that time period.

   (b) Furthermore, the developer shall pay the processing fees according to the St. Tammany Parish Code of Ordinances, Section 2-009.00 - Parish Fees and Service Charges, for the proposed major PUD changes.

   (Amended 11/06/14 ZC14-08-075 OCS#14-3241)

   (c) Major changes to the PUD plan include changes to:

      (i) The use of the land,

      (ii) The location of significant buildings and structures,

      (Amended 11/06/14 ZC14-08-075 OCS#14-3241)

      (iii) A cumulative reduction in the total of the originally approved overall acreage of open space by more than five (5) percent and/or below the minimum of twenty-five (25) percent of required open space,

      (Amended 11/06/14 ZC14-08-075 OCS#14-3241)

      (iv) A cumulative increase in the density of a development by more than five (5) percent of the total of the originally approved overall acreage and/or,

      (v) A setback adjustment for an entire phase and/or section of a subdivision of ten (10) lots or more. All other requests for setback adjustment affecting less than ten (10) lots must be appealed to the Board of Adjustments.

      (Amended 11/06/14 ZC14-08-075 OCS#14-3241)

i. Minor amendments to the PUD shall include all other changes not considered major amendments. Minor amendments change shall be submitted for review and approval of the Director of Planning and Development.
2. GO Gateway Overlay
   a. Purpose
      The purpose of the GO Gateway Overlay is to enhance existing standards for all development, excepting single family residential, along I-12. The permitted uses are determined by the underlying zoning classification upon which the overlay rests. Minimum standards for design elements such as signs and lighting, landscaping, parking, height, and setbacks shall be as set forth in the other provisions of this Code, except that the special standards set forth in St. Tammany Gateway Overlay Design Standards and Guidelines shall be applicable. Where regulations for GO Gateway Overlays differ from those of the underlying zoning, the more restrictive regulations shall apply. In the granting of use permits, the decision-making body must find that the proposed use is compatible with the overall intent of the adopted comprehensive plan.
   b. History
      Per the adopted comprehensive plan, which guides the future development of St. Tammany Parish, gateways were created to express the distinctive identities of Parish communities, preserve quality of life, and encourage economic vitality. GO Gateway Overlay locations and boundaries are defined in Figure 5.

Figure 5. Locations and Boundaries of GO Gateway Overlays

   c. Applicability
      All improvements to land and structures within a GO Gateway Overlay shall comply with requirements in the St. Tammany Parish Gateway Design Standards and Guidelines. GO Gateway Overlay regulations shall apply to all buildings or structures, except for individual single family detached dwellings, constructed, reconstructed, or established after the effective date of this Development Code.

d. Definitions
   i. “Design Guideline” means a strategy, feature, or technique for high quality development. In cases where a guideline is difficult to achieve, the guideline may be waived if the intent is achieved.
   ii. “Design Standard” means a specific or minimum requirement that must be met.
   iii. “Gateway Overlay” means a set of regulations incorporated into the St. Tammany Parish Development Code that apply to a specific geographic area in addition to the underlying zoning and development regulations.
   iv. “Intent” describes a primary objective based on the vision of the community.

e. Site and Structure Provisions
   When property is located in or adjacent to residentially zoned neighborhoods and properties, the Site and Structure Provisions of the underlying zoning district apply.
f. Permit Application

Any request for a permit within a Gateway shall be processed in accordance with the same permit process as any other permitting process with the exception that the request will first be reviewed for compliance with the standards and criteria of this section by the Department of Planning and Development.

g. Establishment of a GO Gateway Overlay

A GO Gateway 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 changes as outlined in these regulations.
3. MHO Manufactured Housing Overlay

(a amended 01/07/10 ZC09-12-048 OCS#10-2185)

a. Purpose

The purpose of the MHO Manufactured Housing 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.

b. General Standards and Criteria

Any manufactured home proposed to be located within an MHO shall be permitted by-right provided that all of the following criteria are met:

i. 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 St. Tammany Parish.

ii. The manufactured home must display a red certification label on the exterior of each transportable section.

iii. The manufactured home is attached to and installed on a permanent foundation and the provisions of LA RS 9.1149.4 are complied with and the structure must meet the minimum standards as established in the most recent building codes adopted by the St. Tammany Parish Government.

iv. The minimum floor area of the manufactured home is not less than seven hundred twenty (720) square feet.

v. The wheels, tongue and traveling lights must be removed within fifteen (15) days after the manufactured home is placed upon the lot.

vi. Appropriate skirting is affixed to the manufactured home.

vii. The proposal must comply with all other development standards of the underlying zoning district.

c. Permit Application

Any request for a manufactured home within a MHO 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 section by the Department of Planning and Development.

d. Establishment of an MHO

An MHO may be established by the Parish Council after review and approval of area in question in accordance with the procedures for established to consider zoning changes as outlined in these regulations.
4. SAO Slidell Airport Overlay
   a. Purpose
      i. 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 St. Tammany Parish, the said Parish Council hereby designates this section as the SAO Slidell Airport Overlay.
      ii. 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.

   b. Definitions
      As used herein, unless the context otherwise requires:
      i. Airport (Slidell): the Slidell Municipal Airport generally located north of Interstate 12 at the northern end of Airport Road, Slidell, LA.
      ii. Airport Elevation: The highest point of an airport's usable landing area measured in feet from mean sea level.
      iii. Airport Hazard: Any structure or object of natural growth located on or in the vicinity of a public airport, or any use of land near such airport, which obstructs the airspace required for the flight of aircraft in landing or takeoff at such airport or is otherwise hazardous to such landing or takeoff of aircraft.
      iv. Airport Manager (Slidell): That person appointed by the Mayor of Slidell to manage the day to day operation of the Slidell Airport.
      v. Structure: An object constructed or installed by man, including, but without limitation to, buildings, towers, smokestacks, earth information, and overhead transmission lines.
      vi. Tree: Any object of natural growth.
      vii. Nonconformance Use: Any pre-existing structure, object, of natural growth, or use of land which is inconsistent with the provisions of this Section or an amendment thereto.
      viii. Height: For the purpose of determining the height limits in all zones set forth in this Section and shown on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.
      ix. Person: An individual, firm, partnership, company, association, joint stock association, or governmental entity. It includes a trustee, receiver, assignee, or similar representative of any of them.
      x. Runway: A defined area on an airport prepared for landing and takeoff of aircraft along its length.
      xi. Visual Runway: A runway intended solely for the operation of aircraft using visual approach procedures with no straight-in instrument approach procedure and no instrument designation indicated on an FAA approved airport layout plan, a military service's approved military airport layout plan, or by any planning document submitted to the FAA by competent authority.
      xii. Utility Runway: A runway that is constructed for and intended to be used by propeller driven aircraft of twelve thousand five hundred (12,500) pounds maximum gross weight and less.
      xiii. Non-precision Instrument Runway: A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in non-precision instrument approach procedure has been or planned, and for which no precision approach facilities are planned or indicated on an FAA planning document or military service's military airport planning document.
      xiv. Primary Surface: A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends two hundred (200) feet beyond each end of that runway; but when the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface of a runway will be that width prescribed in Part 77 of the Federal Aviation Regulations, (FAR) for the most precise approach existing or planned for either end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.
      xv. Approach, Transitional, Horizontal, and Conical Zones: These zones apply to the area under the approach, transitional, and conical surfaces defined in FAR Part 77.
      xvi. Federal Aviation Administration (FAA): That agency of the United States Department of Transportation with authority to regulate and oversee all aspects of civil aviation in the United States.
      xvii. Local Governing Authority with jurisdiction over building permits, zoning and other similar regulatory functions for the property in question.

   c. District Location
The SAO is established as follows:

i. All property within fourteen thousand two hundred (14,200) feet from the edge of the Runway Area designated on the Slidell Airport Hazard Zoning Map consisting of one (1) sheet prepared by Hamilton, Meyer, and Associates, and dated June 23, 1980

d. Application of SAO Regulations

All projects located within the SAO which exceed one hundred and fifty (150) feet in height from grade shall be reviewed by the airport manager for compliance with the provisions of this overlay.

e. Airport Zones

i. 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.

ii. Such zones are shown on Slidell Airport Hazard Zoning Map consisting of one (1) sheet prepared by Hamilton, Meyer, and Associates, and dated June 23, 1980 which is attached to Ordinance No. 91-1543, adopted 12/19/91 and made apart hereof [by reference]. An area located in more than one (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:

(a) Horizontal Zone

The horizontal zone is hereby established by swinging arcs of ten thousand (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.

(b) Conical Zone

The conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of four thousand (4,000) feet. The conical zone does not include the precision instrument approach zones and the transitional zones.

(c) Precision Instrument Runway Approach Zone

The inner edge of this approach zone coincides with the width of the primary surface and is one thousand (1,000) feet wide. The approach zone expands outward uniformly to a width of sixteen thousand (16,000) feet at a horizontal distance of fifty thousand (50,000) feet from the primary surface. Its centerline being the continuation of the centerline of the runway.

(d) Runway Larger Than Utility With A Visibility Minimum As Greater Than 3/4 Mile Non-Precision Instrument Approach Zone

The inner edge of this approach zone coincides with the width of the primary surface and is one thousand (1,000) feet wide. The approach zone expands outward uniformly to a width of three thousand five hundred (3,500) feet at a horizontal distance of ten thousand (10,000) feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

f. Airport Zone Height Limitations

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:

i. Transitional Zones

Slopes upward and outward seven (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 one hundred (150) feet above the airport elevation which is twenty-seven (27) feet above mean sea level. In addition to the foregoing, there are established height limits sloping upward and outward seven (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 seven (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 five thousand (5,000) feet measured at ninety (90) degree angles to the extended runway centerline.

ii. Horizontal Zone

One hundred and fifty (150) feet above the airport elevation or a height of one hundred seventy-eight (178) feet above mean sea level.

iii. Conical Zone
Slopes upward and outward twenty (20) feet horizontally for each foot vertically beginning at the periphery of the horizontal zone and at one hundred and fifty (150) feet above the airport elevation and extending to a height of three hundred fifty (350) feet above the airport elevation.

iv. Precision Instrument Runway Approach Zone Slopes upward fifty (50) feet vertically beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of ten thousand (10,000) feet along the extended runway centerline; thence slope upward forty (40) feet horizontally for each foot vertically to an additional horizontal distance of forty thousand (40,000) feet along the extended runway centerline.

v. Runway Larger Than Utility With A Visibility Minimum Greater Than 3/4 Mile Non-Precision Instrument Approach Zone
Slopes upward thirty-four (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 ten thousand (10,000) feet along the extended runway centerline.

vi. 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 fifty (50) feet above the surface of the land. Where an area is covered by more than one (1) height limitation, the more restrictive limitation shall prevail.

g. Use Restrictions
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.

h. Non-Conforming Uses
   i. 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 this Section, or otherwise interfere with the continuance of a non-conforming 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 this Section, and is diligently prosecuted.

   ii. Marking and Lighting
      Notwithstanding the preceding provisions of this Section, the owner of any existing non-conforming 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.

i. Permits
   i. 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.

      (a) However, a permit for a tree or structure of less than seventy-five (75) feet of vertical height above the ground shall not be required in the horizontal distance of four thousand two hundred (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.

      (b) 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.

   ii. 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 this Section 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.

   iii. Non-Conforming Uses Abandoned or Destroyed
      Whenever the Airport Manager determines that a non-conforming tree or structure, upon approval of Parish Building Inspector, has been abandoned or more than eighty (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.

iv. 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 regulation.

v. 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.

j. Enforcement

i. It shall be the duty of the Director 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.

ii. 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 the Airport Manager. Applications required by the Section to be submitted to the Airport Manager shall be promptly considered and granted or denied by the Airport Manager.

k. Appeals

i. 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 Adjustments of the local governing authority.

ii. All appeals hereunder must be taken within a reasonable time as provided by the rules of the Board of Adjustments, by filing with the staff of the Board of Adjustments a notice of appeal specifying the grounds thereof. The staff of the Board of Adjustments shall forthwith transmit to the Board of Adjustments all the papers constituting the record upon which the action appealed from was taken.

iii. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Airport Manager certifies to the Board of Adjustments, 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/her opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by order of the Board of Adjustments on notice to the Airport Manager and on due cause shown.

iv. The Board of Adjustments shall fix 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.

v. The Board of Adjustments may, in conformity with the provision of this Section, 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.

(Ord. No. 80-29, adopted 08/21/80; amended by Ord. No. 91-1543, adopted 12/19/91)

(Ord. No. 80-29, adopted 08/21/80; amended by Ord. No. 91-1543, adopted 12/19/91)
5. MIO Municipal Interface Overlay
   a. Purpose
      The purpose of the MIO Municipal Interface Overlay is to provide the Planning Department 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 Mandeville.
   b. Applicability
      These regulations shall only be applicable to the properties, outside of the City Limits of Mandeville, with frontage along on the following portions of the following highways or roads:
      i. North Approach, from Florida Street North to La. 22.
      ii. US Hwy. 190 East Service Road from US Hwy. 190 North to Marquette Street US Hwy. 190 West Service Road from La. 22 North to 7th Street
      iii. La. 22 from Ridgewood Drive East to US Hwy. 190 US Hwy. 190 from La. 22 East to Bayou Castine
      iv. West Causeway Approach from La. 22 East to North Causeway Approach Hwy. 59 from US Hwy. 190 North to Dupard Street.
   c. Submittals to Municipality
      i. Signs, Lighting, and Landscape Variances
         Within five 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 Adjustments, the applicant shall transmit, to the Department of Planning 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 Adjustments.
      ii. 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 in b. Applicability which do not require a variance from the Board of Adjustments from the signs, lighting or landscaping regulations, the applicant shall within two (2) business days transmit, to the Department of Planning 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.
   d. Comments of Municipality
      If the Department of Planning of the City of Mandeville so desires, it may transmit written comments to the Director of Planning and Development of the Parish 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 of the City of Mandeville may be considered by the Department of Planning and Development, the Board of Adjustments and other agencies of the Parish, but shall not be binding on the Department of Planning and Development, the Board of Adjustments 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 of the City of Mandeville.
   e. Zoning Regulations Applicable
      Although the Department of Planning of the City of Mandeville is provided a right of review and comment as provided in d above, the zoning and other regulations of the City of Mandeville shall not be applicable to the properties which are the subject of this MIO Municipal Interface Overlay, and the applicant shall only be required to meet the zoning and other regulations of the Parish with respect to such properties.
   f. Special Street Buffer Rules for U.S. Highway 190 Between La. Highway 22 and Bayou Castine
      i. Applicability, Definitions
         (a) Applicability
            This subsection is applicable to that portion of the MIO District, outside of the City Limits of Mandeville, located along U.S. Highway 190 from La. Highway 22 (the center line 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).
         (b) Definitions
            The following definitions are applicable to this subsection:
            (i) U.S. Highway 190 Widening Project: The highway widening project, by the Louisiana Department of Transportation and Development (LaDOTD) along U.S. Highway 190 from La. Highway 22 (the center line 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 this Section, this project currently is described as LaDOTD 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.


Effect, Purpose of U.S. Highway 190 Widening Project

(a) Effect of U.S. Highway 190 Widening Project

This Subsection 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 10.06.B.5.b. Street Buffers are measured twenty-five (25) feet back (twenty [20] feet back in the case of lots with two street frontages) from the street property line, the U.S. Highway 190 widening project, without the provisions of this subsection, would cause the Street Buffers to extend from the subsequent U.S. Highway 190 Right-of-Way line into the property a distance of twenty-five (25) feet (twenty [20] feet in the case of lots with two street frontages), 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 Subsection

The purpose of this subsection 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 LaDOTD for the U.S. Highway 190 widening project, while seeking to maintain as much as possible of the intended landscaping effect of the Street Buffers as provided for in 10.06.B.5. Required Landscape Areas.

g. Street Buffers Prior to Land Acquisition for the U.S. Hwy. 190 Widening Project

Prior to land acquisition for the U.S. Highway 190 Widening Project, the Street Buffers along U.S. Highway 190 shall be 25 feet wide or deep (20 feet for properties having more than one street frontage) measured from the present U.S. Hwy. 190 Right-of-Way line and shall be subject to the other provisions of 10.06.B.5. Required Landscape Areas.

h. Street Buffers after Land Acquisition for the U.S. Highway 190 Widening Project

After the land acquisition for the U.S. Highway 190 Widening Project, the width (depth) of the Street Buffers after such acquisition shall be reduced by one foot (or fraction thereof) for each foot (or fraction thereof) that the Right-of-Way for U.S. Highway 190 is widened by such acquisition. The following are examples of the application of this rule at points along the Right-of-Way line of U.S. Highway 190 after such acquisition:

i. Extended Width of Right-of-Way

Street Planting Width or Depth after Land Acquisition

ii. Zero - No widening

Twenty-five (25) feet (twenty [20] feet for properties with more than one frontage)

iii. Right-of-Way widened five (5) feet

Twenty (20) feet (fifteen [15] feet for properties with more than one frontage)

iv. Right-of-Way widened ten (10) feet

Fifteen (15) feet (ten [10] feet for properties with more than one frontage)

v. Right-of-Way widened fifteen (15) feet

Ten (10) feet (five [5] feet for properties with more than one frontage)

vi. Right-of-Way widened twenty (20) feet

Five (5) feet (no front planting area for properties with more than one frontage)

vii. Right-of-Way widened twenty-five (25) feet

No front planting area

viii. Right-of-Way widened thirty (30) feet

No front planting area

Planting Requirements in Street Buffers after U.S. Highway 190 Widening

After land acquisitions for the U.S. Highway 190 Widening Project, the planting requirements in Street Buffers as set forth in 10.06.B.5. Required Landscape Areas shall be as follows:
i. Street Buffers Widths of Fifteen (15) or More Feet

If the Street Buffers width (depth) is fifteen (15) or more feet after the land acquisition for the U.S. Highway 190 Widening Project, the planting requirements set forth in 10.06.B.5. Required Landscape Areas shall be satisfied within such fifteen (15) or more feet.

ii. Street Buffers Widths of Less than Fifteen (15) Feet

If the Street Buffers width (depth) is less than fifteen (15) feet after the land acquisition for the U.S. Highway 190 Widening Project:

(a) The applicant shall submit a landscape and tree preservation plan to the Department of Planning and Development which achieves as much of the planting required in 10.06.B.5. Required Landscape Areas as is reasonably feasible.

(b) The Department of Planning and Development shall review such plan and make such additional requirements as it deems appropriate. The Department of Planning and Development’s decision shall be final except that it is subject to appeal to the Board of Adjustments.

j. Utilities in Street Buffers

If, after the acquisition of land for the U.S. Highway 190 Widening Project, a utility easement or servitude is located within the Street Buffers and is adjacent to and runs along a street or road, the width of the Street Buffers shall not be increased beyond the width required in f above.

k. Required Information

In order to receive the benefits of f above, the applicant shall submit to the Department of Planning and Development:

i. A copy of the acquisition (Judgment of expropriation or voluntary sale or grant of Right-of-Way) by LaDOTD for the U.S. Highway 190 Widening Project.

ii. A copy of the Right-of-Way map of LaDOTD showing the property acquired for the U.S. Highway 190 Widening Project.

iii. A copy of a survey by a Louisiana Licensed Surveyor showing the Right-of-Way line before and after the acquisition for the U.S. Highway 190 Widening Project.

iv. The Department of Planning and Development may waive submission of one or more of these items required to be submitted, provided that the submitted item or items are sufficient to determine the Right-of-Way line before and after the acquisition for the U.S. Highway 190 Widening Project.

l. Special Street Buffers Rules Take Precedence

The provisions of f above shall take precedence over other provisions of 10.06. Tree Preservation and Mitigation and Landscaping relating to Street Buffers so that if there is any conflict, the provisions of f above shall prevail.

m. Intergovernmental Agreement. It is understood that the Parish of St. Tammany may enter into an intergovernmental agreement with LaDOTD to use part of the extended Right-of-Way resulting from the U.S. Highway 190 Widening Project for the purposes of landscaping in order to mitigate the effects of the reduction in width of the Street Buffers due to such widening.
6. PC Planned Corridor Overlay
   a. Purpose
      The purpose of this overlay is to provide for the preservation of the 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 Zoning Ordinance, except that the special design standards set forth in this Subsection shall be
applicable if they are more restrictive than said minimum standards.

   b. History
      The Hwy 21 Planned Corridor Overlay (1989) and the Tammany Trace Overlay 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 PC Planned Corridor Overlay standards found in this
Section.

   c. Applicability
      These sections apply to all lots with frontage along Highway 21 between the Tchefuncte River and Highway 1077; and
lots with frontage along the Tammany Trace.

   d. General Standards
      The Zoning Commission shall have the authority to grant the Plan Review Permit with the recommendations of the
Department of Planning and Development. The plan review permit will be processed in accordance with the
subsection below.
      i. The Zoning Commission may attach such conditions on the Plan Review Permit as are necessary to insure the
      continuous conformance to all applicable standards and the integrity of the district.
      ii. The Zoning Commission may approve additional standards as may be recommended by the Department of
Planning and Development imposed in the public interest for signage, landscaping, parking, setbacks and fascia
appearance standards in the overlay.
      iii. Failure to observe the conditions imposed by the Zoning Commission pursuant to the issuance of the Plan
Review Permit shall be deemed to be grounds for violation and subject to the revocation of the Plan Review
Permit.

   e. Development Review Procedures
      i. General Review Procedures
         (a) Requests for development or redevelopment in the designated PC Overlay shall be submitted to the
Department of Planning and Development. The requirement of a Plan Review shall be determined by the
Department of Planning and Development in accordance with iii. Compliance with the Established
Overlay. The applicant shall submit fully detailed plans in accordance with v. Site Plan Submittal.
         (b) When the subject property is located in the Louisiana Hwy. 21 Corridor, or along the Tammany Trace, the
site plan submittal shall be required to undergo plan review at a public hearing before the Zoning
Commission in accordance with these procedures, the final disposition of which shall be determined by the
Zoning Commission. Variations in the Planned Corridor regulations may be granted by the Zoning
Commission through the plan review process provided the following criteria are met:
            (i) The granting of the variation is not inconsistent with the general provisions and intent of the Planned
Corridor.
            (ii) Harmony and compatibility with adjacent land uses are not adversely affected.
            (iii) Special conditions and circumstances exists peculiar to land, structures or buildings which are not
applicable to other land structures or buildings in the same district and which a site related hardship can
be demonstrated.
         ii. Determination
            After a decision is rendered by the Zoning Commission, the permit decision shall not become effective for (10)
ten days after the decision, during which time an appeal can be made in writing to the Parish Council through the
Department of Planning and Development. The procedure for appeals to the Parish Council is contained within
         iii. Compliance with the Established Overlay
            (a) Existing Development
Development and structures existing prior to adoption of the PC Overlay shall comply with the PC Overlay regulations and undergo Plan Review before the Zoning Commission in accordance to i. **General Review Procedures** when any of the following conditions are met:

(i) Change of Permitted Use or Occupancy

Structures utilized by a single business which are not a part of a development with multiple land uses such as a shopping center, and which structures were in existence prior to the adoption of the PC Overlay, shall comply with the PC Overlay regulations upon change of permitted use or a change of occupancy that would require an increase in the number of parking and loading spaces needed to service the structure.

(ii) Vacancy

Any single use development that is vacant for a six (6) month period, or a multi-use site where fifty-one (51) percent or more of the development is vacant for the same six (6) month period, shall comply with the PC Overlay regulations.

(iii) Additions

Any additions to the development or structures, including construction of parking lots that adds fifty percent or more to the size of the original development shall comply with the PC Overlay regulations.

(iv) Signs

Signs existing at the time of the PC Overlay designation shall comply with the PC Overlay regulations when there is a change in sign structure, support, or area. The replacement of the face or panels of all non-conforming signs shall be approved by the Director of Planning and Development without need for a Public Hearing so long as the area of the sign face is not increased, illumination is not added and/or the degree of non-conformance (i.e. height, setbacks) is not increased.

(b) New Development

New development shall comply fully with the district regulations of the planned corridor. Plan Review with public hearings is required before the Zoning Commission in accordance with i. **General Review Procedures**.

iv. Plan Review Procedures

(a) Pre-Application Conference

Prior to the submission of an application for plan review in a PC Overlay, a pre-application conference with a designated representative of the Department of Planning and Development is required. The purpose of the pre-application conference is to thoroughly discuss the proposal and to bring the petition in conformity with the PC Overlay regulations.

(b) Application

An application for plan review in a PC Overlay shall be filed with the Department of Planning and Development and shall contain the following information:

(i) Interest and Ownership

The Petitioner's and the Property Owner's name, address, phone number, and signatures.

(ii) Zoning Classification

(iii) Legal Description

(iv) Fees

Fees for site plan review shall be as required by the St. Tammany Parish Code of Ordinances Section 2-009.00 - Parish Fees and Service Charges.

(v) Site Plan

A site plan shall be submitted in accordance to v. **Site Plan Submittal**, of this section.

(vi) Additional Information

The Zoning Commission may require additional material such as plans, maps, studies and reports which may be needed in order to make the necessary findings and determinations that the applicable Parish standards and guidelines have been achieved.

v. Site Plan Submittal

(a) Procedure

Prior to issuance of a building permit, a site plan for the proposal shall be submitted to the Department of Planning and Development as specified in i. **General Review Procedures** for review and determination.
Special Design Standards

The minimum standards for the Highway 21 PC Overlay will be the same as the standards for all commercial development unless otherwise stated below:

i. Minimum Lot Area

ii. Minimum Area Regulations

iii. Height Regulations

iv. Off-Street Parking and Loading Requirements

The parking area shall be located no less than fifty (50) feet from the property line nor shall it encroach on the required Street Buffer.

v. Landscaping Regulations

Landscape regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:

(a) Street Buffer Requirements

(i) The Street Buffer shall be a minimum of twenty-five (25) feet in depth. For lots greater than one hundred fifty (150) feet in depth, the Street Buffer shall include one (1) additional foot for every ten (10) feet in depth.

(ii) The Street Buffer shall contain a minimum of one (1) Class A Tree per every three hundred (300) square feet of the Street Buffer and one (1) Class B Tree per every two hundred (200) square feet of the Street Buffer.

(iii) Planting beds near signage and structures are recommended.

(iv) Grass or groundcover are recommended for areas without trees.

(b) Side and Rear Buffer Requirements

A non-residential property abutting a residential district shall have a minimum side yard and rear yard requirement of thirty (30) feet.

(c) Parking Area Requirements

(i) 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:

- Seventy (70) percent sight obscuring screen of living material.
- One hundred (100) percent sight obscuring screen six (6) feet in height of non-living material.
- Earth berm with a minimum height of three (3) feet.

(ii) Planting areas shall be a minimum of ten (10) percent of the paved parking area.

(d) Protection of Landscape Areas

The placement of barrier curbs or wheel stops to protect landscape areas from vehicular damage shall be required.

vi. 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

(i) Single Occupancy

Area Allowed: 25 Square Feet

Height Allowed: 6 Feet

(ii) Multiple Occupancy

Area Allowed: 50 Square Feet

Height Allowed: 8 Feet

(b) No internal illumination.

(c) White light only, no colored lighting.

(d) Spectrum colors only, no iridescent colors permitted.

(e) Personal Identification signs with any dimensions exceeding twenty-four (24) inches shall require an Administrative Permit. Such signs shall not exceed four (4) square feet.
vii. Lighting Requirements
viii. Utility Requirements
ix. Setback Requirements
   (a) For lots with frontage along Hwy. 21 only, the following setback requirements shall be applied:
   (b) Principal Buildings:
        (i) One Hundred (100) feet from the property line.
   (c) Accessory Structures:
        (i) One Hundred (100) feet from the property line.
7. **TTO Tammany Trace Overlay**

The minimum standards for the TTO Tammany Trace Overlay will be the same as the standards for all commercial development unless otherwise stated below:

a. **Height Regulations**

No portion of a non-residential building located twenty-five (25) feet from the Tammany Trace shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher. Where a building is taller than thirty-five (35) feet in height, one additional foot of setback shall be required for each one (1) foot in building height over thirty-five (35) feet.

b. **Landscaping Regulations**

Landscape regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:

i. **Planting Requirements**

   a. **Planting Area Requirements along the Tammany Trace**

      i. The planting area abutting the Tammany Trace shall be a minimum of twenty-five (25) feet in depth. If the site has not been previously cleared, all trees and underbrush shall be preserved wherever they may be located, within the twenty-five (25) foot planting area.

      ii. Only trees that are unsound, hazardous, diseased or infested with insects as determined by a licensed arborist, located within the buffer planting area, can be removed.

      iii. Trees and Shrubs Required. In the case where the site has previously been cleared or the trees that are unsound, hazardous, diseased or infested with insects have to be removed, the required minimum number of trees shall be provided in the planting area or areas as set under 10.06. Tree Preservation and Mitigation and Landscaping.

      iv. As required under 10.06. Tree Preservation and Mitigation and Landscaping, the location, dimensions, depth and description of any retention/detention ponds or retention/detention areas on, or to be placed on the site, shall be shown on the site plan. However, the required retention/detention pond shall be located outside the required twenty-five (25) foot planting area.

      v. 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 ten (10) feet and the width of the pavement shall not exceed five (5) feet.

c. **Facade**

   i. Facades of the buildings having frontage on the Tammany Trace shall maintain the same standard of design as the front facade. The finish of the facades shall be limited to cement plaster (stucco), brick or wood.

   (amended 01/06/11 ZC10-08-092 OCS#11-2427)
8. RO Rural Overlay
   a. 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 would include single-
family residences and certain accessory structures and uses for the conduct of agriculture support and related
business.
   b. Permitted Uses
   Only the following permitted uses shall be allowed in the RO and no structure or land shall be devoted to any use
other than a use permitted hereunder with the exception of (a) uses lawfully established prior to the effective date of
this ordinance;
   i. Agriculture Uses
      (a) Farming and any other Agricultural Use as defined in Section 12. Land Development Code Definitions of
this ordinance.
      (b) Agricultural buildings.
      (c) Limited commercial and industrial uses supporting the agricultural production limited to buildings no larger
than five thousand (5,000) square feet.
      (d) Wholesale/retail greenhouses and nurseries.
      (e) Roadside farm stands.
      (f) Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor trailers, and
excavation equipment when stored on a operable, licensed transport vehicle, where the area utilized for
storage is not more than ten (10) percent of the property.
      (g) Kennels and commercial kennels
   ii. Residential Uses - when located on property that is zoned for non-residential uses.
      (a) Single-family dwelling unit(s).
      (b) Private garages and accessory structures.
      (c) One garage apartment or guest house under one thousand (1,000) square feet of habitable floor space.
      (d) Accessory single or multi-family farm tenant dwellings on un-subdivided farm land when residents are
employed on the property and when gross density does not exceed one family per acre.
      (e) Private landing strips or heliports.
   c. Administrative Permits
   The following uses are permitted through the Administrative Permit process in addition to those already permitted in
the underlying zoning. The purpose of an Administrative Permit is to provide for a Staff review and approval of certain
uses as set forth below:
   i. Religious uses including churches, temples, synagogues, camps, convents and monasteries.
   ii. Seasonal Seafood Stands
   iii. Seasonal Produce stands are permitted provided that the use is temporary and valid for a period not greater than
six (6) months.
   iv. Fireworks sales using temporary structures during periods established by ordinance of the Parish Council except
where prohibited by ordinance.
   v. Snowball Stands between April 1 and September 30.
   vi. Non-profit/Family Cemeteries.
   vii. Bed & Breakfast
   viii. Excavations for the purpose of creating a decorative or farm pond subject to 9.05. Minimum Standards for
Specific Uses.
   ix. Farm Winery subject to 9.05. Minimum Standards for Specific Uses.
   (amended 07/09/15 ZC15-04-025 OCS#15-3355)
   x. Similar and Compatible Uses
   Other administrative uses which are similar and compatible with the administrative uses of the RO as determined
by the Department of Planning and Development acting in the capacity of Zoning Administrator.
Site and Structure Provisions

When 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 non-residential zoning district.

i. Minimum Lot Area

The minimum lot area for any use other than agricultural uses shall be one acre in size.

ii. Minimum Area Regulations

(Amended 8/24/2000 OCS# 00-0181)

iii. Height Regulations

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 (1) foot setback for every one foot over forty-five (45) feet from existing dwellings and/or residences or property lines. Other Applicable Regulations

i. 10.02. Site Preparation Permits

ii. 10.03. On-Site Circulation

iii. 10.04. Lighting

iv. 10.05. Signs

v. 10.06. Tree Preservation and Mitigation and Landscaping
9. AAO Abita Airport Overlay
   a. Purpose
      i. 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 St. Tammany Parish, the said Parish Council hereby designates this section as the AAO Abita Airport Overlay.
      ii. 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.
   b. Definitions
      As used herein, unless the context otherwise requires:
      i. Airport (Abita): the St. Tammany Regional Airport generally located south of Louisiana Highway 36 approximately three miles southeast of Abita Springs, LA.
      ii. Airport Elevation: The highest point of an airport's usable landing area measured in feet from mean sea level.
      iii. Airport Hazard: Any structure or object of natural growth located on or in the vicinity of a public airport, or any use of land near such airport, which obstructs the airspace required for the flight of aircraft in landing or takeoff at such airport or is otherwise hazardous to such landing or takeoff of aircraft.
      iv. Airport Manager (Abita): That person appointed by the Parish President of St. Tammany Parish to manage the day to day operation of the St. Tammany Regional Airport.
      v. Structure: An object constructed or installed by man, including, but without limitation to, buildings, towers, smokestacks, earth information, and overhead transmission lines.
      vi. Tree: Any object of natural growth.
      vii. Nonconformance Use: Any pre-existing structure, object, of natural growth, or use of land which is inconsistent with the provisions of this Section or an amendment thereto.
      viii. Height: For the purpose of determining the height limits in all zones set forth in this Section and shown on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.
      ix. Person: An individual, firm, partnership, company, association, joint stock association, or governmental entity. It includes a trustee, receiver, assignee, or similar representative of any of them.
      x. Runway: A defined area on an airport prepared for landing and takeoff of aircraft along its length.
      xi. Visual Runway: A runway intended solely for the operation of aircraft using visual approach procedures with no straight-in instrument approach procedure and no instrument designation indicated on an FAA approved airport layout plan, a military service's approved military airport layout plan, or by any planning document submitted to the FAA by competent authority.
      xii. Utility Runway: A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.
      xiii. Non-precision Instrument Runway: A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in non-precision instrument approach procedure has been or planned, and for which no precision approach facilities are planned or indicated on an FAA planning document or military service's military airport planning document.
      xiv. Primary Surface: A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends two hundred (200) feet beyond each end of that runway; but when the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface of a runway will be that width prescribed in Part 77 of the Federal Aviation Regulations, (FAR) for the most precise approach existing or planned for either end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.
      xv. Approach, Transitional, Horizontal, and Conical Zones: These zones apply to the area under the approach, transitional, and conical surfaces defined in FAR Part 77.
      xvi. Federal Aviation Administration (FAA): That agency of the United States Department of Transportation with authority to regulate and oversee all aspects of civil aviation in the United States.
      xvii. Local Governing Authority with jurisdiction over building permits, zoning and other similar regulatory functions for the property in question.
   c. Overlay Location
The AAO is established as follows:

i. All property within fourteen thousand two hundred (14,200) feet from the edge of the Runway Area designated on the St. Tammany Regional Airport - Airport Layout Plan Update - Airport Airspace Plan consisting of one (1) sheet (being 3 of 8) prepared by Buchart Horn, Inc., and dated June 4, 2008.

d. Application of Overlay Regulations

All projects located within the AAO which exceed one hundred and fifty (150) feet in height from grade shall be reviewed by the airport manager for compliance with the provisions of this overlay.

e. Airport Zones

i. 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.

ii. St. Tammany Regional Airport - Airport Layout Plan Update - Airport Airspace Plan consisting of one (1) sheet (being 3 of 8) prepared by Buchart Horn, Inc., and dated June 4, 2008 and made apart hereof [by reference]. An area located in more than one (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:

(a) Horizontal Zone

The horizontal zone is hereby established by swinging arcs of ten thousand (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.

(b) 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.

(c) Precision Instrument Runway Approach Zone

The inner edge of this approach zone coincides with the width of the primary surface and is one thousand (1,000) feet wide. The approach zone expands outward uniformly to a width of sixteen thousand (16,000) feet at a horizontal distance of fifty thousand (50,000) feet from the primary surface. Its centerline being the continuation of the centerline of the runway.

iii. Runway Larger Than Utility With A Visibility Minimum As Greater Than 3/4 Mile Non- Precision Instrument Approach Zone

The inner edge of this approach zone coincides with the width of the primary surface and is one thousand (1,000) feet wide. The approach zone expands outward uniformly to a width of three thousand five hundred (3,500) feet at a horizontal distance of ten thousand (10,000) feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

f. Airport Zone Height Limitations

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:

i. Transitional Zones: Slopes upward and outward seven (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 one hundred fifty (150) feet above the airport elevation which is twenty-seven (27) feet above mean sea level. In addition to the foregoing, there are established height limits sloping upward and outward seven (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 seven (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 five thousand (5,000) feet measured at ninety (90) degree angles to the extended runway centerline.

ii. Horizontal Zone

One hundred and fifty (150) feet above the airport elevation or a height of one hundred seventy-eight (178) feet above mean sea level.

iii. Conical Zone

Slopes upward and outward twenty (20) feet horizontally for each foot vertically beginning at the periphery of the horizontal zone and at one hundred and fifty (150) feet above the airport elevation and extending to a height of 350 feet above the airport elevation.
iv. Precision Instrument Runway Approach Zone
   Slopes upward fifty (50) feet vertically beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of ten thousand (10,000) feet along the extended runway centerline; thence slope upward forty (40) feet horizontally for each foot vertically to an additional horizontal distance of forty thousand (40,000) feet along the extended runway centerline.

v. Runway Larger Than Utility With A Visibility Minimum Greater Than 3/4 Mile Non-Precision Instrument Approach Zone
   Slopes upward thirty-four (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 ten thousand (10,000) feet along the extended runway centerline.

vi. 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 fifty (50) feet above the surface of the land. Where an area is covered by more than one (1) height limitation, the more restrictive limitation shall prevail.

g. Use Restrictions
   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.

(Ord. No. 80-29, adopted 08/21/80; amended by Ord. No. 91-1543, adopted 12/19/91)

h. Non-Conforming Uses
   i. 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 this Section, or otherwise interfere with the continuance of a non-conforming 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 this Section, and is diligently prosecuted.

   ii. Marking and Lighting
      Notwithstanding the preceding provisions of this Section, the owner of any existing non-conforming 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.

   i. Permits
      i. 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.

         (a) However, a permit for a tree or structure of less than seventy-five (75) feet of vertical height above the ground shall not be required in the horizontal distance of four thousand two hundred (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.

         (b) 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.

   ii. 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 this Section 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.

   iii. Non-Conforming Uses Abandoned or Destroyed
      Whenever the Airport Manager determines that a non-conforming tree or structure, upon approval of Parish Building Inspector, has been abandoned or more than eighty (80) percent torn down, physically deteriorated,
Article B. Land Development Code

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.

iv. 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 regulation.

v. 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.

j. Enforcement

i. It shall be the duty of the Director 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.

ii. 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 the Section to be submitted to the Airport Manager shall be promptly considered and granted or denied by him.

k. Appeals

i. 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 Adjustments of the local governing authority.

ii. All appeals hereunder must be taken within a reasonable time as provided by the rules of the Board of Adjustments, by filing with the staff of the Board of Adjustments a notice of appeal specifying the grounds thereof. The staff of the Board of Adjustments shall forthwith transmit to the Board of Adjustments all the papers constituting the record upon which the action appealed from was taken.

iii. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Airport Manager certifies to the Board of Adjustments, 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 Adjustments on notice to the Airport Manager and on due cause shown. The Board of Adjustments shall fix 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.

iv. The Board of Adjustments may, in conformity with the provision of this Section, 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.
10. RBCO Regional Business Center Overlay

a. Purpose

The purpose of this overlay is to provide for coordinated flexible design standards for planned commercial or office developments that meet the definition of a Regional Business Center by establishing Design Zones in which certain design standards may be revised to provide for a high quality design without regard for the location of internal property lines and other limiting factors. The Permitted Uses are determined by the underlying zoning classification upon which the overlay rests. Minimum standards for design elements such as signs and lighting, landscaping, parking, height and setbacks shall be as set forth in the other provisions of this Code, except that the special design standards and flexibility set forth in this Subsection shall be applicable.

b. Applicability

The RBCO Regional Business Center Overlay may be applied to any property meeting the definition of a Regional Commercial/Office Center and approved as such in accordance with the provisions of this section.

c. General Standards and Criteria

In order for the Zoning Commission and Parish Council to make competent and definitive decisions concerning a Regional Business Center, the following general standards and criteria shall be applicable:

i. The proposal must be a planned commercial or office development designed with a distinct identifying name/image bearing all of the following characteristics:

(a) The property shall have at least one thousand two hundred fifty (1,250) feet of frontage on the Interstate Highway System, inclusive of interstate frontage roads and on/off ramps.

(b) Property shall be at least one hundred (100) acres in size and the underlying zoning is designated as the HC-3 District, PBC-1 District, or PBC-2 District zoning classifications or a combination thereof.

(c) Approval of an RBCO does not change the underlying zoning classification of the property. All regulations and standards still apply to the property unless specific authority to deviate from that standard is granted as part of the approval.

d. Plan Approval

i. Prior to submitting an RBCO rezoning petition, an informal pre-application conference with the Director of Planning and Development shall be required. The purpose of this conference shall be to discuss RBCO parameters and to bring the overall petition into conformity with Parish regulations.

ii. Following the RBCO pre-application conference, a Conceptual Plan shall be submitted with the rezoning application. This plan shall provide the following information:

(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 five hundred (500) feet of all boundaries of the proposed RBCO shall be designated. This plat shall include all existing physical features such as existing streets, buildings, water courses, easements, soil conditions, vegetative cover and topography.

(d) Site information including the following criteria shall be provided:

(i) Boundaries of the proposed RBCO

(ii) Parcels or sites to be developed or occupied by buildings

(iii) Design Zones as requested by the applicant,

(iv) Public building(s) and other common use areas

(v) The approximate location of ingress, egress and access streets

(vi) The approximate location of pedestrian and vehicular ways.

(e) Architectural and Design Guidelines to be imposed as part of the RBCO, including but not limited to the following:

(i) Building Site Guidelines

(ii) Building Design Guidelines

(iii) Landscaping Guidelines

(iv) Parking Guidelines

(v) Signage Guidelines

(vi) Lighting Guidelines

(vii) Driveway Guidelines
(viii) Miscellaneous Guidelines
   • Loading, Storage, and Refuse Areas
   • Utilities
   • Walls, Fences and Screening
   • Other equipment and site furniture

(f) The Zoning Commission or the Parish Council may require additional material such as plans, maps, aerial photographs, studies and reports which may be needed in order to make the necessary findings and determinations that the applicable Parish standards and guidelines have been achieved.

iii. The Department of Planning and Development Staff shall hold a formal staff review of the RBCO submission two (2) weeks prior to the Public Hearing by the Zoning Commission and note areas of concern to the applicant in writing within one (1) week of the review. The purpose of this review is to provide constructive feedback to the developer on compliance with the RBCO requirements.

iv. The Zoning Commission shall hold the formal public hearing on the Zoning Overlay Request and forward a recommendation to approve or deny the RBCO to the Parish Council. The Zoning Commission shall reserve the right to add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the RBCO parameters including:

(a) The tract for the proposed RBCO is suitable in terms of its relationships to the Parish Comprehensive Plan and that the areas surrounding the proposed RBCO can continue to be developed in coordination and substantial compatibility with the RBCO proposed.

(b) The desirable modifications of general zoning regulations as applied to the particular case justify such modifications of regulations, and meet the original intent of the said regulation based on the design and amenities incorporated in the site development plan.

(c) Design Zones should not cross public roads, major private roads or other physical features which create a clear design edge or boundary.

(d) Establishment of Design Zones
   As part of the RBCO approval, the Zoning Commission will establish Design Zones, being designated areas in which some discretion is granted to the Department of Planning and Development Staff to allow for deviation from the strict standards of Section 10. Supplemental Development Standards, as follows:

   (i) Within a specific Design Zone driveways may run parallel to and over property lines so as to service each contiguous parcel. The landscape buffers will be placed on each side of said driveway as opposed to abutting the common property line or provide planting buffers elsewhere within the project so long as the overall quantity of landscaping area and material is not diminished.

   (ii) Within a specific Design Zone parking lots may be located over property lines where cross parking servitudes allow for parking on each contiguous parcel, provided parking requirements as per code are met.

   (iii) Within each specific Design Zone, the intensity of parking lot lighting may exceed maximum candle power at property line if abutting parking spaces/lot on contiguous parking where reciprocal cross parking servitudes exist between the parcels.

   (iv) Monument signage located on any lot within a specific Design Zone will not be considered to be off-premises signage and shall be limited only to the level which it would have been if located on the same lot as the main use.

   (v) Allow zero lot lines and/or waive lot coverage requirements for interior lot lines and/or interior parcels.

   (vi) Within a specific Design Zone, some deviation may be allowed in the location of plant material so long as the overall quantity of landscaping area and material is not diminished.

   (vii) Allow flexibility for tree replacement and/or removal through tree bank and/or mitigation process.

   (viii) When approved by the Parish Engineer, the drainage requirements of an RBCO may be met on a multiple parcel basis.

v. Binding Nature of approval for RBCO
   All terms, conditions, safeguards, and stipulations made at the time of approval for the RBCO 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 these zoning regulations.

vi. Amendments to the RBCO
Any request to deviate from the standards of the underlying zoning district or from the specific design flexibility allowed by the RBCO shall be considered an amendment to the RBCO and require a hearing before the Zoning Commission and Parish Council as outlined in this section.
9.04. **Land Uses**

A. **Land Use Regulations**

Land and buildings in each of the zoning districts may be used for any of the specified uses in this section. No land shall be used and no building or structure shall be erected, altered, or converted for any use other than those specified as a permitted use in the district in which it is located, as shown in the following land use matrices:

E. **Land Use Matrix | Residential Districts**

F. **Land Use Matrix | Non-Residential and Special Districts**

G. **Land Use Matrix | Non-Residential and Special Districts (Continued)**

| Table 1. Legend for the Land Use Matrix |
|-----------------|--------------------------------------------------|
| **P** | Use is permitted by-right                        |
| **AP** | Use is permitted subject to an Administrative Permit |
| **C** | Use is permitted upon approval by the Parish Council |
|       | Use is prohibited                                |

B. **Classification of Similar Uses**

The Director of Planning and Development shall be responsible for determining whether a use should be classified as a similar use. Criteria for consideration shall include traffic generation, size, typical hours of operation, and overall intensity of the use.

C. **Classification of New and Unlisted Uses**

It is recognized that new types of land use will develop over time and may seek to locate in the Parish. If the Director of Planning and Development is unable to classify the use under one of the existing listed uses, then the Director of Planning and Development shall initiate a zoning text amendment.

D. **Permitted Uses**

1. Only the permitted uses shall be allowed in the each zoning district and 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 this ordinance or accessory uses in compliance with the provisions of this section.

2. Other administrative uses that are similar and compatible with the permitted uses of the district are permitted as determined by the Director of Planning and Development.
### E. Land Use Matrix | Residential Districts

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(Additional rows showing other uses and their placement codes)
9.05. Minimum Standards for Specific Uses

The following minimum standards shall apply.

1. Swimming Pools
   a. 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.
   b. All swimming pools shall be completely enclosed within a permanent and solidly constructed fence or wall of not less than four (4) feet in height.
   c. 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.
   d. 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 setback at least five (5) feet from the side property line and ten (10) feet from the rear property line. However, in no instance shall a swimming pool be located within any documented servitude or easement.
   e. In ground swimming pools (less than twelve (12) inches above grade) 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 setback at least five (5) feet from the side property line and five (5) feet from the rear property line. However, in no instance shall a swimming pool be located within any documented servitude or easement.
   f. All portable or accessory swimming pools that are less than eighteen (18) inches in water depth shall be exempt from any fencing or wall requirements.
   g. 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.

2. Temporary Residence
   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 and the temporary residence and the setbacks.
   a. 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.
   b. The permit for a temporary residence will be valid for a period of not more than twelve (12) months from the date of issuance. However, the permit may be extended if circumstances warrant.
   c. The sewerage and water facilities shall meet all applicable standards as per the Louisiana Department of Health (LDH) for both the temporary and permanent residences.
   d. The temporary residence shall be removed from the site no later than thirty (30) days after obtaining a final occupancy permit for the permanent residence.
   e. The temporary residence permit is only valid for the applicant filing for said permit and is not transferable.

3. Adult Use
   a. The distance between any adult use and any residential district or dwelling shall be a minimum of one thousand (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.
   b. The distance between any two adult uses shall be a minimum of one thousand (1,000) feet measured in a straight line, without regard to intervening structures, from the closest property lines of each adult use.
   c. 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 one thousand (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.
   d. The adult use shall comply with Parish Code of Ordinances Chapter 3. Alcoholic Beverages and Chapter 15. Offenses - Miscellaneous, and all necessary State and Parish licenses and/or permits as required.
   e. Hours of operation shall conform to established uses in the neighborhood and may be adjusted by the Zoning Commission and/or the Parish Council.
   f. Live entertainment, when expressly authorized and permitted, will only be allowed when it does not adversely affect the surrounding neighborhood because of noise, crowd, and other factors.
   g. The use of neon or other similar lighting technology exposed to the exterior shall be limited to one sign unit which conforms to all other code signage requirements, is directly related to the subject facility, and is not advertisement for
products or services provided or sold in the facility.

h. The premises on which the adult use is located and the public Rights-of-Way within one hundred (100) feet of such facility must be maintained in a clean and orderly manner.

i. 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.

j. Adult theaters offering viewing of film, photograph material or live performances to audiences smaller in size than five (5) persons per seating, are expressly prohibited.

4. Agricultural and Decorative Ponds
   a. A Site Work Permit application shall be submitted to the Department of Planning and Development. The application and submittal requirements can be found in the Administrative Manual.
   b. The pond shall be setback a minimum of twenty-five (25) feet from the front, sides and rear property lines.
   c. The property shall be kept posted with warning signs set no further than fifty (50) feet apart and clearly visible, indicating that the property is an excavation site.
   d. The perimeter of the land containing the excavation shall be fenced by a wire mesh fence no less than four (4) feet in height or as determined by the Department of Planning and Development and all gates or entrances shall be locked when not in use.
   e. The final depth of the pond shall not exceed fifteen (15) feet.
   f. Sloped sides for fishing and swimming shall be constructed at a 2:1 ratio.
   g. If necessary, the Director of Public Works may establish an obligation and require security therefor in accordance with 8.13. Maintenance, Performance, and Warranty Obligations.
   h. Plot plan review and approval is required from the Parish Engineer.

5. Animal Services (All)
   a. In all Residential Districts, these standards apply to all animal-related uses including animals raised for household agriculture, stables and kennels.
      i. 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.
      ii. 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 nuisance.
      iii. 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 twenty (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 twenty (20) foot requirement.
      iv. The regulations under this use do not apply to government agencies, governmentally supported organizations, or educational agencies that keep and maintain animal health research or similar purposes, nor do these regulations apply to special events such as circuses and livestock exhibitions which are otherwise regulated.

6. Antenna
   a. Towers
      i. Towers may be permitted in the following, subject to the applicable minimum standards:
         (a) 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.
         (b) Towers may be allowed in the following zoning districts, subject to the applicable minimum standards: NC-5 District, NC-6 District, all PBC Districts, HC Districts, I Districts, MD Districts, PF Districts, ED Districts, AT Districts and the RBG District.
      ii. Minimum Standards
          Every tower must meet the following minimum standards.
          (a) Prior to the issuance of a building permit, a site development plan shall be presented for approval to the Department of Planning and Development. Each application for a proposed tower shall include all requirements for site development plan approval. 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 two (2) or more carriers.

(b) A statement shall be submitted, prepared by a Louisiana Licensed Engineer, 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 two (2) users and at a minimum, self-support/ lattice shall be able to accommodate three (3) users.

(c) Height, setbacks and related location requirements shall be as follows:

(i) The height of a tower shall not exceed two hundred fifty (250) feet. Tower height shall be measured from the crown of the nearest public street.

(ii) Towers not located on Parish owned property shall be setback 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.

(iii) Monopole or lattice towers shall not be located within seven hundred fifty (750) feet of any existing monopole, lattice or guyed tower.

(iv) 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.

iii. Buffering

(a) Where a tower site abuts a single family or duplex residentially zoned parcel, or an industrially zoned parcel abutting anything but industrial, the planting area shall be a minimum of twenty-five (25) feet in depth. The planting area shall contain a minimum of one (1) Class C Tree for every ten (10) feet of lot perimeter with a minimum height of four (4) feet tall. Additionally, an eight (8) feet opaque fence with one (1) vine per ten (10) feet of fence or a six (6) foot fence with seventy (70) percent opaque screen of evergreen shrubs shall be provided.

(b) Where a tower site abuts a non-residentially zoned parcel, the planting area shall be a minimum of five (5) feet in depth. The planting area shall contain a minimum of one (1) Class C Tree for every thirty (30) feet of lot perimeter with a minimum height of four (4) feet tall. Additionally, an eight (8) foot opaque fence or a six (6) foot fence with seventy (70) percent opaque screen of evergreen shrubs shall be provided.

iv. 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.

v. Removal of Abandoned or Unused Facilities

(a) All abandoned or unused tower facilities shall be removed by the tower owner/operator within one hundred eighty (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.

(b) 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 one hundred eighty (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, attorney fees, demolition and disposal costs, overhead, and insurance.

vi. 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.

vii. Accessory Buildings or Structures

All accessory buildings or structures shall meet all building design standards as listed in this Code, 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 Planning and Development.

viii. 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.

ix. Each application to construct a tower shall include a statement that the construction and placement of the tower:
(a) Is in compliance with Federal Aviation Administration (FAA) regulations;
(b) Is in compliance with the rules and regulations of other federal or state agencies that may regulate tower siting, design and construction;
(c) Is in compliance with current radio frequency emissions standards of the Federal Communications Commission (FCC); and
(d) 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 non-residential properties.

x. A red obstruction lighting system will be utilized on all towers, and support structures more than one hundred fifty (150) feet and less than two hundred (200) feet in height, as follows:
(a) At least one 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,
(b) Two (2) or more steady burning white lights should be installed on diagonally or diametrically opposite positions at a height equal to one-half (½) of the total structure height.
(c) If a rod, antenna, or other appurtenance located on the tower, twenty (20) feet or less in height, is incapable of supporting a red flashing beacon, than 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.
(d) If a rod, antenna, or other appurtenance is located on the tower, and exceeding twenty (20) feet in height, is incapable of supporting a red flashing beacon, a supporting mast with one or more beacons should be installed adjacent to the appurtenance. Adjacent installations shall not exceed the height of the appurtenance and shall be within forty (40) feet of the tip to allow the pilot an unobstructed view of at least one beacon.

xi. Guyed towers in excess of fifty (50) feet in height are expressly prohibited.

xii. Emergency Response Plan
(a) An emergency response plan for each tower must be filed with the Office of Homeland Security and Emergency Preparedness. All telecommunication towers must be outfitted in accordance with the most recent edition of the National Fire Protection Association’s publication NFPA 110: Standard for Emergency and Standby Power Systems, including but not limited to emergency power sources, generators, etc., so as to be able to continue the operations of said tower during power outages for a period of at least one week.
(b) Said mandatory operations shall include, but are not limited to, 1) the provision of telecommunication services during the emergency situation and 2) the continuous operation of all lighting systems. Said plan shall be reviewed and if necessary updated each April.

xiii. Existing Towers
(a) 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.
(b) 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.
(c) An emergency response plan for each tower must be filed with the Office of Homeland Security and Emergency Preparedness. All telecommunication towers must be out fitted in accordance with the most recent edition of the National Fire Protection Association’s publication NFPA 110: Standard for Emergency and Standby Power Systems, including but not limited to emergency power sources, generators, etc., so as to be able to continue the operations of said tower during power outages for a period of at least one week.
(d) Said mandatory operations shall include, but is not limited to, 1) the provision of telecommunication services during the emergency situation and 2) the continuous operation of all lighting systems. Said plan shall be reviewed and updated each April, if necessary.

b. Antennas Not Located On Towers
   i. 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.

ii. Minimum Standards
Building or rooftop antennas shall be subject to the following minimum standards:
(a) No commercial advertising shall be allowed on an antenna, unless such antenna is actually located on an existing, approved sign;
(b) No signals, lights, or illumination shall be permitted on an antenna, unless required by the Federal Aviation Administration.
(c) Any related unmanned equipment building shall not contain more than seven hundred and fifty (750) square feet of gross floor area or be more than fourteen (14) feet in height.
(d) If the equipment building is located on the roof of the building, the area of the equipment building shall not occupy more than twenty-five (25) percent of the roof area.
(e) 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 administrative approval for consistency with the definition of stealth facility.

Tower/Structure Height Restrictions within the Mosquito Abatement District

i. Any tower/structure within the St. Tammany Parish Mosquito Abatement District and measuring more than one hundred sixty-five (165) feet in height shall be required to install a light atop said structure to identify its location and ensure the safety of all aircraft.

ii. On new structures, a grace period of thirty (30) calendar days, from the date construction is completed, will be allowed for compliance with the lighting requirement.

iii. "Light" shall mean an electric device equivalent to a beacon or similar apparatus to provide sufficient illumination, from dusk to dawn, for aircraft pilots to identify the location and height of such structures.

iv. If a Mosquito Abatement District is established in an area with a tower that has been granted a waiver, the tower shall comply with the lighting standards as established according to the Parish lighting guidelines within six (6) months of inclusion in the District.

v. The applicant shall provide evidence that a certified letter has been sent to the appropriate 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 and received by these entities prior to the start of construction.

Co-Location

i. Notwithstanding any other provision of this article, 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:
(a) 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
(b) Giving preference to Qualified Shared Facilities over other facilities in authorizing use at particular locations.

ii. For a facility to become a "Qualified Shared Facility," the facility owner must show that:
(a) The facility is appropriately designed for sharing; and
(b) The facility owner is prepared to offer adequate space on the facility to others on fair and reasonable, nondiscriminatory terms.

iii. Co-location of communications antennas by more than one provider on existing or new towers shall take precedence over the construction of new single-use Telecommunications towers.

iv. For any tower approved for shared use, the owner of the tower shall provide notice of the location of the tower to the Parish.

v. When seeking approval of a new tower location, the applicant must provide the following information to the Department of Planning and Development:
(a) The location of all towers, buildings, or other structures which could serve as a platform for antennas within a two mile radius of the proposed tower site.
(b) 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.
(c) 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 Zoning Commission.

(d) Prior to the issuance of a permit for a new tower or co-location, each carrier must provide intermodulation studies by a Louisiana Licensed Engineer analyzing the proposed transmission of the carriers and the existing transmissions of public agencies. This study must demonstrate and certify that the carriers’ signals will not interfere with the signals of the public agencies.

e. 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 Planning and Development within thirty (30) days of transfer.

f. Annual Inspections

i. All towers shall be inspected for compliance with applicable Parish Regulations on an annual basis by the Office of Homeland Security and Emergency Preparedness. An inspection fee will be charged in accordance with Section 2-009.00 - Parish Fees and Service Charges of the Parish Code of Ordinances. The owner/agent shall provide a current structural evaluation of the tower to the Office of Homeland Security and Emergency Preparedness upon request.

ii. Failure to pay for inspection or the failure of any tower to comply with applicable Parish regulations may result in fines.

7. Automotive Repair And Service Facilities Including Automobiles, Boats, Trucks, Trailers, Tractors And Mobile Homes

a. Outdoor repairs, including changing of oil and lubrication of automobiles, are not permitted.

b. Outside body work and painting are not permitted.

c. 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.

d. All outdoor storage of vehicles awaiting repair shall be screened from public view by a one hundred (100) percent opaque wood or masonry fence, a minimum of eight (8) feet high. Objects shall be stored a minimum of five (5) feet from this screen.

e. Sale of two (2) or more vehicles or other similar commodities is prohibited.

f. Any fleet storage of vehicles utilized in connection with this use shall be screened by a one hundred (100) percent opaque wood or masonry fence, a minimum of eight (8) feet high.

g. 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.

h. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall meet the following requirements:

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs

vi. 10.06. Tree Preservation and Mitigation and Landscaping

i. If an inoperable or wrecked motor vehicle remains outside on the premises for more than twenty-four (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.

j. A minimum lot area of twenty thousand (20,000) square feet shall be required.

8. Auto and Boat Sales

a. A site plan of the use must be approved by the Department of Planning and Development. At a minimum, this plan shall meet the following requirements:

i. 9.04. Land Use Regulations

ii. 10.02. Site Preparation Permits

iii. 10.03. On-Site Circulation

iv. 10.04. Lighting

v. 10.05. Signs
10.06. Tree Preservation and Mitigation and Landscaping

b. A minimum of six (6) parking spaces shall be provided in addition to any other applicable requirements.

c. A minimum lot area of twenty thousand (20,000) square feet shall be required.

9. Drive-Thru Facilities

a. Where drive-thru windows are used, automobile stacking areas shall be set back a minimum of ten (10) feet from the property line and five (5) feet from on-site automobile parking areas. The stacking area shall be located so as not to cause patrons parking on-site to move through the area to get from their cars to the restaurant entrance. Where a stacking area abuts a property line or on-site parking, landscaping shall be provided in the form of a landscaped berm, trees or dense plantings to a minimum height of three (3) feet along the required setback.

b. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. The application and submittal requirements can be found in the Administrative Manual.

c. 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.

10. Bed & Breakfast

A site and landscape plan shall be submitted to the Department of Planning and Development. The plan shall indicate at a minimum:

i. Location of all structures on-site including proposed structures.

ii. Drawing of residence interior including the number of rooms and area to be used for the Bed & Breakfast.

iii. Proposed traffic movements and points of ingress and egress, including parking and site triangle.

iv. Drawing showing the location of proposed sign, setback from property line and dimensions.

b. Where a Bed & Breakfast is allowed, the proposed use shall meet the following criteria:

i. A Bed & Breakfast facility must be in a single family dwelling.

ii. The exterior of the building shall maintain a residential appearance.

iii. The facility shall be the residence of the operator, who is the owner or lease holder of the building.

iv. Rooms may not be rented for more than seven (7) consecutive days, and no more than fifteen (15) days per person in any thirty (30) day period.

v. A morning meal must be served on premises and included within the room charge for guests of the facility and shall be the only meal provided.

vi. 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.

vii. One (1) off-street parking space will be required for each rented bedroom, in addition to the number of spaces required for each dwelling unit.

11. Cemetery or Mausoleum

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):

a. Graves shall be considered as structures for the purpose of determining setbacks from property lines and in no case located closer than fifty (50) feet from the property line.

b. Each lot or group of lots forming a cemetery or mausoleum center shall be fenced to a height of four (4) feet or more.

c. Graves containing in-ground burials must not be located within eight hundred fifty (850) feet of any water well as verified by the owner, operator or manager of the cemetery through the use of a survey.

d. Cemeteries located in designated critical drainage areas are required to maintain the bottom of all caskets a minimum of a one (1) foot clearance above the base flood elevation.

e. Twenty-five (25) foot No Cut buffer zones must be maintained within the perimeters of cemeteries and comply with all landscape and tree regulations as specified in 10.06. Tree Preservation and Mitigation and Landscaping.

f. Site shall also meet the following regulations:

i. 10.02. Site Preparation Permits

ii. 10.03. On-Site Circulation

iii. 10.04. Lighting

iv. 10.05. Signs

v. 10.06. Tree Preservation and Mitigation and Landscaping

(AMENDED 03/01/12 ZC12-02-009 OCS#12-2682)
12. Child Day Care Center or Child Residential Facility

Prior to issuance of a building permit and/or administrative permit, a site plan shall be submitted for approval to the Department of Planning and Development in compliance with the following:

i. 10.02. Site Preparation Permits

ii. 10.03. On-Site Circulation

iii. 10.04. Lighting

iv. 10.05. Signs

v. 10.06. Tree Preservation and Mitigation and Landscaping

b. In addition to all Federal and State laws, the following requirements must be met:

i. A minimum play area of fifty (50) square feet for each child which is enclosed with an opaque fence not less than six (6) feet in height.

ii. Where a day care center adjoins any residential zoning district, a buffer yard must be provided with a minimum of ten (10) feet in depth and a one hundred (100) percent opaque screen six (6) feet in height.

iii. An off-street loading area shall be provided to accommodate a minimum of three (3) automobiles for daycare homes.

iv. Additional information shall be submitted as determined by Department of Planning and Development.

13. Composting Facility

a. The distance between any composting facility and any residential dwelling shall be a minimum of one thousand (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.

b. Hours of operation shall conform to established uses in the neighborhood and may be adjusted by the Zoning Commission and/or the Parish Council.

c. Any and all additional conditions, as determined by the Zoning Commission, placed upon the specific operation to mitigate potential negative impacts of the operation shall be met.

14. Convenience Store with Gas Pumps

a. The sale of gas and other fuel shall be an accessory use permitted in the zoning district when the following criteria are met:

i. In the HC-2 District, a minimum parcel size of forty thousand (40,000) square feet is required for such use. On parcels that are a minimum of forty thousand (40,000) square feet but less than sixty thousand (60,000) square feet in size, the number of fuel pumping units shall be limited to a total of four (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 two (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 sixty thousand (60,000) square feet, but less than ninety thousand (90,000) square feet in size, the number of fuel pumping units shall be limited to a total of six (6) units. On parcels that are ninety thousand (90,000) square feet or greater in size, the number of fuel pumping units shall not exceed eight (8) units.

ii. 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) All parking will be in compliance with 10.03. On-Site Circulation.

(b) All site lighting shall be in compliance with 10.04. Lighting.

(c) All signage shall be in compliance with 10.05. Signs.

(d) All landscaping shall be in compliance with the provisions of 10.06. Tree Preservation and Mitigation and Landscaping.

15. Farm Winery

a. A site plan shall be submitted to the Department of Planning and Development. The application and submittal requirements can be found in the Administrative Manual.

b. Where a Farm Winery is allowed, the proposed use shall meet the following criteria:

i. The daily time period during which a farm winery may be open to the general public shall be from 10:00 a.m. until 6:00 p.m.
ii. At any time, the number of visitors to the Farm Winery shall not exceed fifty (50) visitors.

iii. The farm winery tasting room may have one accessory structure for the purpose of wine tasting and sales of wine related items. The size of the tasting room shall be limited to eight hundred (800) square feet.

iv. All tours, wine tasting and consumption are limited to tours 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-premises. No Farm Winery shall permit wine tasting and consumption without the proper permit from the Parish and the State.

v. Wine-related items: Only 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. Non-wine related items may not be sold.

vi. 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.

vii. The storage, warehousing, and wholesaling of wine is allowed on site.

viii. All signage shall be in compliance with 10.05. Signs.

ix. Special Events are permitted on-site subject to compliance with requirements set out in Section 3-157 C of the Code of Ordinance.

(16. Food Truck)

a. A Food Truck requires a permit from the Department of Planning and Development, which shall be kept on-site at all times. A copy of the lease and/or written permission from the property owner or authorized agent, which would include the allowable day(s) and hours of operation and duration of the contract, a legal description of the property, survey, copy of occupational license and a site plan shall be provided. This site plan shall indicate setbacks and location of the mobile food truck on the site, parking, site triangles, and property dimensions.

b. The maximum duration of a Food Truck administrative permit is limited to allowable number of days and dates indicated on the lease or written permission submitted with the application form.

c. The Food Truck 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.

d. The Food Truck shall not be located in any minimum required parking spaces for the business(es) located on the site. If enough parking cannot be provided for the existing business(es) and the Food Truck, the use may not be located on the site.

e. The mobile food truck shall be removed from the location when not in operation.

f. Trucks may not operate:

i. Within twenty (20) feet of any intersection, stop sign, flashing beacon, yield sign, or other traffic control signal located on the side of a roadway;

ii. Within three (3) feet of any public or private driveway, wheelchair ramp or bicycle ramp;

iii. In any manner that impedes an exit or entrance of an operating building;

iv. In any manner that impedes traffic flow on a public street, private drive or parking aisles.

g. Vendors must obey all applicable parking, traffic and vehicle safety laws, regulations, and restrictions.

h. The Food Truck must meet all applicable state codes.

i. Food Trucks can remain on one property no longer than four (4) hours.

j. Food Trucks may only sell food; no other goods, wares, or other items may be sold.

k. No vendor may sell alcoholic beverages unless properly permitted in accordance with all applicable regulations.

l. No furniture or any other objects can be placed in the street, sidewalk, or any Right-of-Way, except a trash receptacle.

m. All vendors shall provide a trash receptacle within three (3) feet of the front or back of the Food Truck.

n. All vendors must keep a fifty (50) foot radius around the truck clean during operation and upon ceasing operation.

o. No horns, amplification systems, or other sound-producing devices or music systems which can be heard outside of the truck may be used.

p. A maximum of one (1) sign not exceeding sixteen (16) square feet per side, will be allowed on the property where the Food Truck is licensed to operate. No signs shall be located within public Rights-of-Way or in sight triangles.

q. No third party advertising may be displayed on any Food Truck.

(246 Section 9. Zoning Regulations)
17. Garage Sale
   a. Frequency; Duration
      Not more than one (1) garage sale may be conducted by any person or upon any lot or parcel of land during any period of three (3) consecutive months. Such garage sales shall not be conducted for longer than two (2) consecutive days.
   b. Other Sales Prohibited
      The sale of personal property to the general public by means of a garage sale on any residentially zoned real property is prohibited except as permitted by this section.
   c. Exemptions
      The provisions of this section shall not apply to the following:
      i. Charitable or religious organizations occasional sales when the proceeds from such sales are used solely for charitable or religious purposes.
      ii. Sales conducted pursuant to process or order of any court of competent jurisdiction.

18. Heliport
   a. When a heliport is allowed, evidence must be submitted to the Department of Planning and Development in support of the following criteria:
      i. Location of all structures on-site, including any proposed structures.
      ii. Location of any storage.
      iii. Location of all adjacent land uses.
      iv. Location of all abutting streets and intersections.
      v. For all commercial heliports, evidence must be presented to the Department of Planning and Development that there is a public need for the facility based on location of existing facilities and market demand.
      vi. 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.
      vii. Adequate transitional yards shall be provided and maintained to shield non-compatible adjacent uses.
   b. 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.
   c. Heliports shall be lighted to provide adequate visibility at night or in inclement weather.
   d. Heliports are limited to helicopters with a gross weight of less than twelve thousand five hundred (12,500) pounds.
   e. If fueling is provided on site all storage tanks must be located underground or as approved by the Department of Planning and Development.
   f. Any service uses provided shall be for private use of the property owner or petitioner only.
   g. 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.
   h. Additional information shall be submitted as determined by the Department of Planning and Development.

19. Home Occupation and Home Office
   a. Minimum Standards
      i. Must be clearly incidental and secondary to the primary use of the property as a residence by the applicant.
      ii. No more than two (2) people not related to the resident family can be engaged in the operation of such a business.
      iii. Home occupations are those business activities which are associated or similar to providing retail services or products which are primarily a part of hobby oriented activities and/or retail products.
      iv. The area allowed for a home occupation shall not exceed fifteen (15) percent of the primary residence.
      v. Retail sales shall not occur on site.
      vi. Assembly is allowed as long as it is within an enclosed space such as in the residence, accessory structure or garage.
      vii. No more than one (1) vehicle trip (round trip) per month which utilizes a parcel delivery service is allowed.
      viii. Deliveries are not allowed which utilize a vehicle which is larger than a typical parcel service truck (two [2] axles) in residential areas. The maximum amount of unloading time for deliveries made by a private service is thirty (30) minutes.
ix. No more than five (5) vehicle trips (round trips) associated with the business are allowed. The temporary unloading of a delivery from a parcel service is not counted as one of the five (5) vehicle trips.

x. No more than two (2) vehicles associated with the home office are allowed on the site at any one time.

xi. Parking of any vehicle with the exception of temporary provision provided by a parcel service must occur along the driveway or in a garage, unless the provided parking spaces are properly screened. Parking of any vehicle associated with the home occupation in the designated road right-of-way is not allowed, including the residents’ vehicles when they are parked in the Right-of-Way to allow for parking for the home occupation.

b. Home Occupation for Educational Instruction (Additional Standards)
   i. Only one (1) student is allowed per session of instruction, unless the customer is part of a family seeking the service, utilizing one vehicle to arrive at the site.
   ii. Instruction to more than one (1) individuals, who are not related, is prohibited unless approved by a conditional use permit.
   iii. Student for instruction cannot arrive before 9:00 A.M. or after 7:00 P.M.
   iv. Retail sales of products shall not occur on site.
   v. No assembly of products is allowed on the site.
   vi. No more than five (5) vehicle trips (round trips) associated with the educational instruction are allowed. The temporary unloading of a delivery from a parcel service is not counted as one of the five vehicle trips.
   vii. Deliveries are not allowed that utilize a vehicle larger than a typical parcel service truck (two [2] axles) in residential areas. The maximum amount of unloading time for deliveries made by a private service is thirty (30) minutes.
   viii. No more than two (2) vehicles associated with the home office are allowed on the site at any one time.
   ix. Parking of any vehicle with the exception of temporary parking by a parcel service truck must occur along the driveway or in a garage, unless the provided parking spaces are properly screened. Parking of any vehicle associated with the educational instruction in the designated road right-of-way is not allowed, including the residents’ vehicles when they are parked in the Right-of-Way to allow for parking for the educational instruction.

x. This administrative permit for the home office is not transferable to a different applicant or location.

xi. Prohibited Uses
   (a) No home professional office shall permit the use, sale or exchange of:
      (i) Alcohol
      (ii) Flammable liquids or chemical agents
      (iii) Firearms
      (iv) Fireworks
   (b) Other similar prohibited uses:
      (i) Massage parlors, tattoo parlors, fortune tellers, faith healers, and other activities of like character
      (ii) Engine repairs including, but not limited to auto and auto body repairs, boat repairs, equipment repairs
      (iii) Auto Sales
      (iv) Manufacturing

20. Industrial, Commercial Excavation

The following standards shall apply to all newly permitted commercial excavation sites and only those previously existing sites requiring a State or Parish permit to expand beyond a currently permitted commercial excavation site or to reactivate a commercial excavation operation when the permit has expired or lapsed due to the cessation of operations (i.e., an abandoned site). A previously existing site shall not be considered a newly permitted commercial excavation site in those cases where the renewal of a permit for an ongoing operation of the site is required, such as an annual renewal, where the form of the permit is changed, which necessitates the issuance of a "new" permit, or where legislation is adopted requiring a state-wide mining permit, or additional permitting, for the ongoing operation.

a. Site Plan
   A site plan shall be submitted to the Department of Planning and Development. The application and submittal requirements can be found in the Administrative Manual.

b. Criteria
   i. All commercial sand or gravel extraction operations shall be set back a minimum of one hundred (100) feet from the front, sides and rear property lines of the site.
   ii. On sites where any property line abuts a Louisiana Natural and Scenic River, a Wildlife Management Area, or the
21. Methadone Center or Clinic

   a. The distance between any methadone center or clinic and any residential district or dwelling shall be a minimum of one thousand (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.

   b. The distance between any methadone center or clinic 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 one thousand (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 said use or the property on which it is situated, if it is one of several business establishments on the property, whichever is greater.

   c. The distance between any methadone center or clinic and any other methadone center or clinic shall be a minimum of one thousand (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.

   d. Hours of operation shall conform to established uses in the neighborhood and may be adjusted by the Zoning Commission and/or the Parish Council.

22. Office, Temporary Construction/Sales

   a. A temporary construction or sales office must be located on a platted lot within the subdivision or site approved by the Department of Planning and Development within an area with an approved preliminary plat.

   b. The Department of Planning and Development shall issue a temporary building permit for a period of one (1) year for a temporary construction or sales office for the developer of a subdivision while said subdivision is under development. Sales are limited to said subdivision.

   c. A temporary construction or sales office may not be located in another subdivision or used for construction or sale in another subdivision.

   d. All landscaping and parking requirements shall apply.

23. Outdoor Contractors Yard

   a. This use shall be screened from public view along the front, sides and rear by a one hundred (100) percent opaque eight (8) foot tall screen consisting of wood, solid masonry, concrete or other material as approved by the Department of Planning and Development.

   b. If an inoperable or wrecked motor vehicle remains outside on the premises for more than twenty-four (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.

c. Objects shall not be stacked higher than eight (8) feet high within forty (40) feet of the visual screen. Objects may be stacked one (1) foot above the eight (8) feet for each additional five (5) feet of setback beyond the original forty (40) feet. However, stacking of portable storage containers is limited to three (3) storage containers in height.

d. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. The application and submittal requirements can be found in the Administrative Manual.

(amicred 11/04/10 ZC10-08-098 OCS#10-2366)

24. Outdoor Salvage Yard

a. This use shall be screened from public view along the front, sides and rear by a one hundred (100) percent opaque eight (8) foot tall screen consisting of wood, solid masonry, concrete or other material as approved by the Department of Planning and Development.

b. The owner of an outside salvage or reclamation use shall not stack objects higher than eight (8) feet high within forty (40) feet of the visual screen. The owner of an outside salvage or reclamation use may stack objects one (1) foot above the eight (8) feet for each additional five (5) feet of setback beyond the original forty (40) feet.

c. If an inoperable or wrecked motor vehicle remains outside on the premises for more than twenty-four (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.

d. A minimum distance of two hundred (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.

e. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. The application and submittal requirements can be found in the Administrative Manual.

(amicred 11/04/10 ZC10-08-098 OCS#10-2366)

25. Outdoor Display Area of Pre-Assembled Accessory Building, Pool, or Playground Equipment

a. Display or storage of building, pool or playground equipment is prohibited within the required parking area and within the front or side landscaping buffers.

b. Display of portable storage containers is not allowed on the site.

c. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. The application and submittal requirements can be found in the Administrative Manual.

(amicred 11/04/10 ZC10-08-098 OCS#10-2366)

26. Outdoor Storage, Retail Sales or Storage Yard

a. This use shall be screened from public view along the front, sides and rear by a one hundred (100) percent opaque eight (8) foot tall screen consisting of wood, solid masonry, concrete or other material as approved by the Department of Planning and Development.

b. Objects shall not be stacked higher than eight (8) feet high within forty (40) feet of the visual screen. Objects may be stacked one (1) foot above the eight (8) feet for each additional five (5) feet of setback beyond the original forty (40) feet. However, stacking of portable storage containers is limited to two (2) storage containers in height.

c. The outdoor retail sales and storage yard shall not exceed ten (10) percent or less of the area of the developed site.

d. The outdoor retail sales and storage yard shall be a secondary use to a home improvement center or department store.

e. The outdoor retail sales and storage yard shall not be located within the required parking area.

f. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit. The application and submittal requirements can be found in the Administrative Manual.

(amicred 11/04/10 ZC10-08-098 OCS#10-2366)

27. Pain Management Clinic

a. Applicability

These regulations apply to publicly or privately owned facilities that engage in the treatment of pain by prescribing narcotic medications. The facility must meet the following criteria:

i. The majority of patients, or fifty-one (51) percent of the patients seen on any day a clinic is open, are issued a narcotic prescription for the treatment of chronic non-malignant pain. A physician who, in the course of his/her practice, treats patients with chronic pain, shall not be considered primarily engaged in the treatment of chronic non-malignant pain by prescribing narcotic medications provided that the physician:

(a) Treats patients within their areas of specialty and who utilizes other treatment modalities in conjunction with
(b) Is certified by a member board of the American Board of Medical Specialties, or is eligible for certification based upon completion of an ACGME (Accreditation Council for Graduate Medical Education) certified residency training program; and

(c) Currently holds medical staff privileges that are in good standing at a hospital in this state.

b. Regulations

i. A Pain Management Clinic shall be required to obtain an occupational license in accordance with the St. Tammany Parish License Tax regulations and as provided as follows:

(a) A Pain Management Clinic shall obtain a zoning approval verification from the St. Tammany Parish Department of Planning and Development prior to applying for an occupational license with the St. Tammany Parish Tax Collector.

(b) The required zoning approval verification shall be submitted to the St. Tammany Parish Tax Collector with the Department of Planning and Development’s license application and occupational license application.

(c) Following the issuance of a Pain Management Clinic license by the LDH, the license holder shall file a copy of the license with the St. Tammany Parish Tax Collector prior to commencing operations as a Pain Management Clinic.

ii. It shall be unlawful for any Pain Management Clinic to be operated without a valid occupational license.

iii. A valid occupational license and certificate of occupancy must be kept on file in the Pain Management Clinic.

(Ord. No. 14-3137, adopted May 01, 2014)

28. Recreational Vehicle (RV) Park

a. 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 ordinance 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.

b. Locational Standards

i. 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.

ii. The design of campground ingress and 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.

iii. The locations of RV Parks shall be located in areas where fragile environmental areas such as wetlands and wildlife domains will not be adversely affected. Also, RV Parks shall not be located near hazardous areas where rapid flooding or ground subsidence occur.

c. Permitted Uses

i. Recreational Vehicles

ii. Offices (for the conducting of RV Park business)

iii. Boathouse

iv. Public Restrooms

v. Laundry Room (to serve only those utilizing the RV Park facilities)

vi. Convenience Stores no larger than one thousand five hundred (1,500) square feet and providing a limited range of groceries, toiletries, souvenirs, and recreational equipment.

vii. Recreational facilities such as but not limited to swimming pools, tennis courts, golf courses, trails and bike paths.

viii. Tents for camping purposes.

d. Prohibited Uses

i. The occupancy of an RV Park for a period exceeding three (3) months in any twelve (12) month period shall be deemed permanent occupancy and is prohibited.

ii. Any uses which are not specifically, provisionally or by reasonable implication permitted herein.

e. Height Regulations

i. No building or structures shall exceed 45 feet in height above base flood elevation as set forth in flood hazard ordinance 791.
Area Requirements

i. Campsite area: Each RV Campsite and incidental site shall be at least one thousand two hundred (1,200) square feet in size with minimum dimensions of thirty (30) feet x forty (40) feet. No campsite or structure shall be located closer than one hundred fifty (150) feet from any adjacent residences.

ii. Front yard: All structures shall setback a distance of at least fifteen (15) feet from any roadway or front campsite line.

iii. Side yard: All structures shall setback a distance of at least ten (10) feet from one another. RV’s shall not be closer than five (5) feet to a side campsite line.

iv. Rear yard: All structures shall setback a distance of at least ten (10) feet or twenty (20) percent of the depth of the site, whichever is the less restrictive.

Parking

i. Each RV Campsite shall have at least one off-street parking stall ten (10) feet by nineteen (19) feet 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 10.03. On-Site Circulation.

Development Standards

i. 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.

ii. Drainage Requirements: Surface drainage plans for the entire RV Park shall be submitted and reviewed by the Department of Planning and Development, which shall determine if the plan is compatible with the existing drainage pattern of the area.

iii. Park Size and Density: Each RV Park shall be at least five (5) acres in size with a density no greater than fifteen (15) campsites per acre.

iv. Roadways: All internal roadways shall be paved with concrete or asphalt materials in accordance with Parish construction standards if the park density exceeds eight (8) campsites per acre. In all other cases, shell or gravel type materials may be used. All roadways shall be at least twenty (20) feet in width for two (2) way and twelve (12) feet for one-way traffic. All internal roads shall be privately maintained by the owner/developer.

v. Open Space and Recreational Area: At least forty (40) percent of the RV Park's total land area shall remain as open space and/or recreational use.

vi. Buffering and Landscaping: A minimum buffer area of thirty (30) feet shall be included around the perimeter of the RV Park and shall be landscaped in such a fashion as to achieve a seventy (70) percent visual screen of living plant material at time of planting. Also, at least fifty (50) percent of all the trees within the perimeter of the RV Park shall remain intact.

vii. 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 one station per every one hundred (100) campsites.

viii. Sewage Disposal: Where a public sewer system is available within three hundred (300) feet, the RV Park shall be required to tie in to the system. If a public sewer system is not available, a private sewage collection and disposal facility shall be installed which meets the requirements of the LDH.

ix. Sanitary Facilities: Central toilet and lavatory facilities shall be provided for every ten (10) campsites. A central bathhouse shall also be provided containing at least one shower receptacle for every fifteen (15) campsites.

x. Maintenance Requirements:

(a) Storage of vehicles is prohibited.

(b) No pets shall be allowed to roam free within the RV Park. Pets shall be confined in a fenced yard or on a leash.

(c) Large trash receptacles shall be screened by a six (6) foot sight obscuring fence. Small trash receptacles shall be aesthetically decorated and blend in with the environment of the RV Park.

xi. Utilities: Electrical and/or gas utilities shall be provided for each RV Park. However, individual hookups are not required for all RV Campsites.

xii. 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/owner of the RV Park.

Site Plan Approval

i. All RV Parks must apply for rezoning as well as comply with the procedures established by the Section 8. Subdivision Regulations for development of land. All applicants filing for zoning of a Recreational Vehicle Park must submit a site development plan to the Department of Planning and Development. The application and
submittal requirements can be found in the Administrative Manual.

j. Zoning Commission Findings and Recommendations
   After a public hearing, the Zoning Commission may recommend approval subject to any stipulations made regarding
   the site development plan.

k. 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 Planning and Development prior to the issuance of a building
   permit (Ord. No. 791).

l. Application Fee
   Applications with required supporting date should be filed with the Department of Planning and Development. The
   filing fee shall be as stated in Section 2-009.00 - Parish Fees and Service Charges of the Parish’s Code of
   Ordinances.

29. Seasonal Use
   a. Seasonal Uses include Christmas tree sales, shaved ice stands, seafood stands, produce stands, and fireworks
      stands.
   b. Seasonal Uses require a permit from the Department of Planning and Development.
      i. The permit must be secured and kept on the site at all times.
      ii. The permit is not transferable to other vendors.
   c. Signs
      i. All signs must be professionally rendered and approved by the Department of Planning and Development.
      ii. Signs located in an MIO must adhere to the regulations of the adjacent municipality.
      iii. A maximum of two (2) signs may be permitted.
      iv. Total sign area for temporary uses shall not exceed thirty-two (32) square feet.
      v. No off-premise signs for temporary uses shall be permitted.
      vi. Signs shall not be located in Rights-of-Way
   d. A minimum of five (5) off street parking spaces must be provided in addition to two (2) spaces for employee parking.
   e. Maximum lot coverage for all uses on the lot shall not exceed fifty (50) percent.
   f. 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:
      i. Port-o-lets located on the site;
      ii. Contract between petitioner and a waste disposal company; or
      iii. Letter from adjacent property owners permitting use of restroom facilities.
   g. No alcoholic beverages shall be permitted without prior approval of the Parish Council.
   h. All structures used in connection with the permit shall be removed ten (10) days after expiration of the permit.

30. Truck Stop, Transit Stop, and Other Transportation Related Uses
   a. A site plan shall be submitted to the Department of Planning and Development prior to issuance of a building permit.
      The application and submittal requirements can be found in the Administrative Manual.
   b. Applicant shall indicate present need for this use based upon the location of existing facilities and market demand.
   c. The proposed facility shall not create a traffic or safety hazard, or adversely affect the existing or logical future growth
      of the surrounding neighborhood.
   d. Hours of operation shall conform to existing patterns established in the neighborhood.
   e. 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.
   f. The design of all structures and signage, including materials, textures and colors, shall be harmonious with the
      surrounding neighborhood.

31. Warehouse, Self-Storage
   a. Outdoor storage yards must be located on the same parcel as, and are accessory to, an existing mini-warehouse.
   b. The storage yard:
      i. Must not occupy an area greater than fifty (50) percent of land area;
ii. Must be enclosed by an 8 ft. opaque perimeter fence; and
iii. Must not be located on the street side.

32. Camps within the Pearl River Basin

a. Boundaries

The minimum standards in this subsection shall apply to that area of the Pearl River Basin south of old Highway 11 and east of a line beginning at the intersection of Interstate 59 and old Highway 11 and following the southerly course of Interstate 59, Military Road and Highway 190 to its intersection with Highway 90, and extended due south to the Rigolets.

b. For purposes of this subsection, a “camp” is defined as a dwelling located on or near the banks of a waterway and accessible only by means of a boat or other water vessel.

c. Any lot of ground on which a camp is to be constructed shall have a minimum water frontage width of two hundred (200) feet.

d. Front building lines for all camps constructed pursuant to this subsection shall be set back a minimum of fifty (50) feet from the natural tree line fronting the waterway on which the camp is located.

e. No trees having a caliper greater than four (4) inches shall be cut within twenty-five (25) feet of the natural tree line on the waterway on which the camp is located.

f. All camps shall have an on-site wastewater treatment plant meeting all applicable parish, state and federal regulatory and permitting requirements.
9.06. Development Standards and Procedures

A. Contents
This subsection outlines the following development standards and procedures:
1. Yards and Open Space,
2. Sight Distance Lines, Fences, Walls and Hedges,
3. Accessory Buildings and Structures,
4. Modifications and Exceptions,
5. Non-Conformities, and

B. Yards and Open Space
1. General Regulations
   a. Every part of a required yard area shall be open to the sky except as follows:
      i. Where accessory buildings are specifically permitted in a rear or side yard under these regulations.
      ii. A roof, gutter, eave, fixed awning, marquee or canopy, attached to a building but having no other support, may project no more than five (5) feet into a required front, side or rear yard, if a minimum distance of two (2) feet remains open to the sky between the farthest projection and the lot lines.
      iii. 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 eighteen (18) inches of the curb line. Such canopies or marquees shall not exceed fifteen (15) feet in width or twelve (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 seven (7) feet.
      iv. Movable awnings may be placed over doors or windows in any required yard, but such awnings shall not project closer than two (2) feet to any lot line or be vertically supported.

2. Front Yards
   a. Where a Right-of-Way has been established by the Parish Council 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.
   b. Except as otherwise provided in these regulations, on through lots, the required front yard shall be provided on each street.
   c. Where a lot is located at the intersection of two (2) or more streets, there shall be a yard a minimum of ten (10) feet on the side street.
   d. 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 five (5) feet above grade, may extend or project into the front or side yard not more than six (6) feet.

3. Side Yards
   a. For the purpose of the side-yard and lot frontage regulations, a two-family, three-family, or four-family dwelling, a group of town houses, a multiple-family dwelling, electric substation, telephone exchanges, or telephone repeater structures for public utility purposes shall be considered as one building occupying one lot.
   b. Where a side yard(s) is not required, but is provided, such yard(s) shall not be less than three (3) feet in width paralleling the side lot line.

4. Rear Yards
   a. Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into the rear yard are permitted for a distance of not more than five (5) feet.
   b. Where a rear yard(s) is not required, but is provided, such yard(s) shall not be less than three (3) feet in width paralleling the rear lot line.
C. Sight Distance Lines, Fences, Walls and Hedges

1. Sight Triangle
   a. Sight Triangle at Intersections of Two Public Streets
      On any corner lot, the required Sight Triangle is formed by measuring from the point of intersection a distance of twenty-five (25) feet along front and side lot lines and connecting the points so established to form a sight triangle on the area of the lot adjacent to the street intersections. (See Figure 6)
   b. Sight Triangle at the Intersection of a Public Street and a Private Access Way
      Except for single-family residential accessways, the required Sight Triangle shall be formed by measuring from the point of intersection a distance of fifteen (15) feet along the access way and twenty-five (25) feet along the public street. (See Figure 7)

2. Fences, Walls and Hedges
   a. Notwithstanding other provisions of this ordinance, fences, walls or hedges may be located along property lines and within required yards, providing no fence, wall or hedge may be located around or in a required front and side yard within twenty (20) feet of an intersection.
   b. Unless otherwise specifically provided for, fences must be constructed and maintained in accordance with the following regulations.
      i. Barbed wire shall be prohibited in residential districts of less than five acres. In all cases, barbed wire shall not project beyond the property line.
      ii. Fencing may consist of site obscuring materials such as masonry, wood, glass, metal, fabric and plastic. However, none of these materials shall be utilized in a fashion as to cause bodily harm and injury to the general public.

Figure 6. Two Public Streets

![Figure 6. Two Public Streets](image1)

Figure 7. Public Street and Private Access Way

![Figure 7. Public Street and Private Access Way](image2)
D. Accessory Buildings and Structures

1. Accessory Building Standards
   a. Any accessory building may be built in a required rear yard. However, an accessory building must be located at least forty (40) feet from the front lot line, ten (10) feet from an interior rear lot line, ten (10) feet from the nearest interior side lot line and fifteen (15) feet from the nearest side street lot line. On through lots, an accessory building must be located at least forty (40) feet from the designated rear lot line.
   b. Accessory buildings placed on buildable lots of record, or any accessory building under one hundred (100) square feet in area, must be located at least twenty-five (25) feet from the front lot line, five (5) feet from an interior rear lot line, five (5) feet from the nearest interior side lot line and ten (10) feet from the nearest side street lot line. On through lots, an accessory building must be located at least twenty-five (25) feet from the designated rear lot line.
   c. The size of any accessory buildings shall not exceed seven and one half (7½) percent of the area of the lot on which the main building is situated.
   d. No accessory building may be located in a required front yard. Fences, signs, lighting, paved driveways and other accessory structures may be located in required front yards, subject to meeting Parish sight triangle requirements, when applicable.
   e. In all single-family residential districts, no accessory buildings or structures, greater than one hundred (100) square feet in combined gross area, shall be constructed prior to construction of the primary structure.
   f. The combined length of an accessory structure shall not exceed fifty (50) feet in all residential districts.
   g. Notwithstanding, for property zoned A-4 District and A-4A District, accessory buildings with a size of less than five (5) percent of the area of the lot on which the main building is situated may be located five (5) feet from the nearest interior side lot line provided the building length does not exceed thirty (30) feet.
   h. Agricultural buildings and private garages are permitted on lots with a minimum of one (1) acre of land for property zoned E-1 District, E-2 District, E-3 District, E-4 District, A-1 District, A-1A District, and A-2 District. There are no size limitations for an agricultural building, with the exception of the standard seven and one half (7½) percent maximum building.

2. Boat Houses and Boat Slips
   a. The following regulations shall apply to accessory boat houses and boat slips in residential districts:
      i. A boat house may not be used as a dwelling, guest house, or servants quarters unless specifically permitted by other sections of this ordinance.
      ii. The height of a boat house shall not exceed twenty (20) feet as measured from the required lot elevation.
      iii. No boat house shall exceed one thousand six hundred (1,600) square feet, except that any boathouse constructed on a state designated scenic river shall not exceed a size of eight hundred (800) square feet.

   iv. Boat houses and boat slips, together with other accessory buildings, may occupy no more than fifty (50) percent of the required rear yard.
   v. 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.
   vi. Piers, docks and other similar structures shall conform to all standards established by applicable regulatory agencies.
E. Modifications and Exceptions

1. Lot of Record
   a. The minimum lot size requirement, as outlined in the applicable zoning classification, notwithstanding, a single-family dwelling and its accessory buildings may be erected on any lot of record or parcel of land in a residential district or a commercial/industrial structure may be erected on any lot of record in a commercial/industrial district which shall be documented as legally established and defined by deed or act of sale prior to adoption of the St. Tammany Parish Land Use Ordinance No. 523. Where applicable, the contiguous lot of record regulations shall apply. (See Section 8. Subdivision Regulations) The following minimum area setback requirements shall be maintained for residential uses:

   i. Front Yard Setback: twenty-five (25) feet

   ii. Rear Yard Setback

      a) Standard Requirement

         Twenty (20) percent of lot depth or twenty-five (25) feet, whichever is less

      b) Special Requirement

         i) Lakeview Drive, Slidell

            Except as provided in (ii) 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 one hundred thirty-five (135) feet lakeward of the front property line adjacent to the Lakeview Drive Right-of-Way.

            (Amended 5/3/2012 OCS# 12-2714)

         ii) All properties with road frontage along Lakeview Drive where any portion of said frontage is within seven hundred (700) feet of the Eastern Right-of-Way of U. S. Highway 11 may have a primary structure located beyond the setback provided for immediately herein above, except that no primary structure shall be located more than three hundred and fifty (350') feet from the front property line.

            (Amended 5/3/2012 OCS# 12-2714)

   iii. Side Yard Setbacks

      a) Except as otherwise provided in (b) and (c) below:

         i) Lots with widths of fifty (50) feet or less shall provide side yard setbacks of five (5) feet on each side of the lot.

         ii) Lots with widths greater than fifty (50) feet shall provide side yard setbacks of seven and one-half (7½) feet on each side, except that side yard setbacks of five (5) feet may be authorized when the Parish Engineer has determined that drainage impacts have been adequately addressed, based on review and approval of a drainage plan for developments with lots of record that have widths greater than fifty (50) feet, or the proposed installation of subsurface drainage, in lieu of drainage swales.

         iii) However, for corner lots, there shall be a side yard setback from the side street of not less than ten (10) feet.

            (Amended 8/5/2010 ZC10-07-068 OCS# 10-2307)

      b) Lots With a Width of Fifty (50) Feet Located in a Critical Drainage Area: In administering the provisions of 6.06. Fill Material and/or Land Reclamation on Shorelines, in addition to meeting all of the requirements applicable to lots ninety (90) feet or less in width, a lot that is fifty (50) feet in width and located in a critical drainage area may be required to have side yard setbacks of seven and one-half (7½) feet on each side when the Parish Engineer determines, based upon review of the required development plan and application of best engineering practices, that drainage swales are required.

      c) Lots With a Width of Fifty (50) Feet or Less in Areas of Special Concern: In the following areas of special concern, lots with widths of fifty (50) feet or less shall have seven and one-half (7½) foot setbacks, except that the setbacks shall be five (5) feet in those cases where a lot with a width less than fifty (50) feet satisfies all of the requirements set forth in 8.06.B.3.d governing a buildable substandard lot:

         i) Part of Ward 4 and Ward 7: Commence at the corner of the Section Lines common to Sections 2, 3, 10 and 11, T8S – R12E, the Point of Beginning. Thence proceed in a northerly direction along the Section line between Sections 2 and 3 to the southern boundary line of the I-12 Right-of-Way; thence proceed in a south-easterly direction along the southern boundary line of the I-12 Right-of-Way to the Section Line common to Sections 21 and 22; thence proceed in a southerly direction along the common Section Line of Sections 21 and 22 to Lake Pontchartrain; thence proceed along the shoreline of Lake Pontchartrain in a westerly, thence in a north and north-westerly direction along the shoreline to Cane Bayou; thence proceed along Cane Bayou in a north, north-easterly direction to the Section line common to Sections 3 and 10; then proceed west to the Point of Beginning, all as more particularly
depicted on the attached map identified as “St. Tammany Parish Council District 7 Set Backs”.

iv. No driveway accessing a dwelling or accessory building may be located within any side yard setback.

b. Commercial and industrial setbacks shall be as provided in this ordinance.

2. Existing Railroads and Mineral Deposits

Existing railroads may continue to operate and be maintained in dwelling and commercial districts. Mineral deposits may be mined but residential areas shall be protected as set forth under Section 9. Zoning Regulations.
F. Non-Conformities

1. Types of Non-Conformities
   a. Legal Non-Conforming Lots
      Any residential substandard lot(s) of record lawfully existing at the time of enactment of this ordinance shall be continued as a legal non-conforming use even though said lot(s) does not conform with the provisions of this ordinance for the use district in which it is located, except that an owner of a contiguous substandard lot(s) of record shall be required to combine said lots to create buildable lots of record in accordance with Section 8. Subdivision Regulations.
   b. Legal Non-Conforming Buildings
      Any building or structure lawfully existing at the time of enactment of this ordinance may be continued as legal non-conforming building or structure even though said building or structure does not conform with the provisions of this ordinance for the zoning district in which it is located. Similarly, whenever the use listed under the zoning district is changed thereafter, then the existing lawful use may be continued. Legal non-conforming buildings shall be subject to the following regulations:
      i. Alterations
         Structural alterations to a legal non-conforming building or structure may be permitted only when there is not an increase in the cubical content of the building.
      ii. Expansions
         A single expansion is permitted for structural additions to a legal non-conforming building or structure may be permitted, provided:
         (i) The total expansion shall not exceed twenty-five (25) percent of the total area of the existing structures or uses.
         (ii) The proposed expansion shall not infringe on the side, front and rear yard requirements for the particular zoning district in which the legal non-conforming use is located.
         (iii) The parking requirements for the use shall be satisfied.
         (iv) The development meets all applicable Parish requirements.
         (v) Any proposed expansion of a non-conformity shall not require the re-zoning of adjacent properties to accommodate said expansion (i.e. provide additional required parking).
      iii. Expiration
         The petitioner shall have six (6) months to obtain the appropriate building permits or occupy the expansion from the date of the closure of the business or abandonment of the use.
   c. Legal Non-Conforming Uses
      i. Legal non-conforming uses, defined as any use lawfully existing at the time of enactment of this ordinance, may be continued as a legal non-conforming use even though such use does not conform to the provisions of this ordinance for the zoning district in which it is located. Similarly, whenever a zoning district is changed thereafter, then the existing lawful use may be continued.
      ii. Non-conforming uses shall be subject to the following regulations:
         (a) Alteration shall conform to provisions of the zoning district in which it is located.
         (b) Change in Use
            (i) A legal non-conforming 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 non-conforming use has been changed shall be used as a more intense use unless a zoning change comparable to that use has been approved by the Parish Council.
            (c) A building or structure which has a legal non-conforming 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.
            (d) No building or structure or premises where a legal non-conforming use has ceased for reasons other than those stated in 2 below for a period of more than six (6) months or has changed to a permitted or conforming use, shall again be used as a legal non-conforming use. Should the new legal non-conforming use be less intense than the original use, the new legal non-conforming, use shall establish the degree of the non-conformity relative to intensity after the same period of time.
            (e) The legal status of a non-conforming use can be determined by providing acceptable proof. A copy of a valid occupational license or an occupational licensed not expired for more than six (6) months shall be provided as an acceptable proof of legal non-conforming status. Other forms of proof, including but not
limited to, business transaction receipts, utility statements, and date aerial photographs, may be acceptable. Additional information may be required for proving the intensity and the site of the operation.

2. Abandonment of or Restoration After Damage

Any legal non-conforming building or structure which has been damaged to the extent of not exceeding fifty (50) percent of its replacement valuation by reason of fires, flood, explosion, earthquake, riot, war or act of God, may be re-constructed and re-used as before if done within six (6) months from the time such damage occurred, provided that there is no increase in cubical content of the building or structure. Except as provided in paragraph a below, if such damage is greater than fifty (50) percent of the replacement valuation, such building or structure may only be reconstructed to conform to the provisions of the use district in which it is situated. 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 meets all criteria within the current zoning district in which it is located.

(a amended 07/01/10 ZC10-06-058 OCS#10-2298)

a. A manufactured home damaged by an event set forth in paragraph 2 above may be removed from the site and replaced if done within one (1) year from the time such damage occurred.

b. The provisions of paragraph 2 above shall not apply in those cases where the damage was occasioned by the intentional act of the owner.

3. Expansions

Expansions of legal non-conforming uses, including structural additions to a legal non-conforming building or structure may be permitted, provided:

a. Standards

i. The total expansion shall not exceed twenty-five (25) percent or the total area of the existing structure or use.

ii. The proposed expansion shall not infringe on the side, front and rear yard requirements for the particular district in which the legal non-conforming use is located.

iii. The proposed expansion will not merely serve as a convenience to the applicant, but will relieve some demonstrated hardship.

iv. The proposed expansion shall not result in a diminution of surrounding conforming uses, or cause any diminution or depreciation of property values of any surrounding property nor alter the essential character or the locality.

v. 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 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, tight or glare or other nuisances.

b. Application

An application verified by the owner of record or authorized agent of said owner of the property involved shall be filed with the Department of Planning and Development for the attention of the Zoning Commission upon a form prescribed therefor, which shall contain, or be accompanied by, all required information. The application can be found in the Administrative Manual.

c. Public Hearings

Upon receipt of such verified application, the Department of Planning and Development shall notice a Public Hearing by posting the affected site in a conspicuous place at least ten (10) consecutive days prior to the intended permit hearing. Notice of such public hearing shall also be published in the official Journal of the Parish at least ten (10) days prior to the intended public hearing. A record of pertinent information presented at the public hearing shall be made and maintained by the Zoning Commission as part of their permanent record relative to the applicant.

d. Determination

i. The Zoning Commission shall then make its findings and the permit decision shall not become effective for ten (10) days, during which time an appeal can be made in writing to the Department of Planning and Development. Should the next scheduled Parish Council meeting occur prior to the expiration of the appeal period, the appeal must be filed in time for placement on the regular agenda.

ii. Upon the filing of an appeal, all permits for said request shall be suspended and shall not be issued until a determination has been made by the Parish Council.

e. Appeal

The Parish Council may sustain the decision of the Zoning Commission by majority vote or may overturn the decision of the Zoning Commission by a vote of a simple majority of the legislative body.
f. Expiration
   
i. The petitioner shall have six (6) months to obtain the appropriate building permits or occupy the expansion from the date of approval of the Zoning Commission, unless otherwise stipulated by the Zoning Commission.

   ii. In the case of an appeal, the six (6) month provision shall commence at such time as a determination has been made by the Parish Council.
G. Development in a TND Traditional Neighborhood Development District

The following regulations apply to development within the TND-1 and TND-2 Traditional Neighborhood Development Districts.

1. Overview

a. A TND District consists of an area of not less than fifty (50) contiguous acres. In this Section, property is considered contiguous even if separated by a public roadway.

b. A TND District is divided into at least two types of areas, and each type of area has different land use and site development regulations. A TND District must have one Neighborhood Center Area (also sometimes referred to as Town Center or Village Center) and at least one Mixed Residential Area. A TND District may also have a Neighborhood Edge Area, Civic Spaces and Green Spaces.

c. Neighborhood Center Area

A Neighborhood Center Area serves as the focal point of a TND District, containing retail, commercial, civic, and/or public services to meet the daily needs of community residents. A “Neighborhood Center Area” is pedestrian-oriented, and it is designed to encourage pedestrian movement. A square may be located in a Neighborhood Center Area. Retail and commercial uses should generally be located adjacent to a square. The Neighborhood Center Area uses include retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and attached residential dwellings.

d. Mixed Residential Area

A Mixed Residential Area includes a variety of residential land uses, including single-family residential, duplex, townhome, and multi-family. Residential scale retail and commercial uses are permitted within a Mixed Residential Area with strict architectural and land use controls. Retail and commercial uses in a Mixed Residential Area are required to blend into the residential character of the neighborhood. A Mixed Residential Area includes open spaces including small squares, pocket parks, community parks, and greenbelts. A Mixed Residential Area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed Residential Area uses include single-family homes, condominiums, townhomes, apartments, offices, restaurants, neighborhood scale retail, and civic uses. Mixed Residential Areas often utilize alleys.

e. Neighborhood Edge Area

A Neighborhood Edge Area is the least dense portion of a TND District, with larger Lots and greater setbacks than the rest of the neighborhood. Alleys are not required, and direct vehicular Access to Streets is permitted. Only single family residential dwellings (attached or detached) are permitted. A Neighborhood Edge Area is appropriate along the perimeter of the neighborhood. A portion of a TND District that adjoins existing or platted conventional low density housing must be designated as a Neighborhood Edge Area.

f. Large office, low-impact manufacturing uses and industrial uses that are not appropriate for a Neighborhood Center Area or a Mixed Residential Area but which serve the local residents may be located in a specified district.

g. Civic Uses that are oriented to the general public are permitted in a Neighborhood Center Area and a Mixed Residential Area. These uses are essential components of the social and physical fabric of a TND District. Civic space shall be integrated in residential and commercial areas in the TND District. TND Districts shall incorporate civic Common Open Space to be maintained by the municipality and/or private open spaces to be maintained by the community or landowners within the TND District. Special attention should be paid to the location of government offices, libraries, museums, schools, churches, and other prominent public buildings to create focal points and landmarks for the community. The locations of these major public civic uses are designated on the development plan at the time of Commission approval of a particular development.

h. Open space is a significant part of a TND District design. Formal and informal open spaces are required. These serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood. Open space includes squares, plazas, greens, preserves, parks, and greenbelts.

i. A TND District is designed to be pedestrian oriented. To accomplish this goal, pattern and design of the various thoroughfare types are used to reduce vehicle travel speeds and encourage pedestrian activity. An interconnected network of streets, and other thoroughfare types, is required. Streets may be smaller than in conventional development and more varied in size and form to control traffic and give character to the neighborhood.

j. Thoroughfares and utilities in TND Districts shall connect to existing thoroughfares and utilities, or dead-end as stubs intended for connection to future thoroughfares, unless otherwise prohibited by topography, environmental constraints or other considerations, as further described in 2.h. Thoroughfare Network.

2. TND District Design Requirements

a. Association

i. Conditions, covenants, and restrictions for all the property within a TND District must be filed in the Parish
records by the owner before a lot is sold and/or a building permit is issued.

ii. In addition to other terms and conditions acceptable to the applicant, the conditions, covenants, and restrictions must create one (1) or more property owners Associations with mandatory membership for each property owner, governed by Articles of Incorporation and Bylaws, which shall:

(a) Be organized by the applicant and operated with a financial subsidy from the applicant before the sale of any lots within the TND District;
(b) Provide for the conditions and timing of transferring control of the Association from the applicant to the property owners;
(c) Be responsible for maintenance of insurance and taxes on all Common Open Space, enforceable by liens placed on the Association by the Parish, as provided in the Association Bylaws;
(d) At all times, cause all owners to have access to the Common Open Space within the TND District;
(e) Establish architectural standards that are in conformity with the requirements of this ordinance which shall be subject to review and approval by the Board of Directors of the Association or the Architectural Control Committee, as described below;
(f) Create an Architectural Control Committee to review development for compliance with the architectural standards, to issue certificates of approval, and to review and approve the development's architect, designer, and/or other professionals contributing to the development;
(g) Provide for the ownership, development, management, and maintenance of private open space (except plazas owned by individual property owners), community parking facilities, community meeting hall, and other common areas;
(h) Provide for a maintenance program for all property within the TND District, including landscaping and trees within the streetscape;
(i) Require the collection of assessments from members in an amount sufficient to pay for its functions; and
(j) Be effective for a term of not less than fifty (50) years.

b. Land Use Allocations

Each lot within a TND District must be allocated particular permitted land use categories. Areas which would permit the sale or consumption of alcohol must be approved for an alcohol license by the Alcohol and Beverage Board.

c. Neighborhood Uses

In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A TND District should consist of a mix of residential uses, a mixed use area, and open space as provided below:

i. A mix of residential uses of the following types can occur anywhere in the TND District, provided that attached or detached single-family dwellings shall account for at least fifty (50) percent of the residential units in the TND District. For infill development, the mix of residential uses may be satisfied by existing residential uses adjacent to the TND District by including some and/or all of the following:

(a) Single-family detached dwellings, including manufactured homes;
(b) Single-family attached dwellings, including duplexes, townhomes, row houses;
(c) Multi-family dwellings, including senior housing;
(d) Secondary dwelling units ("granny flats");
(e) "Special needs" housing, such as community living arrangements and assisted living facilities;
(f) Residential units above commercial uses, which shall be considered multi-family units.

ii. Mixed use area, of commercial, residential, civic or institutional, and open space uses as identified below. All residents should be within approximately one-half (½) mile or a fifteen (15) minute walk from existing or proposed commercial, civic, and open space areas.

(a) Commercial uses may include the following:

(i) Food services including without limitation, neighborhood grocery stores; butcher shops; bakeries; restaurants (including the sale and consumption of alcohol), not including drive-throughs; cafes; coffee shops; neighborhood taverns, bars or pubs; delis, ice cream parlors, specialty foods, and/or outside dining patios and areas;
(ii) Retail uses (including without limitation, retail sales, florists or nurseries; gas stations, hardware stores; stationery stores; book stores; galleries, studios and shops of artists and artisans, drug stores, apparel, antiques, furniture, music, pets, farmers market, and toys);
(iii) Services (including without limitation, child care centers; music, dance or exercise studios; offices, including professional and medical offices; financial and banks; medical clinics, barber; laundromats;
educational, hair salon; dry cleaning, health or fitness, dry cleaners, tailor shops, repair and service shops, and postal); 
(iv) Accommodations (bed and breakfast establishments, small hotels or inns); and 
(v) Clubs and organizations, including fraternal organizations.

(b) Residential uses may include the following, for sale or rent:
   (i) Single-family attached dwellings, including duplexes, townhomes, row houses; 
   (ii) Multi-family dwellings, including senior housing; 
   (iii) Residential units located on upper floors above commercial uses or to the rear of storefronts; 
   (iv) Live/work units that combine a residence and the resident’s workplace; and 
   (v) “Special needs” housing, such as community living arrangements and assisted living facilities.

(c) Civic or institutional uses may include the following:
   (i) Municipal offices, fire stations, libraries, museums, community meeting facilities, and post offices; 
   (ii) Places of worship; 
   (iii) Transit shelters; 
   (iv) Philanthropic institutions; and 
   (v) Educational facilities.

(d) Office which may include the following:
   (i) Art galleries and studios; 
   (ii) Banks; 
   (iii) Child care centers; 
   (iv) Clubs; 
   (v) Professional offices; and 
   (vi) Medical clinics.

(e) Open space uses may include the following:
   (i) Central square; 
   (ii) Neighborhood parks; 
   (iii) Recreational facilities; and 
   (iv) Playgrounds.

iii. Open space

Uses identified below should be incorporated in the TND District as appropriate. Large outdoor recreation areas should be located at the periphery of neighborhoods rather than central locations. Common Open Space is more particularly described in e below.

(a) Environmental corridors; 
(b) Protected natural areas; 
(c) Community parks; 
(d) Streams, ponds, and other water bodies; and 
(e) Stormwater detention/retention facilities.

Development Units

The number of residential dwelling units and the amount of non-residential development, excluding open spaces, shall be determined as follows, provided that single-family detached dwellings shall account for at least fifty (50) percent of the total number of residential units in the TND District, and two-family units, townhomes, and multi-family units shall comprise less than fifty (50) percent of the units in each of the TND Districts:

i. TND-1

(a) Mixed Residential Area:
   (i) The number of single-family detached units permitted shall be 2.5 to 5 dwelling units per net acre; 
   (ii) The number of single-family attached units permitted shall be 5 to 8 dwelling units per net acre 
   (iii) The number of multi-family units shall be 5 to 20 dwelling units per net acre. 
   (iv) Secondary dwelling units shall be permissible in addition to the number of dwelling units authorized
under this Section. However, the total number of secondary dwelling units shall not be more than ten (10) percent of the total number of single-family attached and detached units.

(v) For each affordable housing unit provided under this Section, one (1) additional dwelling unit shall be permitted, up to a maximum fifteen (15) percent increase in dwelling units.

(b) In mixed-use areas:
   (i) The number of single-family and multi-family dwelling units permitted shall be calculated the same as above plus an additional number of units not to exceed ten (10) percent of the amount permitted above.
   (ii) All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this Section. However, the total number of dwelling units shall not be increased by more than ten (10) dwelling units or ten (10) percent, whichever is greater.
   (iii) The total ground floor area of non-residential development uses, including off-street parking areas, shall not exceed twenty-five (25) percent of the TND District.

ii. TND-2
(a) Mixed Residential Area:
   (i) The number of single-family attached and detached units permitted shall be five (5) to eight plus (8+) dwelling units per net acre;
   (ii) The number of multi-family units shall be eight (8) to forty (40) dwelling units per net acre.
   (iii) Secondary dwelling units shall be permissible in addition to the number of dwelling units authorized under this Section. However, the total number of secondary dwelling units shall not be more than ten (10) percent of the total number of single-family attached and detached units.
   (iv) For each affordable housing unit provided under this Section, one (1) additional dwelling unit shall be permitted, up to a maximum fifteen (15) percent increase in dwelling units.

(b) In mixed-use areas:
   (i) The number of single-family and multi-family dwelling units permitted shall be calculated the same as above plus an additional number of units not to exceed ten (10) percent of the amount permitted above.
   (ii) All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this Section. However, the total number of dwelling units shall not be increased by more than ten (10) dwelling units or ten (10) percent, whichever is greater.
   (iii) The total ground floor area of non-residential development uses, including off-street parking areas, shall not exceed twenty-five (25) percent of the TND District.

e. Additional Common Open Space Requirements
At least twenty (20) percent of the gross acreage of the TND District must be open space. At least twenty-five (25) percent of the Common Open Space must be dedicated to the public for parkland. Ninety (90) percent of the lots within Mixed Residential Areas shall be within a one-half (1/2) mile or a fifteen (15)-minute walk from Common Open Space.

i. The following uses may account for Common Open Space with the stated limitations:
   (a) Parks and other open greenbelt areas which are readily accessible must account for not less than twenty-five (25) percent of the Common Open Space.
   (b) Trees along thoroughfare types located within designated landscape common areas or landscape servitude and located within a street Right-of-Way may not exceed twenty-five (25) percent of the Common Open Space. There shall be one (1) street tree per forty (40) feet of frontage. However, Common Open Space within vehicle use areas or any noncontiguous green area of less than one thousand (1,000) square feet may not be included.
   (c) Lake and ponds, including storm water wet detention basins provided that they are designed so that a minimum of twenty (20) percent of the abutting shoreline is made accessible for the common use of the development, but in no event less than three hundred (300) feet of frontage.
   (d) Storm water dry detention basins of not less than one (1) acre; but may not exceed twenty-five (25) percent of the Common Open Space and must be designed to provide for acceptable maintenance and upkeep of the detention basin.
   (e) Golf courses may account for up to fifty (50) percent of the Common Open Space.
   (f) Wetlands with not less than fifty (50) percent bottomland hardwood, pine savannah, and/or brackish marshland.
   (g) Hard surface recreation areas such as recreational courts and pedestrian plazas may account for up to twenty-five (25) percent of the Common Open Space.
(h) Areas including Servitudes with existing below ground utilities and/or facilities with a width of not less than fifty (50) feet.
(ii) Areas including Servitudes with a width of not less than one hundred fifty (150) feet.
(j) School sites, excluding the area devoted to buildings.
(k) An existing building or buildings that have historical or cultural significance may be located in a common area space; however, the enclosed building area may not be included in the Common Open Space requirement.
(l) Common Open Space for the use by the general public, if agreed to by the appropriate governmental authority, in each case in an amount to be determined by the Zoning Commission.

ii. Common Open Space shall not include:
(a) Required
(i) Yards which are not accessible for the common use of the development;
(ii) Parking areas;
(iii) Drives;
(iv) Utility with above ground improvements or road easements/servitudes except as specified above;
(b) Structures (unless a part of the open space such as gazebos);
(c) Drainage ditches or canals; and
(d) Areas reserved for the exclusive use and benefit of an individual tenant or owner.

iii. No more than twenty (20) percent of the Common Open Space shall be devoted to paved areas and structures such as courts or recreation buildings, parking lots and on-street parking shall not be located within or along the side of a street or road bordering parks, greens and squares.

iv. Common Open Space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the TND District through covenant, deed restriction, open space servitude, or similar legal instrument; or, if agreed to by governmental agency, the open space may be conveyed to a governmental agency for the use of the general public.

v. The Commissions may consider a TND District with a lesser amount of Common Open Space if it is clear that the proposed TND District substantially provides for the intent of a TND District. It is noted that Common Open Space is a very important element of a TND District and reductions to the Common Open Space provision should be granted only as a result of specific, clearly documented reasons (i.e. the TND District may be located on a relatively small site in an area where a respective fifteen [15] percent or twenty [20] percent provision would detract from building continuity or historic preservation efforts).

vi. In the event land shown on a Specific Implementation Plan (as hereinafter defined) as Common Open Space is dedicated to the Parish, the Parish Council may, but shall not be required to, accept the open space provided:
(a) Such land is accessible to the residents of the Parish;
(b) There is no cost of acquisition other than the costs incidental to the transfer of ownership; and
(c) The Parish agrees to and has access to maintain such lands.

vii. Common Open Space shall be protected against building development and environmental damage by conveying to the municipality, parish, association, or land trust an open space servitude restricting the area in perpetuity against any future building and against the removal of soil, trees and other natural features, except as the Commissions determine is consistent with conservation or recreational purposes.

f. Stormwater Management
The design and development of the TND District should minimize off-site stormwater runoff, promote on-site filtration, and minimize the discharge of pollutants to ground and surface water. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable. New development and redevelopment shall meet the following requirements:

i. Untreated, direct stormwater discharges to wetlands or surface waters are not allowed.

ii. A Drainage analysis shall be submitted in conformance with Section 6. Stormwater Regulations and/or Section 8. Subdivision Regulations.

iii. Erosion and sediment controls must be implemented.

iv. Redevelopment stormwater management systems should improve existing conditions and meet standards of Section 6. Stormwater Regulations.

v. All treatment systems or BMPs must have operation and maintenance plans to ensure that systems function as designed.
g. Lot and Block Standards
   i. Block and Lot Size Diversity
      Thoroughfare layouts should provide for perimeter blocks that are generally in the range of two hundred (200) – four hundred (400) feet deep by four hundred (400) – eight hundred (800) feet long. Block length shall not exceed two thousand (2,000) feet in perimeter. The Commissions may approve block perimeters of more than two thousand (2,000) feet if required because of existing topography. A block longer than 500 feet in length shall be traversed near the midpoint by a pedestrian path. A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.

   ii. Lot Widths
      Lot widths should create a relatively symmetrical street or road cross section that reinforces the public space of the street or road as a simple, unified public space.

   iii. Building Setback, Front - Mixed Use Area
      Structures in the mixed-use area have no minimum setback. Commercial and civic or institutional buildings should abut the sidewalks in the mixed-use area.

   iv. Building Setback, Front - Areas of Mixed Residential Uses
      Single-family detached residences shall have a building setback in the front as specified in the Conditions, Covenants and Restrictions (CCR). The CCR must establish a specific or range of setback between zero (0) and twenty-five (25) feet in depth. Single-family attached residences and multifamily residences shall have a building setback in the front between zero (0) and fifteen (15) feet.

   v. Building Setback, Rear - Areas of Mixed Residential Uses
      The principal building on lots devoted to single-family detached residences shall be setback no less than thirty (30) feet from the rear lot line.

   vi. Side Setbacks
      Provision for zero lot-line single-family dwellings should be made, provided that a reciprocal access easement is recorded for both lots and townhomes or other attached dwellings, provided that all dwellings have pedestrian access to the rear yard through means other than the principal structure.

h. Thoroughfare Network
   i. The circulation system shall allow for different modes of transportation.

   ii. The circulation system shall provide functional and visual links within the residential areas, mixed-use area, and open space of the TND District and shall be connected to existing and proposed external development. The circulation system shall provide adequate traffic capacity, provide connected pedestrian and bicycle routes, especially off-street bicycle or multi-use paths or bicycle lanes on the streets where required and ADA-approved crosswalks and sidewalks, control through traffic, provide adequate transit stops, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the TND District.

   iii. The general requirements of Table 2. Street Design Guidelines in a TND District (Each subject to modification by the Commissions) shall apply, which may be modified by the Commissions.

   iv. Pedestrian Circulation
      Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the TND District. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides in accordance with the specifications listed in Table 2. Street Design Guidelines in a TND District (Each subject to modification by the Commissions). The following provisions also apply:

      (a) Sidewalks in Residential Areas
         Clear and well-lighted sidewalks, three (3) to five (5) feet in width, depending on projected pedestrian traffic, shall connect all dwelling entrances to the adjacent public sidewalk. Sidewalks shall be provided along both sides of each street in residential areas. For pedestrian safety, sidewalks shall be separated at least seven (7) feet from the curb.

      (b) Sidewalks in Mixed-Use Areas
         Clear and well-lighted walkways shall connect building entrances to the adjacent public sidewalk and to associated parking areas. Such walkways shall be a minimum of five (5) feet in width. Sidewalks shall be provided along both sides of each thoroughfare type located within a mixed-use area. For pedestrian safety, sidewalks shall be separated at least seven (7) feet from the curb.

      (c) Disabled Accessibility
         Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
(d) Crosswalks

Intersections of sidewalks with thoroughfares shall be designed with clearly defined edges. Crosswalks shall be well lit and clearly marked with contrasting paving materials at the edges or with striping.

v. Bicycle Circulation

Bicycle circulation shall be accommodated on streets and/or on dedicated bicycle paths. Where feasible, any existing bicycle routes through the site shall be preserved and enhanced. Facilities for bicycle travel may include off-street bicycle paths (generally shared with pedestrians and other non-motorized users) and separate, striped, four (4) foot bicycle lanes on streets. If a bicycle lane is combined with a lane for parking, the combined width should be fourteen (14) feet.

vi. Public Transit Access

Where public transit service is available or planned, convenient access to transit stops shall be provided. Where transit shelters are provided, they shall be placed in highly visible locations that promote security through surveillance, and shall be well lighted.

vii. Motor Vehicle Circulation

Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features such as “queuing streets”, curb extensions, traffic circles, and medians may be used to encourage slow traffic speeds.

viii. The thoroughfare network of the TND District shall be connected to existing thoroughfares, unless the Commissions and Parish Council determine that topography, requirements of traffic circulation or other considerations make such connections impractical. In suburban areas, TND District streets should be laid out to allow extensions to future neighborhoods. Dead-end streets are prohibited unless the Commissions and Parish Council determine otherwise.

ix. Design of Thoroughfares

(a) General

(i) Thoroughfares consist of moving lanes, parking lanes, curbs or swales, planters, trees, street lights and sidewalks.

(ii) Thoroughfare types shall be designated in the Specific Implementation Plan.

(iii) Roads, streets, and commercial streets may be modified to become avenues, boulevards and Drives.

(iv) Thoroughfares passing from one (1) use area to another shall change appropriately except those designated as a “connector” in the Specific Implementation Plan.

(v) The exact locations of trees and lights along thoroughfares may be adjusted for specific conditions, such as building entrances.

(vi) Thoroughfares that exist in or near a TND District at the time of rezoning and are consistent with the intent of this ordinance may become an approved standard for use in that TND District. An example of such a condition is commonly found in a nearby historic neighborhood.

(vii) If striped, on-street parallel parking spaces shall be striped collectively, not individually.

(viii) The full width of all paths, passages, rural lanes, lanes and alleys shall be designated a utility easement. Only in the absence of these thoroughfare types are utility easements permitted elsewhere.

(ix) Traffic signals shall be timed on sixty (60) second / thirty (30) second intervals, with exceptions only for intersections with an unusually high number of turning motions as determined by the Parish Engineer.

(x) All thoroughfares within a TND District shall terminate at other thoroughfares, forming a network. Cul-de-sacs shall be granted only when justified by site conditions.

(b) Design of Thoroughfares in Commercial Areas

(i) All lots shall front on a thoroughfare, except that a maximum of twenty (20) percent of lots served by a real lane or alley may front a path or passage.

(ii) Thoroughfares may intersect at non-orthogonal angles as acute as thirty (30) degrees.

(c) Design of Thoroughfares in Civic Areas

Thoroughfares fronting civic buildings or civic spaces shall follow the standards of the underlying use area.

i. Parking Requirements

Parking areas for shared or community use should be encouraged. On-street parking shall count toward the parking requirements. Side and rear parking shall be allowed. In addition:

i. In the mixed-use area, any parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided as specified in n. Landscaping and Screening Standards.
A parking lot or garage may not be adjacent to or opposite a street, or other thoroughfare, intersection.

In the mixed-use area, a commercial use must provide one (1) parking space for every five hundred (500) feet of gross building area.

Parking lots or garages must provide not less than one (1) bicycle parking space for every ten (10) motor vehicle parking spaces.

Adjacent on-street parking may apply toward the minimum parking requirements.

In the Mixed Residential Areas, parking may be provided on-site. One (1) off-street parking space with unrestricted ingress and egress shall be provided for each secondary dwelling unit.

Multi-family uses must provide one (1) parking space for every dwelling unit and one-half (½) parking space for each additional bedroom.

In residential areas, garage doors which face the front of a lot shall be placed twenty (20) feet beyond the setback of the principal structure. However, the Commissions may modify this requirement for no more than twenty (20) percent of the dwelling units if warranted by topography or other environmental conditions.

In non-residential areas, parking lots shall be located to the rear or side of buildings. Side parking lots shall account for no more than twenty-five (25) percent of parking, and shall be screened from sidewalks by a combination of low walls or fences and landscaping.

In the case of commercial or office uses which have shop or store fronts adjacent to sidewalks and thoroughfares, parking along the thoroughfare directly in front of the lot shall count toward fulfilling the parking requirements.

The required number of spaces for commercial and office uses may be further reduced by demonstrating the use of shared parking.

If a developer desires additional customer parking for non-residential uses, it shall be provided on grassy, pervious surfaces (of reinforced/plastic grid, reinforced block or similar material) which are adequate to sustain parked vehicles.

Off-street parking shall be located in mid-block parking lots located behind the buildings.

Parking shall be accessed by alley or rear lane, when available. However, there shall be no parking in an alley or lane.

Parking shall be prohibited within thirty (30) feet of intersections to enable public service and emergency vehicles adequate turning radii, and in mid-block sections such that emergency vehicles can park and operate within one hundred twenty-five (125) feet of all buildings on the block.

Required parking may be provided within a five (5) minute (one-quarter mile) radius of the site which it serves.

The location of permitted parking along thoroughfares should be coordinated to allow access to mail boxes.

Parking lots greater than two (2) double loaded parking rows should be carefully arranged to minimize breaks between pedestrian destinations.

Shared Parking

(a) If an office use and a retail sales and service use share parking, the parking requirement for the retail sales and service use may be reduced by twenty (20) percent, provided that the reduction shall not exceed the minimum parking requirement for the office use.

(b) If a residential use shares parking with a retail and service use other than lodging uses, eating and drinking establishments or entertainment uses, the parking requirement for the residential use may be reduced by thirty (30) percent, provided that the reduction does not exceed the minimum parking requirement for the retail and service use.

(c) If an office and a residential use share off-street (or other thoroughfare) parking, the parking requirement for the residential use may be reduced by fifty (50) percent, provided that the reduction shall not exceed the minimum parking requirement for the office use.

Architectural Standards

A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character. In order to achieve harmonious design throughout the TND District, architectural design guidelines for the residential, commercial, office and civic and institutional uses shall be submitted to the Commissions and used in creating the development by the developer, as set forth in 8 below and in the General Implementation Plan Checklist.

Guidelines for Existing Structures

(a) Existing structures, if determined to be historic or architecturally significant, shall be protected from
demolition or encroachment by incompatible structures or landscape development.

(b) The U.S. Secretary of the Interior’s Standards for Rehabilitation of Historic Properties shall be used as the criteria for renovating historic or architecturally significant structures.

ii. Guidelines for New Structures

(a) Height

New structures within a TND District shall be no more than three (3) Stories for single-family residential, or five (5) stories for commercial, multi-family residential, or mixed use.

(b) Entries, Facades, Windows, Doors and Roofs

(i) The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public thoroughfare.

(ii) The front facade of the principal building on any lot in a TND District shall face onto a public thoroughfare.

(iii) The front facade shall not be oriented to face directly toward a parking lot.

(iv) Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences.

(v) For commercial buildings, a minimum of fifty (50) percent of the front facade on the ground floor shall be glass (transparent), including window or door openings allowing views into and out of the interior.

(vi) New structures on opposite sides of the same thoroughfare should follow similar design guidelines. This provision shall not apply to buildings bordering civic uses.

(vii) Building and parking placement within the Neighborhood Center Area, or Town Center, should be arranged to create appropriately scaled continuous building facades with as few non-pedestrian oriented breaks as possible.

(viii) Building wall materials may be combined on each façade only horizontally, with the heavier generally below the lighter.

(ix) Walls along thoroughfares shall be made of brick, or block and stucco, or other material to match the façade of the principal building.

(x) Windows shall use clear glass panels.

(xi) All openings including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.

(xii) Openings above the first story shall not exceed fifty (50) percent of the total building wall area, with each façade being calculated independently.

(xiii) The facades on retail frontages shall be detailed as storefronts and glazed no less than fifty (50) percent of the sidewalk-level story.

(xiv) Doors and windows that operate as sliders are prohibited along frontages.

(xv) Flat roofs shall be enclosed by parapets a minimum of forty-two (42) inches high, or as required to conceal mechanical equipment to the satisfaction of the developer, Board of Directors and Architectural Control Committee.

(c) Dwelling units may be constructed above the ground floor in commercial and office buildings.

(d) Commercial and office development within the TND District shall have an architectural design compatible with the design of residential buildings.

iii. Utilities

All utilities shall be placed underground and/or shall run within alley easements within the TND District.

k. Guidelines for Garages and Secondary Dwelling Units

Garages and secondary dwelling units may be placed on a single-family detached residential lot within the principal building or an accessory building provided that the secondary dwelling unit shall not exceed eight hundred (800) square feet. Garage doors shall have a minimum setback of twenty (20) feet.

I. Guidelines for Exterior Signage

Comprehensive sign guidelines are required for the entire TND District which establishes a uniform sign theme. Such guidelines shall be submitted to the Board of Directors of the Architectural Control Committee, if any, for approval. Signs shall share a common style, as to size, shape, and material. In the mixed-use area, all signs shall be wall signs or cantilever signs; provided, however, that no billboards shall be allowed within the TND District. Cantilever signs shall be mounted perpendicular to the building face and shall not exceed eight (8) square feet.
Guidelines for Lighting

i. Lighting along thoroughfares, including pedestrian scale lighting, shall be provided along all thoroughfares. Generally more, smaller lights, as opposed to fewer, high-intensity lights, should be used. Lights shall be installed on both sides of streets at intervals of no greater than seventy-five (75) feet apart. The lighting design shall meet the minimum standards developed by the Illumination Engineering Society.

ii. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties.

Landscaping and Screening Standards

i. Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. Where screening is required by this ordinance, it shall be at least three (3) feet in height, unless otherwise specified. Required screening shall be at least fifty (50) percent opaque throughout the year. Required screening shall be satisfied by one (1) or some combination of a decorative fence not less than fifty (50) percent behind a continuous landscaped area, a masonry wall, or a hedge.

ii. A yard one thousand (1,000) square feet or less in size is not required to be landscaped.

iii. Trees Along Thoroughfares
   (a) A minimum of one (1) deciduous canopy tree per forty (40) feet of frontage, or fraction thereof, shall be required. Trees can be clustered and do not need to be evenly spaced, subject to further provisions as set forth herein.
   (b) Trees should preferably be located between the sidewalk and the curb, within the landscaped area of a boulevard, or in tree wells installed in pavement or concrete.
   (c) If placement of trees within the Right-of-Way will interfere with utility lines, trees may be planted within the front yard setback adjacent to the sidewalk.
   (d) Native shade trees which grow to a minimum height of forty (40) feet at maturity shall be planted along all streets at a maximum average spacing of thirty (30) feet on center.
   (e) Trees shall have a minimum caliper of two and one-half (2½) inches at the time of planting.

iv. Parking Area Landscaping and Screening
   (a) All parking and loading areas fronting public thoroughfares or sidewalks, and all parking and loading areas abutting residential districts or users, shall provide a landscaped area at least five (5) feet wide along the public thoroughfare or sidewalk; screening at least three (3) feet in height and not less than fifty (50) percent opaque; and one (1) tree for each twenty-five (25) linear feet of parking Lot frontage.
   (b) Parking Area Interior Landscaping
      The corners of parking lots, "islands", and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation may include turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
   (c) For all parking lots with more than six (6) spaces, the landscaped area shall be comprised of a minimum of twenty (20) percent of the total parking lot area.
   (d) In large parking lots containing more than two hundred (200) parking spaces, an additional landscaped area of at least two hundred (200) square feet shall be provided for each twenty-five (25) parking spaces or fraction thereof, containing one (1) native shade tree or canopy tree. The remainder shall be covered with turf grass, native grasses or other perennial flowering plants, vines or shrubs.

v. Landscape materials that are used for screening shall be of a size that allows growth to the desired height and opacity within two (2) years.

Environmental Standards

All uses in the TND District shall conform to all applicable federal, state and local laws and regulations regarding the environment such as laws and regulations concerning noise, air quality, water quality, radiation, and radioactivity.

3. Fees
   The Parish Council may, by resolution, establish fees for the administration of this ordinance.

4. Other Code and Ordinances Applicability
   a. The St. Tammany Parish Land Development Code and all other codes and ordinances apply to a TND District unless:
      i. This ordinance expressly provides otherwise; and
      ii. Only as long as such other codes and ordinances do not impede the accomplishment of the stated purpose of the TND District as described in this ordinance.
   b. The requirements of this Section supersede any inconsistent provision of any other codes and ordinances.
c. A TND District is a separate and distinct zoning district which shall allow the permitted uses as provided in the General Implementation Plan, notwithstanding any other zoning classification provided in other codes and ordinances.

5. Unified Control

All land included in any TND District shall be under the complete, unified and legal control of the applicant, whether the applicant be an individual, partnership, limited liability company, corporation and/or other person. Upon request by the Parish, the applicant shall furnish the Parish sufficient evidence to the satisfaction of the Parish that the applicant is in the complete, legal and unified control of the entire area of the proposed TND District. Upon request by the Parish, the applicant shall provide the Parish all agreements, contracts, guarantees and other necessary documents and information that may be required by the Parish to ensure that the development project will be lawfully completed according to the plans sought to be approved.

6. Application Procedure and Approval Process; General

Prior to the issuance of any permits for development of a TND District, the following four (4) steps shall be completed according to the procedures outlined in this Section:

   i. Pre-Application Conference;
   ii. Approval of a General Implementation Plan by the Commissions and the Parish Council for the entire TND District; and
   iii. Approval of a Specific Implementation Plan by the Planning Commission; and
   iv. Approval of a Final Plat by the Planning Commission.

b. If the development includes the division of property into lots, the Specific Implementation Plan shall be approved concurrently with a preliminary plat.

c. Subdivisions of property within a TND District after General Implementation Plan approval, but prior to Specific Implementation Plan approval, shall meet the zoning requirements of the most restrictive zoning district allowed for each designated use for that portion of the General Implementation Plan. These Subdivisions shall require Planning Commission approval and will not allow development or building permit approval until a Specific Implementation Plan is approved.

d. Where the development is to be developed in phases, the General Implementation Plan that is presented for review and approval shall be the General Implementation Plan for the entire development and shall identify the proposed phasing. Each phase of a development shall have an individual Specific Implementation Plan.

e. Independent consultants may be retained by the Commissions and/or the Parish Council to seek assistance to properly review the General Implementation Plans and Specific Implementation Plans. The reasonable cost of such review shall be reimbursed by the applicant. The applicant shall be advised of the estimated fees and costs and may withdraw their request from consideration at that time. All required fees must be paid regardless of whether the proposed plans are approved, amended, rejected or withdrawn.

7. Pre-Application Conference

   a. The pre-application conference shall be held with the Director of Planning and Development for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a TND District.
   b. A request for a pre-application conference shall be made to the Director of Planning and Development. As part of the pre-application conference, the applicant shall submit five (5) copies of a proposed General Implementation Plan, at least ten (10) days in advance of the pre-application conference, which shows the property location, boundaries, significant natural features, thoroughfare network ( vehicular and pedestrian circulation), land use(s) for the entire site, and a statement indicating financial responsibility sufficient to complete the public improvements shown on the conceptual plan.
   c. The Director of Planning and Development shall advise the applicant of the proposed General Implementation Plan for the TND District with the intent and objectives of a TND District, whether it appears to qualify under the minimum requirements of 1. Overview and 2. TND District Design Requirements, and whether the general plan appears to be substantially consistent with the St. Tammany Parish Master Plan and the St. Tammany Parish Land Use Plan. No formal action will be taken at a pre-application conference, nor will statements made at the pre-application conference be considered legally binding commitments.

8. General Implementation Plan

Following the pre-application conference, the applicant shall submit a completed application (General Implementation Plan) to the Director of Planning and Development. When the Director of Planning and Development determines the application to be complete, the Application shall be sent to the Commission for a public workshop session if deemed necessary by the Director of Planning and Development, followed at a later date by a public hearing. The General Implementation Plan shall contain all information required in the General Implementation Plan Checklist, including architectural design guidelines as described in 2j. Architectural Standards.
a. Procedures for General Implementation Plan Approval

All applications for TND Districts shall be processed in the following manner:

i. The General Implementation Plan shall follow the procedures for approval of planning items before the Planning Commission and zoning cases before the Zoning Commission and the Parish Council which are not in conflict with this subsection 8.

ii. At least fourteen (14) days prior to review and determination by the Commissions, all abutting property owners shall be notified by regular mail of the TND District and given an opportunity to submit written comments. Notice shall also be published in the Parish’s official journal at least ten (10) days prior to the review.

iii. Following required public notice, the Commissions shall hold a public hearing on the proposed TND District. Following the hearing, the Commissions shall review TND District request and General Implementation Plan and any comments submitted by any adjoining property owners and shall make a recommendation to the Parish Council to approve, approve with conditions, or deny the General Implementation Plan. In its recommendation to the Parish Council, the Commissions shall include the reasons for such recommendation.

b. Approval of a General Implementation Plan

After receiving the recommendation of the Commissions, the Parish Council shall review the application, including the General Implementation Plan, the record of the Commissions’ proceedings and the recommendation, and shall approve, approve with conditions, or deny the Application in accordance with the standards and purposes set forth in 1. Overview and 2. TND District Design Requirements. An approval with conditions shall not be considered final (and the rezoning is not final until such time) until the applicant submits a written acceptance of the conditions and all necessary revisions to the General Implementation Plan to the Parish Council.

i. If approved by the Parish Council, the General Implementation Plan and all other information and material formally submitted with the application shall be adopted as an amendment to this Development Code and shall become the standards of development for the TND District. All future development shall conform to the standards adopted for the TND District regardless of changes in ownership.

ii. Upon approval of the General Implementation Plan, the property shall be designated “TND-1 PLANNED” on the official zoning map.

9. Specific Implementation Plan and Final Plat

a. Submittal

Within thirty-six (36) months of the Parish Council’s approval of the General Implementation Plan, and except as permitted under General Implementation Plan approval, the applicant shall submit a Specific Implementation Plan to the Director of Planning and Development prior to commencing construction on property designated “TND-1 PLANNED”. The applicant may request an extension of up to twelve (12) additional months from the Council if the Specific Implementation Plan has not been approved. If the applicant fails to submit a Specific Implementation Plan within the time allowed, then the General Implementation Plan (not the “TND-1 CONCEPT” designation) shall be invalid. If the TND District is to be developed in phases, the applicant must submit a Specific Implementation Plan for the first phase within thirty-six (36) months of the Parish Council’s approval of the General Implementation Plan, and within consecutive twelve (12) month periods thereafter for each subsequent phase. If the applicant fails to submit a Specific Implementation Plan, then the General Implementation Plan incorporating all phases not already approved as a Specific Implementation Plan shall be invalid. The Specific Implementation Plan shall contain all information required in the Specific Implementation Plan Checklist.

b. Certification

The following design professionals shall certify direct involvement in the preparation of the Specific Implementation Plan. A Final Plat shall be certified by:

i. An architect or Louisiana Licensed Engineer; and

ii. A landscape architect.

c. Final Plat

A Final Plat shall be submitted with the Specific Implementation Plan, drawn in ink to a scale of one (1) inch equals one hundred (100) feet in one (1) or more sheets whose dimensions are twenty-four (24) inches by thirty-six (36) inches, and contain the information required by the Section 8. Subdivision Regulations.

i. The title of the Final Plat shall read “Final Plat of [Name of TND District], [Section, Township, and Range].”

ii. Where the TND District is of unusual size or shape, the Commission may permit a variation in the scale or size of the Final Plat.

d. Landscape Plan

A Landscape Plan is required for all TND District Specific Implementation Plans.

e. Substantial Compliance of Specific Implementation Plan
The Specific Implementation Plan shall be in substantial compliance with the General Implementation Plan. It is not intended that the TND District so approved shall be inflexibly applied, but rather, the TND District shall be in conformance with the General Implementation Plan subject to modification due to changed economic, social, market or demographic conditions. The burden shall be upon the applicant to show the Planning Commission good cause for Major Change (as defined below) between the General Implementation Plan and the Specific Implementation Plan as submitted for final approval. If the Specific Implementation Plan, as submitted, contains substantial variations from the General Implementation Plan, or Major Changes as defined in 12 below, the Planning Commission may, after a meeting with the applicant, within five (5) days of such meeting, advise the applicant in writing why said variations are not in the public interest, and deny the proposed variations. Nothing contained herein shall prohibit an applicant from requesting a change to an approved TND District as set forth in 12 below.

f. Procedure for Approval

The Specific Implementation Plan and Final Plat shall follow the procedure for planning items going to the Planning Commission with a public hearing. Procedure for approval of a Specific Implementation Plan and Final Plat for a TND District shall be processed in the following manner:

i. The Parish Engineer shall review and approve the construction plans for any Public Improvements shown on the Specific Implementation Plan prior to any construction. Improvements may be completed or bonded for final approval in the same manner as required under Section 8. Subdivision Regulations.

ii. The Planning Commission shall issue a notice of public hearing by posting the affected site in a conspicuous place at least ten (10) days prior to the hearing date. A record of information and materials presented at the public hearing shall be kept and maintained by the Commission as part of the applicant’s permanent record.

iii. Following required public notice, the Planning Commission shall hold a public hearing on the proposed Specific Implementation Plan and Final Plat. Following the hearing, the Planning Commission shall review the Specific Implementation Plan and Final Plat request and any comments submitted by any adjoining property owners and shall approve, approve with conditions, or deny the request.

iv. Upon such approval and subsequent amendment of the Specific Implementation Plan, construction may proceed for public and/or approved private thoroughfares, utility installations, Common Open Space, recreational facilities, governmental structures, and similar uses provided that a Tentative Plat has also been approved for the development in accordance with the Development Code.

v. Any other proposed modifications, including yard variances and/or setback waivers, affecting the TND District’s legal description shall require a review and approval of the TND District Specific Implementation Plan and/or the Final Plat by the Commission’s staff. The burden shall be upon the applicant to demonstrate to the Planning Commission justification for any variation from the approved Specific Implementation Plan.

vi. Upon approval of a Specific Implementation Plan and the Final Plat, the property shall be redesignated from “TND-1 PLANNED” to “TND-1” or “TND-2 PLANNED” to “TND-2” on the official zoning map. Once land is redesignated “TND-1” or “TND-2” on the official zoning map, the provisions of this ordinance are mandatory.

10. Consolidated General Implementation Plan and Specific Implementation Plan

The applicant may file a General Implementation Plan, Specific Implementation Plan and Final Plat simultaneously with the Specific Implementation Plan conforming in all respects to the requirements of the General Implementation Plan.

11. Additional Regulations for Phased Developments

A TND District may be developed in phases or stages in accordance with the following requirements:

a. Boundaries. The boundaries of all proposed TND District phases shall be shown on the General Implementation Plan.

b. Data. All data required for the project, as a whole, shall be given for each phase shown on the General Implementation Plan.

c. Improvements. The phasing plan shall be consistent with the traffic circulation, drainage, Common Open Space, and utilities plans for the entire TND District. TND Districts that will be developed in phases or stages shall be required to provide public improvements, Common Open Space, and other amenities attributed to such phase at the same time as or before the construction of Principal Buildings and Structures associated with individual phases. The nature, type, and amount of public improvements, Common Open Space, and other project amenities provided during an individual phase of the project shall be commensurate with and proportionate to the overall development of the phase.

12. Changes to an Approved Specific Implementation Plan

a. Types of Changes

There are three (3) types of changes: Major Use Change, Major Site Change, and Minor Change. A Major Use Change and a Major Site Change are collectively referred to herein as “Major Changes”. Any measurement used to establish a “percentage of change” shall utilize the original Specific Implementation Plan as the baseline.

b. Major Use Change
A major Use change ("Major Use Change") is one that will have significant impacts on the approved Uses within the TND District, or on the site surrounding the TND District. Major Use Changes include, but are not limited to:

i. An increase in the development site area of more than five (5) percent;

ii. An increase in density of any permitted land use, including the number of housing units, by more than five (5) percent;

iii. In residential areas, a change in the mix of single-dwelling and multi-dwelling structures by more than five (5) percent;

iv. An increase in the amount of land in non-residential uses by more than five (5) percent;

v. Involve any land use not specified on the approved General Implementation Plan or the list of permitted Uses;

vi. Substantial and material reduction in the amenities proffered by the applicant; and/or

vii. Material changes in the permitted land Use authorized in the TND District which in the opinion of the Zoning Officer will have a material adverse change with the TND District or on the site surrounding the TND District.

c. Major Site Change

A major site change ("Major Site Change") is a major change (other than a Major Use Change) that will have significant impact on the site and layout of the development in the TND District which is not a Major Use Change, or on the site surrounding the TND District. Major Site Changes include, but are not limited to:

i. Changes that vary the individual lot area requirement as submitted in the General Implementation Plan by more than ten (10) percent;

ii. Changes in non-residential floor areas by more than five (5) percent of the total floor area within a component of the TND District;

iii. Deleting or changing the purpose of flood hazard servitudes or easements;

iv. Changes to the thoroughfare network which result in a significant adverse change in the amount or location of thoroughfares and shared driveways, common parking areas, circulation patterns, and access to the TND District;

v. Changes in the allocation of prescribed land uses such that it would result in an increase in the number of vehicle trips generated in excess of ten (10) percent;

vi. Changes which are material in the typical sections of thoroughfare design;

vii. Changes in the designation of thoroughfares between private and public; and/or

viii. Material changes in the approved overall layout of the site plan and/or matters related to onsite and/or offsite infrastructure requirements authorized in the TND District which in the opinion of the Zoning Officer will have a material adverse change with the TND District or on the site surrounding the TND District.

d. Minor Change

A minor change ("Minor Change") is a change that will not alter the basic design and character of the TND District, nor any specified conditions imposed as part of the original approval. Minor changes include, but are not limited to:

i. Changes in location of the Neighborhood Center Area, a Mixed Residential Area, a Neighborhood Edge Area, a civic area, green area, Common Open Space or other designated areas, if the Director of Planning and Development determines that:
   (a) The basic layout of the TND District remains the same, and
   (b) The TND District functions as well as before the revision;

ii. Changes in size of a Neighborhood Center Area, a Mixed Residential Area, a Neighborhood Edge Area, a civic area, green area, Common Open Space or other designated areas, if the size is increased or decreased by not more than ten (10) percent, and the Director of Planning and Development determines that:
   (a) The basic layout of the TND District remains the same, and
   (b) The district functions as well as before the revision;

iii. Changes in the general location of a major civic use, if the Director of Planning and Development determines that:
   (a) The revised location is appropriate, and
   (b) The thoroughfare network, the infrastructure, and the overall land use mix are not adversely affected.

   The Director of Planning and Development may not approve a revision that includes the addition of a major civic use within five hundred (500) feet of an area that is part of a Final Plat in a Mixed Residential Area or Neighborhood Edge Area;

iv. Changes in the location of a commercial use in a Mixed Residential Area, if the Director of Planning and
Development determines that the revised location is appropriate;

v. Change in the layout of a thoroughfare network, if the Director of Planning and Development determines that:
   (a) The basic layout remains the same, and
   (b) The revised layout functions as well as the previous layout;

vi. Change in the location or size of a private open space, if the overall amount of private open space acreage does not decrease by more than ten (10) percent, and the Director of Planning and Development determines that the quality and functionality of the revised private open space is the same or better. The Director of Planning and Development may not approve a revision that includes the deletion of a private open space within five hundred (500) feet of an area that is part of a Final Plat in a Mixed Residential Area or Neighborhood Edge Area;

vii. Change in the location or size of a public open space, if the overall amount of public open space acreage does not decrease by more than ten (10) percent, and the Director of Planning and Development determines that the quality and functionality of the revised public open space is the same or better. The Director of Planning and Development may not approve a revision that includes the deletion of a public open space within five hundred (500) feet of an area that is part of a Final Plat in a Mixed Residential Area or Neighborhood Edge Area;

viii. Change in the location or description of a major private open space improvement, if the Director of Planning and Development determines that the revised improvement is as beneficial to the residents as the previous improvement;

ix. Change in a construction phasing plan for major private open space improvements if the change extends a deadline by not more than twenty-four (24) months;

x. Change in the location or type of a drainage or water quality control, if the Director of Planning and Development determines that (a) the basic layout of the TND District remains the same, and (b) the revised location or type of control functions as well as the previous location or type of control;

xi. Change in the location of a 100-year floodplain, if the Director of Planning and Development determines that the revision more accurately describes the location of the floodplain;

xii. Change in the locations of major utility facilities and easements, if the Director of Planning and Development determines that the revised locations are more appropriate or functional;

xiii. Change in a preliminary architectural standard, if the Director of Planning and Development determines that the revised standard is consistent with the architectural character of the TND District;

xiv. Reduction of the size of any building;

xv. Movement of buildings and/or signs by no more than ten (10) feet, but in no event in required buffers and/or setbacks;

xvi. Landscaping approved in the Specific Implementation Plan that is replaced by similar landscaping to an equal or greater extent;

xvii. Changes in non-residential floor plans, of up to five (5) percent of the total floor area, which do not alter the character of the use or increase the amount of required parking;

xviii. Internal rearrangement of a parking lot that does not affect the number of parking spaces or alter access locations or design;

xix. Changes required or requested by the Parish and other State or Federal authorities in order to conform to other laws or regulations;

xx. On balance, compared to the approved TND District, the change will equally or better meet the purposes and approval criteria set forth in 1. Overview and 2. TND District Design Requirements in the opinion of the Director of Planning and Development; and/or

xxi. Any adverse impacts caused by the change are mitigated to the satisfaction of the Director of Planning and Development.

e. Permitted Uses. Any changes to the permitted uses within the TND District must be approved by the Parish Council.

f. Review Procedures. Requests for changes to an approved TND District are processed as follows:

i. Major Use Changes.
   (a) Application for Major Use Changes. The owner(s) of record of the property shall file an application with the Director of Planning and Development, upon a form prescribed therefor, which shall contain the reason for the classification of the change as a Major Use Change, as described in b. Major Use Change, and the resulting impacts from the Major Use Change on the Development.

   (b) Public Hearing. Upon receipt and verification of the completion of the application by the Director of Planning and Development, the Director of Planning and Development shall forward the application to the Commissions. The Commissions shall issue a notice of public hearing by posting the affected site in a
conspicuous place at least ten (10) days prior to the hearing date. A record of information and materials presented at the public hearing shall be kept and maintained by the Commissions as part of the applicant’s permanent record.

(c) Findings and Recommendations. The Commissions shall make their findings on the Major Use Change based on the information set forth in the application and the approval criteria set forth in b above, and submit recommendations to the Parish Council within fifteen (15) days from the hearing date. The Commissions shall forward a copy of their findings and recommendations to the applicant.

(d) Adoption of Major Use Change. The Parish Council shall adopt or reject the proposed Major Use Change within fifteen (15) days from receipt of the recommendations from the Commissions. The Parish Council shall submit reasons for its decision to the applicant.

ii. Major Site Changes

(a) Application for Major Site Changes. The owner(s) of record of the property shall file an application with the Director of Planning and Development, upon a form prescribed therefor, which shall contain the reason for the classification of the change as a Major Site Change, as described in c above, and the resulting impacts from the Major Site Change on the Development.

(b) Public Hearing. Upon receipt and verification of the completion of the application by the Director of Planning and Development, the Director of Planning and Development shall forward the application to the Planning Commission. The Planning Commission shall issue a notice of public hearing by posting the affected site in a conspicuous place at least ten (10) days prior to the hearing date. A record of information and materials presented at the public hearing shall be kept and maintained by the Planning Commission as part of the applicant’s permanent record.

(c) Findings and Recommendations. The Planning Commission shall make its findings on the Major Site Change based on the information set forth in the application and the approval criteria set forth in c above. The Planning Commission shall forward a copy of its findings and recommendations to the applicant.

(d) Appeal. The applicant may appeal the decision by the Planning Commission pursuant to 18. Appeal.

iii. Minor Changes

(a) Application. The Owner(s) of record of the property shall file an application with the Director of Planning and Development, upon a form prescribed therefor, which shall contain the reason for the classification of the change as a Minor Change, as described in d. Minor Change, and the resulting immaterial impacts from the change on the Development, if any.

(b) Findings and Recommendations. Upon receipt and verification of the completion of the application by the Director of Planning and Development, the Director of Planning and Development shall make its findings based on the information set forth in the application and the approval criteria set forth in d. Minor Change, and notify the applicant of its decision. If the Director of Planning and Development determines the change to be a Minor Change, the Director of Planning and Development’s decision shall be final and no appeal shall be available.

iv. Appeal of Classification as Major Use Change or Major Site Change. If the Director of Planning and Development determines the change to be a Major Use Change or a Major Site Change, the applicant may appeal the decision by the Director of Planning and Development pursuant to 18. Appeal.

Subdivision of Land

If the TND District requires the subdivision of land as defined in the Parish’s subdivision regulations, the applicant shall submit all required land division documents in accordance with the requirements of the subdivision regulations. If there is a conflict between the design standards of the subdivision regulations and the design guidelines of this ordinance, the provisions of these regulations shall apply; it being understood that the size and configuration of lots within a TND District may otherwise be disallowed under the Parish’s subdivision regulations, but encouraged and permitted within a TND District.

13. Maintaining a Specific Implementation Plan

a. Ownership and Maintenance of Public Space

Provision shall be made for the ownership and maintenance of public thoroughfares, squares, parks, open space, and other public spaces in a TND District by dedication to the Parish and/or Association(s).

b. Construction

Construction may take place only within such portion(s) of a TND District for which a current Specific Implementation Plan is in effect.

c. Development Agreement

All “TND” zoning granted on the basis of Specific Implementation Plan approval shall be subject to a Parish/Applicant Agreement prior to or contemporaneous with Final Plat approval. Prior to final approval, the applicant shall be required
Article B. Land Development Code

14. Expiration and Lapse of Specific Implementation Plans

Specific Implementation Plan approval shall expire three (3) years from the date of Planning Commission approval of a Specific Implementation Plan. The applicant may request an extension from the Planning Commission for not more than one (1) year if the project is not complete after three (3) years. Nothing herein shall be construed to limit the time limitations for phased developments as set forth in 9.a. Submittal.
15. The Approved Final Development Plan

Development restrictions and/or conditions, as required by the Commissions and/or the Parish Council, shall be recorded by the applicant with the Clerk of Court of St. Tammany Parish within fifteen (15) days of the date of the final approval of the General Implementation Plan and/or the Specific Implementation Plan by the Commissions or Parish Council, as the case may be. Certified copies of these documents shall also be filed with the Office of the Commissions. The applicant shall record development restrictions and other required documents, which pertain to a subdivision within the approved Specific Implementation Plan, with the Clerk of Court of St. Tammany Parish within fifteen (15) days of the signing of the Final Plat, as provided in this subsection 15.

16. Filing and Distribution of Specific Implementation Plan Final Plat

The applicant shall have a total of ten (10) blackline prints of the approved Final Plat to be disbursed as required by the Planning Commission’s staff.

17. Violations

Any violation of the General Implementation Plan and/or Specific Implementation Plan or any other phase or plan adopted as part of the amendment to the Development Code shall constitute a violation of the Development Code. Any person or legal entity violating any provision of this ordinance, or who shall violate or fail to comply with any order made hereunder; or who shall continue to work upon any structure after having received written notice from the Director of Planning and Development to cease work, shall be guilty of a misdemeanor. Each day such violation continues to exist shall constitute a separate offense. Notice of violation shall be sufficient if directed to such owner, the agent of the owner, or the contractor and/or left at his known place of residence or place of business.

18. Appeal

An applicant may appeal the findings and recommendations of the Commissions or Director of Planning and Development, as applicable, by filing an objection in writing to the Parish Council within five (5) days of receipt of the Commissions’ or Director of Planning and Development’s recommendations. The Parish Council shall grant or deny the appeal, and the Parish Council’s decision shall be final. If the Parish Council grants the appeal, the Council shall submit a notice to the Commissions or Director of Planning and Development stating reasons for its grant of the appeal.

19. Rezoning of property designated “TND-1 PLANNED” or “TND-2 PLANNED” District to Prior Zoning District

The Director of Planning and Development shall request that the Parish Council initiate the rezoning of property designated “TND-1 PLANNED” or “TND-2 PLANNED,” only as to that portion of the property which has not been developed, if:

a. Upon final review, an application for approval of a Specific Implementation Plan for a portion of the property has been denied; or

b. A Specific Implementation Plan was not timely submitted in accordance with the provisions of 9. Specific Implementation Plan and Final Plat; or

c. An approved Specific Implementation Plan expires or lapses, pursuant to the provisions of 14. Expiration and Lapse of Specific Implementation Plans.

20. Relation to Zoning Districts

An approved TND District shall be considered a separate zoning district in which the Development plan, as approved, establishes the restrictions and regulations according to which development shall occur, and may depart from the normal procedures, standards, and other requirements of the other sections of this Section 9. Zoning Regulations and Section 8. Subdivision Regulations to the extent provided herein. Upon approval of the General Implementation Plan, the official zoning map will be changed to indicate the area as “TND-1 PLANNED”, or if final approval granted, then as “TND-1”. Every approval of a TND District shall be considered an amendment to the zoning regulations.

21. Comprehensive Rezoning and Subsequent Designation Procedure

a. Any property designated as a TND District as part of the comprehensive rezoning process shall be designated as “TND-1 CONCEPT”, until said property has undergone the application procedure and approval process as outlined in 6. Application Procedure and Approval Process; General of these regulations, except that in such cases, the Commission decision relative to the General Implementation Plan will be considered the final determination, subject to appeal to the Parish Council in accordance with 18. Appeal.

b. Other than through the comprehensive rezoning process set forth in paragraph a above, a parcel of property may only be designated as TND-1 Concept when, within one year following the effective date of an ordinance establishing the comprehensive rezoning of a specific area under the Code, the process of amending or changing the designation of the property to TND-1 Concept has been initiated in accordance with 9.02. Administration and Enforcement of these regulations. The review of any amendment or change shall be conducted in accordance with 9.02. Administration and Enforcement.
### Table 2. Street Design Guidelines in a TND District (Each subject to modification by the Commissions)

<table>
<thead>
<tr>
<th></th>
<th>Collector or Avenue</th>
<th>Subcollector or Drive</th>
<th>Local Street or Road</th>
<th>Alley</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Average Daily Trips</strong></td>
<td>750 or more</td>
<td>250-750</td>
<td>Less than 250</td>
<td>Not Applicable</td>
</tr>
<tr>
<td><strong>Right-of-Way</strong></td>
<td>76-88 feet</td>
<td>58-72 feet</td>
<td>35-50 feet</td>
<td>15-30 feet</td>
</tr>
<tr>
<td><strong>Auto Travel Lanes</strong></td>
<td>Two or three 12 foot lanes</td>
<td>Two 10 foot lanes</td>
<td>Two 10 foot lanes, or one 14 foot (queuing) lane</td>
<td>Two 8 foot lanes for two-way traffic, or one 12 foot lane for yield traffic</td>
</tr>
<tr>
<td><strong>Bicycle Lanes</strong></td>
<td>Two 6 foot lanes combined with parking lanes</td>
<td>4 foot lanes with no parking, or 6 foot lanes combined with parking lanes</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>Both sides, 8 feet</td>
<td>None, one, or both sides, 8 feet</td>
<td>None or one both side, 8 feet</td>
<td>None (access to individual drives &amp; garages outside Right-of-Way)</td>
</tr>
<tr>
<td><strong>Curb and Gutter</strong></td>
<td>Required</td>
<td>Required</td>
<td>Not Required</td>
<td>Not Required</td>
</tr>
<tr>
<td><strong>Planting Strips</strong></td>
<td>Minimum 6 feet</td>
<td>Minimum 6 feet</td>
<td>Minimum 3 feet</td>
<td>None</td>
</tr>
<tr>
<td><strong>Sidewalks</strong></td>
<td>Both sides, 5 feet minimum</td>
<td>Both sides, 3-5 feet</td>
<td>Both sides, 3-5 feet</td>
<td>None</td>
</tr>
</tbody>
</table>
Section 10. Supplemental Development Standards

10.01. Purpose

This section outlines the following supplemental development standards:

A. Site Work Permit
B. Site Preparation Permits
C. On-Site Circulation
D. Lighting
E. Signs
F. Tree Preservation and Mitigation and Landscaping

10.02. Site Preparation Permits

A. Site Work Permit

1. A Site Work Permit must be obtained from the Parish prior to engaging in excavation, grading, filling, or stockpiling activities, otherwise, such activity shall be unlawful.

2. A Site Work Permit is valid for six (6) months from the date of issuance only, unless a building permit has been issued and remains viable, or an extension has been requested and granted.

3. The Parish may deny an extension if, upon inspection by the Parish, the site is determined to be noncompliant with this ordinance.

4. The requirement to obtain a Site Work Permit is based on the proposed scope of work, which is to be provided in the Site Work Permit application. The Site Work Permit application can be found in the Administrative Manual.

B. Land Clearing

1. Purpose

The purpose of this section is to promote the health, safety, and general welfare of the public; to facilitate the creation of a convenient, attractive and harmonious community; to conserve natural resources including natural stream systems and wetlands which contribute to adequate air and water quality; to prevent certain activities from resulting in adverse impacts to the surrounding community; to conserve properties and their values; to preserve the character of an area by preventing the harmful effects of prejudicial uses; and to encourage the appropriate use of the land, including well operated silva culture and forestry practices.

2. General

a. A Land Clearing Permit does not allow for grading, fill or site work of any kind.

b. A Land Clearing Permit shall be required for all parties engaged in Land Clearing activities in St. Tammany Parish, as noted below. The Land Clearing Permit application can be found in the Administrative Manual.

c. Any property owner who has received a permit for and has cleared subject property shall be ineligible for a zoning change to a more intense zoning district for a period of three (3) years from the date of the issuance of the Land Clearing Permit.

d. Waterway Buffers shall be in compliance with all State and federal regulations.

e. This permit shall be issued by the Department of Planning and Development.

f. The fee for a Land Clearing Permit shall be in accordance with Section 2-009.00 - Parish Fees and Service Charges of the Parish Code of Ordinances.

3. Applicability

a. Development

i. Non-Residential Properties

All commercial, institutional, industrial and multi-family zoned properties shall be required to file for and receive a Land Clearing Permit in accordance with this Section.

ii. Residential

Any residentially zoned property that meets any of the following conditions shall be required to file for and receive a Land Clearing Permit in accordance with this Section.

(a) Any property or tract of land five (5) acres or larger.
(b) Any property located on a Louisiana Natural and Scenic River as defined by the Louisiana Department of Wildlife and Fisheries.

iii. Subdivision – Prior to work order

b. Forestry

Regardless of zoning classification, all properties which seek to engage in timber harvesting or tree farming shall be required to file for and receive a Land Clearing permit in accordance with this section.

4. Submittal Requirements

a. Development Clearing

i. Non-Residential

Land Clearing application as provided by the Department of Planning and Development, boundary survey and tree survey delineating required buffers, legal description, and cash sale/deed.

ii. Residential

Land Clearing application as provided by the Department of Planning and Development boundary survey delineating required buffers, legal description, and cash sale/deed.

b. Forestry Clearing

i. Timber

Land Clearing application as provided by the Department of Planning and Development, boundary survey and legal description of property, timber deed and current certification with one of the following organizations:

(a) Sustainability Forestry Initiatives (SFI)

(b) Forest Stewardship Council (FSC)

(c) American Tree Farm (ATF)

5. Procedures and Preparation

a. All Land Clearing operations including, but not limited to skidding, yarding, trimming, loading and equipment operation or storage shall occur on the site. No operation other than hauling shall take place on Parish Right-of-Way. An entrance roadway shall be constructed to facilitate on-site operation. A culvert, meeting the Parish or State requirements, shall be placed in the Parish/State roadside ditch under the entrance roadway. The material used in the construction of the entrance roadway shall be of such quality as to prevent damage to the shoulder or surface of the Parish or State road being entered. Any deviation from this procedure shall require prior approval of the Department of Public Works or the State.

b. Prior to obtaining a Land Clearing permit for all non-residential zoned property, the contractor shall request a pre-land clearing inspection by the Department of Planning and Development. The property must be staked and flagged per 10.06.A.4.a before inspection can be scheduled.

i. If re-inspection is required due to noncompliance, the contractor shall be subject to re-inspection fees.

c. All parties conducting Land Clearing activities shall exercise due and reasonable caution when traversing public Rights-of-Way and public lands and water bodies as to minimize disturbance to same. All public Rights-of-Way, public properties, existing and recognized natural drainage and engineered drainage shall be restored to pre-existing condition with the cessation of the Land Clearing activity.

d. All Land Clearing and timber harvesting activities shall be carried out in accordance with all applicable Best Management Practices as provided in the current version of “Recommended Forestry Best Management Practices for Louisiana” published by LDEQ.

e. Open burning of waste resulting from Land Clearing activities within five hundred (500) linear feet of occupied dwellings and subdivisions, or within any recorded subdivision is prohibited.

6. Process

All fees, applications and warranty provisions shall apply. Applicant shall indicate all buffer requirements on the survey as required. All Land Clearing applications shall be submitted to the Department of Planning and Development to be reviewed by the following:

i. Department of Planning and Development

ii. Department of Public Works

iii. Drainage District Engineer (if applicable)

b. Within three (3) working days of acceptance of the completed application, the Director of Planning and Development will:

i. Grant the permit outright; or
ii. Grant the permit with conditions submitted as part of the comments supplied in writing through the agency review; or
iii. Delay the application for any period necessary to obtain information relative to the compliance of the project to provisions of this ordinance.

c. Denial of the permit shall only be for one (1) of the following:
i. Inability of the applicant to obtain physical access to the site, or
ii. Aspects of the project do not comply with requirements of this ordinance.

7. Types of Permits

a. Non-Residential Clearing Minimum Requirements

A survey shall be submitted to the Department of Planning and Development showing all required buffers exclusive of all easements, servitudes and Rights-of-Way.

i. Street Buffers

Street buffers shall be required in accordance with 10.06.B.5.b. Street Buffers. All trees six (6) inches and larger D.B.H. must be recorded on the tree survey and preserved within the Street Buffer unless approved by the Department of Planning and Development.

ii. Side and Rear Buffers

Side and rear buffers shall be required in accordance with 10.06.B.5.c. Side and Rear Buffers. All trees six (6) inches and larger D.B.H. must be recorded on the tree survey and preserved within the Street Buffer unless approved by Department of Planning and Development. All Live Oak and Cypress trees six (6) inches and larger D.B.H. must be recorded on the tree survey and preserved wherever they may be situated on the property.

iii. Interstate 12 Buffer

Interstate 12 buffers shall be thirty (30) feet in depth in accordance with landscape buffer (See Figure 16. Street Buffer Types in 10.06.B). All trees six (6) inches and larger D.B.H. must be recorded on tree survey and preserved within the Street Buffer unless approved by the Department of Planning and Development. Mitigation shall be required for Class A Trees only.

iv. Waterway Buffers

(a) Twenty-five (25) feet for waterway shown as broken/dashed blue line on USGS quadrangle maps
(b) Fifty (50) feet for waterways shown as solid blue line on USGS quadrangle maps
(c) One hundred (100) feet for Scenic Rivers per Louisiana Department of Wildlife and Fisheries

v. Wetlands

If wetlands are present on-site, they must be shown on the plot plan and flagged in the field to protect any existing vegetation unless approved by the U.S. Army Corps of Engineers via wetland permit for mitigation.

vi. Tree Protection

Tree protection shall be required per 10.06.A. Standards Applicable to Non-Residential Uses.

b. Residential Clearing Minimum Requirements

A survey shall be submitted to the Department of Planning and Development showing all required buffers exclusive of easements, servitudes and Rights-of-Way.

i. Street Buffers

Twenty-five (25) feet “No Cut” Street Buffers shall be required.

ii. Side and Rear Buffers

Side and Rear Buffers are not required.

iii. Waterway Buffers

(a) Twenty-five (25) feet waterway shown as broken/dashed blue line on USGS quadrangle maps
(b) Fifty (50) feet for waterways shown as solid blue line on USGS quadrangle maps
(c) One hundred (100) feet Scenic River per Louisiana Department of Wildlife and Fisheries

iv. Wetlands

If wetlands are present on-site, they must be shown on the plot plan and flagged in the field to protect any existing vegetation unless approved by the U.S. Army Corps of Engineers via wetland permit for mitigation.
c. Subdivisions Prior to Work Order

A copy of the approved plat of the subdivision shall be submitted to the Department of Planning and Development, including the following:

i. Tree Survey
   Required if preservation of trees and/or a “No Cut” buffer is indicated on the approved Tentative Plat.

ii. Street Buffers
   Not required unless specified by the Tentative Plat.

iii. Side and Rear Buffers
   Not required unless specified by Tentative Plat.

iv. Waterway Buffers
   (a) Twenty-five (25) feet for waterways shown as broken/dashed blue line on USGS quadrangle maps
   (b) Fifty (50) feet for waterway shown as solid blue line on USGS quadrangle maps
   (c) One hundred (100) feet for Scenic Rivers per Louisiana Department of Wildlife and Fisheries

v. Tree Protection
   If applicable, tree protection shall be required per 10.06.A. Standards Applicable to Non-Residential Uses.

vi. Wetlands
   If wetlands are present on-site, they shall be shown on plans and flagged in field to protect any existing vegetation unless approved by the U.S. Army Corps of Engineers via wetland permit for mitigation.

8. Timber Clearing Requirements

A survey shall be submitted to the Department of Planning and Development showing all required buffers exclusive of all easements, servitudes and Rights-of-Way.

a. Street Buffers
   Twenty-five (25) feet “No Cut” Street Buffers shall be required.

b. Side and Rear Buffers
   Fifty (50) feet “No Cut” Side and Rear Buffers shall be required.

c. Waterway Buffers
   i. Twenty-five (25) feet for waterways shown as broken/dashed blue line on USGS quadrangle maps
   ii. Fifty (50) feet for waterway shown as solid blue line on USGS quadrangle maps
   iii. One hundred (100) feet for Scenic Rivers per Louisiana Department of Wildlife and Fisheries

d. Wetlands
   If wetlands are present on site, they shall be shown on plans and flagged in the field to protect any existing vegetation unless approved by the U.S. Army Corps of Engineers via wetland permit for mitigation.

e. Exceptions
   i. A company or land owner cutting trees for timber harvesting may be exempt from buffer requirements in favor of the requirements set forth by a qualified certifying organization which regulates best forestry management standards. In order to qualify for the exemption, the company or land owner must present proof of current certification with one of the following organizations:
      (a) Sustainability Forestry Initiatives (SFI)
      (b) Forest Stewardship Council (FSC)
      (c) American Tree Farm (ATF)
   ii. Interior buffers are not required for property lines with the same owner.
Note: The buffer exemption does not supersede State and/or Federal regulations.

9. Diseased Trees

If diseased trees or specific trees exist within the buffers that present a safety problem, the owner shall:

a. Petition the Department of Planning and Development to selectively cut and/or thin out the buffer.

b. Prior to obtaining Department of Planning and Development approval for the removal of trees within the buffer, the applicant shall provide a letter signed by a licensed arborist, landscape architect, or landscape contractor that the trees are diseased or present a safety problem.

c. The Department of Planning and Development may require a landscape plan and replanting if the tree cutting causes the subject property to fall below minimum standards required by 10.06.B.5. Required Landscape Areas. Any required replanting shall be completed within six (6) months of petition.

10. Expiration

a. Permits issued under this section shall be valid for a period of one (1) year, at which time the permit automatically expires. After this period of time all permitted activities must be complete and a compliance inspection made.

b. Permits may be extended for one (1) year if the applicant files a notice of continuation. Notice shall extend the permit for one (1) year.

11. Monitoring

It shall be the responsibility of the Department of Planning and Development to review and inspect the site prior to the commencement of any Land Clearing activity for non-residential sites. The Department of Planning and Development may inspect any Land Clearing operation, regardless of zoning, to ensure it complies with minimum buffer and tree protection requirements. A Land Clearing file shall be maintained for each application inclusive of written field reports.

12. Variances

If the application for a Land Clearing Permit shows that all requirements of this Section are met, the Director of Planning and Development shall issue a permit without the necessity of any public hearing before any public body. If the application for the permit is denied because of the requirements of this Section, the applicant may seek a variance from the Board of Adjustments pursuant to the provisions of 2.05.E. Appeals from a Decision of the Board of Adjustments shall be made to the District Court for the Parish of St. Tammany.

Figure 9. Typical Waterway Buffer

Typical Waterway Buffer

Required Waterway Buffers:
- measured from edge of bank on each side
- 25’ - Intermittent Waterways
- 50’ - Blue Line Waterways
- 100’ - Scenic Rivers

Underbrushing is not allowed within scenic waterway buffers without approval from Louisiana Dept. of Wildlife and Fisheries by Scenic River Permit
C. Driveway Connections on Parish Roadways

1. Permission to Connect Private Property to Parish Roadway
   a. In all cases where a driveway constructed between private property and a Parish owned and/or Parish maintained roadway and/or a culvert is to be installed, a driveway permit shall be obtained unless proposed improvements are already being reviewed as part of a properly issued building permit or subdivision work order. The application shall be submitted to the Department of Planning and Development who shall verify that the driveway meets current roadway and traffic safety standards and conforms to existing drainage requirements for the area.
   b. Permit fees for a driveway permit application are established based on the direct and indirect cost to the Parish associated with the review and issuance of permits and are included in the Parish Code of Ordinances Section 2-009.00 - Parish Fees and Service Charges.

2. Exemption
   Parish projects being constructed by Parish employees or contractors are exempt from the requirements of this section.

3. Installation Standards and Specifications
   a. The driveway or approach is for the bona fide purpose of securing access to private property and is not for the purpose of parking or servicing vehicles on the road shoulder or Right-of-Way.
   b. The Parish has authority to inspect all driveways, approaches, or other improvements within public Right-of-Way at any time and may require such changes necessary to provide proper and safe protection to life and property on or adjacent to the roadway. The cost of making such changes shall be borne by the property owner.
   c. No driveway, approach or other improvement constructed on the Right-of-Way shall be relocated or its dimensions altered without the written permission of the Department of Planning and Development.
   d. The property owner agrees to hold harmless the Parish of St. Tammany, the Department of Planning and Development, and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the enforcement of this Section.
   e. The location, design and construction of the driveway or driveways described above shall be in accordance with the following rules and regulations:
      i. The frontage of any parcel of property adjacent to a public road shall be considered to be confined between lines drawn from the intersection of the property lines with the Right-of-Way lines of the road to the roadway surface or to the curbing, if any, and perpendicular to the axis of the road; or if the axis is a curve, to the center of curvature; or a combination of the two. Those lines shall be known as boundaries.
      ii. Number of Entrance/Exit Access Points
          (a) For lots less than fifty (50) feet of frontage, only one (1) two-way access point.
          (b) For lots fifty (50) to two hundred (200) feet of frontage, one (1) two-way access point or two (2) one-way access points.
          (c) For lots two hundred and one (201) to six hundred (600) feet of frontage, two (2) two-way access points or four (4) one-way access points.
          (d) For each additional four hundred (400) feet in excess of six hundred (600) feet, one (1) additional two-way access point or two (2) additional one-way access points.
      iii. All culverts positioned within the drainage system shall be constructed of concrete, bituminous coated corrugated metal (16-gauge minimum) or plastic in accordance with the most recent version of the Louisiana Standards Specifications for Roads and Bridges (LSSRB) manual, LaDOTD Engineering Directives and Standards Manual (EDSM) No. II.2.1.1, II.2.1.6, and II.2.1.13, and standards acceptable to the Department of Public Works. All corrugated metal pipe shall be a minimum of sixteen (16) gauge and bituminous coated. All plastic pipe shall be ribbed or corrugated and double walled.
      iv. All culverts shall be purchased and installed by the landowner or person required to install same in conformity with this ordinance.
      v. The minimum length of any culvert installed shall be two (2) feet beyond the edge of the driveway on each side. In all cases, sufficient length shall be provided to maintain a 3:1 slope to natural ground.
      vi. The minimum driveway width is as follows:
          (a) Residential: Minimum width of ten (10) feet; maximum width of thirty-five (35) feet; no turnout radius required.
          (b) Commercial: Two-way drive with a minimum width of twenty-four (24) feet and a maximum width of thirty-five (35) feet; minimum radius of fifteen (15) feet and maximum radius of twenty-five (25) feet. One-way drive with a minimum width of twelve (12) feet and a maximum width of fifteen (15) feet; minimum radius of fifteen
(15) feet.

vii. Any culvert installed shall provide an adequate turning radius to protect the integrity of the culvert and drainage structure.

viii. The area between driveways shall remain unimproved and open for drainage flow. This area shall be considered restricted and may be filled only as hereinafter provided.

ix. The distance between the inner edges of entrance and exit shall be not less than ten (10) feet where they intersect either the Right-of-Way line or the road surface.

x. No entrance or exit shall be so constructed that any part of such entrance or exit shall be less than five (5) feet from the boundaries as defined above.

xi. The grade of entrance and exit shall slope downward away from the road surface at a rate of not less than one-quarter (1/4) inch in one foot or not more than one (1) inch per foot for a distance of not less than ten (10) feet; provided, that when curbing or curb and gutter is removed, the entrance and exit shall be constructed of concrete and the grade of entrance and exit shall conform to the grade of sidewalks, if any, and a neat junction between the apron of the entrance and exit and the sidewalk shall be made. The curbing shall be returned into the entrance and exit on a radius of not less than three (3) feet nor more than fifteen (15) feet.

xii. The construction of parking areas on the road Right-of-Way is specifically prohibited. Those places of business requiring parking space for their customers shall provide same on their own premises.

xiii. No driveways parallel to the road shall be constructed on the Right-of-Way in front of gasoline pumps or other structures requiring an outside drive. Such pumps and structures are to be located a minimum distance of fifteen (15) feet from the Right-of-Way line in order that the outside drive shall not encroach on the Right-of-Way.

xiv. Drainage in highway side ditches shall not be altered or impeded and the applicant must provide, at his expense, suitable and approved drainage structures at entrances and exits.

xv. The same material may be used for driveways that is used to surface the premises unless the character of traffic or adjacent improvements requires asphalt or concrete.

xvi. All entrances and exits shall be so located that vehicles approaching or using them will be able to obtain adequate sight distance in both directions along the road to maneuver safely and without interfering with traffic.

xvii. No entrance or exit at the intersection of two (2) Parish roads shall be within the area between lines drawn perpendicular to the center line, or axis, of the road from points on the Right-of-Way lines, a distance of twenty-five (25) feet from the intersection of said Right-of-Way lines; provided, that this distance may be reduced at the discretion of the Department of Planning and Development to fifteen (15) feet in the case of a roadway intersecting a street; further provided that no part of any entrance or exit be within the radius of any intersecting highway or street; further provided that at intersections where additional Right-of-Way has been secured for the roadway back of the prolongation of the normal Right-of-Way lines in order to provide for the channelization of traffic, or more adequate sight distance, no part of any entrance or exit shall be permitted to encroach on such additional Right-of-Way. The areas described above shall be considered as restricted and may be filled only as hereinafter provided.

xviii. No entrance or exit at or near a roadway intersection where one or both of the roadways has a median divider or neutral ground, at crossings in esplanades, at bridges or other points of special hazard, shall be so located that any part of such entrance or exit shall be within the following restricted areas:

(a) Those portions of the Right-of-Way that, because of their proximity to special traffic facilities, any entrance or exit constructed thereon would, in the opinion of the Parish Engineer, constitute an undue delay and confusion.

xix. Requirements to Fill

The area between entrance and exit, and those portions of the Right-of-Way that have been defined hereinabove as restricted areas, may be filled in only when the following requirements have been fully complied with, and upon adoption of a resolution by the governing authority:

(a) Letter addressed to the Parish Engineer requesting permission to enter the Parish Right-of-Way for the purpose of installing subsurface drainage.

(b) Drainage design of the subsurface system shall conform to subsurface requirements in Section 6 Stormwater Regulations certified by a Louisiana Licensed Engineer. The term “subsurface systems” does not include driveway culverts. The following design criteria must be satisfied:

(i) Drop inlets must be constructed for every fifty (50) feet of pipe.

(ii) Largest pipe that can fit in existing ditch must be used for design, including the driveway culvert, to accommodate at least a ten (10) year storm design.
(iii) Surface drainage shall be provided so that all surface water on the filled-in areas shall be carried away from the roadbed in a suitable manner. The drainage opening underneath the filled-in area shall be adequate to carry the water in the roadway side ditches.

(iv) Elevations, top of casting and pipe inverts must be shown on the drawings to demonstrate compliance with the given design criteria.

(c) Signed and notarized Hold Harmless agreement.

(d) Copy of liability insurance coverage naming the Parish as an insured party.

(e) Data relative to the proposed location, relocation, design and construction of driveways as may be required by the Parish shall be furnished by the applicant. The applicant shall make any and all changes or additions necessary to make the proposed driveways or approaches satisfactory to the said Department.

(f) Signage for warning and protection of traffic in instances where excavations are made in the shoulder of the roadway, or in the roadway surfacing, or where workers, equipment, or materials are in close proximity to the roadway surfacing, shall be in accordance with requirements set forth by the Manual on Uniform Traffic Control Devices (MUTCD).

f. Interpretation

i. Nothing herein shall be construed to create, cause or place in St. Tammany Parish, nor in any of its officials, agents, servants or employees, any liability or responsibility for any claim for personal injury or property damage or whatsoever, save and except as a direct result of their actionable negligence.

ii. Nothing herein shall be construed as estoppel or prohibition against any removal or realignment of any culvert(s) installed hereunder as may be from time to time required by the Parish; nor shall same prevent, release, prohibit or hinder any action by the Parish that may be required to enforce the provisions of this Section, or as same may be hereafter amended, or for any injunctive relief or damages and costs.

iii. Any installation that is ordered to be removed or realigned by the Parish Engineer shall be at the sole expense of the property owner or the person installing same, or to their successors in title and any, each, and every culvert installation, whether a permit is required, shall be at the sole risk of the property owner or installer. This removal or realignment shall include repair of any damage or disturbance caused to the road ditch or shoulder.
10.03. On-Site Circulation

A. Purpose

The purpose of this section is to properly regulate the number of required off-street parking spaces so as 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; to eliminate 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; and 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 two or more adjoining lots may be provided in a single common facility on one 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 non-residential uses, all parking spaces required in this ordinance may be located on the same lot with the building or use served or within one hundred (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 this ordinance, 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. 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 storm water;
   e. Public convenience and safety in relations to the proposed uses to be served; and
   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. Handicapped parking shall be provided as required by the State of Louisiana Fire Marshal’s Office. If the State Fire Marshal does not require said handicapped stalls, the Parish will require such stalls as follows: One (1) handicapped stall per one hundred (100) standard stalls. Handicapped parking stalls shall be at least twelve (12) by twenty (20) feet for ninety (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 ordinance results in a requirement of a fractional space, any fraction of one-half (½) or less may be disregarded, while a fraction in excess of one-half (½) shall be counted as one (1) parking space.

9. Off-street parking facilities for separate uses may be provided collectively. However, total number of spaces must not be less than the sum of the separate requirements for each such use and provided that all regulations governing location of accessory parking spaces in relation to the use served are followed.

10. 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.

11. All on-street parking is prohibited.

(C. Design Standards

1. The following minimum design standards shall be observed in laying out off-street parking facilities:

<table>
<thead>
<tr>
<th>PARKING ANGLE</th>
<th>STALL WIDTH</th>
<th>AISLE TO CURB</th>
<th>AISLE WIDTH</th>
<th>STALL LENGTH</th>
<th>CURB TO CURB</th>
<th>OVERLAP TO CURB</th>
</tr>
</thead>
<tbody>
<tr>
<td>0°-15°</td>
<td>9 feet</td>
<td>9 ft.</td>
<td>12 ft</td>
<td>23 ft</td>
<td>30'/38'6&quot;</td>
<td>0'/30'0&quot;</td>
</tr>
<tr>
<td>16°-37°</td>
<td>9 feet</td>
<td>16'9&quot;</td>
<td>11 ft</td>
<td>18 ft</td>
<td>44'6&quot;</td>
<td>36'8&quot;</td>
</tr>
<tr>
<td>38°-57°</td>
<td>9 feet</td>
<td>19'7&quot;</td>
<td>13 ft</td>
<td>18 ft</td>
<td>52''2&quot;</td>
<td>46'4&quot;</td>
</tr>
<tr>
<td>58°-74°</td>
<td>9 feet</td>
<td>20'0&quot;</td>
<td>18 ft</td>
<td>18 ft</td>
<td>58'</td>
<td>55'0&quot;</td>
</tr>
<tr>
<td>75°-90°</td>
<td>9 feet</td>
<td>18'0&quot;</td>
<td>22 ft</td>
<td>18 ft</td>
<td>58'</td>
<td>58'0&quot;</td>
</tr>
</tbody>
</table>
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 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. 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 insure efficient traffic operation of the lot.

7. Adequate lighting shall be provided if off-street parking spaces are to be used 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 10.04. Lighting.

8. If a parking lot exceeds the number of required spaces, fifty (50) percent of the excess spaces must be pervious.
D. Ingress/Egress/Drive Aisles

1. Location and number of driveways are subject to the St. Tammany Parish or LaDOTD governing authority, whichever is applicable.

2. Interconnectivity
   a. Adjacent commercial uses that possess dedicated parking areas are encouraged to provide a cross-access drive to allow circulation between sites (see Figure 10. Cross-Access Servitudes). For new commercial, office, and service uses, a system of joint use driveways and cross-access servitudes is encouraged where feasible. Commercial property owners are encouraged to pursue cross-access with neighboring property owners at the time of development.

   b. Joint use driveways and cross-access servitudes shall incorporate the following:
      i. A minimum width of twelve (12) feet with no adjacent parking to ensure two-way travel aisles to accommodate automobiles, service vehicles and loading vehicles.
      ii. Bump-outs and other design features to make it visually obvious that the abutting properties are tied together.
      iii. A unified access and circulation plan for coordinated or shared parking areas.

   c. Pursuant to this Section, property owners who establish cross-access servitudes shall:
      i. Record a servitude allowing cross-access to and from properties served by the joint use driveways and cross-access servitude.
      ii. Record a servitude that remaining access rights along the roadway will be dedicated to the Parish, and that any pre-existing driveways will be closed and eliminated after construction of the joint-use driveway.
      iii. Record a joint maintenance agreement defining the maintenance responsibilities of each property owner.

<table>
<thead>
<tr>
<th>Street Frontage</th>
<th>Allowable Driveways</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 200 feet</td>
<td>(2) One-Way Drives OR</td>
</tr>
<tr>
<td></td>
<td>(1) Two-Way Drive</td>
</tr>
<tr>
<td>200 feet – 599 feet</td>
<td>As shown above AND</td>
</tr>
<tr>
<td></td>
<td>(2) One-Way Drives OR</td>
</tr>
<tr>
<td></td>
<td>(1) Two-Way Drive</td>
</tr>
<tr>
<td>600 feet and More</td>
<td>As shown above AND</td>
</tr>
<tr>
<td></td>
<td>For each additional 400 feet of width beginning at 600 feet</td>
</tr>
<tr>
<td></td>
<td>(2) One-Way Drives OR</td>
</tr>
<tr>
<td></td>
<td>(1) Two-Way Drive</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard Driveways</th>
<th>Allowable Widths</th>
</tr>
</thead>
<tbody>
<tr>
<td>One-Way</td>
<td>Minimum of 12 feet</td>
</tr>
<tr>
<td></td>
<td>Maximum of 15 feet</td>
</tr>
<tr>
<td>Two-Way</td>
<td>Minimum of 24 feet</td>
</tr>
<tr>
<td></td>
<td>Maximum of 35 feet</td>
</tr>
</tbody>
</table>
E. Drive-Thru

1. Restaurants
   Minimum of one hundred and eighty (180) foot lane for on-site vehicular storage for ten (10) vehicles. Length to be measured from forwardmost drive-thru window.

2. Coffee Shops
   Minimum of one hundred and eight (108) foot lane for on-site vehicular storage for six (6) vehicles. Length to be measured from forwardmost drive-thru window.

3. Pedestrian Safety
   Sidewalks in front of building – minimum of four (4) feet in front.

Figure 11. Example of Stacking Spaces
F. Dead-End Parking Aisle

1. Provide a five (5) foot deep back-up area at the end of any dead-end parking aisle and a five (5) foot curb radius leading into this pavement extension.
2. Provide ten (10) foot wide parking spaces at the end of a dead-end parking aisle.
3. Refuse enclosures are not permitted on a dead-end aisle so as to make the five (5) foot back-up area useable.

**Figure 12. Dead End Parking Aisle**

4. All Other Uses
   a. Minimum of fifty-four (54) foot lane for on-site vehicular storage for six (6) vehicles. Length to be measured from forwardmost drive-thru window.
   b. Drive-thru lanes shall have a minimum of ten (10) feet interior radius at curves and a minimum of twelve (12) feet in width.
   c. Each drive-thru lane entrance and direction of traffic flow shall be clearly designated by signs and pavement markings.
   d. 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. Minimum Parking Requirements

**ZONING DISTRICT CLASSIFICATION OR USE** | **MINIMUM OFF-STREET PARKING SPACE REQUIREMENT**
--- | ---
**RESIDENTIAL**<br>**SINGLE FAMILY**<br>Single and two family residential | 2.0 per dwelling unit<br>Single Family - attached | 2.0 per dwelling unit

**MULTI-FAMILY**<br>Multi-Family - 1 bd. rm. | 1.5 per dwelling unit<br>Multi-Family 2 bd. rm. | 1.75 per dwelling unit<br>Multi-Family - 3 (+) bd. rm. | 2.0 per dwelling unit<br>Apartment complexes | 2.0 per dwelling unit

**OTHER RESIDENTIAL USES**<br>Apartments Hotel | 1 space per permanent dwelling unit and/or 1 space per each 2 non-transient sleeping rooms<br>Tourist Homes | 1 space per each unit or room plus 1 for the owner or manager.

**OFFICE/PROFESSIONAL USES**<br>Office/Professional Office and/or groups of buildings of similar nature | 1 space per each 350 Sq. Ft. of gross floor area excluding storage areas which shall not exceed 15% of the gross square footage.<br>For other permitted uses in such districts parking space shall be provided on the basis of the appropriate category:

**HEALTH AND MEDICAL USES**<br>Institutional and Commercial Medical Uses, Clinics, Medical Office Buildings | 1 space per each 175 Sq. Ft. of gross floor area plus 1 space per doctor on duty and 2 for every 3 employees on duty<br>Out-patient clinics, out-patient facilities a part of hospitals, medical centers, etc. | 1 space per each 175 Sq. Ft. of gross floor area plus 1 space per doctor on duty and 2 for every 3 employees on duty<br>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<br>Hospital, medical center, other treatment facility | 1.75 per bed, plus the number required, based on Sq. Ft. measurements for office, clinic, testing, research, administrative, teaching and similar activities associated with the principal use, at 1 space per each 175 Sq. Ft. of gross floor area except for teaching facilities which shall be 1 space per each 4 seats.<br>Veterinary Clinics and Hospitals | 1 space per 175 square feet of office area excluding area for boarding. A minimum of six (6) spaces shall be provided
<table>
<thead>
<tr>
<th><strong>COMMERCIAL USES</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Barber or beauty shop</td>
</tr>
<tr>
<td>Specialty retail shops for the sale of books, educational and/or arts and craft supplies; floral items; gifts; antiques; and clothing and photographic studios</td>
</tr>
<tr>
<td>Dance and music studios</td>
</tr>
<tr>
<td>Retail uses such as barber shops, beauty shops, bakeries, drug stores, hobby shops, dry cleaning and/or laundries, food stores, garden supply stores, hardware stores, stationary stores, jewelers, shoe stores, sporting goods stores, toy stores and accessory uses incidental to such typical uses listed above.</td>
</tr>
<tr>
<td>Convenience Stores</td>
</tr>
<tr>
<td>Drive-In Banks, and Similar Uses</td>
</tr>
<tr>
<td>Automobile service stations and garages for minor repair (excluding body shop, engine repair, painting)</td>
</tr>
<tr>
<td>Restaurants and Restaurants with Lounges</td>
</tr>
<tr>
<td>Retail and service uses such as banks, financial institutions, bicycle sales and repair, blueprinting and photocopy establishments, business machine sales and service, carpet stores, interior decorating shops, building supply, paint and wallpaper stores, post offices, TV and radio repair shops and accessory uses incidental to such typical uses listed above</td>
</tr>
<tr>
<td>Amusement Establishments</td>
</tr>
<tr>
<td>Autobody Repair</td>
</tr>
<tr>
<td>Automotive and Mobile Home Sales</td>
</tr>
<tr>
<td>Car Washes</td>
</tr>
<tr>
<td>Bars and Lounges</td>
</tr>
<tr>
<td>Catering Establishments</td>
</tr>
<tr>
<td>Hotels and Motels</td>
</tr>
<tr>
<td>Liquor Stores</td>
</tr>
<tr>
<td>Use</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
</tr>
<tr>
<td>Department stores</td>
</tr>
<tr>
<td>Motion picture theaters</td>
</tr>
<tr>
<td>Funeral Parlors</td>
</tr>
<tr>
<td>Mini warehouses</td>
</tr>
<tr>
<td>Storage, testing, repairing or similar service uses</td>
</tr>
<tr>
<td><strong>INDUSTRIAL USES</strong></td>
</tr>
<tr>
<td>Battery and tire stations, building material sales, bus terminals, machinery sales, printing establishments, service establishments, trailer sales and rental and special uses as permitted</td>
</tr>
<tr>
<td>Storage, testing, repairing, warehousing or similar establishments</td>
</tr>
<tr>
<td>Other light industrial uses</td>
</tr>
<tr>
<td>Assembly, manufacturing, processing, packaging and treatment plants</td>
</tr>
<tr>
<td>Canneries; paper, petroleum, rubber or wood product manufacturing; steel mills</td>
</tr>
<tr>
<td>Asphalt or concrete batching plants, bulk petroleum product storage uses and landfills</td>
</tr>
<tr>
<td><strong>EDUCATIONAL &amp; RELATED USES</strong></td>
</tr>
<tr>
<td>Day Care Centers</td>
</tr>
<tr>
<td>High Schools</td>
</tr>
<tr>
<td>Elementary, Middle and Junior High Schools</td>
</tr>
<tr>
<td>Colleges, Junior Colleges, Technical Schools, Universities, etc.</td>
</tr>
<tr>
<td>Fraternities, Sororities, Dormitories and Related Buildings</td>
</tr>
<tr>
<td>School Auditoriums*</td>
</tr>
<tr>
<td>Athletic Fields, School Gymnasiums, Stadiums, Field Houses, Grandstands and related structures or facilities.*</td>
</tr>
</tbody>
</table>

* Credit for spaces available on the campus may be granted for up to 100% of the space requirement for these uses.
## RECREATIONAL USES

<table>
<thead>
<tr>
<th>Parks, Athletic Fields, Tennis and Pool Facilities, and Associated Structures or Facilities</th>
<th>Athletic field: 1 per 5,000 sq. ft. of land area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Tennis courts: 3 per court</td>
</tr>
<tr>
<td></td>
<td>Pool: 1 per 75 sq. ft. of water area</td>
</tr>
<tr>
<td></td>
<td>Associated structures: 1 per 3 occupants based on maximum occupant load</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Golf Course</th>
<th>8 spaces per hole</th>
</tr>
</thead>
<tbody>
<tr>
<td>Golf Course Driving Range</td>
<td>1 space per tee</td>
</tr>
</tbody>
</table>

| Recreational and Community Center Buildings, Recreation Clubs, Related Uses | 1 space per each 3 occupants at maximum occupancy based on maximum occupant load |

## MISCELLANEOUS USES

<table>
<thead>
<tr>
<th>Planned Unit Development</th>
<th>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</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Public Utility or Public Service Uses</th>
<th>1 space per site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Religious Institutions, Churches, Temples, Chapels, etc.</td>
<td>1 space per each 4 occupants at maximum occupancy based on maximum occupant load</td>
</tr>
<tr>
<td>Convents, Seminaries, Rectories, Parish Houses, Other Religious Uses</td>
<td>1 space per each 4 occupants at maximum occupancy based on maximum occupant load</td>
</tr>
<tr>
<td>Clubs, Lodges and Fraternal Organizations</td>
<td>1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 for each 3 employees at maximum shift</td>
</tr>
<tr>
<td>Public Libraries, Museums and Other Non-Recreational Public Facilities</td>
<td>1 space per each 600 Sq. Ft. of floor area open to the public</td>
</tr>
<tr>
<td>Convention Centers</td>
<td>1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 spaces for every 3 employees at maximum shift</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Marinas</th>
<th>1 per boat slip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmer's Markets and Vegetable Stands</td>
<td>1 space per each 350 Sq. Ft. of area with a minimum of 6 spaces for customer vehicles.</td>
</tr>
</tbody>
</table>
H. Minimum Off-Street Loading Requirements

1. All uses that must accommodate delivery trucks shall have at least one 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 twelve (12) feet for one-way circulation and at least twenty-four (24) feet for two-way circulation.

3. Off-street loading and/or unloading space shall be designed and constructed such 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 ordinance, 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 and in accordance with 10.04, Lighting.
   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.

I. Reduction of Required Spaces

1. Joint use of required parking spaces may be permitted for two or more uses provided that the applicant can demonstrate that the uses will not substantially overlap in hours of operation, as determined by the Department of Planning and Development.


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 or her own private property.
10.04. Lighting

A. Outdoor Lighting Regulations

1. Statement of Need and Purpose

Good outdoor lighting at night benefits everyone. It increases safety, enhances the Parish’s night time character, and helps provide security. New lighting technologies have produced lights that are extremely powerful, and these types of lights may be improperly installed so that they create problems of excessive glare, light trespass, and higher energy use. Excessive glare can be annoying and may cause safety problems. Light trespass reduces everyone's privacy, and higher energy use results in increased costs for everyone. Appropriately regulated, and properly installed, outdoor lighting will contribute to the safety and welfare of the residents of the Parish. This Section is intended to eliminate problems of glare, minimize light trespass, and help reduce the energy and financial costs of outdoor lighting, 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 St. Tammany Parish. Luminaires on all properties, in all zoning districts, shall be installed to keep unnecessary direct light from shining onto abutting properties or streets.

2. Applicability, Permits, Variances, Waivers, Appeals

   a. Applicability

      All public and private outdoor lighting installed in the Parish of St. Tammany shall be in conformance with the requirements set forth in this Section.

   b. Permit Requirements

      i. Submission Contents

         Application for outdoor lighting permits shall be made to the Department of Planning and Development. The applicant for any electrical permit required by any provision of the laws of this jurisdiction in connection with proposed work, other than single-family residential, involving outdoor lighting fixtures shall submit (as part of the application for permit) evidence that the proposed work will comply with this Section. The submission shall contain, but shall not necessarily be limited to, the following, all or part of which may be part or in addition to the information required elsewhere in the laws of this jurisdiction upon application for the required permit:

         (a) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;

         (b) Description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cuts by manufacturers and drawings (including sections where required); and

         (c) Photometric data, such as that furnished by manufacturers, or similar data showing the angle of cut off or light emissions.

      ii. Additional Submission

         Should additional data be required by the Department of Planning and Development for issuance of a permit, it shall be incumbent upon the applicant to provide such material.

      iii. 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 Chief Building Official for his/her approval, together with adequate information to assure compliance with this Section, which must be received prior to substitution.

   c. Variances by Board of Adjustments

      If the application for a lighting permit shows that all requirements of this Section are met, the Director of Planning and Development shall issue a permit without the necessity of any public hearing before the Zoning Commission or any other public body. If the application for the permit is denied, the applicant may, subject to the provisions of d below, seek a variance from the Board of Adjustments pursuant to the provisions of this paragraph shall be made to the District Court for the Parish of St. Tammany as provided in 2.05.E. Appeals from a Decision of the Board of Adjustments.

   d. Criteria for Variances and Waivers

      Pursuant to c above, the Board of Adjustments may grant variances from the lighting regulations of this Section. Such variances and waivers may be granted to diminish lighting regulation requirements when one or more of the following exists: unusual design of building or structures, unusual effect of the lighting requirements on the structures to be placed on the lot, extraordinarily burdensome result if lighting regulations are not modified, and any other problem or matter that affects the development of the property or the buildings and structures thereon which the Board of Adjustments determines to be in the public interest to consider; provided that variances and waivers shall not be based solely on cost or economic consideration. Furthermore, the Board of Adjustments may grant variances from the provisions of this Section due to any hardships or other matters that are a proper basis for a variance.
3. Luminaire Design Requirements
   a. Applicability to Uses Other Than Single Family Residential
      The provisions of this 3. Luminaire Design Requirements shall apply to all uses except single family residential. Single family residential shall be governed by the provisions of 5. Single Family Residential Applications.
   b. Luminaire Design
      Any luminaire with a lamp or lamps rated at an average of more than three thousand (3,000) lumens shall be either:
      i. Full cutoff type fixture with a single plane lens, or
      ii. Fully-shielded fixture
   c. Luminaire Height
      i. Any luminaire with a lamp or lamps rated at an average of less than three thousand (3,000) lumens may be mounted at any height.
      ii. Any luminaire with a lamp or lamps rated an average of more than three thousand (3,000) lumens may be mounted up to a height of thirty-five (35) feet in accordance with the following:

<table>
<thead>
<tr>
<th>Height</th>
<th>Full Cutoffs with Height</th>
<th>Single-Plane Lens</th>
<th>Fully Shield Fixture</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-25 feet</td>
<td>Acceptable</td>
<td></td>
<td>Shield EVEN with LDLEP</td>
</tr>
<tr>
<td>&gt;25-30 feet</td>
<td>Acceptable</td>
<td></td>
<td>Shield 1 INCH below LDLEP</td>
</tr>
<tr>
<td>&gt;30-35 feet</td>
<td>Acceptable</td>
<td></td>
<td>Shield 2 INCHES below LDLEP</td>
</tr>
</tbody>
</table>

Figure 13. Permitted and Prohibited Lighting Fixtures

<table>
<thead>
<tr>
<th>Noncutoff</th>
<th>Semicutoff</th>
<th>Cutoff</th>
<th>Full Cutoff</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prohibited</td>
<td>Prohibited</td>
<td>Prohibited</td>
<td>Permitted</td>
</tr>
</tbody>
</table>
d. Luminaire Footcandles

Total foot-candles measured from three (3) feet above ground level with the measuring instrument held in the horizontal plane shall be in accordance with the following standards:

<table>
<thead>
<tr>
<th>Entances Foot-candle</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active (pedestrian and/or conveyance)</td>
<td>5</td>
</tr>
<tr>
<td>Inactive (normally locked, infrequently used)</td>
<td>1</td>
</tr>
</tbody>
</table>

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 | 10 |

4. Lamps That Emit Three Thousand (3,000) Lumens

The following rated lamp wattages shall be deemed to emit three thousand (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 three thousand (3,000) lumens:

a. Incandescent lamp: one hundred sixty (160) or more watts.
b. Quartz halogen lamp: one hundred sixty (160) or more watts.
c. Florescent lamp: thirty-five (35) or more watts.
d. Mercury vapor lamp: seventy-five (75) or more watts.
e. Metal halide lamp: forty (40) or more watts.
f. High pressure sodium lamp: forty-five (45) or more watts.
g. Low pressure sodium lamp: twenty-five (25) or more watts.

5. Single Family Residential Applications

a. Less Than Three Thousand (3,000) Lumens

Exterior lighting less than three thousand (3,000) lumens including spotlights and floodlights shall be set such that the centerline of the beam (or lamp) does not exceed thirty-five (35) degrees from vertical.

b. Greater Than Three Thousand (3,000) Lumens

All luminaires greater than three thousand (3,000) lumens shall conform to the provisions of this 3.b and 3.c.

6. Exceptions to Luminaire Design Requirements

a. Luminaire Redirection

Any luminaire with a lamp or lamps rated at three thousand (3,000) lumens or less may be used without restriction to light distribution or mounting height, except that no spot or flood luminaire rated three thousand (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, except that all luminaires used must be red and must be shown to be as close as possible to the Federally required minimum lumen output requirement for the specific task.

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 amount of lumens for such lighting shall be three thousand (3,000) lumens per fixture.

f. Sensor Security Lighting

Security lighting controlled by sensors which provides illumination for five (5) minutes or less is exempt from the requirements of this Section.

g. Street Lighting

Both public and private street lights are exempt from the requirements of this Section if they were in existence at the time this Section becomes effective or if a permit or other approval has been granted for these lights at the time this Section becomes effective.

h. Church Steeples

Up-lighting of church steeples is permitted as long as said lighting is fully shielded.

7. Outdoor Advertising Signs

a. Top Mounted Fixtures

i. 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.

b. 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.

c. Compliance Limit

The lighting for existing outdoor advertising structures shall be brought into conformance with this section no later than January 1, 2006.

8. Recreational Facilities (Public and Private)

Recreational field lighting, public or private, such as, football fields, soccer fields, baseball fields, and softball fields, shall be exempt from the height requirement of thirty-five (35) feet and total lumen output provided all of the following conditions are met:

a. Parking Lots And Areas Surrounding Facility

Lighting for parking lots and other areas surrounding the playing field, court, or track shall comply with the lighting requirements as defined in this Section.

b. Shielding

All fixtures used for event lighting shall be fully shielded or be designed or provided with sharp cut-off capability, so as to minimize up-light, spill-light, and glare.

c. Time of Holding Events

All events shall be scheduled so as to commence before 9:00 p.m., but under no circumstances shall any illumination of the playing field, court, or track be permitted after 11:00 p.m.
9. Prohibitions
   a. Laser Source Light
      The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited.
   b. Searchlights
      The operation of searchlights is prohibited except for grand openings and special events for a period not to exceed 2
      (two) days and no more than twice per calendar year. Such use shall not be located within five hundred (500) feet of a
      residential area and shall not be allowed between the hours of 11:00 p.m. and sunrise.
   c. Outdoor Advertising Off-Site Signs
      Electrical illumination of outdoor advertising off-site signs, other than those located adjacent to Interstate Highways, is
      prohibited between the hours of 11:00 p.m. and sunrise.
   d. Commercial Landscape Lighting
      Commercial landscape lighting may not be directed above the horizontal plane.
   e. Neon Lighting
      Neon lighting is prohibited except as provided for in 10.05. Signs.
   f. Strings Of Lights (Non-Residential Uses)
      Strings of lights are prohibited except from Thankgiving Day until January 10. Strings of lights shall include, but not
      be limited to, lights strung around trees and lights that simulate icicles.
10. Temporary Outdoor Lighting
    Any temporary outdoor lighting that conforms to the requirements of this Section shall be allowed. Non-conforming
    temporary outdoor lighting may be permitted by an Administrative Permit granted by the Department of Planning and
    Development after considering:
    a. The public and/or private benefits that will result from the temporary lighting;
    b. Any annoyance or safety problems that may result from the use of the temporary lighting; and
    c. The duration of the temporary non-conforming lighting. The applicant shall submit a detailed description of the
       proposed temporary non-conforming lighting to the Department of Planning and Development.
11. Regulation of Non-Conforming Luminaires
    a. Definition of Legal Non-Conforming Luminaires
       The term “legal non-conforming luminaires” shall mean:
       i. Any luminaire located within the Parish which does not conform with the provisions of this Section at the time this
          Section becomes effective, or
       ii. Any luminaire not yet constructed, but which has been granted a permit through the granting of a building permit
           or other approval, at the time this Section becomes effective.
    b. Continued Existence of Legal Non-Conforming Luminaires
       Legal non-conforming luminaires may continue in existence or may be constructed as provided for in a.ii above, but
       such luminaires shall lose their legal non-conforming status and shall be amortized and removed or brought into
       compliance as set forth in c and d below.
    c. Amortization of Non-Conforming Luminaires
       The rules with respect to amortization of legal non-conforming luminaires are as follows:
       i. Pole mounted legal non-conforming luminaires for single family residences must be brought into compliance
          when the fixture is changed or repaired or by January 1, 2020, whichever occurs sooner.
       ii. Pole mounted legal non-conforming luminaires for agricultural uses must be brought into compliance when the
           fixture is changed or repaired or by January 1, 2020, whichever occurs sooner.
       iii. Except as provided in paragraphs e i and ii and paragraph d, any other legal non-conforming luminaires shall be
           brought into compliance as follows:
           (a) Any non-conforming luminaire which has a height of less than thirty-five (35) feet shall be brought into
               compliance by January 1, 2006, which is hereby established as the amortization period for such non-
               conforming luminaires.
           (b) Any non-conforming luminaire which has a height of thirty-five (35) feet or over shall be fully shielded three
               (3) inches below Lowest Direct-Light Emitting Part (LDLEP) by January 1, 2006, which is hereby established
               as the amortization period for such non-conforming luminaires.
    d. Non-Conforming Luminaires Causing Disability Glare
Non-Conforming luminaires that direct light toward streets or parking lots that cause disability glare to motorists or cyclists should be either shielded or re-directed within ninety (90) days of notification by the Parish, so that the luminaires do not cause a potential hazard to motorists or cyclists.
10.05. Signs

A. Purpose

The purpose of this section is to regulate the location and choice of signs to ensure better communication between people and their environment and to avoid visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. With these purposes in mind, it is the intent of this section to authorize the use of signs which are compatible with the unique environment of St. Tammany Parish, appropriate to the activity that displays them, creative and expressive of the identity of both individual activities and the community as a whole, and legible in the environment in which they are seen.

B. Applicability, Permits, Variances, Waivers, Appeals and Identification

1. Applicability

   a. General Applicability, Billboards Excluded

10.05. Signs is applicable to all signs except billboards and off-premises outdoor advertising signs, and no Billboard Sign or Off-Premises Sign shall be allowed except to the extent to which they are allowed and regulated by N. Billboards.

   b. Applicability According to Land Uses

      The Sign Regulations in this Section are categorized so that certain regulations are applicable to certain land uses and others are applicable to other land uses. The following is a table of the land uses and the regulations, by section number, applicable to these land uses:

      | Regulation Uses                              | Section Numbers |
      |----------------------------------------------|-----------------|
      | Non-Residential Uses                         | C-K             |
      | Single Family and Two-Family Residential     | L               |
      | Residential Subdivision and Center Median Entrance Signs | M               |

   c. Prohibited Signs

      Prohibited signs are set forth in O. Prohibited Signs Applicable to All Uses are applicable to all uses.

   d. Regulation of Legal Non-Conforming Signs

      The regulation of legal non-conforming signs as set forth in P. Regulation of Legal Non-Conforming Signs are applicable to all uses.

2. Requirement of Sign Permit

   A permit is required from the Department of Planning and Development for every new sign and every modification, alteration or repair of a sign except:

   a. Miscellaneous signs for non-residential uses as provided for in H. Miscellaneous Signs for Non-Residential Uses,

   b. Temporary signs not requiring permits as provided for in J. Temporary Signs Without Permits,

   c. Signs for single family and two family residential uses as provided for in L. Signs for Single Family and Two Family Residential Uses, and

3. Variances by Board of Adjustments

   If the application for a new sign or for a modification or alteration of an existing sign shows that all requirements of this Section are complied with, the Director of Planning and Development shall issue a permit without the necessity of any public hearing before the Zoning Commission or any other public body. If the application for the permit is denied, the applicant may, subject to the provisions of 4 below, seek a variance from the Board of Adjustments pursuant to the provisions of 2.05.E. Appeals from a Decision of the Board of Adjustments shall be made to the District Court for the Parish of St. Tammany as provided in 2.05.E.

4. Criteria for Variances and Waivers

   Pursuant to 3 above, the Board of Adjustments may grant variances from the sign regulations in this Section. Such variances and waivers may be granted to diminish sign regulation requirements when one or more of the following exists: unusual elevations or shape of the lot, unusual landscaping and/or tree preservation problems, unusual architectural design of the building or structures, unusual effect of the requirements of the signs to be placed on the lot or building, problems with servitudes, and any other problem or matter which affects signage that the Board of Adjustments determines to be in the public interest to consider; provided that variances and waivers shall not be based solely on cost or economic consideration. Furthermore, the Board of Adjustments may grant variances from the provisions of this Section due to any hardships or other matters that are a proper basis for a variance.
5. Permit Procedure

Application for sign permits shall be submitted including scaled drawings, specifications, dimensions and height, parcel identification, sign location and such other data with respect to the sign as the Department of Planning and Development shall deem appropriate for the administration and enforcement of this Section. The application form can be found in the Administrative Manual.

C. Standards Applicable to Non-Residential Uses

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 (standards specific to such activities along the Interstate 10 service road are found in D.4):

1. Internal Illumination
   Internal illumination is allowed creating a negative contrast, i.e. light lettering against a dark, opaque background.

2. External Illumination
   Externally illuminated signs may be illuminated in white light only, not to exceed three thousand (3,000) lumens per side per sign, and shall not unreasonably intrude on a residence and such illumination shall not constitute a traffic hazard.

3. Colors
   Only spectrum colors are allowed. No iridescent colors or reflective lettering are allowed.

4. Plywood and Particle Board
   Signs (other than temporary signs) may not be constructed of rough or unfinished plywood or particle board.

5. 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.

6. Changeable Message Sign Limitation
   Changeable Message Signs shall be incorporated into a sign face, but the changeable component must occupy less than one-half (½) the total area of the sign face.
   a. If changeable copy is used, it shall be located adjacent to or integrated into the sign face.
   b. Lettering of changeable message signs shall be of a single style and shall be of uniform color and size.
   c. Internal illumination, if any, shall be negative contrast.
D. Monument Signs Applicable to Designated Uses

1. Number of Monument Signs

One (1) Monument Sign shall be allowed for each street frontage. A property with more than one (1) street frontage shall be allowed one (1) Monument Sign for each street.

2. Location of Monument Signs

A Monument Sign or Signs may be located at any place from the street property line, including the Street Buffer, back to the building façade, as long as it is set back from the street property line at least five (5) feet. If there is no building facade behind the sign, then the sign may be located up to fifty (50) feet back from the property line. Monument Signs shall not be located within a sight clearance triangle as defined in 9.06.C. Sight Distance Lines, Fences, Walls and Hedges.

3. Monument Signs for Designated Uses

   a. Where Allowed
      Monument Signs may be erected and displayed for all non-residential uses.
   
   b. Area
      The total sign area for each allowed Monument Sign constructed shall not exceed the following limits:

      | Building Type      | Square Footage Per Side |
      |--------------------|-------------------------|
      | Single Occupancy   | 32 sq. ft               |
      | Multiple Occupancy | 70 sq. ft               |

   c. Height of Monument Signs
      The height of Monument Signs shall not be greater than nine (9) feet.

4. The following standards shall be applied to properties with frontage along the Interstate 10 Highway system.

   a. Publicly owned events centers, when created under the authority of the State of Louisiana in accordance with LA RS Title 33, Chapter 11 are permitted a single sign as follows:
      i. If the property is located within one (1) mile of an Interstate 10 interchange, the sign may be located on property within five thousand (5,000) feet of said interchange when property is owned/leased by the relevant events district.
      ii. Maximum height allowed shall not exceed thirty-five (35) feet from grade.
      iii. Maximum signage area allowed shall not exceed one thousand (1,000) square feet, with no single sign exceeding four hundred twenty-five (425) square feet in area.
      iv. Video display shall be allowed, but shall not exceed three hundred (300) square feet in area. This area shall not be calculated as signage area limited by iii above.
      v. Interior illumination shall comply with the standards established in C.1.
   
   b. Non-residential uses with frontage along the Interstate 10 service road are permitted a single sign, located on premises, as follows:
      i. Maximum height allowed shall not exceed thirty-five (35) feet from grade.
      ii. Maximum signage area allowed shall not exceed two hundred fifty (250) square feet per side.
      iii. Interior illumination shall comply with the standards established in C.1.

5. The following standards apply to properties located within Hwy. 21 Planned Corridor Overlay

   a. Sign regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:
      i. Area and Height Provisions for Ground Signs
         (a) Single Occupancy: Area Allowed: Twenty-five (25) square feet; Height Allowed: six (6) feet
         (b) Multiple Occupancy: Area Allowed: Fifty (50) square feet; Height Allowed: eight (8) feet
      ii. No internal illumination
iii. White light only, no colored lighting
iv. Spectrum colors only, no iridescent colors permitted
v. Personal identification signs with any dimensions exceeding twenty-four (24) inches shall require an Administrative Permit. Such signs shall not exceed four (4) square feet.

E. Wall Signs for Non-Residential Uses

In addition to the monument signs allowed under D. Monument Signs Applicable to Designated Uses, the following Wall Signs shall be allowed for each occupant of a single or multi-occupancy premises for non-residential uses.

1. Signs, Location
   Wall Sign(s) per occupant to be sized at a ratio of one (1) square foot of sign area per linear foot of the facade of the store front or gas station canopy. For store fronts or gas station canopies of less than thirty-two (32) linear feet the allowable size sign shall be thirty-two (32) square feet. All Wall Signs shall be measured along the wall of the facade on which the sign will be located. Each store may have multiple fronts based upon the definition of “Store Front” in Section 12. Land Development Code Definitions.

2. Corner Buildings
   On store frontages located at the corner of a building, or if a business occupies an entire separate structure within a center, additional Wall Signs, the area of which shall be calculated as per 1 above, shall be allowed, provided that each sign is mounted on a separate wall.

3. Blade Sign
   Small pedestrian-oriented sign that projects perpendicular from a structure or is hung beneath a canopy. Maximum size shall be six (6) square feet.
F. Awning Sign, Marquee Sign, or Canopy Sign Applicable to Non-Residential Uses

In lieu of a Wall Sign as provided for in E. Wall Signs for Non-Residential Uses, an occupant of a commercial, industrial or institutional use and for any other use other than residential, is allowed either an awning, marquee or canopy sign, and all of the provisions of E. Wall Signs for Non-Residential Uses relating to size, distance from lease line, signs on or extending from inferior quality walls, or signs calling attention to building equipment or the unfinished side of a false building facade must be adhered to. If the occupant uses an awning, marquee or canopy sign, a Wall Sign is not allowed.

G. Other Occupant Signs for Non-Residential Uses

In addition to the Monument Signs and Wall Signs and Awning Signs, Marquee Signs, or Canopy Signs allowed in D, E, and F, the following signs are allowed for non-residential uses.

1. Rear Doors

   One (1) 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. Such sign shall be limited in size to the minimum size required by the State Fire Marshal. Any door not utilized as a primary entrance-way for patrons during normal business hours or not opening directly onto the patron area of any premise shall be considered a rear door. No door located on any store frontage on which there exists a door utilized as a primary entrance-way for patrons during normal business hours or which opens directly onto the patron area of any premise shall be considered a rear door.

2. Identification and Address Signs

   An occupant shall be allowed one (1) non-illuminated identification and address sign not to exceed eight (8) square feet in area identifying the occupant, and such additional sign shall be located on or within ten (10) feet of the primary public entrance of the occupant.
H. Miscellaneous Signs for Non-Residential Uses

Subject to all provisions and requirements of this Section, the following signs may be erected and displayed for non-residential uses.

1. Public Directional Signs
   Public Directional Signs are allowed.

2. Official Notices
   Official notices duly issued by any court, public agency or officer are allowed.

3. Flags and Insignia of Any Government
   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. Indoor Signs
   Indoor neon signs, not greater than six (6) square feet in area are allowed at or near windows, provided that, they do not, in the aggregate, exceed forty (40) square feet of the windows in any one (1) side of a building and provided that they do not, in the aggregate, cover more than twenty-five (25) percent of the area of any windows in which such signs are displayed. Other indoor signs, not visible from any street Right-of-Way, are also allowed.

6. Private Directional Signs
   Private Directional Signs, not exceeding four (4) square feet in sign area per sign, are allowed.

7. Fuel Service Station Pump Signs, Oil Rack Signs, and Pricing Signs
   Fuel service station pump signs, oil rack signs, and pricing signs are allowed pursuant to the following:
   a. Fuel Service Station Pump Signs
      Fuel service station pump signs may be displayed on fuel pumps to provide required information to the public regarding the available fuel such as "gallons," "price," "octane rating" and "type of fuel." If a trade name of the business or supplier is incorporated into the name or designation of the different types of fuels available, said trade name and any associated symbols therewith may be displayed on the pumps provided that such signs are flat signs that do not exceed three (3) square feet per sign face and an aggregate area of six (6) square feet of sign face per pump.
8. Menu Boards

Menu Boards for drive-thru facilities providing food for off-premises consumption, which do not exceed forty-eight (48) square feet in sign area and which are located so as not to be visible from the street Right-of-Way from which primary access to the premise is obtained, are allowed. Menu Boards and similar data for drive-in parking spaces for drive-in restaurants shall not exceed nine (9) square feet.

9. 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 premise 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. Vehicle and trailer signs shall not be used as off-premises signs and shall not be displayed or parked on sites other than the premises of the business entity operating such vehicle other than when the vehicle is being used in connection with the business operations of the entity operating said vehicle or trailer. Such vehicles and trailers may also be parked at the residence of its operator, so long as such vehicle is operated by a resident of the residential property as conveyance to work on a daily or near daily basis. Billboards may not be erected or displayed on any vehicle or trailer.

10. Licensed Roadside Vendor Sign for Seasonal Use

a. One (1) Roadside Vendor Sign for seasonal licensed roadside vendors will be allowed on signs facing each side not to exceed sixteen (16) square feet per side.

b. A maximum of two (2) signs may be permitted.

c. Total sign area for seasonal uses shall not exceed thirty-two (32) square feet.

11. Handicapped Parking and Access Signs

Handicapped parking and access signs are allowed and are regulated in accordance with state or federal law.
I. Pylon Signs Applicable to Regional Commercial/Office Centers
   (amended 05/05/11 ZC11-04-033 OCS#11-2523)

1. Where Permitted
   Pylon Signs shall only be permitted in planned developments meeting
   the definition of a Regional Commercial/Office Center as defined in
   Section 12. Land Development Code Definitions of these
   regulations.

2. Number of Pylon Signs
   One (1) Pylon Sign shall be allowed for each one thousand two
   hundred fifty (1,250) feet of frontage along an Interstate Highway.
   Frontage roads constructed as part of the development along an
   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 one hundred (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 setback at least fifteen (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 five (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 LaDOTD.
   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 fifty (50) feet from the intersection of said Rights-of-Way.
   e. No Pylon Sign may be located within one thousand (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 four hundred (400) square
      feet per side.
   b. Height of Pylon Signs
      The height of Pylon Signs shall not be greater than forty-five (45) feet from grade.
   c. The total structure face shall not exceed one thousand five hundred (1,500) square feet, inclusive of the total sign
      face.
   d. A logo or graphic identified with the development may be placed on each side of the structure not to exceed one
      hundred (100) square feet in area per side.
   e. Unless otherwise noted in this section, all Pylon Signs must comply with C. Standards Applicable to Non-
      Residential Uses
J. Temporary Signs Without Permits

The following temporary signs are allowed, without the necessity of a permit, for non-residential uses.

1. Business Award Signs
   Chamber of Commerce Business of the Month banners for the month of the award are allowed.

2. Temporary Window Signs
   Temporary Window Signs displayed on the inside of windows and intended for the purpose of disseminating information about special sales or promotional campaigns are allowed pursuant to the following:
   a. Materials
      Shall be constructed of such materials as to indicate the temporary nature of the sign;
   b. Area Covered
      Shall not, in the aggregate, cover more than twenty-five (25) percent of the area of any windows in which such signs are displayed;

3. Public Service Signs
   Public Service Signs including street banner signs are allowed only in connection with the promotion or identification of special events of a civic, philanthropic, charitable or religious purpose.
   a. Duration
      Such signs or banners may be displayed for a period not to exceed fourteen (14) consecutive calendar days. The sign area of such signs or banners shall not exceed thirty-two (32) square feet.

4. “For Sale” Sign
   “For Sale” Signs are allowed pursuant to the following:
   a. Number and Size
      Signs shall be limited to one (1) real estate sign on any premises offered for sale, rent or lease. Such sign shall be non-illuminated. A double-faced real estate sign is allowed, provided that such sign shall not exceed sixteen (16) square feet in area per sign face for single family residences and multiple family residences, or for commercial, multiple family residences, and institutional properties. If freestanding, any such sign, whether single or double-faced, shall not exceed seven (7) feet in height. Property with two (2) or more street frontages shall be allowed to display one (1) additional sign conforming with all of the requirements of this subsection on a second frontage.
   b. Condominiums
      For purposes of the regulation under this code of real estate signs only, each separately designated unit of a condominium development created by virtue of written instruments duly recorded in the office of the St. Tammany Parish Clerk of Court shall be considered a separate premises and real estate signs relating to any such unit shall be regulated depending upon the use of the unit in question, in accordance with the applicable provisions of this Section.
   c. Construction, Placement
      Temporary real estate signs may be attached to stakes or rods which are placed in the ground, they may be constructed of plywood or they may be constructed and placed in any other way that meets the requirements of this Section.
K. Temporary Signs Requiring Permits for Non-Residential Uses

The following temporary signs are allowed, provided that a permit is obtained, for commercial, industrial and institutional uses and any other use other than residential:

1. Flags, Streamers, Banners 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 one (1) business entity or applicant. Such signs may be displayed for a period not to exceed fourteen (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 material(s) are to be installed and the contemplated dates during which such devices shall remain on display. Banners shall not exceed thirty-two (32) square feet and shall be limited to one (1) banner per premises.

2. 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 (4) square feet in area and shall be limited to denoting the architect, Louisiana Licensed 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 (10) days after completion of actual construction identified by the first issuance of a certificate.
   c. Non-Residential or Combined Use Districts
      In any non-residential or combined use district, one such sign shall be allowed not to exceed thirty-two (32) square feet in area and all other signs shall not exceed four (4) square feet in area. All such signs shall be limited to the name of the project and the denoting of the architect, Louisiana Licensed 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 (10) 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. Set Back 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.

3. Proposed Project Signs

   One (1) non-illuminated temporary sign announcing a proposed land development may be erected on the premises proposed for the project provided that such sign does not exceed fifty (50) square feet in area, is set back at least ten (10) feet from any property line, and is removed within one (1) year from the date the sign permit for its erection was issued or upon the issuance of the sign permit for a construction sign or the lapse of sixty (60) days from the issuance of a building permit for the project, whichever is first to occur. The Parish may remove the sign at its discretion if it is not removed after the permit expires, and the sign permit application shall give the Parish the right to remove the sign.

4. Temporary Signs Preceding Permanent Sign Approval

   a. Size, Duration
      One (1) temporarily attached identification sign not exceeding thirty-two (32) square feet may be allowed for a period of not more than thirty (30) days for an occupant who has no other on-premises signs to identify the occupant’s business subsequent to the filing of a completed application for sign approval and approval of the Department of Planning and Development.
   b. Extension of Time
      An additional sixty (60) days extension may be requested in writing from the Department of Planning and Development by the sign applicant.

5. Seasonal Banner

   a. Temporary seasonal banners such as, but not limited to, those attached to light standards within a parking area may be allowed on multi-occupant premises upon review of and approval by the Department of Planning and Development. Prior to issuance of a temporary permit for the display of such banners, the following requirements shall be met:
      i. No seasonal banner shall exceed eight (8) square feet in area.
ii. The total number, location and method of attachment display shall be approved by the Department of Planning and Development.

iii. No advertising message shall be conveyed on the banners; however, non-advertising seasonal greetings are allowed.

iv. The identifying name of the multi-occupant premises may be included on the banner but such name shall not exceed fifty (50) percent of the banner area.

b. Seasonal banners are allowed for a period of sixty (60) days prior to a holiday.

L. Signs for Single Family and Two Family Residential Uses

The following non-illuminated signs, using only spectrum colors, may be erected and displayed without permit for single family residential and two family residential:

1. Resident Identification Signs
   Resident identification signs not exceeding three (3) square feet in sign area are allowed.

2. Home Occupation Signs and Home Office Signs
   Home occupation signs, not exceeding two (2) square feet in sign area which are non-illuminated and which are mounted flat against and parallel to the plane of the wall of the building to which the sign is attached, are allowed in zoning districts where home occupations are allowed.

3. Official Notices
   Official notices duly issued by any court, public agency or officer are allowed.

4. Flags and Insignia
   Flags and insignia are allowed except when displayed in connection with a commercial promotion.

5. Public Directional Signs
   Public Directional Signs are allowed.

6. Temporary Yard or Garage Sale Signs
   Temporary yard, real estate directional, open house or garage sale signs shall be limited to one (1) non-illuminated sign displayed on the residential premises at which the sale is conducted; provided that, such erection and display shall be limited to three (3) days in any sixty (60) day period. Such sign shall not exceed six (6) square feet in sign area. Two (2) additional garage sale signs, a maximum of six (6) square feet may be placed off-premises on private property with permission of the property owner.

7. Vehicle and Trailer Signs
   Vehicle and trailer signs are allowed for single family and two family uses to the extent they are allowed in H.9.

8. Alarm Signs
   Signs for burglar alarms are allowed, provided that they do not exceed an area of three (3) square feet.

9. Beware of Dog Signs
   Beware of Dog signs are allowed without a permit; provided that, they do not exceed an area of three (3) square feet.

10. Residential Entrance Archways
    Signs constructed across the primary driveway(s) of a residential property greater than ten (10) acres in area, not to exceed sixty (60) square feet in area.

M. Subdivision, Center Median Entrance Signs and Community Bulletin Board Signs

(amended 10/07/10 ZC10-05-048 OCS#10-2346)
1. Residential subdivision entrance signs not greater than forty-eight (48) square feet in sign area per side may be located on each side of the entrance to approved residential subdivisions (one-sided only) or within the center median (two-sided signs permitted) at the entrance to the approved subdivision.

2. For commercial or mixed-use subdivisions, a monument sign shall be permitted on each side of, or in the center median at the entrance to a commercial, industrial or institutional subdivision. In the case of signs permitted on either side of entrance, said signs shall be one-sided. In the case of center median signs, said signs shall be two sided. In no case may any sign face exceed eighty-five (85) square feet of signage per side.
   a. The structure of such signs must be of masonry construction and shall not exceed one hundred forty (140) square feet of surface area per side nor eight (8) feet in height. Columns shall not exceed twelve (12) feet in height or three (3) feet in width and/or depth. Development icons may be permitted on said masonry structure, but shall not contain any letters or numbers.

3. Community Bulletin Board Signs shall not be greater than forty (40) square feet in sign area, limited to one side dedicated for display; limited in height to eight (8) feet above the grade level of the nearest road; limited to one (1) per entrance to said approved subdivision; may contain optional external illumination; shall not contain commercial advertising; cannot be located within one hundred (100) feet of a subdivision monument sign; and must be located in the interior of the subdivision in an area not to create a traffic obstruction as determined by the Parish Engineer.

(amended 04/05/12 ZC12-02-014 OCS#12-2698)
N. Billboards

1. In addition to all Federal and State laws, the following standards must be met:
   a. The number and location of off-premises outdoor advertising signs will be limited as established in these regulations. Off-premises outdoor advertising signs will not be permitted unless in accordance with these and any other applicable regulations.
   b. Prohibited Signs and Locations Thereof
      i. No off-premises outdoor advertising signs shall be permitted along Parish roads, unless said sign is parallel to and within two hundred (200) feet of any State or Federal Highway.
      ii. No roof, piggy-back, stack signs, side by side and multiple panel signs shall be permitted.
      iii. No off-premises advertising 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 a driver's view of approaching, merging or interstate traffic.
   c. Location Standards of Off-Premises Signs
      i. An off-premises sign must be located within two hundred feet of the highway Right-of-Way. An off-premises sign must be setback at least fifteen feet from the highway Right-of-Way.
      ii. An off-premises sign is not allowed within or nearer than five hundred (500) feet of a residential zoned district abutting the same highway to which the sign is oriented.
      iii. An off-premises sign may not be located within a triangular area formed by the highway Rights-of-Way lines and a line connecting them at points fifty (50) feet from the Rights-of-Way intersection or five hundred (500) feet from an interstate entrance/exit ramp.
      iv. An off-premises sign must be located within the same highway corridor from which a “billboard credit” was issued or within eight (8) miles of the original site from which the “billboard credit” was issued.

2. Size of Off-Premises Signs
   a. Billboard faces and supporting framework shall not exceed the following sign areas:
      i. New billboards shall be a maximum of three hundred (300) square feet in area.
      ii. Replacement billboards, existing billboards four hundred (400) square feet or larger in face area may be replaced at a size up to four hundred (400) square feet; billboards with face areas between three hundred ninety-nine (399) to two hundred forty-five (245) square feet shall be replaced at a size up to three hundred (300) square feet. Existing billboards of less than two hundred forty-five (245) square feet shall be restricted to their current size in the event they are replaced.
   b. When two off-premises signs are placed back-to-back or V-type on the same structure with an angle between them of not more than sixty (60) degrees, each sign facing shall conform to the maximum size limitations.
   c. The lowest point of any off-premises sign shall extend not less than ten (10) feet and the highest point shall extend not more than forty-five (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.

3. Spacing of Off-Premises Signs
   a. No two off-premises outdoor advertising structures shall be spaced less than one thousand (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 sixty (60) degrees shall be considered one (1) sign for the purposes of spacing.

4. 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 flood lights, 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. No internal illumination or video technology may be utilized as part of any outdoor advertising sign.

5. Construction
   a. All structural elements of off-premises signs shall be of metal construction.
   b. A free standing off-premises sign having a size or area of four hundred (400) square feet shall have no more than one
(1) support.

Every free standing off-premises sign shall be so erected or constructed in such a manner as to withstand a wind load factor of thirty (30) pounds per square foot.

6. Erection and Maintenance of Signs

The following signs shall not be allowed to remain or to be erected:

- a. Signs which are obsolete, including outdoor advertising that has been blank for twelve (12) months, out-of-date political advertising and advertising of a defunct business, and signs or structures which have been erected without a building permit having been issued.
- b. Signs which are illegal under state laws or regulations.
- c. Signs which are not clean and in good repair.
- d. Signs that are not securely fixed on a substantial structure.
- e. 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.
- f. Signs which are not consistent with the standards in this section.
- g. Signs located on public property, unless placed thereon under lease arrangements or otherwise permitted by legal authority.

7. 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.

8. Permits and Fees

No off-premises outdoor advertising structure shall be erected or constructed without first obtaining a permit from the Department of Planning and Development.

9. Billboard Credit

Permits to erect new billboards shall only be issued to those persons possessing a "Billboard Credit," which is defined below.

- 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 this ordinance. 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 five (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 (1) credit shall be issued for each billboard face removed and one (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 one (1) credit.
  - i. No credit shall be granted for the partial removal of billboard faces.
  - ii. No credit shall be granted for the removal of billboard faces which are less than eighty-four (84) square feet.
- d. Credit Utilization A billboard credit may only be used in a location which meets all standards of this Zoning Code.
- e. Transfer of Credits: Credits may be transferred between parties through legal means.
- f. Credits will allow billboards to be reconstructed at the following sizes:
  - i. A credit for a new four hundred (400) square foot billboard will be issued for billboards which are removed that are in excess of three hundred and ninety nine (399) square feet.
  - ii. A credit for a new three hundred (300) square foot billboard will be issued for billboards which are removed that are between two hundred and forty-five (245) and three hundred and ninety nine (399) square feet.
  - iii. A credit will be issued for a new billboard of equal size for billboards which are removed that are less than two hundred and forty-five (245) square feet.

10. Cap on Number of Billboards

- a. 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 upon 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.
b. Parish-Wide Cap

There shall be a limit of two hundred (200) total billboard locations within unincorporated St. Tammany Parish.

11. Exemptions

This section shall not pertain to the following types of off-premises signs:


b. Off-premises temporary signs which comply with the provisions of this Code.

O. Prohibited Signs Applicable to All Uses

The following types of signs are prohibited:

1. Abandoned On-Premises Signs or Abandoned Off-Premises Signs
2. Audible Signs
3. Beacons
4. Bench Signs
5. Billboard Signs and off-premises outdoor advertising signs except as allowed in this Section
6. Flashing Signs
7. Inflatable Signs except for use in conjunction with grand openings and special events limited to two (2) times per year for a maximum of two (2) days each time.
8. Lasers
9. Moving Message or Changing Image Signs except Public Service Signs or as permitted in D.4.a.

10. Parapet Signs
11. Portable Signs
12. Projected Signs
13. Revolving or Rotating Signs
14. Roof Signs
15. Search lights except as allowed in 10.04. Lighting.
16. Signs attached to trees, shrubs or any living vegetative matter
17. Signs, other than Public Directional Signs, Public Service Signs, public information signs, subdivision signs or official notices, which encroach into a public Right-of-Way
18. Signs resembling traffic control devices or emergency devices
19. Signs which restrict or impair visibility at the intersection of the Right-of-Way lines of two streets, or of a street and a railroad Right-of-Way, or of a street and a pedestrian or bicycle Right-of-Way, or of a driveway and street Right-of-Way.
20. Snipe Signs other than temporary real estate signs as allowed in J.4.c.
21. Murals that serve to advertise or promote a business, service, product, activity, cause or event
23. Pole Signs
24. Signs attached to or made part of a fence.
25. Any sign not specifically defined and allowed by the provisions of this Section.

P. Regulation of Legal Non-Conforming Signs

1. Definition

The term "legal non-conforming sign" shall mean (i) any sign located within the Parish which does not conform with the provisions of this Section at the time this Section becomes effective, or (ii) any sign not yet constructed, but which has been granted a permit, at the time this Section becomes effective.

2. Loss of Legal Non-Conforming Status

A legal non-conforming sign shall immediately lose its legal non-conforming designation if:

a. The sign is altered in any way, which tends to make the sign less compliant with the requirements of this code than it was before the alteration; or
b. The sign structure is relocated; or

c. The sign is abandoned for a period of one hundred eighty (180) days or more.
3. Compliance After Loss of Legal Non-Conforming Status
   On the happening of any one of the events in 2 above, the sign shall be immediately brought into compliance with this Section and a new permit secured thereof, or the sign shall be removed. In any event, the following signs, which are not in compliance with this section upon the date of adoption of this Section must be brought into compliance or removed as follows:
   a. Signs on any public Right-of-Way that are not in compliance shall be removed.
   b. Strings of light, except as permitted in 10.04.A.9.f, shall be removed within ninety (90) days after adoption of this Section.

4. Substituting Panels in Non-Conforming Multi-Occupancy Signs
   Any new tenant in a multi-occupancy building may substitute a panel in an existing non-conforming multi-occupancy sign without affecting the non-conforming status of the sign as long as the sign is not altered in any way which tends to make the sign less compliant.

5. Maintenance and Repair of Legal Non-Conforming Signs
   Nothing in this Section shall relieve the owners or users of legal non-conforming signs or the owners of the property on which legal non-conforming signs are located from any provisions of this Section regarding safety, maintenance and repair of signs; however, any repainting, cleaning or other normal maintenance or repair of the sign or sign structure does not materially alter or modify the sign.

6. Enlargement and Alteration Causing Greater Non-Compliance
   No legal non-conforming sign may be enlarged or altered in a way which would increase its nonconformity with the provisions of this Section.

7. Closed Businesses
   Any business that has permanently closed shall remove any on- or off-premises signs associated with the business within sixty (60) days after the business is closed. The sign owner shall have the responsibility to remove such signs within the sixty (60) day period.

8. Non-Conforming Signs Do Not Prohibit Other Conforming Signs
   The existence of a legal non-conforming sign on a single or multiple occupancy premises shall not prevent the erection or placement of another sign on such premises that meets the requirements of this Section.
10.06. **Tree Preservation and Mitigation and Landscaping**

A. **Tree Protection and Mitigation**

1. **Purpose**

   The purpose of these landscape and tree preservation requirements is to promote the health, safety, and general welfare of the public; to facilitate the creation of a convenient, attractive and harmonious community; to conserve natural resources including adequate air and water; to conserve properties and their values; to preserve the character of an area by preserving and enhancing the scenic quality of the area; and to encourage the appropriate use of the land. The intent of tree protection and mitigation 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.

2. **Applicability**

   This section applies to all non-residential and multi-family developments where trees exist within the required landscape buffer or where the protected species exist anywhere on-site.

3. **Protected Trees**

   A Tree Survey shall document the location, species, and caliper of all of the following trees, in addition to trees within the required buffer areas:

   i. Existing trees six (6) inches D.B.H. or greater located within Street Buffer.

   ii. Existing Live Oaks or Cypress trees six (6) inches D.B.H. or greater located anywhere on-site.

   iii. Existing trees in the street right of way between the street property line(s) and the surface of the street, indicating which of these trees the applicant seeks to preserve and which of these trees the applicant seeks to remove. Applicant must comply with appropriate State or Parish regulations regarding tree removal in the Right-of-Way depending on jurisdiction.

   iv. **Optional**

      (a) Existing trees six (6) inches D.B.H. or greater in side and rear buffers shall be located if applicant seeks credit for any trees preserved within these buffers.

      (b) Staff may allow clearing of pine trees within street buffers that are less than three hundred (300) feet in depth or contain five (5) or less pine trees. Replanting shall be based on Table 3. Credits for Preserved Trees.

### Table 3. Credits for Preserved Trees

<table>
<thead>
<tr>
<th>Tree Caliper Inches</th>
<th>Tree Credits</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.5-4 Caliper Inches</td>
<td>1 Tree Credit</td>
</tr>
<tr>
<td>5-8 Caliper Inches</td>
<td>2 Tree Credits</td>
</tr>
<tr>
<td>9-12 Caliper Inches</td>
<td>3 Tree Credits</td>
</tr>
<tr>
<td>13-18 Caliper Inches</td>
<td>4 Tree Credits</td>
</tr>
<tr>
<td>19-23 Caliper Inches</td>
<td>5 Tree Credits</td>
</tr>
<tr>
<td>24 Caliper Inches or More</td>
<td>One Credit for Every 3 inches caliper preserved (ex: 24 inches = 8 Tree Credits)</td>
</tr>
</tbody>
</table>
4. Tree Protection Requirements
   a. Staking and Flagging
      i. Staking of Buffers
         Prior to inspection for Land Clearing or commercial landscape plan, applicant shall stake any required buffers and flag Live Oaks, Cypress or Heritage Trees on the site.
         (a) Type of Stakes
             The stakes used shall be wood or metal placed in the ground, and such stakes shall be of sufficient strength and durability, placed deeply enough in the ground to remain until the completion of construction. Any missing, broken, substantially bent or damaged stakes shall be replaced so that all stakes remain in place during construction.
         (b) Location of Stakes
             Stakes shall be located at least every fifty (50) feet:
             (i) Along all property lines, with “PL” clearly marked on each stake, and
             (ii) Along all buffers, with required depth and buffer clearly marked on each stake (ex: “25’ BUF”).
         (c) Height and Flagging of Stakes
             Such stakes shall extend upward from the ground at least three (3) feet. Corner stakes of property shall also contain flagging.
         (d) Clearing Lines
             If the lines of the buffers are too thick to walk or sight down, they shall be cleared sufficient for walking and sighting. Heavy equipment shall not be used prior to obtaining Land Clearing Permit.
      ii. Flagging of Existing Trees
          (a) Live Oaks, Cypress and Heritage Trees. Live Oaks, Cypress and Heritage Trees over six (6) inches D.B.H. situated anywhere on the property or the adjacent street Right-of-Way shall be flagged. The flagging shall be marked with species and caliper prior to inspection by Department of Planning and Development (Ex.: 12” CYP).
          (b) All trees six (6) inches D.B.H. or larger and located in street buffers shall be flagged and flagging shall be labeled “KEEP”.
          (c) All other trees located on-site for which applicant seeks credit must be flagged “KEEP” and be shown on tree survey. This includes any trees in side and rear buffers or within parking lot areas or green spaces.
   b. Driveway Cuts
      All areas of ingress or egress through buffers shall be clearly defined with stakes marked “DRIVEWAY”.
   c. Retention/Detention Ponds
      Areas to be included within a retention/detention pond or stormwater management structure shall be clearly defined with stakes marked “Pond”.
d. Protected Root Zone

i. Fencing

Trees to be preserved on the site, for which the applicant seeks credits, must be fenced with hard fencing. Hard fencing shall include chain link, wood or other non-flexible fencing with stakes or posts sufficiently secured to remain in place throughout the entirety of the building process. Fence shall be a minimum of three (3) feet high and located to protect root zone per Figure 14. Protected Root Zone.

(a) Heritage Trees, Live Oaks and Cypress: Fencing shall be located at the Protected Root Zone.
(b) Street buffer: Fencing shall be located at buffer line.

Figure 14. Protected Root Zone

ii. Activities Within Fencing

No significant soil disturbance or compaction, stock piling of soil or other construction materials, vehicular traffic, storage of heavy equipment are allowed within the area for which a barrier is required.

(a) The tracks of any tracked equipment used within the area for which a barrier is required shall be constructed or buffered by rubber or similar material to minimize root disturbance, and any other tracks are prohibited within such areas.

(b) No more than one (1) inch of fill shall be allowed around the Protected Root Zone of a tree that is to be preserved.

(c) No Cut is allowed within the protected root zone of any tree without consent of Department of Planning and Development staff.

(d) No ropes, signs, wires, unprotected electrical installation or other device or material, shall be secured or fastened around or through a tree or shrub.

(e) Barriers shall not be removed until landscaping operations are undertaken within the area required to be protected by a barrier. Barriers that have been removed shall be reinstalled unless the project is so advanced that there is no risk to the roots, trunk and crown of the tree.

(f) No grading or cutting is allowed within the fenced areas for any purpose (including drainage and utility work) unless an inspection is conducted by Department of Planning and Development staff and approval is granted for desired work.
5. Remedial Procedures

The following require remediation:

a. Remedial site reclamation and tree care procedures shall be implemented when development activities have caused damage to either the tree or the tree’s growing site, and that damage is repairable.

b. If encroachment into tree protection zones is anticipated or has happened, the following practices shall be employed to improve survivability.

c. Canopy Pruning
   i. The pruning of a tree in anticipation of construction damage may provide compensation for potential root loss and produce an invigorating response.
   ii. A tree that has suffered root damage becomes stressed as that root system no longer provides sufficient water and nutrients for the existing crown.
      (a) This stress becomes evident with the appearance of “staghorns” or deadwood within the tree’s crown.
      (b) Once a tree has had construction damage, it is advisable to delay pruning one (1) to three (3) years until the deadwood becomes evident. Pruning for deadwood removal is then recommended.
   iii. The removal of live plant tissue from a construction-damaged tree can accelerate the tree’s decline.
   iv. Pruning of root-severed trees may reduce the possibility of windthrow.
   v. Trees that have not been affected by construction activities can be pruned for maintenance of the tree’s health, appearance, and safety, utilizing acceptable arboricultural practices.
   vi. Pruning specifications as provided in the latest version of ANSI A300 shall be used in all pruning cases.
   vii. The pruning of specimen trees may be subject to Department of Planning and Development approval.

d. Root Pruning
   All roots outside of the protective barricade to be removed during the development shall be cleanly severed, and a two (2) inch layer of mulch shall be applied over the surface of exposed roots during development.

e. Fertilization
   Fertilizer applications will enhance the vigor of trees stressed by site disturbances, thereby promoting root development.

f. Soil Aeration
   i. A tree’s ability for adequate root development, and ultimately its chances for survival, are improved with reclamation of the growing site.
   ii. Wherever possible, the soil should be brought back to its natural grade.
      (a) Unnecessary fill, compaction, erosion sedimentation, concrete washout, and construction debris should be removed.
      (b) 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.
   iii. Compacted soil within the tree protection zone of trees should be aerated.
      (a) A compressed air gun is used to cut narrow trenches in a spoke pattern away from the trunk, to a depth of eight (8) to twelve (12) inches or greater if the soil grade has been raised.
      (b) Trenches should begin four (4) to six (6) feet from the trunk to avoid cutting any major support roots and should extend to the Drip Line.
      (c) Trenches are then 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 the like.

6. Irreparable Damage in Protected Root Zones

Where the Department of Planning and Development has determined that irreparable damage has occurred to trees within the Protected Root Zone, the trees must be removed and replaced in accordance with the requirements of 7.c.
7. Credits for Existing Trees
   
a. Exchange Rate
      All trees that meet the following criteria and are preserved per A. Tree Protection and Mitigation shall be eligible for credits per the chart below:
      
      i. Trees that are greater than two and one-half (2½) inches D.B.H. that are located in the buffer areas or parking lot islands.
      
      ii. Live Oaks, Cypress or Heritage Trees located anywhere on-site
      
      iii. Tree credits will only be granted in favor of the location where the tree is preserved. For example a tree preserved in a buffer can only apply to that specific buffer. A tree preserved in the parking lot can only be applied towards parking lot landscape requirements.
   
b. Tree Credits for Heritage Trees
      
      i. The Parish shall incentivize the preservation of Heritage Trees by granting flexibility on where the tree credits can be used to fulfill Parish tree requirements for the site. In order to claim these credits, preservation methods such as hard fencing, mulching and proper pruning, or other silviculture practices shall be under taken to ensure survivability of the tree(s).
      
      ii. See Table 4 for tree grade classifications and replacement requirements.
   
c. Replacement of Preserved Trees
      
      i. If any preserved tree, which has been credited towards the minimum landscape requirements of a site dies, the dead tree shall be removed and replaced by the owner with a tree or trees to bring the site into compliance. It shall be the responsibility of the owner to replace said tree(s) within six (6) months of the death of the preserved tree or within six (6) months of notice from the Parish.
      
      ii. Trees shall be graded and replaced according to Table 4:

\[
\begin{array}{|c|c|}
\hline
\text{Tree Grade} & \text{Replacement and Character Description} \\
\hline
\text{Grade A Healthy} & 100\% \text{ Replacement of Caliper Inches} \\
& \text{Tree has 100\% to 75\% live crown ratio. Minimal structural defects.} \\
\hline
\text{Grade B Fair} & 75\% \text{ Replacement of Caliper Inches} \\
& \text{Tree has 75\% to 50\% live crown ratio. Minor structural defects that can be overcome through arborist intervention.} \\
\hline
\text{Grade C Poor} & 25\% \text{ Replacement of Caliper Inches} \\
& \text{Tree has less than 50\% live crown ratio. Severe structural defects that may classify it as a hazard tree, including insufficient holding wood or included bark.} \\
\hline
\text{Grade D Dead} & 0 \text{ Replacement of Caliper Inches} \\
& \text{Tree is topped or dead} \\
\hline
\end{array}
\]

8. Exceptions to Tree Protection
   
In the Street Buffers and Side and Rear Buffers, all trees over six (6) inches D.B.H. shall be preserved except under the following conditions:
   
a. Trees within any permitted driveway.
   
b. Trees that must be removed for utilities or drainage as determined by the Department of Planning and Development within a Side and Rear Buffer.
   
c. Trees that are unsound, hazardous, diseased or infested with insects as determined and documented by a licensed arborist within a Street Buffer or Side and Rear Buffer.
   
d. Trees that will be within five (5) feet to a paved area to have a reasonable probability of surviving, as determined by the Department of Planning and Development within a Street Buffer or Side and Rear Buffer.
   
e. Trees, within a Side and Rear Buffer, required to be removed for a retention/detention pond. Protected species (Live Oaks and Cypress and Heritage Trees) shall not be removed for ponds unless variance is granted. Proposed ponds may not exceed fifty (50) percent of Street Buffer area (excluding driveways) nor require removal of fifty (50) percent or more of existing tree credits. Ponds are subject to minimum standards per B. Landscaping.
9. Mitigation

Any Live Oaks, Cypress or Heritage Trees which the applicant seeks to remove shall be graded by the Department of Planning and Development based on its existing condition. If the tree(s) is allowed to be removed, the number of inches of mitigation shall be based on the average quality of the tree as described in Table 4. Tree Grades and Required Replacement.

Table 5. Tree Grades and Required Replacement

<table>
<thead>
<tr>
<th>Tree Grade</th>
<th>Replacement and Character Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade A Healthy</td>
<td>100% Replacement of Caliper Inches Tree has 100% to 75% live crown ratio. Minimal structural defects.</td>
</tr>
<tr>
<td>Grade B Fair</td>
<td>75% Replacement of Caliper Inches Tree has 75% to 50% live crown ratio. Minor structural defects that can be overcome through arborist intervention.</td>
</tr>
<tr>
<td>Grade C Poor</td>
<td>25% Replacement of Caliper Inches Tree has less than 50% live crown ratio. Severe structural defects that may classify it as a hazard tree, including insufficient holding wood or included bark.</td>
</tr>
<tr>
<td>Grade D Dead</td>
<td>0 Replacement of Caliper Inches Tree is topped or dead</td>
</tr>
</tbody>
</table>

10. Tree Bank Program

a. Purpose

The purpose of the Tree Bank Program is to maintain the overall canopy balance within St. Tammany Parish by assessing fees for affected canopy in order to fund mitigation projects within the Parish.

b. Mitigation

Mitigation is not permitted outright, but shall be used as a last resort. If on-site mitigation is not feasible, where site conditions preclude compliance with the landscape ordinance, the property owner or owner’s authorized representative shall pay into the Parish’s Tree Bank Program as determined by the Department of Planning and Development or the Board of Adjustments, whichever is applicable.

c. 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 that will be based on industry standards. The formula is provided in Section 2-009.00 - Parish Fees and Service Charges of the Parish Code of Ordinances.

d. Fee Collection

St. Tammany Parish shall establish an escrow account, as deemed necessary by the Director of Finance, and all fees collected under the Tree Bank Program are to be immediately deposited into the escrow account.

11. Fee Expenditure

The funds collected under the Tree Bank Program shall be utilized for the purpose of landscaping green spaces on public land such as public Rights-of-Way, boulevards, parks, etc. Tree Bank projects that provide additional benefits such as water quality, storm water runoff and erosion control will get preference. The Director of Planning and Development must review and approve project scopes for eligibility in accordance with the standards of this section before Tree Bank Program funds can be utilized.

12. Variance

If the landscape plan or tree preservation plan submitted does not meet the requirements of this Section, the applicant may seek a variance from the Board of Adjustments pursuant to the provisions of 2.05.E. Appeals from a Decision of the Board of Adjustments shall be made to the District Court for the Parish of St. Tammany.
B. Landscaping

1. Purpose

The purpose of these regulations is to protect and promote the general welfare of St. Tammany Parish’s citizens and visitors by establishing minimum standards to enhance the Parish’s appearance, and to provide for the proper selection and installation of landscape materials.

2. Applicability

This Section applies to all non-residential and multi-family developments in the following instances:

a. Building a structure that contains three (3) or more dwelling units.

b. Building a new structure.

c. Converting a residential structure to a non-residential use.

d. Changing a permitted use or occupancy.

e. Developing or expanding a parking lot.

f. Cumulative expansion of a building by more than two thousand five hundred (2,500) square feet or twenty five (25) percent of the original building’s square footage, whichever is less.

g. Renovation

The building(s) on the premises is:

i. Damaged fifty (50) percent or more by reason of fire, flood, explosion, riot, casualty, or Act of God; or

ii. Repaired, renovated or replaced to the extent of fifty (50) percent or more of its square footage.

h. Loss of Legal Non-Conforming Status

A landscaping plan is required in the event of the loss of legal non-conforming status. Any single use development that is vacant for a six (6) month period or a multi-use site where fifty-one (51) percent or more of the development is vacant for the same six (6) month period shall comply with these regulations.

3. Landscape Plan

a. Landscape Plan Required

Prior to the issuance of a building, paving, grading or construction permit, a landscape plan shall be submitted to the Department of Planning and Development. The Director of Planning and Development shall review such plans and shall approve if the plans are in accordance with the criteria of these regulations.

b. Prepared by Landscape Architect or Registered Landscape Professional

i. Landscape and irrigation plans shall be prepared by a landscape professional. Landscape professional shall be either a professional licensed Landscape Architect or a Horticulturalist licensed in the state of Louisiana. All landscape and irrigation plans shall bear the landscape professional’s seal and signature. The following uses require a licensed landscape architect professional:

(a) Properties that fall in PC Planned Corridor Overlay

(b) Properties within EDDs Economic Development Districts

(c) Properties that require stormwater management plans

ii. All landscape plans shall contain a statement, signed and dated by the preparer, certifying that the landscape professional will inspect the landscaping following installation to certify that the landscaping was installed in compliance with the approved plan.

4. General Landscape Standards

Landscape plan will be evaluated on the following criteria:

a. Selection of Planted Material

Plant material shall be selected for its form, texture, and color pattern of growth and suitability for local conditions. All landscape plans shall incorporate at least sixty (60) percent of native trees and shrubs into required plant materials to provide habitat for wild life, reduce irrigation requirements and promote sustainability and survivability of plant material.

b. Trees

i. Class A Trees
All Class A Trees, at the time of planting, shall have a minimum caliper of at least two and one-half (2½) inches, measured six (6) inches above the root ball, and a minimum height of ten (10) to twelve (12) feet, as per the National Nursery Association Standards.

ii. Class B Trees

All Class B Trees and all trees, other than Class A Trees shall have a minimum caliper at the time of planting of at least one and one-half (1½) inches, measured six (6) inches above the root ball and a minimum height of eight (8) to ten (10) feet as per the National Nursery Association Standards. Multi-stem trees shall have a minimum of three (3) trunks with a minimum of one and one half (1½) inch caliper each.

iii. Native Trees

The Department of Planning and Development staff may give credit for native trees which may not be commercially available in sizes which meet Parish code. Any native materials must be nursery stock and meet National Nursery Association Standards. Applicants who wish to request permission to plant native trees shall use the following formula:

Class A Trees = 2 to 1 Ratio
Class B Trees = 3 to 1 Ratio

Applicant must provide 2 Class A Trees at available size* in lieu of (1) standard Class A Tree measuring:
2-2.5” caliper and 10-12’ height
Applicant must provide 3 Class B Trees at available size* in lieu of (1) standard Class B Tree measuring:
1-1.5” Caliper and 8-10’ height

*Exceptions for size of natives does not include protected trees (Cypress or Live Oak) or other typically available commercial stock (Nuttal Oaks, Shumard Oaks, etc.). All requests for native tree size flexibility must be approved by Department of Planning and Development staff prior to installation.

c. Shrubs

i. All shrubs, at the time of planting, shall have a minimum height of two (2) feet.

ii. Shrubs required for parking screening shall be evergreen. All shrubs shall meet the National Nursery Association Standards.

d. Groundcover and Perennials

Unless otherwise specified, perennials and groundcover shall be a minimum of four (4) inch container stock.

e. Mulch

Unless otherwise specified, mulch shall be a minimum three (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 organic material. All mulch shall derive from a living, natural source. Gravel is not acceptable.

f. Irrigation

i. Sprinkler irrigation systems are required for landscaped areas when natural systems are not available or are not part of a stormwater BMP. The type of plant material, the condition, and growing medium where they are installed, and sun exposure shall dictate the type of sprinkler irrigation system(s). All irrigation systems shall be designed to minimize the use of water and shall be approved as part of the landscape plan. 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 ninety (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.

g. Species Diversity

Diversity among required plant material for on-site landscape is required. This provides visual interest and reduces the risk of losing a large population of plants due to disease. Table 6. Diversity Requirements indicates the percentage of diversity needed based on the total quantity of species being used. For example, if a development requires forty-five (45) shade trees, no more than eighteen (18) trees nor less than five (5) trees can be of one (1) species, and there shall be a minimum of five (5) different species within the forty-five (45) trees.

Table 6. Diversity Requirements

<table>
<thead>
<tr>
<th>Total Number Of Trees Per Class</th>
<th>Diversity Requirements</th>
<th>Minimum Number Of Species</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Maximum Of Any Species</td>
<td>Minimum Of Any Species</td>
</tr>
<tr>
<td>1-4</td>
<td>100%</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>5-10</td>
<td>60%</td>
<td>40%</td>
</tr>
<tr>
<td>11-15</td>
<td>45%</td>
<td>20%</td>
</tr>
<tr>
<td>16-75</td>
<td>40%</td>
<td>10%</td>
</tr>
<tr>
<td>76-500</td>
<td>25%</td>
<td>5%</td>
</tr>
<tr>
<td>500-1,000</td>
<td>30%</td>
<td>5%</td>
</tr>
<tr>
<td>1,000+</td>
<td>15%</td>
<td>4%</td>
</tr>
</tbody>
</table>

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5. Required Landscape Areas
   a. Landscape Area Types
      This section outlines the three types of required landscaping, illustrated in Figure 15:
      i. Street Buffer
      ii. Side and Rear Buffer
      iii. Interior Landscaping
b. Street Buffers

A Street Buffer is the area designated for the preservation of trees and for landscaping, which is located along the street(s) of a non-residential property. The width of the Street Buffer shall be determined by property depth as shown in Table 7. Required Buffers and Figure 16. Street Buffer Types.

Figure 16. Street Buffer Types

Type A Street Buffer

Property 300’ or Less (Depth of Property)

Minimum Buffer • 25 feet
Minimum Buffer plantings per 100 feet of frontage

(3) Class ‘A’ Trees
(3) Class ‘B’ Trees
(10) Shrubs
Mulch all Shrubs and Trees
Living Ground Cover/Grass

Table 7. Required Buffers

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Abutting Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Buffer Type</th>
<th>Property Depth (front to rear)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>0-300’ max</td>
</tr>
<tr>
<td>B</td>
<td>400’-600’ depth</td>
</tr>
<tr>
<td>C</td>
<td>greater than 600’, PCO or RBCO</td>
</tr>
</tbody>
</table>
Type B Street Buffer
Property 400’-600’ (Depth of Property)

Minimum Buffer • 30 feet
Minimum Buffer plantings per 100 feet of frontage:

(4) Class ‘A’ Trees
(4) Class ‘B’ Trees
(20) Shrubs
Mulch all Shrubs and Trees
Living Ground Cover/Grass

Type C Street Buffer
Property 300’ or Less (Depth of Property)

Minimum Buffer • 35 feet
Minimum Buffer plantings per 100 feet of frontage:

(5) Class ‘A’ Trees
(5) Class ‘B’ Trees
(25) Shrubs
Mulch all Shrubs and Trees
Living Ground Cover/Grass
Utilities

(a) Utility Corridor
   (i) The utility corridor shall be the first fifteen (15) feet of the Street Buffer nearest to the property line, and shall be available for utilities as needed.
   (ii) Class A Trees shall be planted outside of utility corridor.
   (iii) Class B Trees, shrubs, and groundcover may be located within a utility corridor.
   (iv) Detention ponds and drainage servitudes are not considered utilities and shall not be allowed within the Street Buffer.

(b) Utilities Along Streets
   If a utility easement or servitude parallel to a street is wider than fifteen (15) feet, then the Street Buffer shall be increased one (1) foot for each foot of servitude in excess of fifteen (15) feet.

(c) Existing utility easement or servitude located outside of designated utility corridor may require increase in buffer width to allow for minimum planting corridor per Figure 16. Street Buffer Types.

(d) Utilities Crossing Street Buffers
   Utility easements or servitudes crossing Street Buffers are permitted and do not require that the width of Street Buffers be increased; however, the utilities shall be grouped at driveways or located within the Side and Rear Buffer to maximize the planting corridor.

ii. Allowed in Street Buffers
(a) Fences
   Decorative fences such as wrought iron, picket and any other similar fence are allowed. Fences must be in compliance with 9.06.C.
(b) Signs: Per 10.05. Signs
(c) Driveways and sidewalks: Per 10.03. On-Site Circulation.

iii. Prohibited in Street Buffer
(a) Everything not specifically allowed in ii above is prohibited in the Street Buffer areas.
   (i) Eaves and building overhangs are not allowed to encroach into the Street Buffer by more than two (2) feet.
   (ii) Parking is not allowed in any Street Buffer.
   (iii) Storage is not allowed in any Street Buffer.
   (iv) Detention ponds in drainage easements.

iv. Flexibility of Depth of the Street Buffer
(a) The required Street Buffer may be adjusted if the following conditions are met:
   (i) The required square footage of Street Buffer is provided along each street frontage.
   (ii) Encroachment into the Street Buffer, is no greater than twenty (20) percent of the length.
(iii) In no case may the Street Buffer be less than ten (10) feet in depth.

c. Side and Rear Buffers

Side and Rear Buffers are defined as areas of land located along the side and rear property lines, common to adjacent properties, designated for the preservation of trees and landscaping. Side and Rear Buffer areas terminate at, and do not include any area within, Street Buffer areas. Side and Rear Buffer areas shall be designed to provide a horizontal distance and landscaped open space between properties. The width of the buffer shall be determined by property depth as shown in Figure 18. Side and Rear Buffer Types.

Figure 18. Side and Rear Buffer Types

Type D Interstate 12 Buffer

Minimum Buffer + 30 feet
Minimum Buffer plantings per 100 feet of frontage

(4) Class 'A' Trees

(4) Class 'B' Trees

Mulch all New and Existing Trees

Living Ground Cover/Grass
Type D Commercial Abutting Commercial

Minimum Buffer - 10 feet
Minimum Buffer plantings per 100 feet of property:

- (3) Class 'B' Trees
- (10) Shrubs
- Mulch all Shrubs and Trees
- Living Ground Cover/Grass

Type E Commercial Abutting Residential

Minimum Buffer - 15 feet
Minimum Buffer plantings per 100 feet of property:

- (5) Class 'B' Trees
- 8' opaque fence
- Mulch all Shrubs and Trees
- Living Ground Cover/Grass

Type F Industrial Abutting Non-Industrial

Minimum Buffer - 25 feet
Minimum Buffer plantings per 100 feet of property:

- (5) Class 'B' Trees
- 8' opaque fence
- Mulch all Shrubs and Trees
- Living Ground Cover/Grass

Type G Industrial Abutting Industrial

Minimum Buffer - 10 feet
Minimum Buffer plantings per 100 feet of property:

- Living Ground Cover/Grass
Allowed in Side and Rear Buffer Areas

(a) Trees, shrubs, landscaping, fountains and any other landscape architectural feature, specifically approved by the Department of Planning and Development are allowed in buffer areas.

(b) Eaves and other building overhangs, not in excess of two and one-half (2½) feet, are allowed subject to the other rules provided for in this Section.

(c) Sidewalks, utility and drainage easements and servitudes, retention/detention ponds, and drainage facilities as provided for in b.ii above, are allowed inside Side and Rear Buffers.

(d) Driveways through Side and Rear Buffer areas are permitted between adjacent properties subject to 10.03.D. Ingress/Egress/Drive Aisles.

(e) Fences
When fences are required along the side and rear property lines at the perimeter of the Side and Rear Buffer. Such fences shall be eight (8) feet in height, one hundred (100) percent opaque and may be constructed of wood, masonry, wrought iron, wire link, or such other material as may be approved by the Department of Planning and Development.

Commercial/Residential = 8' fence, Industrial to non-industrial = 8' fence

Prohibited in Side and Rear Buffer Areas

(a) Parking is not allowed in the Side and Rear Buffer.

(b) Storage is not allowed in the Side and Rear Buffer. Minimum standards apply for storage yards per 9.05.26.

6. Interior Landscape Areas

a. Parking Landscape Requirements

i. Interior parking landscape shall be provided in the interior of parking lots greater than eight (8) parking spaces or larger than two thousand five hundred (2,500) square feet.

ii. Parking lots with (8) or more spaces shall be curbed with permanently anchored material at least six (6) inches in height. Curb material may be concrete, natural stone or railroad ties. This includes curbing around parking islands and areas abutting pedestrian entry to building facades.

iii. No parking space shall be located further than one hundred (100) feet from the trunk of a Class A Tree or Class B Tree.

iv. Utilities are not permitted in landscape islands unless the minimum planting requirements and square footage are met.

b. Parking Lot Landscaping

i. Landscape Islands

\[
\text{End of Rows}
\]
Landscape islands are required at the end of each row of parking. Islands at the end of a parking row must be not less than nine (9) feet wide and not less than the length of the parking stall and a minimum of one hundred sixty (160) square feet. Measurement is inclusive of curb.

\[
\text{Within Rows}
\]
No more than twelve (12) parking spaces shall be permitted in a continuous row without being interrupted or terminated by a landscape island or median of not less than six (6) feet wide and not less than the length of the parking stall.

\[
\text{Required Plants}
\]
Landscaped islands shall contain a minimum of one (1) Class A Tree. The surface of the landscaped islands shall be planted in a living vegetative Ground Cover.
ii. Medians between Rows
   (a) Every fourth row of parking shall be separated by a median strip for landscaping of not less than nine (9) feet in width (inclusive of curbs).
   (b) Required Plants
       Landscaped medians shall contain a minimum of one (1) Class A Tree for every thirty (30) linear feet. The surface of the landscaped medians shall be planted in a living vegetative Ground Cover.

iii. The use of bioswales is encouraged. Interior and/or median islands may be consolidated or intervals may be expanded in order to provide for a better bioswale system where approved by the Director of Planning and Development.

c. Screening for Parking
   i. Whenever parking or vehicular use areas are located adjacent to a Street Buffer, shrubs shall be planted in the Street Buffer to screen the parking area from view from the street or road.
   ii. Location of Shrubs within Street Buffer
       Shrubs shall be located within the Street Buffer in a row (straight or curvilinear) or clusters to achieve screening. Shrubs shall be planted three (3) feet apart or closer, except that if shrubs are planted in clusters, the clusters shall be four (4) feet apart or closer.
   iii. Height of Shrubs
       Shrubs shall be a minimum of two (2) feet at time of planting and shall be evergreen species to ensure year-round screening is maintained.

iv. Credit
    If existing shrubs are maintained and shown on landscape plan, credit will be given towards the required screening as available. Required shrubs for Street Buffers may also count towards screening requirement if placed in a manner which satisfies screening.

d. Screening for Trash Receptacles
   i. A seven (7) foot high opaque fence of wood or masonry is required whenever three (3) or more refuse, garbage, or rubbish containers or one (1) or more dumpster is located on-site.
   ii. Dumpsters must not be located between the main structure and any Right-of-Way or in any required buffer.
iii. The opening for dumpsters may not face any Right-of-Way. The opening must be turned to a minimum forty-five (45) degree angle from the Right-of-Way.

7. Stormwater Management Measures

Stormwater best management practices (BMPs) minimize runoff, increase infiltration, recharge groundwater, and improve water quality. In order to accomplish the performance standard required by this section, Stormwater BMPs shall be used in accordance with Section 6. Stormwater Regulations.

8. Specification, Installation and Maintenance of Plant Materials

a. Specification

All planting materials used shall be of good quality and meet American Association of Nurserymen (ANNS) standards for minimum acceptable form, quality, and size for species selected, and capable to withstand the seasonal temperature variations, as well as the individual site micro-climates. The use of wet-tolerant native species in stormwater BMPs or drought-tolerant native species is encouraged. Size and density of plant material, both at the time of planting and at maturity, shall be considered when selecting plant material.

b. Installation

All landscape materials shall be installed in accordance with the current planting procedures established by the “Louisiana Nurseryman’s Manual for the Environmental Horticultural Industry,” latest edition, as published by the Louisiana Nursery and Landscape Association. All plant materials shall be free of disease and installed so that soil is of sufficient volume, composition, and nutrient balance to sustain healthy growth.

c. Maintenance/Replacement

All landscape materials shall be maintained in good condition, present a healthy, neat and orderly appearance, and be kept free of weeds, refuse, and debris. Any dead, unhealthy, or missing plants shall be replaced within six (6) months of notification by the Parish. Fences, steps, retaining walls, and similar landscape elements shall be maintained in good repair. The owner of the premises is responsible for the maintenance, repair, and replacement of all landscape materials, fences, steps, retaining walls, and similar landscape elements, and all refuse disposal areas. Irrigation systems, when provided, shall be maintained in good operating condition to promote the health of the plant material and the conservation of water.

9. Alternative Compliance for Existing Conditions

a. The landscaping standards contained in this Section are intended to encourage development that is environmentally functional, economically viable, and aesthetically pleasing. The following standards are not intended to inhibit creative development. Project conditions associated with individual sites may justify approval of alternative methods of compliance when landscaping is part of an integrated water management strategy. It is acknowledged that conditions may arise where normal compliance is impractical or impossible, a design proposal offers superior results, or maximum achievement of the Parish objectives can only be obtained through alternative compliance.

b. Alternative compliance may be considered for the following existing conditions:

i. The building(s) on the premises, on which the landscaping is situated is (i) damaged fifty (50%) percent or more of its replacement value by reason of fire, flood, explosion, riot, casualty, or Act of God, or (ii) repaired, renovated or replaced to the extent of fifty (50) percent or more of its replacement value.

ii. The footprint of building(s) on the premises, on which the landscaping is situated, is altered or the cubic content of the building(s) is increased by twenty-five (25) percent.

iii. The building, site or use is vacant for a period of six (6) months (not operated without interruption).

iv. Resurfacing of existing parking lots, to the extent land is available on the site to accommodate the landscaping without reducing the existing parking area to less than the applicable parking requirements of 10.03. On-Site Circulation.

c. The landscaping shall be brought into compliance with this 10.06. Tree Preservation and Mitigation and Landscaping to the extent reasonably possible as determined by the Department of Planning and Development.

d. If both existing parking and landscaping are deficient at the time of the proposed change under the provisions of this ordinance, the deficiencies shall be corrected. If sufficient land is not available on the site to allow correction of all of the parking and landscaping deficiencies (at the time of the proposed change), priority shall be given to the correction of the parking deficiencies. In no case shall there be an increase in non-conformity.

10. Variances

If the submitted landscape plan does not meet the requirements of this Section, the applicant may seek a variance from the Board of Adjustments pursuant to the provisions of 2.05. Board of Adjustments.

11. Performance and Warranty Obligations Pertaining to Landscaping, and Security for Same

a. Vegetation used in landscaping and screening should be installed properly and at specific times of the year to ensure survival.
b. It is the Parish’s desire that an owner/developer install landscaping and screening vegetation properly and timely in order to reduce additional expense incurred in the replacement of landscaping and/or screening material that were installed improperly or untimely.

c. Because a Certificate of Occupancy may not normally be issued without completion of the foregoing landscaping requirements, it may be necessary to allow flexibility with regard to proper and timely installation of landscaping and screening vegetation.

d. In order to ensure compliance with this Section, the Director of Planning and Development, at his/her discretion, may enter into an agreement with the owner/developer wherein the owner/developer shall agree to complete all required landscaping in the future, at a more appropriate time.

e. In order to ensure compliance with this Section, the Director of Planning and Development, at his/her discretion, may require the owner/developer to warrant the installation of vegetation used in landscaping and screening.

f. The agreement between the owner/developer shall be executed and security established for same prior to issuance of a Certificate of Occupancy. The agreement shall contain an installation schedule and a description of the vegetation to be planted.

g. The monetary amount required to secure the landscaping performance/warranty obligation shall be set by the Director of Planning and Development and shall be based upon the estimated cost of acquisition and installation of landscaping and screening vegetation.

h. Landscaping performance obligations shall have a maximum term of one (1) year. Landscaping warranty obligations shall have a minimum term of one (1) year and a maximum term of two (2) years.

i. Landscaping performance and 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.

j. Acceptable security shall be cash or a letter of credit.

k. No less than one (1) month before the obligation is set to expire, the owner/developer shall notify the Parish in writing whether:

   i. As to a performance obligation, all applicable requirements have been met.

   ii. As to a warranty obligation, the installation of the landscaping and screening vegetation remains complete, timely and proper, and no loss of vegetation has occurred.

l. Before any security can be released, a Parish Land Use Planner shall inspect for release of the obligation.

m. If it is clear than an owner/developer cannot or will not complete the requirements of his/her landscaping performance or warranty obligation, the Director of Planning and Development shall call any outstanding security on the project in question and instruct the Director of the Finance Department to seize those securities necessary to complete the requirements.
Section 11. Coastal Zone Management

11.01. Purpose

A. This Section, which shall be known, cited and referred to as Coastal Zone Management Regulations of St. Tammany Parish, is adopted for the purposes as set forth herein.

1. Recognize the value in natural coastal ecosystems.
   a. Protect, restore and enhance the Coastal Zone as a natural storm barrier, flood control system, and water filtration system.
   b. Protect, restore and enhance the Coastal 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 Coastal Zone as a legacy to future generations.

2. Recognize the value in coastal-dependent commercial activity.
   a. Promote coordinated development within the Coastal Zone.
   b. Promote conflict resolution arising from multiple, competing uses.
   c. Promote recreational uses and public access within the Coastal Zone.

3. 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 Coastal Zone.

4. Foster the public safety, health and welfare of St. Tammany Parish Residents.

B. In the event that portions of this Section may be subject to multiple interpretations, they must be read to further the purposes stated above and to be consistent with the Louisiana Coastal Resources Program.

C. All exceptions shall be construed narrowly.

D. These regulations apply to all local uses as defined in LA RS 49: 214.25 A (2).

11.02. Duties of the Local Coastal Zone Administrator

A. The duties of the Local Coastal Zone Administrator (LCZA) include but are not limited to the following:

1. Manage the local Coastal Zone Management Program based upon the St. Tammany Parish Coastal Zone Management Plan, as adopted by the Parish Council;

2. Issue, deny or modify Coastal Use Permits (CUPs) consistent with the St. Tammany Parish Coastal Zone Management Plan;

3. Adopt any rules and regulations that are reasonable and necessary to carry out this Section in conformance with the generally established procedures for St. Tammany Parish rule making;

4. Conduct any investigation necessary to ascertain compliance with this Section;

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 Section or the State and Local Coastal Resources Management Act of 1978 (“the Act”) 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 RS 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 pertaining to this Section and activities governed by this Section;

9. Implement and enforce this Section and the Act 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 implementing this Section;

12. Submit a regular report describing the activity of the St. Tammany Parish’s Coastal Zone Management Program for publication in the Parish’s official journal.

   a. The report shall include the permit number, date of issuance, applicant, location, project type, disposition, and date of the local Coastal Use Permit decisions, appeals, variances, enforcement actions, and problem areas in the St. Tammany Parish Coastal Zone Management Program for the past year and proposed changes in the state or local Coastal Zone Management Program.
11.03. Coastal Use Permit Applications

A. 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 11.04. Exemptions are exempt from this Section, except when that particular activity would have Direct and Significant Impact on Coastal Waters. Activities that are potentially exempt under 11.04. Exemptions must be described in a completed Permit application so that a determination of Direct and Significant Impact on Coastal Waters can be made.

B. All applications shall be made on the form(s) prescribed by the Secretary, available on the LDNR website or at the St. Tammany Parish Department of Planning and Development.

C. Applications may be submitted either online or by mail to the OCM on the state approved coastal use Permit application form.

D. Applications shall include at a minimum the following:
   1. 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,
   2. A legal description of the property (title, lease, etc.),
   3. Maps showing actual location, size and dimensions of the real property proposed as the use site,
   4. Plans showing the exact location, size, and height of the buildings or structures to be developed,
   5. A list of all applications, approvals, and/or denials already made concerning the development to/by federal, state, or local agencies,
   6. A description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of the proposed coastal use,
   7. A description of how the project’s impacts might be tracked in the future, if applicable,
   8. 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,
   9. Any other documentation required by the LCZA or OCM due to the particular nature of the project,
   10. All required application fees.

E. Separate applications shall be made for each unrelated, single action. Actions that are closely-related should be included in a single Permit application.

F. 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.
   1. Processing will be stopped pending receipt of the necessary changes or information from the Applicant.
   2. If the Applicant fails to respond within thirty (30) days to any request or inquiry of the permitting body, the permitting body may advise the Applicant that the application will be considered as having been withdrawn unless and until the Applicant responds within fifteen (15) days of the receipt of the letter.
   3. Upon receipt of the required changes or information, a new processing period will begin.
   4. Assistance and consultation will be provided to any Applicant so requesting.

11.04. Exemptions

A. Upon the decision of the OCM or the LCZA, the following activities may be exempted from the requirements of this Section:
   1. 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 and 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 RS 49:214.29(C); construction of a Residence or Camp; construction and modification of Navigational Aids such as channel markers and anchor buoys.
   2. Activities occurring wholly on lands five feet above mean sea level; occurring within Fastlands; construction, maintenance, repair, or normal use of any dwelling, apartment complex, hotel, motel, restaurant, service station, garage, repair shop, school, hospital, church, office building, store, amusement park, sign, driveway, sidewalk, parking lot, fence, or utility pole or line; 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.

B. Upon finding of no Direct and Significant Impact(s), the LCZA shall notify the Applicant that the activity may proceed without a CUP. The LCZA will forward the application materials and any supplemental materials to the Secretary for an authoritative
11.05. Permit Application Review Process

A. Application processing will begin when an application that is substantially complete is accepted by the LCZA or the state administrator. Upon receipt of an application, the LCZA shall make an initial determination as to whether the proposed activity is a state or local concern in accordance with LA RS 49:214.25(A). This determination is subject to the review of the Secretary.

1. Local Concern

   Upon the determination by a Secretary that a Permit application is a local concern, the LCZA shall make public notice of the pending local use application in the Parish official journal in accordance with LAC 43:I:723(C)(5) and review the application for consistency with the state and local Coastal Zone Management Program guidelines. Before expiration of the applicable public comment period, the LCZA shall:

   a. Forward copies of the local concern application to appropriate Parish officials;

   b. Solicit comment from the Local Coastal Program committee and appropriate Parish officials. The Applicant or other agencies with expertise may be provided an opportunity to address issues raised in comments prior to the final Permit decision.

   c. Make a determination regarding the appropriateness of calling a Public Hearing on the proposed local use based on the same requirements noted for state concerns or at the request of the Applicant. To be considered, the request must be received within twenty-five (25) days of the official journal publication of 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 must be made available to the public for review, study, and duplication at least five (5) days prior to the hearing. As additional materials are developed, they must also be made available.

   d. Consider and address in writing each comment received on the application in the final Permit decision.

   e. Include a short, plain statement explaining the basis for each final Permit decision.

   f. Either send a notice of acceptance or denial of the Permit application to the Applicant within thirty (30) days of the giving of public notice or within fifteen (15) days after the closing of the record of a Public Hearing, if held, whichever is later and in accordance with LAC 43:I:723(C)(8).

   g. The LCZA shall assess Mitigation for coastal Wetland losses caused by the proposed activities consistent with the requirement of the Louisiana Coastal Resources programs and attendant regulations and guidelines, if applicable.

2. State Concern

   Upon the determination that a Permit application is a use of state concern, the LCZA shall review the proposed activity for consistency with their program guidelines and with the goals, objectives and policies developed for the Environmental Management Unit or EMU(s) in which the proposed activity would take place. Based on this review the LCZA shall:

   a. Forward copies of the state concern application to appropriate parish officials,

   b. Solicit comments from the local program committee and parish officials,

   c. Request a Public Hearing when there is significant public opposition to a proposed use, or when there have been requests from legislators or Local Governments or other local authorities, or in controversial cases involving significant economic, social, or environmental issues.

   d. The LCZA may submit comments to the OCM regarding the application within twenty-five (25) days from the date of the official journal publication of the notice. Note: General permits have a shorter window of review time and the LCZA should forward comments in accordance with the general permit timelines.

   e. The LCZA may assist the OCM in the scheduling and location of requested Public Hearings.

B. Any Person may obtain a copy of the local use Permit application and supporting documents by making a public records request to the St. Tammany Parish Legal Department and providing reasonable costs of copying, postage, and handling.

C. An issued Permit shall contain conditions described in LAC 43:I:723(C)(9) and any other conditions designated by parish ordinance and by the LCZA in compliance with the St. Tammany Parish Coastal Zone Management Plan, the Guidelines, and the Act.

D. The term of issuance of Permits shall be as follows:

   1. One (1) year to initiate the Noncontinuing Uses from the date of issuance with five (5) years for completion.

   2. The Permit term for initiation may be extended for an additional one (1) year by the LCZA.

   3. The term of a coastal use Permit for a Continuing Uses shall be five (5) years from the date of issuance with no provisions.
for extension. Renewal may occur in the form of a new application.

E. Modification and suspension shall be allowed in accordance with LAC 43:I:723(D) (1) & (2).

F. The LCZA’s decision on a Permit application is evidenced by his/her signature on an issued Permit or by mailing of a decision letter to the Applicant.

G. All decisions made pursuant to this Section shall be published in the official St. Tammany Parish journal within sixty (60) days of the date that notice provided to the Applicant.

11.06. After-the-Fact Permits

A. A landowner and/or responsible party shall have ten (10) days from the date of notice to make an After-the-Fact Permit application. After ten (10) days, the LCZA shall proceed in accordance with the terms of the enforcement provisions of this Section.

B. A permit may be issued as an After-the-Fact Permit under one of the following circumstances:
   1. The activity taken was undertaken in response to an Emergency and the St. Tammany Parish Official was notified of the activity.
   2. 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.

C. An After-the-Fact Permit may be limited in duration at the discretion of the LCZA but shall not exceed the time allocated for issuance of similar Permits obtained through the normal process.

D. An emergency After-the-Fact Permit must be requested within ten (10) days of the activity subject to permitting, at which time the application will proceed as any other application.

E. When an After-the-Fact Permit is issued as part of an enforcement action, additional terms and conditions may be included at the discretion of the LCZA or Committee as consideration of circumstances unique to the particular Applicant including, but not limited to, posting of bonds to ensure compliance and reporting requirements to monitor the project.

F. 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.

G. For purposes of the Coastal Zone Management Program, an After-the-Fact Permit shall be treated as any other permit.

11.07. Mitigation and Mitigation Requirements

The Parish will allow 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 and 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 the LDNR.

11.08. Appeals

A. Any Person adversely affected by a Permit decision, any landowner in, or resident of St. Tammany Parish and any government authority may request an administrative appeal of the LCZA’s Permit decision by filing a written request with the Parish President within ten (10) days from Public Notice date of the decision.

B. A copy of the notice shall be provided to all parties of record and to the LCZA by the party requesting an appeal.

C. The LCZA shall provide a complete copy of the Permit record to the Applicant and to the appellant (if not the same) within three (3) working days of the filing of the written notice of appeal. Copies shall be prepared and presented to the review panel at least three (3) working days prior to the hearing of the appeal.

D. The written request for an appeal shall present grounds for reconsideration consistent with those provided by LA RS 49:214.35(B).

E. Reconsideration shall be limited to those grounds upon which the Permit decision was granted except where fraud, perjured testimony or fictitious evidence are alleged and then proven and when new evidence is presented that is pertinent to the key issues upon which the Permit decision was based and which was not discovered before or during the application review process through the use of due diligence.

F. The LCZA shall schedule a hearing of the appeal within ten (10) days of receiving a proper request for an appeal for review by the review panel.
   1. Public Notice providing the date, time, and location of the meeting at which the appeal is considered shall be published in the official parish journal and shall be posted on the proposed site of the activity at issue. A copy of the notice shall be sent by registered mail to each party of record involved in the Permit decision or who has requested notice of such hearings.
   2. The LCZA shall form a review panel, as needed, to hear appeals regarding decisions on applications for local Permits in
St. Tammany Parish. Decisions shall be made in accordance with local and state requirements for Permits.

G. The appeals 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.

H. A verbatim transcript shall be provided by the Parish of the testimony at the appeal hearing. This transcript along with exhibits and documents introduced shall constitute the record.

I. The standard for review of the LCZA’s decision by the appeals panel is whether the decision on the Permit application was supported by substantial evidence, as defined in LA RS 49:964.

J. Judicial review of the appeals panel’s decision shall be based on the substantial evidence standard, as defined by LA RS 49:964.

K. The LCZA may establish a fee system to cover administrative costs associated with implementing the appeals process, including, but not limited to, reasonable charges for transcripts, copies, and postage.

11.09. Enforcement

A. Each violation of an individually named condition of a Permit or order and each day a violation continues will constitute a separate violation. A fine of $500.00 plus attorney and collection fees, per offense/violation per day, may be assessed by the LCZA, subject to the approval of the Director of Planning and Development. Such fines will be in addition to fines imposed by other governmental agencies or a judge. Monetary proceeds from such fines will be placed into the St. Tammany Parish Wetland Conservation and Restoration Fund.

B. Enforcement may be initiated through investigation and monitoring, referrals from other agencies, or written complaints from individuals or groups. All site inspections, whether routine or the result of an alleged violation, shall include a field investigation for Permit compliance, photographs, and notes or other documentation developed during the Permit process.

C. When a violation is noted the following enforcement steps shall be taken:
   1. A determination must be made as to whether the activity is a state or local use and whether the activity has been permitted.
      a. If the activity is a state concern, state and federal agencies shall be notified to handle the violation including, but not limited to contacting the OCM and the local Department of Natural Resources field investigator.
      b. If the activity is a non-permitted local concern, the LCZA shall prepare and send a letter of warning as described below and revert to the guidelines provided in 11.06. After-the-Fact Permits of this Section.
      c. If the activity is a non-compliance issue related to a local concern, the LCZA 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.
         i. 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 who has been in violation of the Coastal Zone Management Program within the preceding thirty-six (36) months; in these instances, a Cease and Desist Order shall be issued promptly by the LCZA.
         ii. 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 LCZA.
   2. 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 Program that have been violated, and is signed by the inspector. A letter of warning must be sent by certified mail to the permit Applicant and/or the owner of record of the property when no permit exists.
      a. The inspector shall investigate the response. After examining the timeliness, completeness, documents, holding any necessary meetings and conducting any interviews, the inspector determines whether or not compliance has been achieved.
      b. The LCZA shall notify the state administrator, and appropriate federal and state agencies of any and all enforcement actions.
   3. When a violation does not exist, the LCZA shall note the fact in the record and inform the referring agency official or citizen who made the referral of such in writing.

D. When compliance does not exist, the LCZA shall issue a Cease and Desist Order and may access any and all appropriate fines. If a Cease and Desist Order has already been issued, the LCZA may suspend, revoke, or modify a coastal use permit or bring injunctive, declaratory or other actions necessary to enforce the Section.

E. In addition to any other information required by St. Tammany Parish or State Law, a Cease and Desist Order shall contain the
following:
1. A concise statement of the facts alleged to constitute a violation;
2. A copy of the regulation, permit, order, statute or other legal provision applicable;
3. Information enabling the recipient to contact the LCZA; and
4. Information on how the recipient may obtain a hearing to contest the Cease and Desist Order.

F. A recipient of a Cease and Desist Order may challenge the validity of the order in the St. Tammany Parish District Court.

G. To perform the duties required under this Section, St. Tammany Parish Personnel may enter upon any land and make examinations in accord with LA RS 49:214.36 (A) and this Section, provided that:
   1. A warrant is obtained;
   2. The examinations do not interfere with the use of the land by its owners or possessors; and
   3. Prior to inspection, the owner or possessor of the land is informed that an inspection is to take place and is allowed to accompany the inspector if they so desire.

H. Consequences for violating the Coastal Zone Management Program are set forth in LA RS 49:214.36 (E) through (N).

I. Pursuit of remedies and enforcement actions taken under this Section in no way precludes seeking any other applicable remedy or enforcement action available.

11.10. Schedule of Fees

Fees shall be paid at the time the permit application is filed. All Local Coastal Use Permit fees shall be in accordance with Section 2-009.00 - Parish Fees and Service Charges of the Parish Code of Ordinances.

11.11. Designation of Special Coastal Management Areas

The LCZA may recommend to the Parish Council areas within St. Tammany Parish which should be nominated for Special Coastal Management Area designation. These are areas within the St. Tammany Parish Coastal Zone that have unique and valuable characteristics, require special management procedures different from the normal coastal management process, and are to be managed for a purpose of regional, state or national importance. Establishment of Special Areas shall be in accordance with the State law, rules and regulations, and LA RS 49:214.29.

11.12. Existing Uses

Any use or activity that was lawfully commenced or established prior to the adoption of this Section shall not require a local Coastal Use Permit.

11.13. Validity

Should any portion or provision of this Section 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.

11.14. Conflict with Existing Ordinances

All ordinances or parts of ordinances in conflict herewith or incompatible with the provisions of these regulations are hereby repealed.
Section 12. Land Development Code Definitions

12.01. Usage and Interpretation

A. Usage and Interpretation Rules
   1. Words used in the present tense include the future tense;
   2. The singular includes the plural;
   3. The word "person" includes a corporation as well as an individual;
   4. The term "shall" is always mandatory; and
   5. The term "may" is discretionary.

B. Words and Terms Not Expressly Defined
   Words and terms not expressly defined herein are to be construed according to the normally accepted meaning of such words or terms or, where no definition appears, then according to their customary usage in the practices of planning and engineering, as determined by the Director of Planning and Development.

12.02. Words and Terms Defined
   For the purpose of this Article, certain terms and words herein shall be defined as follows.

12.03. A

1. AAO
   Refers to AAO Abita Airport Overlay.

2. A-1 District
   Refers to A-1 Suburban District.

3. A-1A District
   Refers to A-1A Suburban District.

4. A-2 District
   Refers to A-2 Suburban District.

5. A-3 District
   Refers to A-3 Suburban District.

6. A-4 District
   Refers to A-4 Single-Family Residential District.

7. A-4A District
   Refers to A-4A Single-Family Residential District.

8. A-5 District
   Refers to A-5 Two Family Residential District.

9. A-6 District
   Refers to A-6 Multiple Family Residential District.

10. A-7 District
    Refers to A-7 Multiple Family Residential District.

11. A-8 District
    Refers to A-8 Multiple Family Residential District.
12. **Abandoned Off-Premises Sign**
   An abandoned off-premise sign is an off-premise sign which:
   - No longer correctly directs or exhorts any person;
   - Has fallen into disrepair or otherwise deteriorated as a result of a lack of maintenance, repair or upkeep; or
   - With regard to billboards, which carries no advertising message other than a message concerning its availability for lease or hire on its structure for any period of one hundred eighty (180) consecutive days.

13. **Abandoned On-Premises Sign**
   An abandoned on-premise sign is an on-premise sign which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, entity, product, or actively conducted, or product available on the premises where such sign is displayed.

14. **Abutting**
   Having a border with, or being separated from such common border by, an Alley or Easement.

15. **Access**
   An entry to or exit from a property, lot, building, parking lot, or other area within the TND.

16. **Accessory Building**
   A building that is (1) subordinate to and serves a principal structure or principal use; (2) is subordinate in area, extent and purpose to the principal structure or principal use; (3) is located on the same lot as the principal structure or principal use; and (4) is customarily incidental to the principal structure or principal use. Any portion of a principal building which is devoted to an accessory use is not an accessory building.

17. **Accessory Use**
   A use which (1) is subordinate to and serves a principal structure or principal use, (2) is subordinate in area, extent, and purpose to the principal structure or principal use served, (3) 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 (4) is customarily incidental to the principal structure or principal use. An “accessory use” in business or commercial zoning districts includes, but is not limited to, storage of merchandise normally carried in stock on the same lot with any retail service or business use, unless such storage is excluded by the district regulations.

18. **Accessway**
   A way of approaching or entering a property.

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

20. **Act**
   The Louisiana Coastal Zone Management Program, LA RS 49:214.21 et seq.

21. **Activity**

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

23. **Address Sign**
   A sign which only conveys the numeric address of the premises on which it is located.

24. **Administrative Manual**
   A collection of forms, application requirements and minimum graphic standards required for application under these regulations as established by the Development Review Committee for the efficient processing of requests.
25. **Adult Cabaret**
   Any place or establishment that as a substantial or significant portion of its business features or provides any of the following:
   - Persons who appear Semi-Nude, or
   - Live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of Specified Anatomical Areas or the conduct or simulation of Specified Sexual Activities, or
   - Films, motion pictures, video or audio cassettes, slides, computer displays, or other visual representations or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, or description of Specified Anatomical Areas, or the conduct or simulation of Specified Sexual Activities, or
   - Any live entertainment which excludes minors or from which minors are prohibited by statute or ordinances, and whether or not any such business is licensed to sell alcoholic beverages.

26. **Adult Theater**
   Any place or establishment that as a substantial or significant portion of its business features or provides for viewing on site either of the following:
   - Films, motion pictures, video or audio cassettes, slides, or other visual representations or recordings that are distinguished or characterized by an emphasis on the exposure, depiction, or description of Specified Anatomical Areas, or the conduct or simulation of Specified Sexual Activities; or
   - Live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of Specified Anatomical Areas or the conduct or simulation of Specified Sexual Activities.

   Adult theaters offering viewing of film, photograph material or live performances to audiences smaller in size than five (5) persons per seating, are expressly prohibited.

27. **Adult Use**
   An establishment that consists, or has characteristics, of the following: Adult Cabaret, Adult Theater, Adult Store, Massage Parlor, Escort Agency, or any other similar adult-oriented use.

28. **Adult Store**
   Any place or establishment which sells offers for sale or rents, for any form of consideration, anyone or more of the following:
   - Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations or recordings, novelties and devices, which have as their primary or dominant theme, matter depicting, illustrating, describing or relating to Specific Sexual Activities or Specified Anatomical Areas; or
   - Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

   An adult store includes a place with only a portion or section of its area set aside for the display or sale to adults of materials listed above except that any place, otherwise included within this definition, that derives not more than ten (10) percent of its gross income from the sale of materials listed above, shall be exempt from the provisions of this section.

29. **After-the-Fact Permit**
   A coastal use permit issued after the commencement of an activity or use.

30. **Agricultural, Forestry and Aquaculture Activities**
   Those 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

31. **Agricultural Use**
   This term refers to the use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture and 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.

32. **Agricultural Building or Structure**
   For the purpose of this ordinance: an "agricultural building" or "structure" shall imply any building or structure existing or erected on land used principally for agricultural purposes, with the exception of dwelling units.
33. Air Contaminant
The presence in the outdoor atmosphere of any dust, fume, mist, smoke, vapor, gas or 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.

34. 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, or to property, or to interfere unreasonably with the enjoyment of life or property.

35. 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.

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

37. Alley
A narrow service way providing a secondary means of public access to premises or service entrances of buildings abutting and which is not generally used a thoroughfare by both pedestrians and vehicles, or which is not used for general traffic circulation or which is not in excess of thirty (30) feet in width at its intersection with a street.

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

39. AML District
Refers to AML Advanced Manufacturing and Logistics District.

40. 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.

41. 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.

42. Animal Services, Commercial Kennels
A facility for the keeping, training, grooming, or boarding of dogs, cats, and household pets.

43. Animal Services, Commercial Stables
A facility for the keeping, training, grooming, or boarding of horses and farm animals.

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

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

46. Animal Services, Veterinary Clinics (without Outdoor Kennels)
A facility without outdoor kennels for the medical or surgical treatment, grooming, boarding, or shelter services for animals.

47. Animal Services, Veterinary Clinics (detached, without Outdoor Kennels)
A facility within a detached, single-tenant building, without outdoor kennels for the medical or surgical treatment, grooming, boarding, or shelter services for animals.
48. **Animal Services, Veterinary Clinics (with Outdoor Kennels)**
   A facility with outdoor kennels for the medical or surgical treatment, grooming, boarding, or shelter services for animals.

49. **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.

50. **Antique Shop**
   An establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design or sentiment.

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

52. **Apartment Building**
   A multiple-family dwelling originally designed and constructed to accommodate four or more apartments, designed with more than one 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.

53. **Apartment Hotel**
   A building designed for or containing both dwelling units and individual guest rooms or suites of rooms, which building may include accessory uses such as a cigar store or coffee shop, when such uses are accessible only from the lobby. Lodging as board is provided for a single family indicates a group and offer for compensation and it is open to the public in contra-distinction to a boarding house, lodging house or an apartment which are defined separately.

54. **Apparel Shop**
   An establishment where clothing items are sold, such as department stores, shoe stores, dress store, hosiery store, and clothing boutiques.

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

56. **Applicant**
   The owner, developer or agent of owner/developer who functions as the primary contact for the application.

57. **Application**
   The form prepared by an agency of Parish Government that contains all information necessary to consider a specific request or review process.

58. **Approved Septic System**
   A noncommunity-type sewerage system which provides for the collection, treatment, and disposal of sanitary sewage within the boundaries of the building site upon which the sanitary sewage originated. An approved septic system shall not include any noncommunity-type sewerage system which allows sewage effluent to flow from, or run off the building site. An approved septic system shall include a septic tank and absorption field.

59. **Arcade**
   A continuous area at ground level opening to a street or plaza, which is open and unobstructed to a height of not less than twelve (12) feet, and which is accessible to the public at all times. Any portion of an arcade occupied by building columns, landscaping, statuary, or pools shall be considered to be a part of an arcade for the purpose of computing a floor area. The term “arcade” shall not include off-street loading areas, drive-ways, off-street parking areas, or pedestrian ways accessory thereto.

60. **Architectural Detail**
   Any projection, relief, cornice, column, change of building material, window or door opening on any building.
61. **Area (Gross Floor)**
The area within the inside perimeter of the exterior walls.

62. **Area (Net)**
Area actually occupied not including accessory unoccupied areas.

63. **Area of Special Concern**
A school, day care center, nursing home, grain elevator, public building or auditorium, hospital, church or theater.

64. **Area of Special Environmental Concern**
A flood hazard area or floodplain, wetland, surface or subsurface drinking water source in the Parish. All land below the ten (10) foot contour line shall be presumed to be a flood hazard area or wetland.

65. **Area of Shallow Flooding**
A designated AO, AH or VO zone on a community’s Flood Insurance Rate Map (FIRM) with a one (1%) percent chance or greater annual chance of flooding to an average depth of one (1) to three (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.

66. **Area of Special Flood Hazard**
The land in the floodplain within a community subject to a one (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.

67. **Art and School Supply Store**
An establishment for the retail sale of office, school, or art supplies such as paper, writing utensils, specialty art items, and other products used for general office uses.

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

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

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

71. **Assisted Living Facility**
An Adult Residential Care Home/Facility licensed 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 his/her 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 to 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.

72. **AT-1 District**
Refers to AT-1 Animal Training/Housing District.

73. **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, weight lifting equipment; that provides for the teaching of any of the foregoing or any of the martial arts, etc.; that holds itself out to the public for such purpose or any combination of the foregoing purposes.
74. **Athletic Fields**
   A site providing recreational areas for activities such as soccer, baseball, softball and football.

75. **Attached Sign**
   An attached sign is any sign which is physically connected to and derives structural support from a building or building appurtenance.

76. **Audible Sign**
   An audible sign is any sign which is designed to or which does produce sound.

77. **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.

78. **Auto Parts Store**
   A facility for the indoor retail sale of auto parts, tools and related items.

79. **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.

80. **Auto Body Shop**
   A facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services, including body, frame, or fender repair, and overall painting, where all work is conducted inside the building.

81. **Auto and Boat Repair and Service**
   A facility for routine automobile services or minor repairs, such as tire services, quick-lubes, batteries, with all work being conducted inside the building and within the same day.

82. **Auto and Boat Sales**
   The use of any building, land area or other premises for 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.

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

84. **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.

85. **Awning Sign**
   A sign that is printed on any of the surfaces of an awning, and which may include an under awning sign attached to and mounted under the awning.

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

87. **Bank or Financial Institution**
   A banking establishment less than three thousand (3,000) square feet, open to the public, for the deposit, custody, loan, exchange or issue of money, the 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.
88. **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.

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

90. **Barber or Beauty Shop**
   A establishment engaged in the practice of barbering or cosmetology.

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

92. **Base Flood**
   The flood having a one (1) percent chance of being equaled or exceeded in any given year.

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

94. **Beacon**
   A strong or bright light focused or directed in one (1) or more directions.

95. **Bed & Breakfast**
   An owner-operated place of lodging in a single family home with less than ten (10) rooms.

96. **Behavioral Healthcare Facility**
   A building or campus that provides a continuum of services for individuals at risk of, or suffering from, mental, behavioral, or
   addictive disorders. Behavioral health, as a discipline, refers to mental health, psychiatric, marriage and family counseling, and
   addictions 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, psychiatrist, psychologists, neurologists, and physicians.

97. **Bench Sign**
   A bench sign is an advertising message on any portion of a bench or other non-mobile structure or device intended for public seating
   or convenience.

98. **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”.

99. **Beverage Distilling**
   A facility that produces alcoholic beverage through the process of distillation.

100. **Billboards**
    See Off-Premises Sign.

101. **Billboard Sign**
    A sign which directs attention to a business, commodity, service or entertainment, which is conducted, sold or offered at a location
    other than the premises on which the sign is located.

102. **Block**
    A division of the subdivision into parcels of land separated by streets, roads, boulevards or avenues.
103. **Board of Adjustments**
   The Board of Adjustments established in 9.02.A.4.

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

105. **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.

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

107. **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.

108. **Boulevard or Avenue**
   A double street or roadway separated by a median.

109. **Breakaway Walls**
   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.

110. **Breezeway**
   A covered walkway that is open on at least two (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 ten (10) feet in width will not be sufficient connection for two 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 two spaces to be considered a single structure.

111. **Brush Disposal Facility**
   A site used exclusively for disposal of trees and tree parts including stumps, branches, and their attached leaves.

112. **Buffer or Buffer Yard**
   A unit of land, together with a specified type and amount of planting and any fencing which may be required between land Uses to minimize conflicts between them.

113. **Buildable Area**
   The space remaining on a zoning lot after the minimum open space requirements and environmental standards of this ordinance have been complied with.

114. **Buildable Lot of Record**
   Any residential lot located within a subdivision created prior to July 28, 1967 and having a minimum lot width of fifty (50) feet and a minimum lot area of five thousand (5,000) square feet.

115. **Buildable Substandard Lot**
   A lot which has been determined, upon review of the Planning Commission, to meet all of the requirements of the Subdivision Regulations and, therefore, may be constructed upon following the subsequent review and approval of the Parish Engineer in accordance with the provisions of this code.

116. **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.
117. **Building Area**
A maximum horizontal projected area of a building and its accessory buildings, excluding only cornices projecting not more than twenty-four (24) inches, open steps and terraces.

118. **Building, Completely Enclosed**
A "completely enclosed building" is 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.

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

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

121. **Building Height**
The average elevation at the corners of the foundation, measured at natural grade of the property at the location of the structure or base flood elevation, as applicable:
- Flat Roof: to the highest point of the coping
- Mansard Roof: to the deck line
- Gable, Hip, or Gambrel Roof: to the mean height level between the eaves and the ridge

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

123. **Building Line**
A line formed by the outer face of the closing wall of a building, structure or portion thereof and the surface of the ground.

124. **Building, Non-Conforming**
See Non-Conforming Building.

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

126. **Building, Principal**
A non-accessory building in which the principal use on the zoning lot on which it is located is conducted.

127. **Building Setback Line**
The distance from the street Right-of-Way line to the closest point of the foundation of a building or projection thereof.

128. **Building Site**
Any land or lot area, grounds, premises, or property, the size of which is twenty-two thousand and five hundred (22,500) feet or greater.

129. **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.

130. **Bulk**
The term used to describe the size of buildings or other structures, and their relationships to each other and to open areas and lot lines, and therefore includes:
- The size of buildings or other structures, and
- The area of the zoning lot upon which a residential building is located, and
• The number of dwelling units or rooms within such building in relation to the area of the zoning lot, and
• 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 (e) all open areas relating to buildings or other structures and their relationship
  hereto.

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

132. Bulk Plant
A bulk storage plant shall mean any place where flammable liquids are received by tanker, barge, pipeline, tank car or 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.

133. 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.

134. Business School
An enterprise offering instruction and training in a service industry or the arts such as secretarial, barber, commercial artist,
computer software and similar training.

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135. Caliper
The diameter of a tree trunk.

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

137. Camp Ground
Any area or tract of land used to accommodate two or more camping parties, including cabins, tents, house trailers, or other
camping outfits.

138. Canopy Sign
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.

139. Carport
A roofed structure providing the space for the parking or storage of motor vehicles and enclosed on no more than three sides.

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

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

142. CB-1 District
Refers to CB-1 Community Based Facilities District.

143. Cemetery or Mausoleum
Property used for interring the dead in above ground chambers or burying them beneath the ground.
144. **Changeable Message Sign**
A changeable message sign is a sign on which the copy, message or sign panels may be, when specifically issued a permit as a changeable message sign, changed either electronically or manually in the field through the removal, replacement, or rearrangement of letters, symbols, blocks or panels designed for attachment to said sign.

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

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

147. **Central Sewage Facility**
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 one dwelling unit or business.

148. **Central Water System**
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 which insures the safe and adequate supply of potable water to more than one dwelling unit or business.

149. **Child Day Care Center**
Any place or facility operated by any institution, society, agency, corporation, person or persons, 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 1/2 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.

150. **Child Residential Facility**
Any place, facility or home operated by any institution, society, agency, corporation, person or persons or any other group to provide full-time care (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.

151. **Class A Tree**
Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of fifty (50) feet, usually with one main stem or trunk although some species may have multiple trunks, and with many branches. A list of Class A native trees can be found at the Department of Planning and Development.

152. **Class B Tree**
Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of twenty-five (25) feet, with one or more main stem(s) or trunk(s) and many branches. A list of species considered to be Class B native trees can be found at the Department of Planning and Development.

153. **Class C Tree**
Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of fifteen (15) feet, with one or more main stem(s) or trunk(s) and many branches. A list of species considered to be Class C native trees can be found at the Department of Planning and Development.

154. **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.

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

156. **Close Proximity**
A distance of one thousand (1,000) feet from the waterline or watermark of any herein designated stream, river or lake, at its highest recorded floodstage or tide, provided further, that any such facility designated in Section hereof shall be prohibited where upon certification by the Parish Engineer, any spill or runoff from such facility can or will gravitate at any time in the future to a stream.
river or lake without regard to the distance to be traveled or the anticipated concentration or strength of the substance once it mixes with or enters the waters of any stream, river or lake.

157 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.

158 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.

159 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.

160 Cluster Development
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.

161 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.

162 Coastal Use Permit, Permit or CUP

163 Coastal Waters
Bays, lakes, inlets, estuaries, rivers, bayous and other bodies of water within the boundaries of the Coastal Zone.

164 Coastal Zone
That area described in LA RS 49:214.24. Lands below Interstate 12 denotes the entire geographic extent of St. Tammany Parish located in the coastal zone.

165 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.

166 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.

167 Collection Facility
A facility, at which one or more containers are located, that is used to accumulate solid waste generated by and delivered by more than one 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).

168 Collector
A Street designed to carry moderate volumes of traffic from local Streets to Boulevards or from Boulevard to Boulevard. Collectors are also referred to as Avenues.
169. **College**
An educational institution authorized by the state to award associate’s and bachelor’s degrees.

170. **Commencement of Business**
For a new business, the date of the first subscription or sale of membership or the date the establishment opens for business, whichever comes first. For an existing business, commencement of business shall mean the date of any new membership as defined in 770. **Selling Memberships** or the opening of any additional establishment or location.

171. **Commercial Hauler**
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.

172. **Commercial Recreation**
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 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, off track betting establishments, golf courses, and game parlors.

173. **Commercial Solid Waste**
All types of solid waste generated by stores, offices, restaurants, warehouses, and other non-manufacturing activities, excluding residential and industrial solid wastes.

174. **Commercial Street**
A very urban condition which comprises a Street with raised curbs drained by inlets. Wide sidewalks along both sides are separated from the Thoroughfare by small separate Tree wells. Trees along the Commercial Street consist of a single species aligned in a row or rows. Tree spacing may be irregular to stay clear of shop entrances. Commercial Streets have the highest pedestrian use.

175. **Commissions**
The Planning Commission and the Zoning Commission, individually and collectively.

176. **Common Open Space**
Parcel or Parcels of land and/or an area of water within a Development that are held in some form of common ownership and designated, designed and intended for benefit, use or enjoyment of the occupants of the Development. It may contain such complementary Structures and improvements as necessary and appropriate for the benefit and enjoyment of the occupants of such Development as set forth in 9.06.G.2.e. **Additional Common Open Space Requirements** herein.

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

178. **Community Home**
Residential living options that are certified, licensed, or monitored by the LDH to provide residential services to six (6) or fewer persons who are disabled (see Disabled Person). Community homes that provide for six (6) or fewer persons who are mentally retarded or developmentally disabled shall have twenty-four hour supervision including at least one but not more than two (2) twenty-four hour attendants. Such a residential facility shall be considered a single family unit. See LA RS 28:477.

179. **Community Wastewater System**
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.

180. **Community-Type Sewerage System**
Any sanitary sewerage system, also known as a sanitary sewage treatment works, which is owned, operated, and/or maintained by a political entity or private person. A community-type sewerage system includes any individual, public, profit, nonprofit, or not-for-profit sewerage 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.
181. **Compatible Use**
   See Use, Compatible.

182. **Complete Streets**
   As defined by Smart Growth America, “Complete Streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities”.

183. **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.

184. **Composting**
   The controlled microbial 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.

185. **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.

186. **Conditional Use**
   See Use, Conditional.

187. **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.

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

189. **Conforming Lot of Record**
   Any residential lot located within a subdivision created prior to July 28, 1967 and having a minimum lot width of 90 feet and a minimum lot area of 12,500 square feet.

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

191. **Construction/Demolition (C&D) Debris**
   Nonhazardous waste generally considered non-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 non-residential). 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.

192. **Construction Sign**
   A construction sign is a temporary sign erected and maintained by an architect, contractor, developer, financial institution, subcontractor or materials supplier upon premises for which said person or persons is presently furnishing labor, materials, services or capital financing.

193. **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.
194 **Contiguous**
Next to, abutting or touching and having a common boundary or portion thereof.

195 **Continuing Care Retirement Community**
A community providing multistage living and care primarily for senior citizens, including facilities for recreation, exercise, and outside living. Common interior areas in supported facilities will provide social spaces, indoor recreation/wellness facilities, and food service/dining support. The residential units are designed for and occupied by those persons age 55 and older as defined by the Fair Housing Act, as amended, and those persons with disabilities as defined by the Americans with Disabilities Act, as amended. A CCRC shall provide a range of housing and lifestyle needs, including independent living, assisted living, nursing home and skilled nursing care in an integrated system.

Accessory retail uses, services and related functions must be sized in relation to the resident population of the CCRC. Access to these accessory uses and service by non-resident members, employees and visitors is permitted, but these uses will not be sized or located in a fashion to encourage general public product sales or service as a primary use. Any accessory uses will be interior to the primary buildings and not a separate building. There will be no commercial appearances of the accessory retail uses visible from outside the project.

196 **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.

197 **Convenience Store with Gas Pumps**
A retail establishment 3,000 sq.ft. or less 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.

198 **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.

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

200 **Corner Lot**
A lot at the junction of and fronting on two or more intersecting streets.

201 **Council**
The St. Tammany Parish Council.

202 **Country Club**
A private recreational club containing a golf course and a club house that is available only to the country club members and their guests.

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

204 **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.

205 **Coverage**
That percentage of the plot or lot area covered by the building area.
206. **Critical Drainage Area**
An area determined by the Parish Engineer, 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:

a. Areas anticipated to be inundated by storm events, including areas adjacent to streams, upland areas, and areas of isolated or permanent flooding.

b. 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 office of the Department of Planning and Development.

207. **Cul-de-Sac**
A street having one (1) open end and being permanently terminated by a vehicle turnaround also the turnaround at the end of said street.

208. **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.

12.06. **D**

209. **D.B.H.**
Abbreviation for “diameter at breast height”, means a tree’s diameter measured at four and one-half (4½) feet above the ground.

210. **Decibel**
A unit of sound pressure level.

211. **Decorative Fences**
See 10.06.B.5.b.ii(a). Fences.

212. **Deed**
A legal document conveying ownership of real property.

213. **Delicatessen**
An establishment where food is sold for consumption off-premises and no counters or tables for on-premises consumption of food are provided, but excludes groceries and supermarkets.

214. **Density**
A measure of the intensity of development. In this ordinance, density for residential development is calculated in terms of units per acre.

215. **Department of Environmental Services**
The St. Tammany Parish Department of Environmental Services, or other entity as designated by the Parish President.

216. **Department of Finance**
The St. Tammany Parish Department of Finance, or other entity as designated by the Parish President.

217. **Department of Inspections and Enforcement**
The St. Tammany Parish Department of Inspections and Enforcement, or other entity as designated by the Parish President.

218. **Department of Planning and Development**
The St. Tammany Parish Department of Planning and Development, or other entity as designated by the Parish President.
219. **Department of Public Works**
   The St. Tammany Parish Department of Public Works, or other entity as designated by the Parish President.

220. **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.

221. **DES**
   See Department of Environmental Services.

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

223. **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.

224. **Development**
   Any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations. Also the parcel of land, including subdivisions, being improved.

225. **Development Code**
   This St. Tammany Parish Development Code.

226. **Development Review Committee**
   The St. Tammany Parish – Development Review Committee is a committee made of Parish Staff relating to development responsible for the review of development plans prior to approval. Also referred to as “STP-DRC”. See 2.06 Development Review Committee.

227. **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.

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

229. **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.

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

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

232. **Directional Sign**
   Signs limited to directional messages, principally for pedestrians or vehicular traffic.

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

234. **Director of Finance**
   The official employed as the Director of the Department of Finance, or his/her designee.
235. Director of Inspections and Enforcement
The official employed as the Director of the Department of Inspections and Enforcement, or his/her designee.

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

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

238. Directory Sign
A directory sign is 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.

239. Disability Glare
Glare resulting in reduced visual performance and visibility. It is often accompanied by discomfort.

240. Disabled Person
Any person who has a physical or mental impairment which substantially limits one or more of the following major life activities:

- Self-care
- Receptive or expressive language
- Learning
- Mobility
- Self-direction
- Capacity for independent living
- Economic self-sufficiency.

This definition shall exclude persons, not otherwise disabled, who are currently using illegal drugs or currently abusing alcohol, and it shall exclude persons, not otherwise disabled, currently under sentence or parole from any criminal violation.

241. 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 or 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.

242. Disposal or Dispose
The discharge, deposit, injection, dumping, spilling, leaking, or placing of any waste into or on any land or water so that the waste or any constituent thereof may enter the environment or be emitted into the air, or discharged into any waters, including ground water.

243. 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.

244. 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.

245. District
A part of the Parish wherein regulations of this ordinance are uniform.

246. Ditch
Natural or dedicated area which provides for the containment or flow of water from rain or adjacent drainage areas or waterways such as streams, creeks, ponds, lakes or rivers.
247. **Domestic Waste**

Liquid wastes and waterborne liquid, gaseous and solid substances: (1) discharged from nonindustrial sources, (2) 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 two hundred (200) mg/l or less, (2) TSS of two hundred fifty (250) mg/l or less, and (3) COD of five hundred (500) mg/l or less.

248. **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.

249. **Drainage and Grading Plan**

A plan provided by a Louisiana Licensed Engineer that shows proposed drainage and grading for a site.

250. **Drainage Area**

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

251. **Drip Line**

The outer edge of the foliage of a tree extending in all directions parallel to the ground.

252. **Driveway**

A private servitude for gaining access to not more than two individual residences or property that will utilize said access exclusively for two residences or use (i.e. apartments, condominiums, shopping centers). Multiple use (more than two) of a driveway shall warrant and constitute the definition of a "street" whether private or public, and therefore subject to the same specifications, construction standards, surety obligations and subdivision regulations (if applicable) that are required for streets within this ordinance.

Generally, a space that is specifically designated and reserved on a site for movement of vehicles from one location to another location, on a particular site, or from the site to a public street. A private servitude, whether constructed to parish road standards or not, is limited to gaining access to not more than two individual residences, two parcels of property, or two uses. Apartment use, condominium use and shopping center use, by way of illustration, are each considered to be separate uses. The number of separate buildings or structures is not considered in determining the number of uses. Multiple use (more than two) of such access shall warrant and constitute the definition of a "street" and therefore subject to the same specifications, construction standards, surety obligations and subdivision regulations (if applicable) that are required for streets within this ordinance.

253. **Drug Store**

An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

254. **Dry Cleaning, Laundry and Self-Service Laundry**

A facility where patrons wash and dry clothing and other fabrics in machines operated by the patron.

255. **Dry Cleaning, Pick-Up/Drop-Off Only**

An establishment that accepts clothing to be laundered, dry cleaned, dyed, or pressed and send them to a location off-site to be laundered. Laundering, dry-cleaning, dyeing, or pressing is not permitted in junction with this use on site.

256. **Dumping**

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

257. **Duplex**

A building designed exclusively for occupancy by two 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 two (2) dwellings units onto two (2) separate lots.

258. **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.
259. **Dwelling Unit**
One or more rooms in a structure designed for occupancy by one family for living purposes and having its own permanently installed cooking and sanitary facilities.

12.07. **E**

260. **E-1 District**
Refers to the E-1 Estate District.

261. **E-2 District**
Refers to the E-2 Estate District.

262. **E-3 District**
Refers to the E-3 Estate District.

263. **E-4 District**
Refers to the E-4 Estate District.

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

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

266. **Eating and Drinking Establishment**
Retail establishments selling food and non-alcoholic beverages for the consumption on the premises.

267. **Ecological Value**
The ability of an area to support vegetation and fish and wildlife populations.

268. **ED-1 District**
Refers to ED-1 Primary Education District.

269. **ED-2 District**
Refers to ED-2 Higher Education District.

270. **Education, Adult Secondary Classes**
A school that provides secondary curricula primarily for adults.

271. **Education, 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.

272. **Education, University and Associated Research Center**
A four (4) year institution established for educational purposes offering courses for study beyond the secondary education level. Such institutions may also include research.

273. **Education, Community College**
A two (2) year institution established for educational purposes offering courses for study beyond the secondary education level.
274. **Education, Elementary or Middle School**  
A public or private school that provides elementary and middle school curricula.

275. **Education, High School**  
A school that provides secondary curricula.

276. **Education, 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.

277. **Education, Professional Training Campus**  
A facility dedicated to providing additional training and instruction for professional instructors and teachers.

278. **Education, 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.

279. **Education, Vocational School**  
A trade school, or commercial school offering training or instruction in a trade, art, or occupation.

280. **Effluent**  
Treated or untreated wastewater.

281. **Effluent Limitation**  
A restriction or limitation on discharges of pollutants established by EPA under the Clean Water Act, as amended, and/or any other state regulation or local ordinance.

282. **Elevated Building**  
A non-basement building (i) 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 (ii) 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(e)(5) of the National Flood Insurance Program regulations.

283. **Emergency**  
A situation that poses an immediate threat to public safety, life, health or property and action in response to the threat cannot await the permitting process. Declaration of an emergency must come from a governmental body with authority to make such declarations and continues for the time that body specifies.

284. **Encroachment**  
Any obstruction located in a designated floodway, Right-of-Way, or adjacent land.

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

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

287. **Energy, Natural Gas Processing Plant**  
A facility for the processing of natural gas to extract natural gas liquids from dry gas.
288. **Energy, Power Generation Plant (Atomic)**
   A facility that generates electricity from mechanical power produced by nuclear fission.

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

290. **Enlargement**
   Increase in size.

291. **Entertainment, Horse or Dog Race Tracks**
   A measured course where horses or dogs are entered in competition against one another or against time including seating, concession areas, suites, and parking facilities.

292. **Entertainment, Horse Riding**
   An amusement facility which allows the riding of horses for a fee.

293. **Entertainment, Indoor**
   An amusement facility enclosed within a building offering entertainment such as bowling alleys, skating rinks and movie theaters.

294. **Entertainment, Indoor (including Restaurant without Lounge)**
   An amusement facility enclosed within a building offering entertainment such as bowling alleys, skating rinks and movie theaters and which also includes restaurant facilities without a lounge.

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

296. **Entertainment, Outdoor**
   An amusement facility, wherein any portion of the activity takes place outdoors without nighttime lighting, including, but not limited to, miniature golf course, archery range, batting cages, or go-cart tracks. This does not include riverboat gaming and associated facilities.

297. **Entertainment Venue**
   Any property, structure or location where activities that include, but is 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 theatrical performances. Adult uses as defined in this ordinance are not permitted.

298. **Environmental Management Unit or EMU**
   An area with certain distinguishing physical, hydrological, chemical, biological or cultural characteristics.

299. **Escort**
   A person who, for compensation, agrees or offers to engage in any of the following acts:
   
   - Act as a social companion or date for another person.
   - Privately to model lingerie with the intention of and for the purpose of providing sexual stimulation or sexual gratification to the customer.
   - Privately to disrobe for another person with the intention of and for the purpose of providing sexual stimulation or sexual gratification to the customer.
   - Agrees to come to a specified location for the purpose of disrobing and for the purpose of providing sexual stimulation or sexual gratification to the customer.
   - To perform a massage for the purpose of providing sexual stimulation or sexual gratification to the customer.

300. **Escort Agency**
   A person or business association who, whether on or off the licensed premises, furnishes, offers to furnish, or advertises to furnish escorts, as defined herein, for compensation.
301. **Establishment**
A separate place of business having the following characteristics - 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. Direct public access to such "business establishment" is separate and distinct from direct access to any other "business establishment."

302. **Existing Mobile Home Park or Mobile Home Subdivision**
A parcel (or contiguous parcels) of land divided into two (2) or more mobile home lots for rent or sale for which the construction of facilities for servicing the lot on which the mobile home is to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed before the effective date of this Ordinance.

303. **Environmental Service**
Sewerage and/or water and/or solid waste disposal service(s) provided by the Department or its duly authorized agent or agents.

304. **EPA**
The United States Environmental Protection Agency.

12.08. **F**

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

306. **Facility**
The actual land and associated appurtenances used for storage, processing, and/or disposal of solid wastes, but possibly consisting of one or more units. (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.)

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

308. **Family**
A person or group of persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Family does not include any society, club, fraternity, sorority, association, or like organization.

309. **Farm**
A parcel of land used for agricultural purposes.

310. **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.

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

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

313. **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.
314. **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.

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

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

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

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

319. **Final Plat**
The plat which is to be given final approval by the Planning Commission and will be placed on file with the Clerk of Court as a part of the public record.

320. **Fireworks Sales**
An establishment for the retail sale of fireworks, and related products.

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

322. **Fixture**
The assembly 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.

323. **Flashing Lights**
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.

324. **Flashing Sign**
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 six (6) seconds.

325. **Fleet Storage**
Outdoor storage of vehicles used for business purposes.

326. **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.

327. **Flood or Spot Light**
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.

328. **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.
329. **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.

330. **Floodplain**

The areas adjoining a watercourse or water basin that has been or hereafter may be covered by a regional floodplain.

331. **Flood Prone**

Any area that is regularly subject to flooding, as determined by United States Geological Survey or the U.S. Army Corps of Engineers.

332. **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.

333. **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 two buildings. The "floor area" of a building shall include basement floor area when more than one-half of the basement height is above the established curb level or above the finished lot grade level where curb level has been established, 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 seven feet, six 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., ten feet in height shall equal one floor.

334. **Floor Area, Gross (For Determining Off-Street Parking and Loading Requirements)**

"Gross Floor Area " is the sum of the gross horizontal areas of the several floors of a building or structure measured from the interior faces of the interior walls or from the interior line of walls separating two (2) buildings or structures, including the following. The "floor area" of a building shall include:

a. Floor area of the basement if it is not used for other than storage except as required for (g) below
b. Penthouses
c. Attics having headroom of seven (7) feet or more.
d. Interior balconies and mezzanines.
e. Enclosed porches.
f. Space devoted to accessory uses.
g. 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.
h. Space devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

It shall not include:

a. Elevator shafts and stairwells on each floor.
b. Floor space used for mechanical, telephone and electrical equipment.
c. Attics having headroom of less than seven (7) feet.
d. Areas used for storage except as required by (g) above.
e. Space devoted to off-street parking or loading facilities.
f. Entrance lobbies.
g. Washrooms, intended for general public use.

335. **Floor Area Ratio (F.A.R.)**

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.
336. **Florist**
   An establishment for the retail sale of flowers and other plants.

337. **“For Sale” Sign**
   A temporary sign advertising the private sale of homes, businesses or parcels of land.

338. **Food Processing**
   An industrial establishment in which food is processed or prepared in large quantities for consumption off premises or for canning, bottling or distribution.

339. **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 or 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 an 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. The designation of an establishment as a significant industrial user as defined in section 27-143 supersedes the classification of food service operation.

340. **Food Store**
   A retail establishment where the sale of food and other consumable products for off-premise consumption is the primary function. Other non-consumable products may also be sold at such establishments.

341. **Food Truck**
   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.

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

343. **Freestanding Sign**
   A freestanding sign is a sign supported by a sign structure secured in the ground and which is wholly independent of any guy wire, support wire, building, fence, vehicle or object other than the sign structure, for support.

344. **Frontage**
   That side of a lot abutting a street between the two 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.

345. **Front Foot**
   A measure of distance, being one foot as measured along the front property line.

346. **Front Yard**
   See Yard, Front

347. **Full Cut-Off Type Fixture**
   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.

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

12.09. G

350. 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.

351. 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 chapter 9 of title 4 of the LA revised statues of 1950, LA RS 4:501 through 4:462, The Louisiana Riverboat Economic Development and Gaming Control Act, and Chapter 10 of LA RS of 1950, LA RS 4:601 Through 4:686, the Louisiana Economic Development and Gaming Corporation Law.

352. Garage Apartment or Guest House
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.

353. 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.

354. 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.

355. Garden Supply Shop or Greenhouse
A facility for the growing, display and sale of garden or flower seeds, plants and related items.

356. 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.

357. General Implementation Plan
The initial plan of Development for a TND which an applicant/Developer submits to the Commission containing all those items described in the General Implementation Plan Checklist, including written and graphic documents, which represents a general plan of the proposed land uses and their overall impact on the land and surrounding land for redesignation of the land to TND-1 PLANNED.

358. General Implementation Plan Checklist
A list containing items which must be included in a General Implementation Plan submitted to the Commissions for TND approval.

359. Gift Shop
An establishment engaged in the retail sale of items such as art, antiques, jewelry, books, and notions are sold.

360. 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.

361. GO
Refers to the GO Gateway Overlay
362 **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.

363 **Governed Sewerage System**  
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.

364 **Governed Water System**  
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 limited to, any such system owned, operated, or maintained by a private person or political entity that uses groundwater for any beneficial purpose.

365 **Governed Sewerage System**  
Every sewerage 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 sewerage system shall include, but not limited to, any such system owned, operated, or maintained by a private utility company or a sewerage district created by the governing authority of St. Tammany Parish.

366. **Governed Water System**  
Every water system in the Parish which 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 limited to, any such system owned, operated, or maintained by a private person or political entity which uses groundwater for any beneficial purpose.

367. **Grade**  
The incline or slant longitudinally or latitudinally, as determined by a transom or other device to allow for ramp purposes as well as to ensure the flow of water in the ditch that is traversed; for the purposes hereof, it shall further include the depth at which the culvert is to be installed.

368. **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.

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

370. **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.

371. **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.

372. **Ground Cover**  
Plant material which reaches a maximum height of not more than twelve (12) inches. Includes Ground Cover, Decorative and Ground Cover, Vegetative.
**Article B. Land Development Code**

373  **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.

374  **Ground Cover, Vegetative**  
Plant material which reaches a maximum height of not more than twelve (12) inches at maturity, including turf.

375  **Ground Sign**  
A ground sign is a monument sign or a pole sign supported by a sign structure secured in the ground and which is wholly independent of any guy wire, support wire, building, fence, vehicle or object other than the sign structure, for support.

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

12.10.  **H**

377  **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".

378  **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.

379  **Handicapped Person**  
See definition of disabled person.

380  **Hardware Store**  
A retail establishment in which the primary items offered for sale are wares such as fittings, hardware, tools, machinery, lawn and garden equipment, paint, utensils and other similar objects.

381  **Hauler**  
Any person, partnership, company, or corporation engaged in the 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.

382  **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.

383  **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.

384  **HC-1 District**  
Refers to HC-1 Highway Commercial District.

385  **HC-2 District**  
Refers to HC-2 Highway Commercial District.
HC-2A District
Refers to HC-2A Highway Commercial District.

HC-3 District
Refers to HC-3 Highway Commercial District.

HC-4 District
Refers to HC-4 Highway Commercial District.

HC-5 District
Refers to HC-5 Highway Commercial District.

Health Spa
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.

Height of Luminaire
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.

Heliport
An area, either at ground level or elevated on a structure, licensed or approved for the loading and take off of helicopters, 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
Tree species are healthy trees Grade B or better and are eighteen (18) inches D.B.H. or larger and not located within the Street Buffer.

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

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.

Hobby Shop
An establishment engaged in the retail sale of recreation items for hobbyists such as models, puzzles, craft materials, and other related items.

Holding Tank
Any tank used for temporary storage and onsite containment of sanitary wastewater.

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

Home Appliances Processing Facility
Processing facility for discarded domestic and commercial appliances, such as refrigerators, ranges, washers, and water heaters.
401. **Home Builders Showroom and Sales Center**
Enclosed plumbing, electrical and hoe building supply showrooms and sales centers with associated assembly processes not to exceed five thousand (5,000) square feet, however, if more than one use occupies a building, the entire building shall not exceed twenty thousand (20,000) square feet gross floor area. Size of showroom and sales center shall be a minimum of twenty-five (25) percent of the total square footage of the building.

402. **Home Décor Shop**
An establishment engaged in the retail sale of items for home decoration such as furniture, art, window covers, and other related accessories.

403. **Home Office and Home Occupation**
Any activity or accessory use conducted for financial gain by a member of the household residing therein; which is clearly incidental and secondary to the use of the property for residential purposes.

404. **Home Occupation Sign**
A home occupation sign is any on-premise sign advertising a home occupation.

405. **Home Owners Association**
A community association, other than a condominium association, which is organized in a development in which individual owners share common interests in open space or facilities.

406. **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.

407. **Hospice**
A facility used to care for the terminally ill.

408. **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 three 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.

409. **Lodging Based on Number of Rooms**
A full service hotel is distinguished by the abundant provision of food and beverage services for guests and groups. Hotel of this type also 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.

410. **Household Agriculture**
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.). Guard dogs are permitted. 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.

12.11. **I**

411. **I-1 District**
Refers to I-1 Industrial District.

412. **I-2 District**
Refers to I-2 Industrial District.
I-3 District
Refers to I-3 Heavy Industrial District.

I-4 District
Refers to I-4 Heavy Industrial District.

Identification Sign
An identification sign is a sign which is limited to the name, address, and/or number of a building or institution, person, or entity which is primary to the identification of the premise and to a general statement of the activity carried on in the building or institution.

Illuminated Sign
An illuminated sign is any sign which has characters, letters, figures, designs or outlines illuminated by an interior or exterior light source which is primarily designed to illuminate such sign.

Impermeable
Not permitting the passage of water.

Impervious Cover
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.

Impervious Surfaces
Any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped land. Impervious surfaces shall include graveled driveways and parking areas.

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 LAC 33:V.109.

Incompatible Use
See 909. Use, Incompatible.

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

Individual On-Site Sewage Disposal 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. An on-site sewage disposal system may be owned, operated, and/or maintained by a political entity or private person.

Individual Sewage System
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 technology as prescribed in 7.05.B.2. On-Site Wastewater Systems.

Individual Water System
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.

Industrial, Canneries, Fruit or Vegetable
A facility for the canning, preserving, and other related processing of fruits of vegetables.

Industrial, Canneries, Other
A facility for the canning, preserving, and other related processing of products other products not including fruits or vegetables.
428. **Industrial, 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.

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

430. **Industrial, Commercial Excavation**
   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.

431. **Industrial, 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 incident to such manufacturing and mixing.

432. **Industrial, 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.

433. **Industrial, Fabricating and Repair Shop**
   A facility for the manufacturing, assembly, and repair of metal products and structures by bending, cutting, welding, and other similar methods.

434. **Industrial, Foundry Casting and Extruding**
   A facility for the casting and extrusion of lightweight nonferrous metal.

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

436. **Industrial, 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.

437. **Industrial, Sheet Metal Products**
   A facility for the manufacturing, assembly, and fabrication of products from sheet metal.

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

439. **Industrial, Specialty Food Processing**
   A facility for the manufacturing, processing, and packaging of foods for consumption.

440. **Industrial, Steel Mill**
   A facility for the manufacturing and processing of steel.

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

442. **Industrial, Tire Retreading, Recapping, or Rebuilding**
   A facility for the retreading, recapping, and rebuilding of tires for commercial, and industrial vehicles or machines.

443. **Industrial, Welding Shop**
   A facility engaged in assembling or joining metal materials by welding.
444. **Industrial, Well Drilling Services**
   A business that engages in drilling holes into the ground in order to extract natural resources.

445. **Industrial Solid Waste**
   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.

446. **Industrial Solid Waste Facility**
   A facility for the processing, storage, and/or disposal of industrial solid waste.

447. **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.

448. **Industrial Waste**
   Liquid waste and waterborne liquid, gaseous and solid substances discharged from any industrial, manufacturing, trade or commercial process, as distinct from domestic wastes.

449. **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. Hotels, motels, schools, office buildings, apartment houses, and other establishments that discharge only domestic wastes are not considered to be industries.

450. **Infectious Waste**
   Waste that contains pathogens of sufficient virulence and quantity that exposure to it could result in an infectious disease in a susceptible host.

451. **Infiltration**
   The water unintentionally entering 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. Infiltration does not include, and is distinguished from, Inflow.

452. **Inflatable Sign**
   An inflatable sign is any sign dependent in whole or in part for its structural integrity on the infusion into said sign of compressed air or other fluids, and specifically including balloons larger than two (2) feet in diameter or two (2) foot square in area or other gas or liquid filled figures.

453. **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.

454. **Interference**
   A discharge which, alone or in conjunction with a discharge or dischargers from other sources, both: (a) Inhibits or disrupts the sewage system, its treatment processes or operations or its sludge processes, use, or disposal; and (b) 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 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.
455. **Interior Landscaping**
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.

456. **Intersecting Street**
Any street or public way or court, 30 feet or more in width which joins another at an angle, whether or not it crosses the other.

12.12. **J**
457. **Jewelry Store**
An establishment engaged in the retail sale and repair of jewelry such as necklaces, earing, rings, and other accessories.

12.13. **K**
458. **Kennel**
Any premises, except where accessory to an agricultural use, where dogs of ten weeks in age or older are housed, groomed, bred, boarded or trained for the use of the residents of the premises.

459. **Kennel, Commercial**
Any lot or premises or portion thereof on which household domestic animals, over four months of age, are kept or boarded for compensation or kept for sale.

12.14. **L**
460. **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.

461. **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.

462. **LAC 3**
Louisiana Administrative Code, Title 33 - Environmental Regulatory Code.

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

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

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

466. **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.
Landmark
Any improvement, any part of which is 30 years old or older, which 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 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.

LA RS
The Louisiana Revised Statutes.

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.

LCZA
See Local Coastal Zone Administrator.

LDNR or DNR
The Louisiana Department of Natural Resources.

LDEQ
See Louisiana Department of Environmental Quality.

LDH
See Louisiana Department of Health.

Levee
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.

Levee System
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.

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.

Limited Wastewater Treatment Facility
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.

Liquor Store
An establishment engaged in the sale of alcoholic beverages for off-premises consumption.
482. **Live/Work Unit**
   Single-family dwelling units not exceeding one (1) story in height above the first floor in a building designed for business uses.

483. **Local Coastal Program**
   The program administered by the Local Coastal Zone Administrator.

484. **Local Coastal Zone Administrator**
   The designee by the Director of the St. Tammany Parish Department of Planning and Development to manage coastal issues outlined in Section 11.02. **Duties of the Local Coastal Zone Administrator**.

485. **Local Government**
   The St. Tammany Parish Council.

486. **Local Traffic Street**
   A street paralleling a major highway to give limited access to said highway for safety.

487. **Lot**
   The smallest portion or parcel of land into which the subdivision or blocks or squares of the subdivision is to be divided.

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

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

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

491. **Lot, Double Frontage**
   A lot having frontage on two non-intersecting streets as distinguished from a corner lot.

492. **Lot, Interior**
   A lot other than a corner.

493. **Lot Line**
   A line bounding a lot which divides one (1) lot from another or from a street or any public or private space.

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

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

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

497. **Lot Line, Rear**
   The rear lot line is the lot line or lot lines most nearly parallel to and most remote from the front lot line. Lot lines other than front or rear lot lines are side lot lines.

498. **Lot of Record**
   A lot which is a part of a subdivision, the plat of which has been recorded in the office of the Clerk of Court of St. Tammany Parish, pursuant to statute.
Lot, Through
A lot, other than a corner lot, having frontage on more than one street. (See Double Frontage Lot)

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

Louisiana Department of Environmental Quality
The Louisiana Department of Environmental Quality (LDEQ), or its successor agency.

Louisiana Department of Health
The Louisiana Department of Health (LDH), formerly known as DH&H, specially the Office of Public Health Operations, or its successor agency.

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

Louisiana Licensed Surveyor
A professional land surveyor, licensed to perform surveying activities in the State of Louisiana.

Louisiana Pollutant Discharge Elimination System
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); also referred to as LPDES.

Louisiana Water Discharge Permit System
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); also referred to as LWDPS.

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 the lamp or lamps, the reflector or mirror, and/or refractor or lens.

Lowest Floor
The lowest floor of the lowest enclosed area (including basement). 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 Section 60.3 of the National Flood Insurance Program regulations.

LPDES
See Louisiana Pollutant Discharge Elimination System.

Lumen
A unit of luminous flux. One foot-candle is one lumen per square foot. For the purposes of this Section, 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.
Article B. Land Development Code

12.15. M

514  **LWDPS**

See Louisiana Water Discharge Permit System.

515  **Major Change**

A change to an approved Traditional Neighborhood Development as set forth in 9.06.G.12.b. **Major Use Change** and 9.06.G.12.c. **Major Site Change**.

516  **Major Street Plan**

The comprehensive roadway master plan adopted by the Planning Commission after public hearing that is designed to guide the future development of St. Tammany Parish.

517  **Manufactured Home**

A structure transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. 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 one hundred eighty (180) consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers and other similar vehicles.

518  **Manufactured Housing**

A factory-built, single-family structure, which is manufactured or constructed under authority of 42 U.S.C. Sec. 5403, Federal Manufactured Home Construction and Safety Standards, and is to be used as a place for human habitation, but which is not constructed with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site and which does not have permanently attached to its body or frame any wheels or axles. A mobile home is not a manufactured home unless it has been converted to real property and is taxed as a site-built dwelling.

519  **Manufacturing and Assembly, Electrical Parts**

An establishment engaged in manufacturing, assembly, fabrication, packaging, or processing of electrical parts.

520  **Manufacturing and Processing, Food Products**

An establishment engaged in manufacturing, assembly, packaging, or processing of food or nonalcoholic beverage products.

521  **Manufacturing and Treatment, Paint**

An establishment engaged in manufacturing, blending, treatment, packaging, or processing of paint products.

522  **Manufacturing, Cellophane Products**

An establishment engaged in manufacturing, assembly, fabrication, packaging, or processing of cellophane products.

523  **Manufacturing, Confectionary**

An establishment engaged in manufacturing, packaging, or processing of candy and other confectionary products.

524  **Manufacturing, Dairy**

An establishment engaged in manufacturing, packaging, or processing of dairy products.

525  **Manufacturing, Durable Goods**

An establishment engaged in manufacturing, assembly, fabrication, packaging, or processing of durable goods.

526  **Manufacturing, Fiber Products**

An establishment engaged in manufacturing, assembly, fabrication, packaging or processing of fiber products.

527  **Manufacturing, Furniture**

An establishment engaged in manufacturing or assembly of furniture items.
528. Manufacturing, Garments
An establishment engaged in manufacturing, fabrication, packaging, or processing of clothing and garments such as shirts, pants, shoes or other similar articles.

529. Manufacturing, Glass Products
An establishment engaged in manufacturing, assembly, packaging, or processing of glass products.

530. Manufacturing, Millwork and Wood Products
An establishment engaged in manufacturing, cutting, planing, or processing of lumber.

531. Manufacturing, Other Wood Products
An establishment engaged in manufacturing, or processing of other wood products not otherwise specified in this ordinance.

532. Manufacturing, Paper Products
An establishment engaged in manufacturing, assembly, fabrication, packaging, or processing of paper products.

533. Manufacturing, Pharmaceutical
An establishment engaged in manufacturing, assembly, packaging, or processing of pharmaceuticals.

534. Manufacturing, Rubber Products
An establishment engaged in manufacturing, assembly, fabrication, packaging, or processing of rubber products.

535. Manufacturing, Tools
An establishment engaged in manufacturing, assembly, packaging, or processing of tools.

536. Manufacturing, Toys
An establishment engaged in manufacturing, assembly, packaging, or processing of toys.

537. Marina or Boat Launch Facility
A use of land involved in the operation of a marina including structures and activities normally integral to the operation of a marina, such as servicing, fueling, pumping-out, chartering, launching, and dry-storage of boats and boating equipment.

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

539. Marquee Sign
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.

540. 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 or a registered professional nurse, or a massage therapist, licensed pursuant to LA RS 37:3551 et seq.;
- 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.

541. **MD-1 District**
Refers to MD-1 Medical Residential District.

542. **MD-2 District**
Refers to MD-2 Medical Clinic District.

543. **MD-3 District**
Refers to MD-3 Medical Facility District.

544. **MD-4 District**
Refers to MD-4 Medical Research District.

545. **Mean Sea Level**
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.

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

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

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

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

550. **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.

551. **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 three 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.

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

553. **Menu Board**
A sign used to display a menu, typically found at a drive-thru restaurant.

554. **Message Sign**
The words or symbols on a sign face which convey a message to those viewing the sign.

555. **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 and 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.
MHO
Refers to MHO Manufactured Housing Overlay.

MIO
Refers to MIO Municipal Interface Overlay.

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.

Mini-Warehouse
See Warehousing-Mini and Warehousing-Public.

Minor Change

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

Mobile Home
Any vehicle or similar portable structure mounted or designed for mounting on wheels, used or intended for use for dwelling purposes, including structural additions, except parked and unoccupied camping-type trailers constructed prior to the adoption of 42 U.S.C. Sec. 5403, Federal Manufactured Home Construction and Safety Standards.

Mobile Home Lot
A designated site within a mobile home court for the exclusive use of the occupants of a single mobile home or Manufactured Home.

Mobile Home Park
A site which requires improvements and utilities for the long term parking of mobile homes or Manufactured Homes which may include sewers and facilities for the residents.

Mobile Home Space
A designated parcel of land in a mobile home park designed for the accommodation of one mobile home, its accessory buildings or structures, and accessory equipment for the exclusive use of the occupants.

Mobile Home Stand
The area of a mobile home space which has been reserved for the placement of a mobile home.

Monument Sign
A monument sign is a (a) ground-mounted sign for which the area between the bottom edge of the sign and the ground is substantially filled with a solid architectural material, including wood, brick, stone, masonry, hard-coat stucco, aluminum or similar materials, (b) the sign face of which is encompassed on the top, sides and bottom by a border or column of the same or compatible material which border or column is not less than twelve (12) inches wide and not more than twenty-four (24) inches wide, and which border or column compliments and enhances the aesthetic effect of the sign, and (c) 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 forty-five (45) degrees.

Moratorium
The delay in the issuance, ceasing, halting, negating, recall or avoidance of building permits for the construction of dwellings, single-family or multifamily, 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.

Motel
An establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom and closet space located on a single zoning lot and designed for use by transient automobile tourists. A "motel" furnishes customary hotel services such as maid service and laundering of linen, telephone and secretarial or desk service, and the use and upkeep of furniture. In a
"motel" less than fifty percent of the living and sleeping accommodations are occupied or designed for occupancy by persons other than transient, automobile tourists.

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

571. **Moving Message or Changing Image Sign**
A moving message or changing image sign is any sign including public service signs designed to convey sign copy which changes in form or content with greater frequency than once an hour or which otherwise includes action or motion or the illusion of action or motion within its message or sign copy.

572. **Moving Sign**
A sign or part of a sign which changes physical portions by any movement or rotation or which gives the usual impression of such movement or rotation.

573. **MS4 Permit**
See Municipal Separate Storm Sewer System Permit.

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

575. **Multiple Family Dwelling**
A dwelling containing three (3) or more dwelling units designed with more than one dwelling unit connecting to a common corridor or entranceway, originally constructed for said purpose, and not including converted dwellings or attached row dwellings (party wall type).

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

577. **Municipal Separate Storm Sewer System Permit**
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.

578. **Municipal Solid Waste Landfill or MSW Landfill**
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.

579. **Murals**
A work of art painted or otherwise applied to exterior wall surfaces that do not serve as advertisement for any specific use by virtue of the use of trademarks, corporate names or logos.

580. **Museum of Fine Arts**
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.

12.16. **N**

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

NC-1 District
Refers to NC-1 Professional Office District.

NC-2 District
Refers to NC-2 Indoor Retail and Service District.

NC-3 District
Refers to NC-3 Lodging District.

NC-4 District
Refers to NC-4 Neighborhood Institutional District.

NC-5 District
Refers to NC-5 Retail and Service District.

NC-6 District
Refers to NC-6 Public, Cultural and Recreational District.

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.

Neon Sign
Any white or colored tubular lighting bent or formed into a design or lettering of which the primary source of light is gaseous. Anything within the boundary of the outline of the neon will be considered a part of the sign face, not limited to the use of neon gas.

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.

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

New Construction
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.

New Mobile Home Park or Mobile Home Subdivision
A parcel (or contiguous parcels) of land divided into two (2) or more mobile home lots for rent or sale for which the construction of facilities for servicing the lot on which the mobile home is to be affixed (including, at minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed on or after the effective date of this ordinance.

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.
597. **No Cut**
   Property owner shall not cut any tree six (6) inches DBH or larger. Underbrushing allowed except where in conflict with State or Federal regulations.

598. **Non-Conforming Building**
   A building or a structure or portion thereof lawfully existing at the time of adoption of this ordinance, 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.

599. **Non-Processing Transfer Station**
   A solid waste facility where solid waste is transferred from collection vehicles to other vehicles for transportation without processing.

600. **Non-Conforming Sign**
   A non-conforming sign is any sign structure or sign which was lawfully erected and maintained prior to such time as it came within the purview of this code or any amendments thereto and which fails to conform to all applicable regulations and restrictions of this code, or a non-conforming sign for which a special permit has been issued.

601. **Non-Conforming Use**
   A use which lawfully occupied a building or land at the time of adoption of this ordinance and which does not conform with the use regulations of the district in which it is located.

602. **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.

603. **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.

604. **Noxious Matter or Materials**
   Matter which 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.

605. **Nursery**
   Shall be any land used to raise trees, shrubs, flowers, and other plants for sale for transplanting.

12.17. **O**

606. **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.

607. **OCM**
   See Office of Coastal Management.

608. **Office, Local**
   An establishment for the conduct of a variety of businesses in an office setting completely enclosed within a structure less than or equal to twenty thousand (20,000) square feet.

609. **Office of Coastal Management**
   The administrators or their designee within the Office of Coastal Management within the Louisiana Department of Natural Resources.
610. **Office, Regional**
An establishment for the conduct of a variety of businesses in an office setting completely enclosed within a structure greater than 20,000 square feet.

611. **Office, Temporary Construction/Sales**
A temporary office used by a homebuilder to facilitate the sales of new homes or manage a construction site.

612. **Office, Warehousing**
A facility which has the combined uses of office and showroom or warehouse for the primary purpose of wholesale trade, display, and distribution of products. Size of the office should not exceed 20% of the total square footage of the building.

613. **Official Zoning Map**
The legally adopted map that conclusively shows the location of all parish zoning.

614. **Off-Premises Sign**
An off-premise sign is a sign that directs a person to a different premise or location than that on which the sign is located; which identifies advertised goods, products, or services not available on the premises on which the sign is located; or which conveys a non-advertising idea or message; or identifies or advertises a business, person, firm or corporation not located on or occupying the premises where the sign is located; or which is not otherwise defined as an on-premise sign.

The following definitions are to be applied when considering regulations concerning billboards:

- **On Premise Outdoor Advertising Sign**
  Any outdoor advertising; display; figure; painting; drawing; message; plaque; poster; billboard; or any other thing which is designed, intended, or used to advertise or inform, any part of which advertising or informational content is visible from any place on the main traveled way of any public highway system. The term includes signs advertising or identifying only on-premise products, services, or activities sold, produced or furnished on the premises and provided further that the advertising relates to a primary activity on the premises and the owner of the premises does not receive income from the advertising; such on premise advertising structures is exempt from the provisions of these minimum standards and none of the terms or conditions shall be applicable thereto. Provided, however, that should the owner of the premises receive income therefrom, such outdoor advertising structures shall be classified as commercial and shall be deemed to have the status of an off-premise outdoor advertising sign for the purpose hereof and same in subject to all of the terms and conditions of these standards.

- **Off-Premise Outdoor Advertising Sign**
  Any outdoor structure, display, figure, painting, drawing, message, plaque, poster, billboard, or any other thing which is designed, intended or use to advertise or inform, any part of which is visible from any place on the main traveled way of any public highway system; provided that such signs advertise or identify, in whole or in part, any off-premise products, services, or activities.

- **Distance Between Structures**
  Spacing and the measurement thereof is the measurement in feet along the nearest edge of the pavement or surface between points directly opposite the signs on each side of the highway and shall apply only to structures located along the same side of the highway, spacing restrictions shall apply to property facing on the highway or interstate system and all other property within two hundred (200) feet of the nearest edge of the Right-of-Way of the highway or interstate which is zoned to permit outdoor advertising signs. For the purposes hereof, each side of the State and Federal highway or interstate system shall be considered separately.

- **Height**
  The elevation measured in feet from either the ground level of the sign at its support or the nearest edge of the main traveled way, whichever is higher.

- **Lighting**
  The illumination of whatsoever nature or kind which is attached to, connected with or designed on or off -structure to provide or enhance visibility for any off-premise outdoor advertising; same included: flood lights, thin line or goose neck reflectors.

- **Setback**
  The minimum distance measured in feet as to the location of an off - premise sign from the highway Right-of-Way or the setback of an existing building.

- **Sight Line**
  The triangular area formed by the Right-of-Way line and a line connecting them at points specified herein.
• **Size**
  The maximum area as measured in square feet, inclusive of any border or trim but excluding the base or apron, supports and other structural members; the area shall be measured by the smallest square, rectangle, triangle, circle or combination thereof which shall encompass the entire sign; the maximum size limitations shall apply to each side of the sign structure; and signs may be placed back to back or in V-type construction with not more than one display on each facing, and such sign structure shall be considered as one.

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

616. **Off-Street Parking**
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.

617. **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 assigns.

618. **On-Location Television or Film Productions (Sets)**
On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.

619. **On-Premise Sign**
An on-premise sign is 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 which is displayed and maintained by the owner or occupant of the premises on which it is located.

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

621. **Open Burning**
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.

622. **Open Space**
An unoccupied space open to the sky on the same lot with the building, or in the case of a PUD overlay: land and/or water area retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.

623. **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.

624. **Ordinance**
A legally adopted law or regulation.

625. **Outdoor Contractors 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.

626. **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.
627. **Outdoor 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.

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

629. **Outdoor 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.

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

631. **Owner or Owners**
Any person or persons who alone or jointly or severally with others has: 1) Legal title to any premises, facilities or equipment affected by this Section; and/or 2) Actual physical control of any premises, facilities or equipment affected by this Section pursuant to an agreement, expressed or implied from the circumstances, with the owner or owners.

12.18. **P**

632. **Pain Management Clinic**
A medical facility where patients receive care relating to the diagnoses and management of chronic pain.

633. **Parapet Sign**
A parapet sign is a sign extending above a roof line or which serves as a parapet.

634. **Parcel**
The area within the boundary lines of a development.

635. **Parish**
The unincorporated portion of St. Tammany Parish.

636. **Parish Council**
The official elected governing body of the St. Tammany Parish.

637. **Parish Drainage System**
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.

638. **Parish Engineer**
The Louisiana Licensed Engineer designated as the official engineer for the Parish or his/her designee.

639. **Parish Road Maintenance System**
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.

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

641. **Parking Access**
The area of a parking lot that allows motor vehicle's ingress and egress from the street.
642. **Parking Lot or Structure, Public**
An open, hard-surfaced area, other than a street or alley, used for the storage of passenger automobiles and commercial vehicles under one and one-half ton capacity and available to the public, whether for compensation, free or as an accommodation to clients or customers.

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

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

645. **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.

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

647. **PBC-1 District**
Refers to PBC-1 Planned Business Campus.

648. **PBC-2 District**
Refers to PBC-2 Planned Business Campus.

649. **PC Overlay**
Refers to PC Planned Corridor Overlay.

650. **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.

651. **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.

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

653. **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.

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

655. **PF-1 District**
Refers to PF-1 Public Facilities District.

656. **PF-2 District**
Refers to PF-2 Public Facilities District.
657. **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.

658. **Planned Development**
A tract of land which is developed as a unit under single ownership or control, which includes two or more principal buildings and which is at least three (3) acres. In residential districts said “planned development” includes a group housing project (whether separately located or separated only, but completely by fire walls), where existing or contemplated street or streets and lot layouts make it impractical to apply the bulk regulations of this ordinance to the individual units in such housing project.

659. **Planning Commission**
The body duly appointed by the St. Tammany Government and charged with the responsibility of formulating a comprehensive plan, to keep it up to date, and to prescribe and administer necessary rules and regulations for the successful implementation of the comprehensive plan, a part of which being the subdivision regulations in accord with LA RS 33:101-120.1.

660. **Planning Staff or Commissions Staff**
Professional and non-professional personnel employed by the St. Tammany Parish Government to carry out and fulfill the directives and responsibilities of the Commissions. Staff functions may be conducted by private or public consultants.

661. **Plans and Specifications**
A complete set of the plans and specifications which describe and depict the sewer and/or water lines to be constructed and installed. The plans and specifications shall be signed and stamped by a Louisiana Licensed Engineer upon submittal to the Department of Environmental Services;

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

663. **Planting Area**
Any area designed for landscape material installation having a minimum area of twenty-five (25) square feet, with a minimum depth of five (5) feet.

664. **Pole Sign**
A pole sign is a ground sign (i) the structure of which consists of one or more vertical poles which are partially placed in the ground for stability, and which 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, (ii) the sign face or faces of which are attached to the vertical pole(s) and/or horizontal pole and may be chained, cabled or attached to the vertical pole(s) and (iii) the sign face(s) of which do not touch the ground and, therefore, leave 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.

665. **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

666. **Political Sign**
A political sign is any sign urging the election or defeat of any candidate seeking any political office, or urging the passage or defeat of any ballot measure, but not including any billboard owned or maintained by a commercial firm or advertising company when leased or used as a political sign.

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

668. **Portable Sign**
A portable sign is any sign other than a trailer or vehicle sign that is not permanently affixed to a building, structure or the ground or a sign designed to be moved from place to place. These signs primarily include, 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.
669. **Portable Storage Containers**
A portable, weather-resistant receptacle designed and used for the storage or shipment of household goods, wares, building materials or merchandise.

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

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

672. **Premise Sign**
The contiguous land in the same ownership which is not divided by any highway, street, alley or Right-of-Way. For purposes of this Article a single premise:

- May include more than one 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.

673. **Preserved Tree**
An existing tree that remains after trees are removed on a site.

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

675. **Principal Use**
The specific primary purpose for which land is used.

676. **Print Shop**
An establishment engaged in the reproduction and copying of printed material or drawings. Other services provided may also include faxing, digitizing, graphic reproducing, report assembling, and small-scale binding.

677. **Private Directional Sign**
Private directional signs are on-premise signs directing vehicular or pedestrian traffic movement into a premise or within premises.

678. **Private Landing Strip**
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.

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

680. **Private Sewage Disposal System**
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.

681. **Private Sewer**
A sewer privately owned and not directly controlled by the parish.

682. **Private Street**
Any road or street that is not publicly owned and maintained and used for access by the occupants of the development, their guests, and the general public.

683. **Privately-Owned Conservation Areas**
An area of land under the management of a privately owned entity or organization for conservation.
684. **Processing**
A series of operations, usually in a continuous and regular action or succession of action carried on in a definite manner.

685. **Processing Transfer Station**
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).

686. **Professional Office**
The office of a person engaged in any occupation, vocation, or calling not purely commercial, mechanical, or agricultural which a professed knowledge or skill in some department of science or learning is used by its practical application.

687. **Project Sign**
A project sign is a temporary sign announcing a proposed land development or construction project.

688. **Projected Sign**
A projecting sign is any sign other than a wall sign affixed to any building or wall which sign has a leading edge extending twelve (12) inches or more beyond such building or wall. Projecting signs are of two (2) types:

- **Fixed** - A sign, other than a wall sign, which extends outward twelve (12) inches or more from the facade of any building and is rigidly affixed thereto.
- **Swinging** - A sign projecting twelve (12) inches or more from the outside wall or walls of any building which is supported by only one rigid support affixed thereto.

689. **Protected Root Zone**
The circular area of ground surrounding a tree extending a distance of one (1) foot per caliper inch of the tree, measured from the tree trunk or stem.

690. **Public Directional Sign**
Public directional signs are either:

- Signs permanently or temporarily erected in the public Right-of-Way or on public property with the approval of the Parish Council which 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; or
- 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.

691. **Public Facility**
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.

692. **Public Improvement**
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.

693. **Public Hearing**
A meeting at the place and time advertised, open to the general public 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.

694. **Public Open Space**
Any publicly-owned open area, including but not to the following: parks, playgrounds, school sites, parkways and streets.

695. **Public Service Sign**
A public service sign is a sign the primary purpose of which is to provide 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 of general interest to the public.
696. **Public Sewer**
A sewer in which all owners of abutting properties have equal rights, and is controlled by the parish.

697. **Public Street**
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.

698. **Public Utility**
“Public Utility(ies)” shall include, but not be limited to, any entity that provides utility services subject to regulation by the Louisiana Public Service Commission and shall also include, but not be limited to, cable television service provider, pipeline entity, gas entity, electrical entity, rural electric cooperative, telecommunications entity, data entity, technological services entity, water entity, steam entity, heating entity, cooling or refrigerating entity or sewer entity.

699. **Public Way**
Any sidewalk, street, alley, highway or other public thoroughfare.

700. **PUD Overlay**
Refers to PUD Planned Unit Development Overlay.

701. **Pumping Station**
A facility for the transmission of water.

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

703. **Pylon Sign**
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.

12.19. **Q**

704. **Qualified Contractor**
A contractor (driller) who is duly licensed by the LaDOTD in accordance with the Louisiana Water Well Rules, Regulations, and Standards (the “Rules”), and whose professional practices and actions are likely to comply with said Rules, the Rules and Regulations of the Department, and other applicable law.

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

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

12.20. **R**

707. **R&D, Aeronautics and Aerospace**
An establishment engaged in aeronautical and aerospace research, development, and manufacturing.

708. **R&D, Automotive**
An establishment engaged in automotive research, development, and manufacturing.
709. **R&D, Computer, Electrical, and Electronics**
An establishment engaged in research, development, and manufacturing related to computers, electrical, and electronics.

710. **R&D, Glass, Plastic, and Paint**
An establishment engaged in research, development, and manufacturing related to glass, plastic, and paint.

711. **R&D, Hydraulics and Robotics**
An establishment engaged in research, development, and manufacturing related to hydraulics and robotics.

712. **R&D, Pharmaceutical and Medical**
An establishment engaged in pharmaceutical and medical research, development, and manufacturing.

713. **R&D, Other**
An establishment engaged in research, development, and manufacturing not otherwise specified.

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

715. **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.

716. **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.

717. **RBCO**
Refers to RBCO Regional Business Center Overlay.

718. **RBG District**
Refers to RBG Riverboat Gaming District.

719. **Real Estate Sign**
A real estate sign is any temporary sign pertaining to the sale, lease or rental of land or buildings, which is erected or displayed on the lot or parcel to which it applies.

720. **Rear Alley**
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.

721. **Rear Lane**
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.

722. **Rear Lot Line**
That lot line which is parallel to and most distant from the front lot line of the lot; in the case of an irregular or triangular lot, a line twenty (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 one (1) road or street, the rear lot line shall be opposite the lot line along which the lot takes access to a street.

723. **Rear Yard**
An open space, including driveways and parking areas, occupied other than by permitted accessory buildings or uses, extending from the rear building line of a principal building to the rear lot line, between the side building lines, projected to the rear lot line.
724. **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.

725. **Recreational Vehicle (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.

726. **Regional Commercial/Office Center**
A planned commercial or office development being designed by a single developer with a distinct identifying name/image bearing all of the following characteristics:
- Located with at least 1,250 of frontage on the Interstate Highway System, inclusive of frontage roads constructed as part of the development and On/off ramps.
- Property is located within a HC-3, PBC-1 or PBC-2 zoning classification where the combined adjacent area of the zoning districts is at least 100 acres in size.

727. **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. See 2.02 Regional Planning Commission.

728. **Regional Wastewater Treatment Facility**
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.

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

730. **Religious Use**
A structure or place in which worship, ceremonies and rituals pertaining to a particular system of belief are held.

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

732. **Residents**
Both real persons and entities whose occupancy in St. Tammany Parish is intended to be 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.

733. **Resident Identification Sign**
A resident identification sign is any on-premise sign limited in content to no more than the name of the premises, its municipal address and the names of the present occupant or occupants of the premises.

734. **Residential Solid Waste**
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).

735. **Responsible Person**
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.
736  **Restaurant, Dine-In (with Lounge)**
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 is equipped with, or will be equipped with, 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 brands and flavors for sale so as to qualify for the issuance of a Class A-General retail permit where beverage alcohol is sold on the premises for consumption on the premises by paying customers.

737  **Restaurant, Dine-In (without Lounge)**
A restaurant that shall not be permitted to be equipped with 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 brands and flavors for sale so as to qualify for the issuance of a Class A-General retail permit where beverage alcohol is sold on the premises for consumption on the premises by paying customers. A premises that is issued, or otherwise qualifies for the issuance of, a Class A-General retail permit shall not be considered a restaurant w/o lounge.

738. **Restaurant, Drive-Thru**
An establishment whose principle 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.

739  **Restrictive Covenant**
A restriction on the use of land as set forth in a format binding agreement. Restrictive covenants run with the land and are binding upon subsequent owners of the property.

740  **Restrictive, More (Less)**
A regulation imposed by this ordinance is more (less) restrictive than another if it prohibits or limits development to a greater (lesser) extent or by means of more (less) detailed specifications.

741. **Resubdivision**
A further division of an existing subdivision or a portion thereof.

742. **Retail**
Establishments engaged in selling goods, merchandise or providing food or specific services to the general public for sale of such goods or services.

743. **Revolving or Rotating Sign**
A revolving or rotating sign is any sign whose sign face is designed to move or turn on any axis.

744. **Rezone**
To change the zoning classification of particular lots or parcel of land.

745. **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.

746. **Rights-of-Way**
See Right-of-Way.

747. **River**
Any stream or body of water that has a current flow and designated as a river or bayou on any official map.

748. **RO**
Refers to RO Rural Overlay.

749. **Road**
Includes street, highway, boulevard, and any other way, whether public or not.
750. **Road Frontage**
The contiguous linear distance of the line separating the lot from a street.

751. **Roadway Abandonment**
Any existing and maintained Parish 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.

752. **Roadway 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 Planning Commission and Parish Council. Said street, road or alley may be 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 and/or reviewed on an annual basis to consider reopening.

753. **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.

754. **Roadside/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.

755. **Roof**
An overhead structure used for protection or shielding from the sun, rain, or other elements of weather.

756. **Roof Shed Area**
The area located directly underneath the roof, eaves, or other structural components of a structure or building.

757. **Roof Sign**
A roof sign is any sign erected or painted upon, against or directly above a roof or on top of or above the parapet of a building.

758. **Rural Road**
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.

12.21. **S**

759. **Salvage**
The utilization of waste material.

760. **Sanitary Sewage**
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.

761. **Sanitary Sewer**
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.
Sanitary Sewerage System
Any devices, facilities, structures, equipment or works owned or used by the parish for the purpose of transmission, storage and treatment of sanitary sewage and any other compatible industrial and domestic waste, including intercepting sewers, outfall sewers, sewage collection systems, pumping, power, and other equipment, and their appurtenances; extensions, improvements, remodeling, additions, and alterations thereof.

SAO
Refers to SAO Slidell Airport Overlay.

School
A building or part thereof designed, constructed or used for educational or instructional purposes.

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

Seasonal Use
A temporary use carried on for six (6) months or less, such as Christmas tree sales, shaved ice stands, seafood peddlers, or produce stands.

Secondary Dwelling Unit
An additional dwelling unit located within the principal dwelling on the lot, in a freestanding building or above a residential garage.

Secondary Treatment Standard
A sewage affluent water quality standard which prescribes a maximum thirty-day average concentration of biological oxygen demand (five-day) of thirty milligrams per liter (30 mg/l), a maximum seven-day average concentration of biological oxygen demand (five-day) of forty-five milligrams per liter (45 mg/l), and a maximum daily average concentration of biological oxygen demand (five-day) of sixty milligrams per liter (60 mg/l). The daily average concentration shall be based on at least three (3) affluent portions collected at time intervals no shorter than one (1) hour each and combined in a flow-weighted composite. The thirty (30) day average, seven-day average, and the daily average are the arithmetic means of the values for all effluent samples collected in each period.

Selling Memberships
The sale for cash or on terms to any person of a membership that extends more than twelve (12) consecutive months or that exceeds in amount the sum of One Hundred Twenty-Five Dollars ($125.00) including interest for a shorter duration.

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.

Septage
The contents of a septic tank, cesspool, or other individual sewage-treatment facility that receives domestic-sewage wastes.

Septic System
An underground system with a septic tank used for the decomposition of domestic wastes.

Septic Tank
Any water tight tank designed and constructed to: (1) receive sanitary wastewater; (2) separate solids from wastewater; (3) store the separated solids; (4) provide limited biological degradation; and (5) allow the clarified liquid to be discharged for further treatment and disposal.

Septic Tank System
Any individual sewage system that consists of a septic tank flowed 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.
776. **Septic Tank Waste**
Any sewage from holding tanks such as vessels, chemical toilets, campers, trailers, and septic tanks.

777. **Service Vehicle**
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.

778. **Servitude**
A Right-of-Way through or across property belonging to another.

779. **Servitude or Easement**
A strip existing or to be 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.

780. **Setback**
The minimum horizontal distance between the street wall of a building and the street property line.

781. **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.

782. **Sewage Effluent**
Treated sanitary sewage.

783. **Sewage Sludge**
Sludge resulting from treatment of wastewater from publicly or privately owned or operated sewage-treatment plants.

784. **Sewage System**
Any or all of the various components, including piping, plumbing, pumping and treatment facilities comprising a system designed for the collection and/or treatment and/or disposal of sewage.

785. **Sewer**
Any pipe or other conduit outside a building for conveying sewage.

786. **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.

787. **Shall**
For purposes of construction of this Ordinance, the word “shall” in its usual signification denotes a mandatory duty. However, words and phrases shall be read with their context and shall be construed according to the common and approved usage of the language. Technical words and phrases, and such others as may have acquired a peculiar and appropriate meaning in the law, shall be construed and understood according to such peculiar and appropriate meaning. Except in those cases where the particular phrase or provision declares that the duty is mandatory, the determination of whether a requirement should be given mandatory or directory effect is to be based on a comparison of the results to which each such construction would lead. A mandatory provision generally prescribes, in addition to requiring the doing of the thing specified, the result that will follow if they are not done; whereas, if directory, their terms are limited to what is required to be done.

788. **Shoe Store or Repair**
An establishment engaged in the retail sale and/or repair of footwear.

789. **Shopping Center**
A group of commercial establishments planned, constructed and managed as a total entity with customer and employee parking provided on site. The provision of goods delivery is separated from customer access.
Shredder
A solid waste facility that reduces the particle size of solid waste by grinding, milling, shredding, or rasping.

Shrub
A relatively low-growing bushy plant, usually with woody stems. For the purposes of this definition, Ground Cover, trees and annuals are not considered shrubs.

Side and Rear Yard Planting Areas
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.

Side and Rear Buffer
Areas of land located along the side and rear property lines, common to adjacent properties, designated for the preservation of trees and landscaping. Side and Rear Buffers terminate at, and do not include any area within, Street Buffers.

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

Sign
A medium of communication, including its structure and component parts, which 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. Each distinctive message painted or placed on a building or other structure shall be considered an individual sign.

Sign Area
The area of a sign shall be defined as the square foot area enclosed within the perimeter of the sign face with each face contributing to the aggregate area of any sign. With respect to signs which are composed of individual symbols, letters, figures, illustrations, messages, forms, or panels, the sign area shall be defined as that 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 backlit awnings with advertising messages, the entire area of the awning shall be considered as the sign area.

Sign Face
Sign face is the part of the sign that is or can be used to identify, advertise, communicate, inform or convey a visual representation which 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 which or against which 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
Sign height of a sign shall be defined as the vertical distance from the finished grade to the highest point of either the sign or sign structure.

Sign Owner
A sign owner is that person who owns a sign and/or who is responsible for a sign. In those cases in which the sign owner cannot be determined; the owner of the premises upon which the sign is located shall be deemed the owner of the sign.

Signable Area
An area which is free of architectural details on the facade of a building or part of a building in which an activity is located.

Sight Obscuring Screen
A 100% opaque visual screen with a minimum height of six (6) feet, if non-living material is used. Living material is used, it shall be at least 70% sight obscuring and be a minimum of four (4) feet in height immediately after planting and shall consist of plants that reach a minimum of six (6) feet in height at maturity.
802. **Sight Triangle**
   The triangular shaped portion of land established at either side of an access way or public Right-of-Way intersections in which 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.

803. **Single Family Dwelling**
   A dwelling designed and constructed for occupancy by one (1) family and in which one (1) dwelling unit is located on a lot.

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

805. **Site**
   The physical location, including land area and appurtenances, of an existing or proposed storage, processing, or disposal facility. A site may consist of a number of facilities, each subject to a permit to process or dispose of solid waste.

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

807. **Sludge**
   Residue produced by or precipitated from a treatment process.

808. **Snipe Sign**
   A sign that is tacked, nailed, posted, pasted, glued or otherwise attached to poles, stakes, or to other like objects.

809. **Software Development and Programming**
   An establishment which conducts research, development, or testing of computer software.

810. **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 LAC 33.

811. **Special Coastal Management Areas**
   Those portions of the coastal zone within St. Tammany Parish that require special management procedures due to certain unique and valuable characteristics. Examples include barrier islands, shell deposits, salt domes, archaeological sites, transportation corridors, endangered species habitat, ports, and recreational sites among others.

812. **Specialty Food Processing**
   The use of a site for the production of a prepared food or foodstuff for wholesale distribution in a structure with not more than 20,000 square feet. This use includes wholesale bakeries, commercial kitchens, produce and other specialty food processing or packaging shops. All processing must be conducted within an enclosed structure.

813. **Specified Anatomical Areas**
   Less than completely and opaquely covered:
   - Human genitals or pubic region;
   - Human buttocks;
   - Human female breasts below a point immediately above the top of the areola.

814. **Specified Sexual Activities**
   Including but not limited to the following:
   - Human genitals in a state of sexual stimulation, arousal or swelling;
• Acts of human anilingus, bestiality, buggery, cunnilingus, coprophagy, coprophilia, fellatio, flagellation, masochism, masturbation, necrophilia, pederasty, pedophilia, sadism, sadomasochism, sapphism, sexual intercourse, sodomy, urolagnia or zooerasty;
• Fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breast; and
• Excretory functions as part of or in connection with any of the activities.

815. Sporting Goods Store
An establishment engaged in the retail sale of sporting equipment, apparel, and accessories.

816. St. Tammany Parish Coastal Zone Management Plan
The plan approved by Parish Council to implement, manage, and enforce the regulations, policies, and guidelines local coastal program.

817. Stable
A structure that is used for the care of horses.

818. Stadium
A large open or enclosed place used for games and major events and partly or completely surrounded by tiers of seats for spectators.

819. Start, Commencement
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 construction shall be considered the placement of the mobile home on the site.

820. Start of Construction
Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within one hundred eighty (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 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.

821. State Sanitary Code
The rules and regulations which 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 RS Title 40.

822. State Enabling Act
The act adopted by the State Legislature identified as LA RS 33:101 - 33:130, which delegated to the Parish Council of St. Tammany Parish the authority to create a Planning Commission.

823. State Sanitary Code
The rules and regulations that pertain to sewage disposal; including, but not limited to those rules and regulations applicable to the collection, treatment, or disposal of sewage; and that have been adopted by the LDH in accordance with Title 51 of the Louisiana Administrative Code.

824. Storage
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.
825 **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.

826 **Store**
A use or building devoted exclusively to the retail sale of a commodity or commodities.

827 **Store Front**
The facade of a space in a building, regardless of the type use of the space, which space 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.

828 **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.

829 **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 fourteen feet in height shall be considered as an additional story for each fourteen feet or fraction thereof.

830 **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 two opposite exterior walls, are not more than four and one-half feet above the finished floor of such story. In the case of multiple-family dwellings three or more stories in height, a half-story shall be counted as a story.

831 **STP-DRC**
See Development Review Committee.

832 **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.

833 **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. A Street may be public or private.

834 **Street Banner Sign**
A street banner sign is any banner sign which is stretched across and hung over a public Right-of-Way.

835 **Street Buffer**
Area designated for the preservation of trees and for landscaping, which is located along the street(s) of a non-residential property.

836 **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 two or more abutting owners have an easement or Right-of-Way.

837 **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 herein, the words "street", "road", and "alley" may be used interchangeably.
838 **Structural Alterations**
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.

839. **Structure**
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.

840. **Studio, Dance or Martial Arts**
An establishment engaged in dance or martial arts instruction and rehearsal.

841. **Studio, Fine Arts**
A building or a portion of a building used as an artisan workshop for the creation or display of works of art in a variety of mediums.

842. **Studio, Music**
An establishment used for composing and recording music or music instruction.

843. **Studio and Shop, Photography**
A building or portion of a building used by a photographer for taking pictures, editing images, developing photographs and other related uses.

844. **Subdivider**
See Developer.

845. **Subdivision**
The division of a lot, tract or parcel of land into two or more tracts, parcels or other divisions of land in accord with LA RS 33:101-120.1 or a parcel of land that has been divided in accordance with said statutes.

846. **Subdivision Amenities**
Private cultural or recreational uses associated with a subdivision.

847. **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.

848. **Subdivision Sign**
A subdivision sign is a sign identifying the subdivision and denoting the entrance or exit to the subdivision.

849. **Substandard Lot of Record**
Any residential lot with less than fifty (50) feet of street frontage or less than 5000 square feet in area, and created prior to July 28, 1967.

850. **Substantial Improvement**
Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:
- Before the improvement or repair is started, or
- If the structure has been damaged and is being restored, before the damage occurred.

For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects external dimensions of the structure. The term does not include either:
- Any project for improvement of a structure 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.
851. Supplemental Material
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.

852. Swim, Golf or Tennis 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.

853. Swimming Pool
A residential accessory use or commercial pool for recreational purposes.

854. SWM-1 District
Refers to SWM-1 Solid Waste Management District.

855. SWM-2 District
Refers to SWM-2 Solid Waste Management District.

856. SWMP
See Stormwater Management Program.

12.22. T

857. Tailor or Sewing Shop
An establishment engaged in alterations of clothing for retail customers.

858. Tammany Utilities
The water and sewer services provided by St. Tammany Parish operated under the name Tammany Utilities.

859. Technical Plat
Plat to ensure basic compliance with these regulations prior to the commencement of detailed studies and plans.

860. Technical School
A business enterprise offering instruction and training in a trade such as welding, bricklaying, machinery operation and other similar trades or crafts.

861. Telephone Exchange
An unattended telephone switching or transmitting service.

862. Temporary Outdoor Light
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.

863. Temporary Outdoor Lighting
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.
864. Temporal Sign
A temporary sign is 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.

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

866. Temporary Use
See Use, Temporary.

867. Ten-State Standards
The Recommended Standards for Water Works (1987 Edition), or the Recommended Standards for Wastewater Facilities (1990 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 LDH.

868. Tentative Plat
Detailed plan of the subdivision by which the construction of wastewater and/or water system(s), streets, drainage structures and channels will be executed by the developer.

869. 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.

870. Theater
A building or part of a building devoted to showing motion pictures or for dramatic, musical or live performances.

871. 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.

872. Thoroughfare Types
Boulevards, Roads, Rural Roads, Streets, Commercial Streets, Collectors, Driveways, Highways, Passages, Paths, Rear Alleys, and Rear Lanes.

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

874. TIA
See Traffic Impact Analysis.

875. Timber Harvesting
The removal of all or part of merchantable standing timber as part of an ongoing timber producing operation or business which is not part of any development.

876. TND District
See TND-1 and TND-2 Districts.

877. TND-1 and TND-2 Districts
Refers to TND-1 and TND-2 Traditional Neighborhood Development Districts.

878. Toy Store
An establishment engaged in the retail sale of toys, models, or other products for amusement.
879. **Tower/Radio, Television or Microwave**
A structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum.

880. **Townhome**
A building, or a portion of a building, containing three (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. Permitted dwelling units above commercial establishments will be exempt from this definition.

881. **Traditional Neighborhood Development**
A compact, walkable, mixed-Use neighborhood where residential, commercial and civic Buildings are within close proximity to each other as contemplated under this ordinance.
- “TND-1 CONCEPT” – The designation of property for development as a Traditional Neighborhood Development through the comprehensive rezoning process or in accordance with the time limitations and procedures set forth in 9.06.G.21. Comprehensive Rezoning and Subsequent Designation Procedure.
- “TND-1 PLANNED” – The designation of property for development as a Traditional Neighborhood Development following approval of the General Implementation Plan.
- “TND-1” – The redesignation of property for “TND PLANNED” on the official map, upon approval of a Specific Implementation Plan and the Final Plat.

882. **Traffic Impact Analysis**
A study and analysis of how any use, plan, or development will affect traffic in the surrounding area. Also referred to as a “TIA”. See 4.04. Traffic Impact Analysis.

883. **Trailer Sign**
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 which have ever previously constituted in whole or in part such a trailer, skid, frame, chassis or body.

884. **Transfer Station (Non-Processing)**
See Non-Processing Transfer Station.

885. **Transfer Station (Processing)**
See Processing Transfer Station.

886. **Transit Stop**
A location where passengers board and alight. Transit Stops can serve one 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.

887. **Transport**
To move industrial solid waste off-site and/or to move solid waste of a commercial establishment or more than one household to a transfer station or processing or disposal facility.

888. **Transportation Terminal**
A facility that serves primarily as a transfer point for changing from one mode of transportation to another, or for transferring shipped materials from one vehicle to another, with associated storage area.

889. **Transporter**
Any person who moves industrial solid waste off-site and/or who moves solid waste of a commercial establishment or more than one household to a transfer station or processing or disposal facility.

890. **Trash**
Non-putrescible refuse including, but not limited to, white goods, furniture, and wood and metal goods.
891. **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.

892. **Tree**
Any self-supporting perennial woody plant that is at least four (4) inches in diameter.

893. **Tree Farming**
An active agricultural production land use which 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.

894. **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.

- **Tree Removal**
  Any act by which a tree is caused to no longer live. Included is any act which causes a tree to die within a period of two 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.

- **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.

895. **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.

896. **Truck Stop with Video Poker**
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, restaurant facilities solely for the use of truck crews, and video poker.

897. **TTO District**
Refers to TTO Tammany Trace Overlay.

898. **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.
**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.

**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.

**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.

**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).

**12.23. U**

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

**University**
An accredited academic institution of higher learning beyond the level of secondary school.

**Urban Growth Boundary Line**
There is hereby established the Urban Growth Boundary Line. Said boundary line is particularly described immediately herein below and depicted on the attached map. The area of unincorporated St. Tammany Parish situated south of the Urban Growth Boundary Line encompasses the entire existing urbanized area (as defined by the Bureau of Census). The area contiguous thereto and situated north of said line is anticipated to become urbanized within a twenty year forecast period for the Metropolitan Transportation Plan prepared by the Regional Planning Commission. The Urban Growth Boundary Line is established as follows:

- a. Beginning at the intersection of the Tangipahoa Parish line and the section corner common to Sections 7 and 19, Township 6 South, Range 10 East, proceed east following the southern boundary of Sections 7, 8, 9, 10, 11, 12, Township 6 South, Range 10 East and Section 7, Township 6 South, Range 11 East, to the section corner common to Sections 7, 8, 17, and 18, Township 6 South, Range 11 East;
- b. Thence proceed in a southeasterly direction along the centerline of the Bogue Falaya River to the section corner common to Sections 22, 27, and 45, Township 6 South, Range 11 East;
- c. Thence proceed east, following the southern boundary of Sections 22, 23, and 24, Township 6 South, Range 11 East and Sections 19, 20, and 21, Township 6 South, Range 12 East to the section corner common to Sections 21, 22, 27, and 28, Township 6 South, Range 12 East;
- d. Thence proceed south to the section corner common to Sections 27, 28, 33, and 34, Township 6 South, Range 12 East;
- e. Thence proceed east following the southern boundary of Sections 26 and 27, Township 6 South, Range 12 East to the section corner common to Sections 25, 26, 35, and 36, Township 6 South, Range 12 East;
- f. Thence proceed in a southerly direction along the common boundary of Sections 35 and 36, Range12 East, Township 6 South and subsequent section line boundaries to the intersection of said section lines and the centerline of Louisiana Highway 36;
- g. Thence proceed in a southeasterly direction along the centerline of Louisiana Highway 36 to the intersection of Louisiana Highway 36 and the centerline of Louisiana Highway 41;
- h. Thence proceed in a southeasterly direction along centerline of Louisiana Highway 41 to the intersection of Louisiana Highway 41 and the centerline of Louisiana Highway 41 Spur;
- i. Thence proceed in a southeasterly direction along the centerline of Louisiana Highway 41 Spur to the point where Louisiana Highway 41 Spur intersects with Interstate 59;
j. Thence proceed in a northerly direction along the centerline of Interstate 59 to a point where it intersects with the old U.S. Highway 11 Right-of-Way;
k. Thence proceed in an easterly direction following the centerline of the old U.S. Highway 11 Right-of-Way to the intersection of said line and the Mississippi State Line.

906 **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.

907. **Use, Compatible**
A use which is capable of existing in harmony with other uses situated in its immediate vicinity.

908. **Use, Conditional**
A use which may be permitted in a district through the granting by the Zoning Commission of a special exception upon a finding by the board that it meets special conditions.

909. **Use, Incompatible**
A use which is incapable of existing in harmony with other uses situated in its immediate vicinity.

910. **Use, Non-Conforming**
See Non-Conforming Use.

911. **Use, Permitted**
A “permitted use” is a use which may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations and performance standards (if any) of such district.

912. **Use, Principal**
A “principal use” is the main use of land or buildings as distinguished from a subordinate or accessory use. A principal use may be either “permitted” or “conditional.”

913. **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.

914. **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.

915. **Utility Servitude**
See Easement.

916. **Utility Structure**
A utility cabinet housing the utility equipment. Individual utility structures greater than forty-five (45) cubic feet are prohibited.

12.24. **V**

917. **Variance**
A grant of relief to a person from the requirements of this Ordinance when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this Ordinance.

918. **Vehicular Access Area**
Driveways, access ways, parking areas and other areas which vehicles use.
Vehicle and Trailer Sign
A vehicle or trailer sign is any sign displayed on or from any mode of transportation, including but not limited to cars, buses, trucks/trailers, trains, boats, or airplanes.

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.

12.25. W

Wall Sign
A wall sign is a sign other than a parapet sign which is painted on or which projects less than twelve (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.

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 with a maximum of combined uses totaling 9,000 sqft or less of the gross floor area.

Warehouse, Self-Storage
A structure containing separate storage space of varying sizes leased or rented on an individual basis. Individual Storage units may not exceed 500 square feet in size. Outdoor storage yard may be an accessory to an existing mini-warehouse.

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, 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. “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 farm(s) or surface impoundment(s), that disposes 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, 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.

Wastewater Treatment Facilities
A Regional Wastewater Treatment Facility or a Limited Wastewater Treatment Facility, either and both of which as defined in this Section.
Section 12. Land Development Code Definitions

932. Water Surface Elevation
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 floodplains of coastal or riverine areas.

933. 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.

934. Weight Loss Center
Any facility that is designed for and provides equipment for weight control and/or muscle tone, provides diets and dietary supplements, and holds itself out to the public for such purpose or any combination of the foregoing.

935. 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.

936. Wholesale Broker/Agent
Establishments or places of business primarily engaged in selling merchandise to retailers, to industrial, commercial, institutional, professional business uses, other wholesale brokers or agents; or selling such merchandise to such individuals or companies.

937. 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.

938. Window Sign
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 one 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.

939. Woodwaste
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.

940. Work Order
A permit shall be issued by the Parish Engineer 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 one 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 one year or has been dormant for same said period, the project must be resubmitted for preliminary approval.

12.26. X

12.27. Y

941. Yard
An open space on the same zoning lot with a principal building or group of buildings which is unoccupied and unobstructed from its lowest level upward, except as otherwise permitted in this ordinance and which extends along a lot line and at right angles thereto to a depth or width specified in the yard regulations for the district in which the zoning lot is located.
Yard, Front
A yard extending across the full width of the zoning lot in accordance with the setback requirements of this ordinance.

Yard, Rear
A yard which is bounded by side lot lines, rear lot lines and rear yard line.

Yard, Rear - Depth of
The mean horizontal distance between the rear line of the buildings and the center line of the alley, where an alley exists, otherwise the rear lot line.

Yard, Side
A yard which is bounded by the interior side lot line, side yard line, the front building line and rear yard line.

Yard Line, Front
See Building Line.

Yard Line, Rear
A line or lines in a lot which is parallel to the rear lot line or lines which is not nearer to the rear lot line or lines at any point than the required rear yard depth.

Yard Lines, Side
A line in a lot which is parallel to the side lot line and which is not nearer to the side lot line at any point than the required side yard depth.

Yard Lines, Side Adjoining a Street
A line in a lot which is parallel to the lot line adjoining a street and which is not nearer to the lot line adjoining the street at any point than the depth of the front yard for that lot, unless otherwise permitted in this or other ordinances.

Yard Trash
Vegetative matter resulting from landscaping, maintenance, or land-clearing operations, including trees and shrubbery, leaves and limbs, stumps, grass clippings, and flowers.

12.28. Z

Zoning
The reservation of certain specified areas within the Parish for buildings and structures, or use of land, for certain purposes with other limitations such as height, lot coverage, and other stipulations.

Zoning Commission
That body of appointed officials granted the authority to administer land use regulations in accordance with under LA RS Title 33, Sections 101 through 119, as amended, and under LA RS Title 33, Sections 4776.40 through 4776.50, as amended, the St. Tammany Parish Home Rule Charter Commission, adopted under the authority of Article VI, Section 5, of the Constitution of Louisiana and LA RS 33:1395, as amended and Article 1 of these regulations.

Zoning Lot
A lot or parcel of land that meets the minimum lot area and frontage requirements of the Zoning District wherein the Zoning Lot is located.

Zoning Map
See Official Zoning Map.

Zoning Parcel
A plot of ground, made up of one or more zoning lots, which is or may be occupied by a use, building or buildings including the open spaces required by this ordinance.
Article C. Establishment of Special Districts

Section 1. Purpose

This Section establishes the following types of special districts:

A. Community Development Districts
B. Economic Development Districts
C. Road Districts
D. Road Lighting Districts
E. Drainage Districts

Section 2. Community Development Districts

2.01. Lakeshore Villages Master Community Development District

Previous Districts Rescinded and Repealed to Consolidate

Five (5) separate Community Development Districts, i.e., Lakeshore Estates Community Development District No. 1, Lakeshore Estates Community Development District No. 2, Lakeshore Estates Community Development District No. 3, Lakeshore Village Community Development District and Lakeshore Marina Community Development District were combined to create one (1) "Lakeshore Villages Master Community Development District".

A. Authority

By virtue of LA RS 33:9039.14 et seq and other constitutional and statutory authority, the Parish Council is authorized to create Community Development Districts in unincorporated areas of St. Tammany Parish.

B. Created

The community development district hereby created shall be known and designated as "Lakeshore Villages Master Community Development District" and as such shall have all of the rights, powers and privileges granted and conferred by the Act and other constitutional and statutory authority, including the authority to incur debt, to issue bonds and to levy parcel fees and to acquire or construct infrastructure and provide services.

C. Boundaries

The boundaries of the Lakeshore Villages Master Community Development District are described as follows:

D. General Description of Property

The property is located east of I-10 Exit 261 and north of Lakeshore Boulevard East and south of North Diversion Canal and west of the East Diversion Canal, including the access roadway of Lakeshore Boulevard East and roadway from I-10 Service road, both to the property of about 1,250.5 acres within the existing levees. (More fully described as "Outside Toe of New Levee" 1,235.68 acres, "Lakeshore Boulevard East" 9.6992 acres, "90 Access Roadway" 5.134 acres. Complete legal descriptions are attached to referenced Ordinance C.S. No. 07-1497 on file in the official records of the St. Tammany Parish Council office)

2.02. Colonial Pinnacle Community Development District

Dissolved by the Parish Council.

Formally established by Ord. 07-1508, adopted 02/01/2007; amended by Ord. 07-1613, adopted 07/05/2007; amended by Ord. 07-1700, adopted 11/01/2007.
Section 3. Economic Development Districts

3.01. Establishment

This Section establishes the following Economic Development Districts:

A. Rooms To Go St. Tammany Economic Development District
B. Hwy 21 Economic Development District
C. Airport Road Economic Development District
D. Hwy 59 Economic Development District
E. Hwy 1077 Economic Development District
F. Hwy 434 Economic Development District
G. Hwy 1088 Economic Development District

3.02. Rooms To Go St. Tammany Economic Development District

A. Authority

By virtue of LA RS 33:9038.31, et seq., and other Constitutional and statutory authority, the Parish Council is authorized to create Economic Development Districts in unincorporated areas of St. Tammany Parish.

B. Created

The economic development district hereby created shall be known and designated as the “Rooms To Go St. Tammany Economic Development District”. As provided by the Act, the governing body of the District shall be the Parish Council. The District shall be a political subdivision of the State of Louisiana and shall possess such powers and authority and have such duties, rights, powers and privileges granted and conferred pursuant to the Act.

C. Boundaries

The boundaries of the Rooms To Go St. Tammany Economic Development District are described as follows:

1. A certain parcel of land, lying and situated in Section 13, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and more fully described as follows:

2. Thence go north 89 degrees, 02 minutes, 36 seconds East 643.17 feet to a ½-inch iron and the Point of Beginning.

3. Thence go North 03 degrees, 47 minutes, 48 seconds west 1873.41 feet to a ½-inch iron rod. Thence North 67 degrees, 05 minutes, 11 seconds East 920.00 feet to a ½-inch iron rod on the westerly right-of-way line of Old Military Road. Thence South 23 degrees, 10 minutes 54 seconds East 1810.00 feet along said right-of-way line of Old Military Road to a ½-inch iron rod at the intersection with the western right-of-way line of Interstate Highway I-15. Thence South 09 degrees, 54 minutes, 44 seconds East 554.65 feet along said right-of-way line of I-59 to a ½-inch iron rod and a point of departure from I-59. Thence South 89 degrees, 02 minutes, 36 seconds West 1530.00 feet to the Point of Beginning.

4. Containing 60.238 acres of land, more or less, a certain parcel of land, lying and situated in Section 13, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, in accordance with J.V. Burkes & Associates Survey #20071022, dated April 24, 2007.

3.02. Rooms To Go St. Tammany Economic Development District Trust Fund

1. In accordance with LA RS 33:9038.34, there is hereby created a special trust fund to be named the “Rooms To Go St. Tammany Economic Development District Trust Fund”, the purpose of which will be to fund economic development projects selected by the District.

2. In accordance with LA RS 33:9038.39, there is levied in the District a new additional sales tax of three quarters of one cent (0.0075 percent) upon sale at retail, use, lease or rental, consumption, and storage for use or consumption, of tangible personal property, upon the lease or rental of tangible personal property and on sales of services in the District.

3. The Uniform Local Sales Tax Code, as enacted by Act No. 73 of the 2003 Regular Session of the Louisiana Legislature and as it may be amended, shall apply in the assessment, collection, administration and enforcement of the District Tax, the provisions of which Uniform Local Sales Tax Code are hereby incorporated by reference.

4. The entire amount of the District tax is pledged and designated as the local sales tax increment, which is to be deposited in this special trust fund, together with a like amount of State sales tax, to the extent approved by the State, for the furtherance of economic development projects through reimbursement of costs of economic development projects, on a
5. Notwithstanding anything to the contrary contained herein, sales tax increments within the District, if any, shall be used only for projects that meet the definition of “economic development project” as that term is defined in LA R.S. 33:9038.34(M).

6. Vendor’s Compensation

For the purpose of compensating the dealer in accounting for and remitting the District Tax levied by this section, each dealer shall be allowed one and one-tenth (1.10) percent of the amount of District Tax due and accounted for and remitted to the Tax collector in the form of a deduction in submitting his report and paying the amount due by the dealer, provided the amount due was not delinquent at the time of payment, and provided the amount of any credit claimed for taxes already paid to a wholesaler shall not be deducted in computing the commission allowed the dealer hereunder.

7. Exclusions or Exemptions

This governing authority adopts none of the optional exclusions or exemptions allowed by state sales tax law, nor does this governing authority adopt any exclusions or exemptions authorized by legislation enacted under Article VI, Section 29(D)(1) of the Constitution of the State of Louisiana of 1974 that are not allowed as an exclusion or exemption from state sales tax. Included within the tax base of the District tax is every transaction, whether sales, use, lease or rental, consumption, storage or service, with no exclusions or exemptions except for those mandated upon political subdivisions by the Constitution or statutes of the State of Louisiana.

8. Tax Collector

The District Tax is authorized to be collected by a "Collector", which term shall mean the Sales Tax Department of the St. Tammany Parish Sheriff's Office. The Collector is hereby authorized, empowered and directed to carry into effect the provisions of this ordinance, to appoint deputies, assistants or agents to assist it in the performance of its duties, and in pursuance thereof to make and enforce such rules as it may deem necessary.

9. With regard to the collection of the District Tax on any motor vehicle, automobile, truck, truck-trailer, trailer, semi-trailer, motor bus, home trailer, or any other vehicle subject to the vehicle registration license tax, this governing authority, acting through the Collector, on behalf of the District, is authorized to enter into an agreement with the Vehicle Commissioner, Department of Public Safety and Corrections, as provided by LA R.S. 47:303(B).

10. All taxes, revenues, funds, assessments, moneys, penalties, fees or other income that may be collected or come into the possession of the Collector under any provision or provisions of this section relating to the District Tax shall be promptly deposited by the Collector for the account of the District in the Trust Fund, provided, however, any amount that is paid under protest or that is subject to litigation may be transferred to a separate account established by the Collector with said fiscal agent pending the final determination of the protest or litigation.

11. Penalty, Interest and Attorneys’ Fees

If the amount of District Tax due by the dealer is not paid on time, penalties, interest and attorneys’ fees shall be imposed as provided by law.

12. No Qualified Electors

The St. Tammany Parish Registrar of Voters has issued and executed a certificate certifying the absence of any qualified electors in the District, therefore, pursuant to LA R.S. 33:9038.39, no election shall be required to authorize the levy of the District Tax.

13. Designation of Baseline Collection Rate

The District Tax levied is a new sales tax and the full amount thereof is hereby designated by the Parish Council to be used in determining the local sales tax increment pursuant to the Act. The initial annual baseline collection rate for the District, which is the amount of the District Tax collected in the District in the most recent completed fiscal year prior to the establishment of the District, is hereby designated to be zero ($0.00) (the "Initial Baseline Collection Rate"), as the District Tax was not levied during the most recently completed fiscal year of this governing authority prior to the establishment of the District. The monthly baseline collection rate, which is the initial annual baseline collection rate divided by twelve (12), is hereby designated to be zero ($0.00) (the "Monthly Baseline Collection Rate").

14. CFO Certification

The Chief Financial Officer of the Parish has issued and executed a certificate certifying as to the accuracy of the Initial Annual Baseline Collection Rate and Monthly Baseline Collection Rate, which was previously published one time in the St. Tammany Farmer, the official journal of the Parish.

15. Designation of Sales Tax Increment

The Parish Council hereby designates the entire amount of the District Tax as the local sales tax increment, which is to be deposited in the special trust fund created herein for the furtherance of economic development projects and hereby pledges and dedicates to such purpose the local sales tax increment and a like amount of State sales tax increment, to the extent approved by the State.
16. Use of Sales Tax Increments

Notwithstanding anything to the contrary contained herein, sales tax increments within the District, if any, shall be used only for Projects that meet the definition of "economic development project" as that term is defined in LA RS. 33:9038.34(M).

17. Authorization of Officers

The Parish President and his staff are hereby authorized, empowered and directed to do all things necessary and incidental to carry out the provisions of this Section.

(Ord. 07-1694, adopted 11/01/2007)
3.03. **Hwy 21 Economic Development District**

A. **Authority**

By virtue of LA RS 33:9038.31, et seq., and other Constitutional and statutory authority, the Parish Council is authorized to create Economic Development Districts in unincorporated areas of St. Tammany Parish.

B. **Created**

The economic development district hereby created shall be known and designated as the “Hwy 21 Economic Development District”. As provided by the Act, the governing body of the District shall be the Parish Council. The District shall be a political subdivision of the State of Louisiana and shall possess such powers and authority and have such duties, rights, powers and privileges granted and conferred pursuant to the Act.

C. **Boundaries**

1. Commencing at a point located at the section corner common to Sections 11, 12, 13 & 14, Township 7 South, Range 10 East, thence proceed North 89-33-44 East a distance of 2,789.334 feet to a point, said point being the Point of Beginning.

2. From the Point of Beginning proceed North 00-30-54 West 1225.747 feet;

3. thence proceed North 00-55-35 East 492.162 feet; thence proceed North 89-17-38 East 2781.576 feet; thence proceed South 84-33-04 East 103.297 feet; thence proceed North 01-32-54 West 181.237 feet; thence proceed North 87-30-38 East 225.464 feet; thence proceed South 81-15-16 East 193.221 feet; thence proceed South 56-30-23 East 399.282 feet; thence proceed South 55-29-35 East 190.153 feet; thence proceed South 46-02-36 East 190.466 feet; thence proceed South 31-52-03 East 213.324 feet; thence proceed South 30-44-13 East 210.78 feet; thence proceed South 33-41-30 East 88.274 feet; thence proceed South 68-11-59 East 52.739 feet; thence proceed South 00-00-00 West 186.067 feet; thence North 58-50-32 East 492.112 feet; thence proceed South 00-29-23 East 572.911 feet; thence proceed South 89-32-30 East 1224.231 feet; thence proceed North 49-55-05 East 646.396 feet; thence proceed North 00-48-53 West 1033.265 feet; thence proceed North 88-41-53 East 431.027 feet; thence proceed North 01-14-43 West 901.168 feet; thence proceed North 89-21-14 East 1207.509 feet; thence proceed South 00-26-43 East 633.388 feet; thence proceed North 09-39-53 West 477.038 feet; thence proceed South 34-18-33 West 503.873 feet; thence proceed South 56-38-06 East 480.774 feet; thence proceed South 31-19-49 West 131.844 feet; thence proceed North 71-33-58 West 108.394 feet; thence proceed South 28-50-58 West 659.656 feet; thence proceed South 56-18-41 East 35.31 feet; thence proceed South 32-25-45 West 493.098 feet; thence proceed North 66-48-09 West 37.292 feet; thence proceed South 33-54-28 West 1439.562 feet; thence proceed South 21-02-18 East 136.402 feet; thence proceed North 87-41-53 East 1274.397 feet; thence proceed South 00-00-01 East 97.857 feet; thence proceed North 89-10-26 East 888.482 feet; thence proceed South 21-15-19 West 182.537 feet thence proceed South 25-04-37 East 132.134 feet; thence proceed South 68-35-49 East 183.911 feet; thence proceed South 21-01-04 West 162.733 feet; thence proceed South 68-59-46 East 800.01 feet; thence proceed South 01-01-04 East 158.103 feet; thence proceed South 68-39-52 East 1384.459 feet; thence proceed South 68-39-52 East 1412.434 feet; thence proceed South 46-46-44 East 56.684 feet; thence proceed South 19-39-18 West 145.584 feet; thence proceed South 14-2-13 West 121.133 feet; thence proceed South 06-42-37 East 83.815 feet; thence proceed South 26-33-59 East 87.592 feet; thence proceed South 76-45-37 East 85.518 feet; thence proceed South 83-39-37 East 133.026 feet; thence proceed North 80-50-17 East 153.761 feet; thence proceed North 73-44-26 East 122.419 feet; thence proceed North 89-59-60 East 88.142 feet; thence proceed South 86-11-10 East 73.615 feet; thence proceed South 60-15-23 East 118.435 feet; thence proceed South 23-11-59 East 111.873 feet; thence proceed South 14-37-18 East 116.389 feet; thence proceed South 04-58-12 West 113.044 feet; thence proceed South 07-25-55 West 113.574 feet; thence proceed South 27-45-36 West 105.134 feet thence proceed South 35-32-21 West 126.366 feet; thence proceed South 49-54-02 West 121.63 feet; thence proceed South 49-05-14 West 97.196 feet; thence proceed South 37-52-36 West 111.66 feet; thence proceed North 68-34-18 West 1541.296 feet; thence proceed North 69-26-42 West 125.513 feet; thence proceed North 59-42-18 West 504.74 feet; thence proceed North 75-40-41 West 475.061 feet; thence proceed South 67-50-05 West 428.289 feet; thence proceed South 58-44-16 West 481.199 feet; thence proceed South 26-33-59 East 416.063 feet; thence proceed South 68-11-59 East 210.958 feet; thence proceed South 19-17-28 West 103.756 feet; thence proceed South 88-17-25 West 328.23 feet; thence proceed South 84-17-23 West 295.271 feet; thence proceed South 21-16-34 East 593.774 feet; thence proceed South 67-50-05 West 142.763 feet; thence proceed South 57-59-46 West 138.586 feet; thence proceed South 51-57-16 East 143.013 feet; thence proceed South 39-48-26 East 152.975 feet; thence proceed South 36-28-15 East 140.046 feet; thence proceed South 03-34-35 East 156.994 feet; thence proceed South 89-40-31 West 1728.587 feet; thence proceed North 66-08-12 West 1161.927 feet; thence proceed North 66-09-03 West 508.623 feet; thence proceed North 24-54-22 East 302.32 feet; thence proceed South 67-19-14 East 355.578 feet; thence proceed North 21-19-38 East 767.445 feet; thence proceed North 69-33-06 West 308.339 feet; thence proceed North 69-43-07 West 240.14 feet; thence proceed North 76-36-30 West 105.706 feet; thence proceed South 88-51-15 West 244.887 feet; thence proceed South 23-20-07 West 271.967 feet; thence proceed South 15-28-46 East 330.252 feet; thence proceed North 65-33-26 West 355.004 feet; thence proceed South 40-36-10 West 90.289 feet; thence proceed South 57-05-46 East 99.15 feet; thence proceed South 38-19-18 West 773.911 feet; thence proceed North 53-37-02 West 115.566 feet; thence proceed South 42-57-22 West 194.02 feet; thence proceed South 55-29-35 West 95.076 feet; thence proceed South 66-02-19 West 96.454 feet; thence proceed South 85-25-35 West 122.81 feet; thence proceed South 88-34-41 West 546.675 feet; thence proceed South 89-29-43 West 439.936 feet; thence proceed North 55-02-17 West 302.685 feet; thence proceed South 32-33-34 West
1874.714 feet; thence proceed North 21-22-18 West 120.935 feet; thence proceed North 61-42-02 West 72.299 feet; thence proceed North 34-45-27 East 1460.177 feet; thence proceed North 88-47-15 East 925.697 feet; thence proceed North 00-18-60 West 886.279 feet; thence proceed North 41-23-35 West 385.093 feet; thence proceed South 89-33-03 West 1356.013 feet; thence proceed North 00-17-27 West 1587.981 feet; thence proceed South 73-29-04 East 1687.824 feet; thence proceed North 00-07-40 West 836.888 feet; thence proceed North 19-31-11 West 56.828 feet; thence proceed North 64-39-18 West 77.414 feet; thence proceed North 55-31-31 West 185.709 feet; thence proceed North 35-44-57 West 200.157 feet; thence proceed North 31-29-10 West 1194.712 feet; thence proceed North 45-00-06 West 184.141 feet; thence proceed North 51-55-44 West 198.481 feet; thence proceed North 61-33-30 West 142.161 feet; thence proceed North 69-40-41 West 149.962 feet; thence proceed South 19-15-03 West 132.255 feet; thence proceed South 18-53-28 West 348.868 feet; thence proceed South 00-11-41 East 434.985 feet; thence proceed South 89-57-06 East 579.822 feet; thence proceed North 57-40-57 East 264.581 feet; thence proceed South 32-22-46 East 490.141 feet; thence proceed South 89-35-25 West 1475.963 feet; thence proceed South 00-18-11 West 774.187 feet; thence proceed North 72-23-11 West 877.489 feet; thence proceed North 72-08-22 West 1982.645 feet to the Point of Beginning.
D. Colonial Pinnacle Nord du Lac Economic Development District Trust Fund

1. In accordance with LA RS 33:9038.34, there is hereby created a special trust fund to be named the “Colonial Pinnacle Nord du Lac Economic Development District Trust Fund”, the purpose of which will be to fund economic development projects selected by the District.

(Ord. 07-1591, adopted 06/07/2007)

2. In accordance with LA RS 33:9038.39, there is levied in the District a new additional sales tax of three quarters of one cent (0.0075 percent) upon sale at retail, use, lease or rental, consumption, and storage for use or consumption, of tangible personal property, upon the lease or rental of tangible personal property and on sales of services in the District.

(Ord. 07-1592, adopted 06/07/2007)

3. The additional local sales levied pursuant to this section is desired to be levied and used solely from the area described herein.

(Ord. 07-1692, adopted 11/01/07)

The Uniform Local Sales Tax Code, as enacted by Act No. 73 of the 2003 Regular Session of the Louisiana Legislature and as it may be amended, shall apply in the assessment, collection, administration and enforcement of the District Tax, the provisions of which Uniform Local Sales Tax Code are hereby incorporated by reference.

The entire amount of the District tax is pledged and designated as the local sales tax increment, which is to be deposited in this special trust fund, together with a like amount of State sales tax, to the extent approved by the State, for the furtherance of economic development projects through reimbursement of costs of economic development projects, on a cash basis.

Notwithstanding anything to the contrary contained herein, sales tax increments within the District, if any, shall be used only for projects that meet the definition of “economic development project” as that term is defined in LA RS 33:9038.34(M).

(Ord. 07-1592, adopted 06/07/2007)

4. Vendor’s Compensation

For the purpose of compensating the dealer in accounting for and remitting the District Tax levied by this section, each dealer shall be allowed one and one-tenth (1.10) percent of the amount of District Tax due and accounted for and remitted to the Tax collector in the form of a deduction in submitting his report and paying the amount due by the dealer, provided the amount due was not delinquent at the time of payment, and provided the amount of any credit claimed for taxes already paid to a wholesaler shall not be deducted in computing the commission allowed the dealer hereunder.

(Ord. 07-1592, adopted 06/07/2007)

5. Exclusions or Exemptions

This governing authority adopts none of the optional exclusions or exemptions allowed by state Sales tax law, nor does this governing authority adopt any exclusions or exemptions authorized by legislation enacted under Article VI, Section 29(D)(1) of the Constitution of the State of Louisiana of 1974 that are not allowed as an exclusion or exemption from state Sales tax. Included within the tax base of the District tax is every transaction, whether sales, use, lease or rental, consumption, storage or service, with no exclusions or exemptions except for those mandated upon political subdivisions by the Constitution or statutes of the State of Louisiana.

(Ord. 07-1592, adopted 06/07/2007)

6. Tax Collector

a. The District Tax is authorized to be collected by a “Collector”, which term shall mean the Sales Tax Department of the St. Tammany Parish Sheriff’s Office. The Collector is hereby authorized, empowered and directed to carry into effect the provisions of this ordinance, to appoint deputies, assistants or agents to assist it in the performance of its duties, and in pursuance thereof to make and enforce such rules as it may deem necessary.

b. With regard to the collection of the District Tax on any motor vehicle, automobile, truck, truck-trailer, trailer, semi-trailer, motor bus, home trailer, or any other vehicle subject to the vehicle registration license tax, this governing authority, acting through the Collector, on behalf of the District, is authorized to enter into an agreement with the Vehicle Commissioner, Department of Public Safety and Corrections, as provided by LA RS 47:303(B).

c. All taxes, revenues, funds, assessments, moneys, penalties, fees or other income that may be collected or come into the possession of the Collector under any provision or provisions of this ordinance relating to the District Tax shall be promptly deposited by the Collector for the account of the District in the Trust Fund, provided, however, any amount that is paid under protest or that is subject to litigation may be transferred to a separate account established by the Collector with said fiscal agent pending the final determination of the protest or litigation.

7. Penalty, Interest and Attorney’s Fees

If the amount of District Tax due by the dealer is not paid on time, penalties, interest and attorney’s fees shall be imposed as provided by law.

8. No Qualified Electors

The St. Tammany Parish Registrar of Voters has issued and executed a certificate certifying the absence of any qualified electors in the District, therefore, pursuant to LA RS 33:9038.39, no election shall be required to authorize the levy of the District Tax.
9. Designation of Baseline Collection Rate

The District Tax levied is a new Sales tax and the full amount thereof is hereby designated by the Parish Council to be used in determining the local Sales tax increment pursuant to the Act. The initial annual baseline collection rate for the District, which is the amount of the District Tax collected in the District in the most recent completed fiscal year prior to the establishment of the District, is hereby designated to be zero ($0.00) (the "Initial Baseline Collection Rate"), as the District Tax was not levied during the most recently completed fiscal year of this governing authority prior to the establishment of the District. The monthly baseline collection rate, which is the initial annual baseline collection rate divided by twelve (12), is hereby designated to be zero ($0.00) (the "Monthly Baseline Collection Rate").

10. CFO Certification

The Chief Financial Officer of the Parish has issued and executed a certificate certifying as to the accuracy of the Initial Annual Baseline Collection Rate and Monthly Baseline Collection Rate, which was previously published one time in the St. Tammany Farmer, the official journal of the Parish.

11. Designation of Sales Tax Increment

The Parish Council hereby designates the entire amount of the District Tax as the local Sales tax increment, which is to be deposited in the special trust fund created herein for the furtherance of economic development projects and hereby pledges and dedicates to such purpose the local Sales tax increment.

12. Authorization of Officers

The Parish President and his/her staff are hereby authorized, empowered and directed to do all things necessary and incidental to carry out the provisions of this section.

(Art. C. Establishment of Special Districts)

3.04. Airport Road Economic Development District

A. Created

An economic development district is hereby created within the Parish, to be named the "Airport Road Economic Development District". The governing body of the District shall be the Parish Council. The District shall be a political subdivision of the State of Louisiana and shall possess such powers and authority and have such duties as provided by law.

B. Boundaries

All that certain piece or parcel of land, commencing at a point located at the Section corner common to Sections 1 and 12, Township 8 South, Range 13 East and Sections 6 and 7, Township 9 South, Range 14 East, said point being the Point of Beginning;

1. From the Point of Beginning proceed North 89 degrees 41 minutes 16.0 seconds East, 7956.402 feet; thence proceed South 0 degrees 0 minutes 0.0 seconds West, 5307.216 feet; thence proceed North 89 degrees 54 minutes 21.0 seconds East, 2733.419 feet; thence proceed North 89 degrees 53 minutes 58.0 seconds East, 2852.633 feet; thence proceed South 0 degrees 10 minutes 23.0 seconds East, 6503.294 feet; thence proceed South 89 degrees 33 minutes 42.0 seconds West, 1125.316 feet; thence proceed South 1 degrees 10 minutes 19.0 seconds East, 1364.517 feet; thence proceed South 89 degrees 51 minutes 50.0 seconds West, 8230.285 feet; thence proceed North 1 degrees 0 minutes 21.6 seconds East, 7109.55 feet; thence proceed North 7 degrees 40 minutes 16.4 seconds East, 806.837 feet; thence proceed South 88 degrees 54 minutes 55.1 seconds West, 1749.784 feet; thence proceed South 10 degrees 1 minutes 24.4 seconds East, 805.226 feet; thence proceed South 1 degrees 14 minutes 7.3 seconds East, 1782.815 feet; thence proceed North 88 degrees 45 minutes 52.8 seconds East, 101.656 feet; thence proceed South 1 degrees 14 minutes 7.3 seconds East, 1385.608 feet; thence proceed North 78 degrees 30 minutes 4.4 seconds West, 516.837 feet; thence proceed North 0 degrees 16 minutes 43.0 seconds West, 1206.578 feet; thence proceed North 89 degrees 53 minutes 16.0 seconds West, 4349.587 feet; thence proceed North 1 degrees 23 minutes 5.2 seconds West, 2642.089 feet; thence proceed North 1 degrees 6 minutes 53.9 seconds West, 5275.049 feet to the Point of Beginning.

(Art. C. Establishment of Special Districts)
3.05. Hwy 59 Economic Development District

A. Created

An economic development district is hereby created within the Parish, to be named the "Hwy 59 Economic Development District". The governing body of the District shall be the Parish Council. The District shall be a political subdivision of the State of Louisiana and shall possess such powers and authority and have such duties as provided by law.

B. Boundaries

1. Commencing at a point located at the Section corner common to Sections 17, 18, 19, & 20, Township 7 South, Range 12 East proceed South 87-54-20 West a distance of 1297.67 feet to a point, said point being the Point of Beginning;

2. From the Point of Beginning proceed South 00-02-56 West 1293.298 feet;

3. Thence proceed North 88-30-47 East 260.148 feet; thence proceed South 66-08-08 East 193.393 feet; thence proceed South 37-09-03 East 210.607 feet; thence proceed South 26-53-05 East 83.665 feet; thence proceed South 06-31-12 East 145.594 feet; thence proceed South 28-58-09 West 264.542 feet; thence proceed South 88-46-12 West 1873.69 feet; thence proceed South 03-02-51 East 620.05 feet; thence proceed North 01-43-09 West 1273.513 feet; thence proceed South 88-00-41 West 322.406 feet; thence proceed South 02-17-56 East 151.487 feet; thence proceed North 89-07-07 West 310.373 feet; thence proceed South 01-34-02 East 1132.945 feet; thence proceed South 00-00-40 East 1955.915 feet; thence proceed North 89-59-53 West 410.506 feet; thence proceed South 02-10-55 West 249.964 feet; thence proceed South 89-35-26 West 658.184 feet; thence proceed South 00-26-23 East 681.531 feet to a point on the northern Right-of-Way of Commercial Boulevard; thence proceed South 89-00-18 West long said Right-of-Way 200.995 feet to a point on the eastern Right-of-Way of Hwy 59; thence proceed North 56-32-25 West 133.201 feet; thence proceed South 72-37-34 East 399.906 feet; thence proceed South 23-58-11 West 717.562 feet; thence proceed South 63-18-45 West 980.652 feet; thence proceed North 28-56-22 East 650.351 feet; thence proceed South 57-50-33 East 4705.728 feet; thence proceed South 00-11-3 East 276.465 feet; thence proceed North 62-54-22 West 4345.662 feet; thence proceed North 63-48-40 West 348.639 feet; thence proceed South 88-07-08 West 1189.902 feet; thence proceed South 00-33-12 West 252.87 feet; thence proceed North 89-54-13 West 178.867 feet; thence proceed South 01-44-28 West 99.085 feet; thence proceed South 89-48-34 East 180.919 feet; thence proceed South 00-22-57 East 1559.975 feet; thence proceed South 00-29-36 West 353.239 feet; thence proceed North 89-46-41 West 356.576 feet; thence proceed North 04-05-49 East 571.548 feet; thence proceed North 88-56-31 West 628.71 feet; thence proceed North 01-08-40 West 443.883 feet; thence proceed North 89-50-25 West 1122.878 feet; thence proceed North 10-48-16 East 1337.481 feet; thence proceed South 87-17-27 East 1253.602 feet; thence proceed South 02-55-03 East 178.612 feet; thence proceed North 89-59-60 East 171.879 feet; thence proceed North 02-01-00 East 185.004 feet; thence proceed North 87-09-14 West 1418.644 feet; thence proceed North 89-58-25 West 2147.511 feet; thence proceed North 01-32-04 West 1384.217 feet; thence proceed North 89-59-60 East 510.687 feet; thence proceed North 00-14-42 West 1313.586 feet; thence proceed North 89-47-48 East 1370.812 feet; thence proceed North 40-11-08 East 428.378 feet; thence proceed North 63-09-04 West 643.506 feet; thence proceed North 57-49-08 West 1346.909 feet; thence proceed North 58-19-53 West 773.654 feet; thence proceed North 00-15-42 West 2225.449 feet; thence proceed South 89-59-25 East 3431.718 feet to the western Right-of-Way of Tammam Trace; thence proceed South 10-08-25 West 648.169 feet; thence proceed North 89-10-22 East 309.937 feet; thence proceed North 12-52-60 East 215.76 feet; thence proceed North 88-28-11 West 293.222 feet; thence proceed North 10-21-37 East 422.297 feet; thence proceed North 10-31-50 East along the centerline of the Tammam Trace 2415.188 feet; thence leaving the centerline of the Tammam Trace proceed North 89-59-60 East 232.421 feet; thence proceed North 00-40-41 West 246.457 feet; thence proceed North 88-40-37 East 2898.247 feet; thence proceed South 14-04-21 East 279.36 feet; thence proceed South 00-3-33.1424 West 533.488 feet; thence proceed South 23-40-06 East 586.387 feet; thence proceed North 87-54-20 East 865.56 feet to the Point of Beginning.
3.06. **Hwy 1077 Economic Development District**

A. Created

An economic development district is hereby created within the Parish, to be named the "Hwy 1077 Economic Development District". The governing body of the District shall be the Parish Council. The District shall be a political subdivision of the State of Louisiana and shall possess such powers and authority and have such duties as provided by law.

B. Boundaries

1. Commencing at a point located at the section corner common to Sections 33 & 34, Township 6 South, Range 10 East to a point, said point being the Point of Beginning;

2. From the Point of Beginning proceed North 89-55-19 East 2278.702 feet along the section line common to Section 3, Township 6 South, Range 10 East & Section 34, Township 6 South, Range 10 East, to a point located at the intersection of Hwy 1077;

3. Thence proceed South 24-18-57 East 2973.564 feet to a point located at the intersection of Hwy 1077 and Hwy 1085; thence proceed North 88-45-36 East along the centerline of Hwy 1085 for a distance of 921.094 feet; thence proceed South 04-43-22 East 572.914 feet; thence proceed South 89-06-09 West 711.704 feet; thence proceed South 24-31-09 East 963.125 feet; thence proceed South 24-31-09 East 786.415 feet; thence proceed North 77-06-16 East 88.394 feet; thence proceed South 81-23-23 East 31.718 feet; thence proceed South 40-21-54 East 272.947 feet; thence proceed South 68-20-42 East 223.942 feet; thence proceed South 58-03-24 East 153.299 feet; thence proceed South 42-09-09 East 144.237 feet; thence proceed North 88-57-34 East 1874.584 feet; thence proceed North 89-37-26 East 989.526 feet; thence proceed South 00-56-33 East 1295.082 feet; thence proceed North 89-58-28 East 2679.605 feet; thence proceed South 01-07-11 East 1217.55 feet; thence proceed North 72-02-01 West 2832.651 feet; thence proceed South 01-02-01 East 1670.869 feet; thence proceed South 89-50-55 West 2650.954 feet; thence proceed North 00-33-02 West 671.947 feet; thence proceed South 89-45-11 West 1335.606 feet; thence proceed North 01-29-58 West 1986.433 feet; thence proceed North 71-41-31 West 1418.57 feet; thence proceed South 00-55-59 East 1235.603 feet; thence proceed North 89-38-35 West 684.886 feet; thence proceed North 00-48-24 West 1393.426 feet; thence proceed South 89-11-00 West 572.591 feet; thence proceed South 01-05-53 East 753.427 feet; thence proceed North 69-25-14 West 1526.142 feet; thence proceed North 01-23-52 West 196.666 feet; thence proceed South 89-39-03 West 510.556 feet; thence proceed South 89-37-11 West 782.574 feet; thence proceed South 83-55-01 West 50.837 feet; thence proceed North 00-19-35 West 385.481 feet; thence proceed South 89-55-19 West 1380.494 feet; thence proceed North 00-30-05 West 561.284 feet; thence proceed North 33-06-28 West 248.295 feet; thence proceed North 16-08-20 East 126.196 feet; thence proceed North 62-07-52 East 519.103 feet; thence proceed North 55-31-53 East 394.585 feet; thence proceed North 53-33-46 East 845.747 feet; thence proceed North 57-52-45 East 450.548 feet; thence proceed North 66-40-34 East 217.089 feet; thence proceed North 77-29-47 East 323.145 feet; thence proceed North 89-46-57 East 1773.172 feet; thence proceed North 01-06-50 West 575.641 feet; thence proceed North 76-51-28 West 109.052 feet; thence proceed North 45-03-44 West 424.087 feet; thence proceed North 63-23-34 West 480.744 feet; thence proceed North 67-52-59 West 217.133 feet; thence proceed North 64-04-37 West 341.371 feet; thence proceed North 00-45-59 West 1390.465 feet to the Point of Beginning.
3.07. Hwy 434 Economic Development District

A. Created

An economic development district is hereby created within the Parish, to be named the "Hwy 434 Economic Development District". The governing body of the District shall be the Parish Council. The District shall be a political subdivision of the State of Louisiana and shall possess such powers and authority and have such duties as provided by law.

B. Boundaries

1. Commencing at the section corner common to Sections 8, 9, 16 and 17, Township 8 South and Range 13 East, said point being the Point of Beginning;

2. From the Point of Beginning proceed South 00-01-39 West 4013.656 feet; to a point on the northern Right-of-Way of North Dixie Ranch Road;

3. Thence following the northern Right-of-Way of North Dixie Ranch Road proceed South 89-48-24 West 1334.023 feet; thence proceed North 59-29-28 West 2681.313 feet; thence proceed South 00-14-37 East 489.871 feet; thence proceed South 72-51-26 West 1193.663 feet; thence proceed South 27-39-33 West 240.866 feet; thence proceed North 88-15-51 West 583.226 feet; thence proceed South 30-46-24 West 1507.675 feet; thence proceed North 89-41-15 West 1769.383 feet; thence proceed North 18-04-14 East 440.238 feet; thence proceed North 31-08-29 East 360.123 feet; thence proceed North 01-24-53 East 519.602 feet; thence proceed North 57-10-59 West 147.74 feet; thence proceed North 04-07-44 East 1186.421 feet; thence proceed North 24-07-12 East 2037.011 feet; thence proceed South 58-35-55 East 515.317 feet; thence proceed North 23-49-50 East 261.773 feet; thence proceed South 89-34-25 East 1319.28 feet; thence proceed North 00-47-23 West 925.915 feet; thence proceed North 00-48-10 West 515.764 feet; thence proceed North 89-31-59 East 1396.16 feet; thence proceed North 30-31-50 East 2070.127 feet; thence proceed South 59-08-07 East 600.599 feet; thence proceed North 30-23-24 East 7929.47 feet; thence proceed South 60-23-26 East 737.798 feet; thence proceed South 68-44-60 East 113.723 feet; thence proceed South 81-01-40 East 113.267 feet; thence proceed North 75-25-36 East 304.211 feet; thence proceed South 27-21-07 East 192.247 feet; thence proceed South 08-44-48 East 309.786 feet; thence proceed South 45-00-06 West 566.258 feet; thence proceed South 55-37-16 West 135.56 feet; thence proceed South 06-45-59 West 349.837 feet; thence proceed South 25-47-4 West 771.624 feet; thence proceed South 19-19-27 East 480.456 feet; thence proceed South 6-12-13 West, 272.45 feet; thence proceed South 05-39-55 East 451.015 feet; thence proceed South 89-1-42 West 2275.907 feet; thence proceed North 89-57-57 West 282.488 feet; thence proceed South 31-05-12 West 1536.736 feet; thence proceed North 88-40-41 East 1095.5 feet; thence proceed South 00-50-23 East 1383.589 feet; thence proceed North 88-35-35 East 1029.004 feet; thence proceed South 01-19-46 East 2592.938 feet; thence proceed South 89-27-50 West, 1050.105 feet to the Point of Beginning.
3.08. **Hwy 1088 Economic Development District**

A. **Created**

An economic development district is hereby created within the Parish, to be named the "Hwy 1088 Economic Development District". The governing body of the District shall be the Parish Council. The District shall be a political subdivision of the State of Louisiana and shall possess such powers and authority and have such duties as provided by law.

B. **Boundaries**

1. All that certain piece or parcel of land commencing at a point located at the Section corner common to Sections 28, 29, 32, and 33 Township 7 South, Range 12 East, said point being the Point of Beginning:

   From the point of Beginning proceed North 35 degrees 29 minutes 17 seconds East, 4907.294 feet; thence proceed North 0 degrees 0 minutes 0 seconds East, 6670 feet; thence proceed South 89 degrees 3 minutes 52 seconds West, 670 feet; thence proceed North 0 degrees 31 minutes 28 seconds West, 6791.19 feet; thence proceed South 77 degrees 47 minutes 42 seconds East, 3227.255 feet; thence proceed North 1 degrees 41 minutes 2 seconds West, 1900.906 feet; thence proceed South 74 degrees 52 minutes 50 seconds East, 448.876 feet; thence proceed South 74 degrees 48 minutes 7 seconds East, 6747.593 feet; thence proceed South 13 degrees 49 minutes 52 seconds East, 927.308 feet; thence proceed South 75 degrees 44 minutes 1 seconds East, 258.831 feet; thence proceed South 13 degrees 32 minutes 41 seconds West, 607.3 feet; thence proceed South 74 degrees 54 minutes 8 seconds East, 37.08 feet; thence proceed North 26 degrees 26 minutes 27 seconds East, 95.68 feet; thence proceed North 88 degrees 15 minutes 31 seconds East, 808.69 feet; thence proceed North 89 degrees 28 minutes 36 seconds East, 1635.9 feet; thence proceed North 33 degrees 2 minutes 30 seconds East, 58.26 feet; thence proceed North 83 degrees 51 minutes 26 seconds East, 55.78 feet; thence proceed South 0 degrees 15 minutes 3 seconds East, 2911.448 feet; thence proceed South 89 degrees 2 minutes 18 seconds West, 3566.998 feet; thence proceed North 14 degrees 7 minutes 40 seconds West, 87.214 feet; thence proceed North 21 degrees 2 minutes 24 seconds West, 170.524 feet; thence proceed North 25 degrees 49 minutes 40 seconds West, 207.451 feet; thence proceed North 70 degrees 7 minutes 19 seconds West, 1785.354 feet; thence proceed North 62 degrees 30 minutes 20 seconds West, 1223.489 feet; thence proceed South 27 degrees 23 minutes 15 seconds East, 3052.608 feet; thence proceed South 2 degrees 27 minutes 4 seconds East, 891.214 feet; thence proceed South 21 degrees 48 minutes 5 seconds West, 2813.741 feet; thence proceed South 1 degrees 47 minutes 13 seconds West, 817.412 feet; thence proceed South 7 degrees 44 minutes 1 seconds East, 1146.463 feet; thence proceed South 86 degrees 27 minutes 16 seconds West, 1017.914 feet; thence proceed North 55 degrees 37 minutes 11 seconds West, 1503.602 feet; thence proceed South 90 degrees 0 minutes 0 seconds West, 979.684 feet; thence proceed South 0 degrees 35 minutes 55 seconds East, 895.468 feet; thence proceed South 0 degrees 14 minutes 21 seconds West, 933.333 feet; thence proceed North 86 degrees 25 minutes 25 seconds East, 1047.037 feet; thence proceed South 50 degrees 36 minutes 33 seconds East, 1661.547 feet; thence proceed North 64 degrees 28 minutes 7 seconds East, 1974.234 feet; thence proceed North 53 degrees 12 minutes 19 seconds East, 1682.793 feet; thence proceed South 81 degrees 22 minutes 33 seconds East, 813.968 feet; thence proceed South 1 degrees 7 minutes 24 seconds West, 2145.608 feet; thence proceed North 89 degrees 47 minutes 21 seconds East, 689.506 feet; thence proceed South 0 degrees 34 minutes 31 seconds East, 961.651 feet; thence proceed South 81 degrees 49 minutes 51 seconds West, 1514.383 feet; thence proceed South 5 degrees 11 minutes 39 seconds West, 375.946 feet; thence proceed South 14 degrees 2 minutes 10 seconds East, 771.845 feet; thence proceed North 80 degrees 57 minutes 21 seconds East, 324.78 feet; thence proceed North 87 degrees 56 minutes 38 seconds East, 1038.332 feet; thence proceed South 0 degrees 34 minutes 31 seconds East, 572.505 feet; thence proceed North 84 degrees 19 minutes 58 seconds East, 3714.456 feet; thence proceed South 0 degrees 31 minutes 9 seconds East, 598.928 feet; thence proceed South 89 degrees 57 minutes 5 seconds East, 1972.667 feet; thence proceed South 0 degrees 17 minutes 46 seconds West, 5559.914 feet; thence proceed South 89 degrees 51 minutes 36 seconds West, 2181.595 feet; thence proceed South 89 degrees 34 minutes 17 seconds West, 2660.181 feet; thence proceed South 0 degrees 7 minutes 25 seconds West, 3796.254 feet; thence proceed North 63 degrees 19 minutes 45 seconds West, 11771.75 feet; thence proceed North 2 degrees 18 minutes 43 seconds East, 1063.369 feet; thence proceed South 64 degrees 59 minutes 26 seconds West, 452.235 feet; thence proceed South 25 degrees 39 minutes 29 seconds West, 82.45 feet; thence proceed South 0 degrees 7 minutes 57 seconds West, 329.46 feet; thence proceed South 8 degrees 51 minutes 41 seconds East, 290.882 feet; thence proceed North 63 degrees 19 minutes 45 seconds West, 2548.624 feet to the Point of Beginning.

(Ord. No. 14-3096, adopted 03/06/2014)
Section 4. Road Districts

4.01. District No. 7
A. Created; Boundaries
A Road District is hereby created within the Parish, which shall comprise and embrace all of the Sixth Ward.

(Res. of 08/17/44, Bk. 2, P. 35)

B. Name and Powers
The Road District created herein shall be known and is hereby designated as "Road District No. 7 of the Parish of St. Tammany, State of Louisiana", and shall have all the rights, powers and privileges granted by and conferred by the Constitution and Statutes of Louisiana, including the right to incur debt, issue bonds, and levy taxes for the payment thereof.

(Res. of 08/17/49, Bk. 2, P. 35)

C. Domicile, Seal and Journal
The domicile of the Road District created herein shall be at Covington, Louisiana, the Parish Seat; the Official Seal of the Parish is hereby adopted as the Official Seal of said Road District, and the Official Journal of the Parish Council shall be the Official Journal of said Road District.

4.02. District No. 8
A. Created; Boundaries
A Road District is hereby created within the Parish, which shall comprise and embrace all of the Fifth Ward.

(Res. of 08/16/45, Bk. 2, P. 86)

B. Name and Powers
The Road District created herein shall be known and designated as "Road District No. 8 of the Parish of St. Tammany, State of Louisiana", and shall have all the rights, powers and privileges granted by and conferred by the Constitution and Statutes of Louisiana, including the right to incur debt, issue bonds, and levy taxes for the payment thereof.

(Res. of 08/16/45, Bk. 2, P. 86)

C. Domicile, Seal and Journal
The domicile of the Road District created herein shall be at Covington, Louisiana, the Parish Seat; the Official Seal of the Parish is hereby adopted as the Official Seal of said Road District, and the Official Journal of the Parish Council shall be the Official Journal of said Road District.

4.03. District No. 9
A. Created; Boundaries
A Road District is hereby created within the Parish, which shall comprise and embrace all of the Second Ward.

(Res. of 07/15/48, Bk. 2, P. 284)

B. Name and Powers
The Road District created herein shall be known and is hereby designated as "Road District No. 9 of the Parish of St. Tammany, State of Louisiana", and shall have all the rights, powers and privileges granted by and conferred by the Constitution and Statutes of Louisiana, including the right to incur debt, issue bonds, and levy taxes for the payment thereof.

(Res. of 07/15/48, Bk. 2, P. 284)

C. Domicile, Seal and Journal
The domicile of the Road District created herein shall be at Covington, Louisiana, the Parish Seat; the Official Seal of the Parish is hereby adopted as the Official Seal of said Road District, and the Official Journal of the Parish Council shall be the Official Journal of said Road District.

4.04. District No. 12
A. Created; Boundaries
A Road District is hereby created within the Parish, which shall comprise and embrace all of the Seventh Ward.

(Res. of 07/23/56)
B. Name and Powers

The Road District created herein shall be known and is hereby designated as "Road District No. 12 of the Parish of St. Tammany, State of Louisiana", and shall have all the rights, powers and privileges granted by and conferred by the Constitution and Statutes of Louisiana, including the right to incur debt, issue bonds, and levy taxes for the payment thereof.

(Res. of 07/23/56)

C. Domicile, Seal and Journal

The domicile of the Road District created herein shall be at Covington, Louisiana, the Parish Seat; the Official Seal of the Parish is hereby adopted as the Official Seal of said Road District, and the Official Journal of the Parish Council shall be the Official Journal of said Road District.

(Res. of 07/23/56)

D. Sub-Road District No. 1 (Parcel) of Road District No. 12

Note: District originally created by Ord. No. 86-682, adopted 08/21/86 and amended by Ord. No. 87-812, adopted 06/18/87; then abolished by Ord. No. 89-1032, adopted 01/19/89. The District was reestablished under the Home Rule Charter by reorganization Ord. No. 00-0157, adopted 06/01/2000.

1. Created; Boundaries

By virtue of the authority conferred by Part II, Chapter 2, Title 48 of the LA RS of 1950, as amended, and other constitutional and statutory authority, a Sub-Road District No. 1 (Parcel) of Road District No. 12 is hereby created and shall comprise and embrace all of the phases of Lacombe Harbor Subdivision as recorded in the St. Tammany Clerk of Court’s records under map file numbers: 308-A, 309-A, 89-B Lacombe Subdivision; 373-B Lacombe Harbor Subdivision Addition 1; 85-B Lacombe Harbor Subdivision Addition 2; 87-C Lacombe Harbor Subdivision Addition 3; 84-B Lacombe Harbor Subdivision Addition 4; 377-B Lacombe Harbor Subdivision Addition 5; 87-B Lacombe Harbor Subdivision Addition 6; 360-B Lacombe Harbor Subdivision Addition 8; 362-A Lacombe Harbor Subdivision Addition 9, less and except Lots 98, 99, 100, 101, 102-A, 103-A, 103-B, 104-A and 104-B, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124 and 125 of Lacombe Harbor Subdivision; and also including that parcel of land along the eastern boundary of Lacombe Harbor Subdivision between Lots 74 and 82 of said Subdivision with the eastern and southern boundary of said parcel fronting on Lot 81-E of said Subdivision, Perch Bay and Cypress Bayou.

(Ord. No. 86-682, adopted 08/21/86; amended by Ord. No. 87-812, adopted 06/18/87)

2. Name and Powers

A Sub-Road District hereby created shall be known and designated as "Sub-Road District No. 1 (Parcel) of Road District No. 12 of the Parish of St. Tammany, State of Louisiana", and as created shall constitute a public corporation and political subdivision of the State of Louisiana, of which this Parish Council shall be the governing authority and shall have all the rights, powers and privileges granted and conferred by the Constitution and the Statutes of the State of Louisiana to such corporations, including the authority to incur debt, to issue bonds and to levy taxes.

(Ord. No. 86-682, adopted 08/21/86)

4.05. District No. 14

A. Created; Boundaries

A Road District is hereby created within the Parish, which shall comprise and embrace all of the Eighth Ward as it exists on April 21, 1960.

(Ord. No. 261, Bk. 4, P. 420)

B. Name and Powers

The Road District created herein shall be known and designated as "Road District No. 14 of the Parish of St. Tammany, State of Louisiana", and shall have all the rights, powers and privileges granted by and conferred by the Constitution and Statutes of Louisiana, including the right to incur debt and issue bonds and levy taxes for the payment thereof.

(Ord. No. 261, Bk. 4, P. 420)

C. Domicile, Seal and Journal

The domicile of the Road District created shall be at Covington, Louisiana, the Parish Seat; the Official Seal of the Parish is hereby adopted as the Official Seal of said Road District, and the Official Journal of the Parish Council shall be the Official Journal of said Road District.

(Ord. No. 261, Bk. 4, P. 420)

D. Sub-Road District No. 1 Of Road District No. 14

EDITORIAL NOTE: Sub-Road District No. 1 of Road District No. 14 was established by Ord. No. 85-519, adopted 11/21/85 and abolished Ord. No. 89-1032, adopted 01/19/89 and hereby established again by the authority of Ord. No. 95-2173, adopted 02/23/95)
1. Created; Boundaries

By virtue of the authority conferred by Part II, Chapter 2, Title 48 of the LA RS of 1950, as amended, and other constitutional and statutory authority, a Sub-Road District No. 14 of the Parish of St. Tammany, State of Louisiana, which Sub-Road District shall comprise and embrace the territory within Police Jury District No. 8, less and except the corporate limits of the City of Slidell.

2. Name and Powers

The Sub-Road District hereby created shall be known and designated as “Sub-Road District No. 1 of Road District No. 14 of the Parish of St. Tammany, State of Louisiana”, and as created shall constitute a public corporation and political subdivision of the State of Louisiana, of which this Parish Council shall be the governing authority and shall have all the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such corporations, including the authority to incur debt, to issue bonds and to levy taxes.

3. Seal and Journal

The official seal of the Parish of St. Tammany, State of Louisiana, be and the same is hereby adopted as the official seal of said Sub-Road District and the official journal of this Parish Council shall be the official journal of said Sub-Road District.

4. Notice/Publication

Due notice of the formation and creation of the Sub-Road District hereby created shall be published in accordance with law, and that the President of this Parish Council be and he is hereby instructed and ordered to issue notice of the formation and creation of said Sub-Road District and to cause publication thereof to be made in Louisiana Revised Statutes of 1950, as amended.

E. Sub-Road District No. 5 Of Road District No. 14

1. Created; Boundaries

a. By virtue of the authority conferred by part II, Chapter 2, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other Constitutional and Statutory authority supplemental thereto, a Sub-Road District is hereby created within Road District No. 14 of the Parish, which Sub-Road District shall comprise and embrace a portion of that territory within the Road District, with boundaries described as follows:

Commencing at the intersection of La. Highway 1090 and I-10, the point of beginning; thence go northwest and southwest along I-10 to its intersection with the southern boundary of West Expressway Shopping Center; thence westerly along the southern boundary of West Expressway Shopping Center to a point 300 feet east of the northwest corner of the southwest quarter of the northwest quarter of Section 12, Township 9 South, Range 14 East, which is also the north line of Lot 1, Square 1, Lindberg Glenn Annex #1; thence southerly a distance of 120 feet, more or less, to the south line of Lot 2, Square 1, Lindberg Glenn Annex #1; thence easterly along the south line of Lot 2 a distance of 330 feet, more or less, to the west line of Lindberg Drive; thence southerly along the west line of Lindberg Drive a distance of 700 feet, more or less, to the northeast corner of Lot 13, Square 1, Lindberg Glenn Annex #1; thence go west along the north line of Lot 13 a distance of 630 feet, more or less, to the northwest corner of Lot 13, Square 1, Lindberg Glenn Annex #1, which point is on the west line of Section 12, Township 9 South, Range 14 East; thence south along the west line of Section 12 to its intersection with the extension of the south line of Fremaux Avenue; thence go west along the extension of the south line of Fremaux Avenue to the northeast corner of Lot 34, Square 7, Pine Shadows S/D; thence go south along the east line of Square 7 to the southeast corner of Lot 31, Square 7, Pine Shadows S/D; thence go west along the south line of Lots 31 and 4, Square 7, Pine Shadows S/D to the southeast corner of Lot 4; thence go north along the west line of Square 7 to the northwest corner of Lot 4, Square 7, Pine Shadows S/D; thence go west to the northeast corner of Lot 32, Square 6, Pine Shadows S/D; thence go south along the east line of Square 6 to the southeast corner of Lot 31, Square 6, Pine Shadows S/D; thence go west along the south line of Lots 31 and 32, Square 6, Pine Shadows S/D to the northwest corner of Lot 32; thence go west along the south line of Fremaux Avenue to the northeast corner of Lot 33, Square 5, Pine Shadows S/D; thence go south along the east line of Lot 33 to its southeast corner; thence go west along the south line of Lots 33 and 1, Square 5, Pine Shadows S/D to the southwest corner of Lot 1; thence go south along Beth Drive to its intersection with U.S. Highway 190 (Business), a/k/a Short Cut road; thence go southeast along U.S. Highway 190 (Business), a/k/a Short Cut Road, its intersection with the section line common to Section 13, Township 9 South, Range 14 East, and Section 18, Township 9 South, Range 15 East; thence north along said section line and the section line common to Section 12, Township 9 South, Range 14 East, and Section 7, Township 9 South, Range 15 East to the corner common to Sections 1 and 12, Township 9 south, Range 14 East, and Sections 6 and 7, Township 9 south, Range 15 East; thence go west 2657 feet, along the south line of Section 1, Township 9 South, Range 14 East; thence go north 100 feet, more or less, to the north side of Gause Road and the southwest corner of the property of National Medical Development Corporation; thence go north 1230 feet, more or less, to the northwest corner of the property of National Medical Development Corporation; thence go east 1325 feet, more or less, to the northeast corner of the property of National Medical Development corporation; thence continue east a further 402 feet; thence go south 1007 feet,
more or less, to the north side of Gause Road; thence go southwesterly along the southern right-of-way line of Gause Road; thence go southerly along Gause Road to the point where it intersects the section line common to Sections 1 and 12, Township 9 South, Range 14 East; thence go westerly along the section line common to Sections 1 and 12, Township 9 South, Range 14 East, to the corner common to Sections 1 and 12, Township 9 South, Range 14 East, and Sections 6 and 7, Township 9 South, Range 15 East; thence go northerly along the line common to Section 1, Township 9 South, Range 14 East and Section 7, Township 9 South, Range 15 East, to its intersection with the north right-of-way line of Gause Road; thence go northeast along the north right-of-way line of Gause Road to its intersection with La. Highway 1090; thence northwest along La. Highway 1090 to the point of beginning.

b. Less and except the following described property:
   
i. Lots 1 through 5, of Square 1, Robert Park S/D.

ii. One certain lot or parcel of ground, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances or advantages thereunto belonging or in anywise appertaining, located in the Parish and being situated in the north half of the northeast quarter of the northwest quarter of Section 12, Township 9 South, Range 14 East, Ward 8 of the Parish, being more fully described on a map or survey; according thereto said tract of land contains 3.200 acres of land and being described as follows: From the quarter corner common to Sections 11 and 12, Township 9 South, Range 14 East, go North 89 degrees 55 minutes East a distance of 1325.70 feet to a point and corner, thence North 0 degrees 07 minutes 30 seconds East a distance of 1354.00 feet; thence North 23 degrees 12 minutes East a distance of 399.16 feet to a point and corner; thence North 25 degrees 41 minutes East a distance of 289.37 feet to a point which is marked point "A" on the map referred to hereinabove and which point "A" is the point of beginning. From the point of beginning, marked as point "A" on the above-referred-to survey, proceed South 89 degrees 55 minutes East a distance of 393.59 feet to a point marked by an iron pipe and corner; thence proceed North 0 degrees 15 minutes East a distance of 463.61 feet to a point which point is marked by an iron rod and corner; thence South 56 degrees 25 minutes West a distance of 80.60 feet to a point and corner; thence 24 degrees 23 minutes West a distance of 455.10 feet to a point which is the point of beginning. Said tract of land described herein above contains 3.200 acres of land, being the land acquired by Slidell Motel Properties Partnership by act of sale recorded in COB 1096, page 693, on April 19, 1983, and being the property upon which a Ramada Inn is presently located.

c. All that certain lot or parcel of land, situated in the north portion of Square 8 of Pine Shadows Subdivision, said subdivision forming with other lands the northwest quarter of the southeast quarter of Section 11, Township 9 South, Range 14 East, Ward 8.

i. Said parcel of land herein conveyed starts at the northeast corner of the aforementioned Square Eight, which is 21 feet south of the northeast corner of the aforementioned northwest quarter of the southeast quarter, going thence South 0 degrees 14 minutes West 180 feet; thence west 192 feet to the easterly right-of-way line of Marsha Drive; thence north along the east boundary of Marsha Drive a distance of 180 feet to the south right-of-way line of Fremaux Avenue; thence along the south side of said Fremaux Avenue east a distance of 192 feet to the point of departure.

ii. Said Square Eight is bounded on the north by Fremaux Avenue, on the east by the east line of the subdivision, on the south by Alice Avenue, on the west by Marsha Drive, all in accordance with plat of survey of said Pine Shadows Subdivision by H. G. Fritchie, P.S., numbered 1387 and dated April 22, 1954, copy of which is on file in the official records of the Parish.

2. Name and Powers

   The Sub-Road District hereby created shall be known and designated as "Sub-Road District No. 5 of Road District No. 14 of the Parish of St. Tammany, State of Louisiana," and as thus created shall constitute a public corporation and political subdivision of the State, of which this Parish Council shall be the governing authority, and shall have all the rights, powers and privileges granted and conferred by the State Constitution and Statutes, including the authority to incur debt, issue bonds, and to levy taxes.

3. Seal, Journal

   The official seal of the Parish is hereby adopted as the official seal of the Sub-Road District, and the Official Journal of this Parish Council shall be the Official Journal of the Sub-Road District.

F. Sub-Road District No. 6 (Parcel) of Road District No. 14

1. Created; Boundaries

   That, by virtue of the authority conferred by Section 2740.13 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (LA RS 33:2740.13) (the "Act"), and other constitutional and statutory authority supplemental thereto, a Sub-Road District be and the same is hereby created within Road District No. 14 if the Parish of St. Tammany, State of Louisiana, which Sub-Road District shall comprise and embrace a portion of that territory within said Road District with boundaries described as follows, to-wit:
a. Commencing at the intersection of Military Road and LP&L power line servitude; thence go northeast along said power lines to its intersection with the western boundary of Bay Ridge Subdivision; thence go northwest, northeast and southeast along the west, north and east boundary of said subdivision to its intersection with the northern boundary of Quail Ridge Subdivision, Phase 6; thence go north 50 degrees east along said boundary to its intersection with West Pearl River; thence follow the meanderings of West Pearl River downstream to its confluence with Doubloon Bayou; thence follow the meanderings of Doubloon Bayou upstream to its intersection with Military Road; thence follow Military Road north to its intersection with the LP&L power line servitude and the point of beginning.

b. Said Sub-Road District shall include, but is not limited to, the following subdivisions: Bay Ridge, Quail Ridge, Quail Valley, Doubloon Bayou, The Settlement, and Paradise Point.

2. Name and Powers

The Sub-Road District hereby created shall be known and designated as “Sub-Road District No. 6 (Parcel) of Road District No. 14 of the Parish of St. Tammany, State of Louisiana”, (the "District"), and as thus created shall constitute a political subdivision of the State of Louisiana, and shall have all the rights, powers and privileges granted and conferred by the Act and other constitutional and statutory authority, including the authority to incur debt, to issue bonds and to parcel fees.

3. Board of Commissioners

The governing authority of the District shall be a five (5) member Board of Commissioners comprised of registered voters residing within the District. There shall be four (4) members nominated and appointed by the Parish Council. There shall be one (1) member nominated and appointed by the Parish President.

(Ord. No. 00-0157, adopted 06/01/2000)

4. Domicile

The domicile of the District shall be the regular meeting place of this Parish Council; however, the Board of Commissioners may meet at either such regular meeting place or a location within the District designated by the presiding officer of said Board of Commissioners.

(Ord. No. 94-2016, adopted 07/15/94)
northern boundary of Pirate’s Harbor Subdivision, also the northern right-of-way line of Captain Morgan Street (not constructed); thence southwest along the northern right-of-way of Captain Morgan Street to the center line of East Diversion Canal; thence south and southwest along the center line of said canal to its intersection with Salt Bayou; thence follow the meanderings of Salt Bayou in a southwesterly direction to the shore of Lake Pontchartrain; thence follow the shoreline of Lake Pontchartrain in a northwesterly direction to the point of beginning.

2. Name and Powers
The Sub-Road District hereby created shall be known and designated as “Sub-Road District No. 1 of Road District No. 15 of the Parish of St. Tammany, State of Louisiana,” (the "district"), and as thus created shall constitute a public corporation and political subdivision of the State, of which this Parish Council shall be the governing authority, and shall have all the rights, powers and privileges granted and conferred by the State Constitution and Statutes to such corporations, including the authority to incur debt, issue bonds, and to levy taxes.

3. Seal; Journal
The Official Seal of the Parish is hereby adopted as the official seal of the Sub-Road District, and the Official Journal of this Parish Council shall be the Official Journal of the Sub-Road District. (Ord. No. 86-588, adopted 04/17/86)

E. Sub-Road District No. 3 of Road District No. 15

1. Created; Boundaries
a. By virtue of the authority conferred by Part II, Chapter 2, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Sub-Road District be and the same is hereby created within Road District No. 15 of the Parish of St. Tammany, State of Louisiana, which Sub-Road District shall comprise and embrace the following territory:
b. A portion of the right-of-way of Airport Road, inclusive of width and length, located west and north of Slidell, Louisiana, commencing from the southernmost point of westbound Interstate northerly direction to the northern most point of Airport Road’s intersection with Belair Boulevard.

2. Name and Powers
The Sub-Road District hereby created shall be known and designated as “Sub-Road District No. 3 of Road District No. 15 of the Parish of St. Tammany, State of Louisiana”, and as thus created shall constitute a public corporation and political subdivision of the authority and shall have the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such corporations, including the authority to incur debt, to issue bonds and to levy taxes.

3. Seal and Journal
The official seal of the Parish of St. Tammany, State of Louisiana, be and the same is hereby adopted as the official seal of said Sub-Road District and the official journal of this Parish Council shall be the official journal of said Sub-Road District.

4. Notice/Publication
Due notice of the formation and creation of the Sub-Road District hereby created shall be published in accordance with law, and that the President of this Parish Council be and he is hereby instructed and ordered to issue notice of the formation and creation of said Sub-Road District and to cause publication thereof to be made in accordance with the requirements of Part II, Chapter 2, Title 48 of the Louisiana Revised Statutes of 1950, as amended.

(Ord. No. 94-2026, adopted 07/21/94)

F. Sub-Road District No. 4 of Road District No. 15

1. Created; Boundaries
a. By virtue of the authority conferred by Part II, Chapter 2, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Sub-Road District be and the same is hereby created within Road District No. 15 of the Parish of St. Tammany, State of Louisiana, which Sub-Road District shall comprise and embrace territory within Police Jury District No. 13 as follows:
b. All property bounded on the north by the Schneider Canal, on the south by Lake Pontchartrain, on the east by Interstate 10 and on the west by U.S. Highway 11.

2. Name and Powers
The Sub-Road District hereby created shall be known and designated as “Sub-Road District No. 4 of Road District No. 15 of the Parish of St. Tammany, State of Louisiana”, and as thus created shall constitute a public corporation and political subdivision of the authority and shall have the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such corporations, including the authority to incur debt, to issue bonds and to levy taxes.

3. Seal and Journal
The official seal of the Parish of St. Tammany, State of Louisiana, be and the same is hereby adopted as the official seal of said Sub-Road District and the official journal of this Parish Council shall be the official journal of said Sub-Road District.
4. Notice/Publication

Due notice of the formation and creation of the Sub-Road District hereby created shall be published in accordance with law, and that the President of this Parish Council be and he is hereby instructed and ordered to issue notice of the formation and creation of said Sub-Road District and to cause publication thereof to be made in accordance with the requirements of Part II, Chapter 2, Title 48 of the Louisiana Revised Statutes of 1950, as amended.

(Ord. No. 95-2174, adopted 02/23/95)

4.07. District No. 16

A. Created; Boundaries

A Road District is hereby created within the Parish, which shall comprise and embrace all of the Third Ward as it exists on February 18, 1965.

(Ord. No. 375, Bk. 5, P. 535)

B. Name and Powers

The Road District created herein shall be known and designated as "Road District No. 16 of the Parish of St. Tammany, State of Louisiana," and shall have all the rights, powers and privileges granted by and conferred by the Constitution and Statutes of Louisiana, including the right to incur debt and issue bonds and levy taxes for the payment thereof.

(Ord. No. 375, Bk. 5, P. 535)

C. Domicile, Seal and Journal

The domicile of the Road District created herein shall be at Covington, Louisiana, the Parish Seat; the Official Seal of the Parish is hereby adopted as the Official Seal of said Road District, and the Official Journal of the Parish Council shall be the Official Journal of said Road District.

(Ord. No. 375, Bk. 5, P. 535)

4.08. District No. 17

A. Created; Boundaries

A Road District is hereby created within the Parish, which shall comprise and embrace all of the Tenth Ward as it exists on the adoption date of the Ordinance from which this section is derived.

(Ord. No. 585, Bk. 7, P. 368)

B. Name and Powers

The Road District herein created shall be known and designated as "Road District No. 17 of the Parish of St. Tammany, State of Louisiana," and shall have all rights, powers and privileges granted by and conferred by the Constitution and Statutes of Louisiana, including the right to incur debt and issue bonds and levy taxes for the payment received thereof.

(Ord. No. 585, Bk. 7, P. 368)

C. Domicile, Seal and Journal

The domicile of Road District created herein shall be at Covington, Louisiana, the Parish Seat; the Official Seal of the Parish is adopted as the Official Seal of said Road District and the Official Journal of the Parish Council shall be the Official Journal of the Road District.

(Ord. No. 585, Bk. 7, P. 368)

4.09. District No. 18

A. Created; Boundaries

A Road District is hereby created within the Parish, which shall comprise and embrace all of the First Ward as said ward is described in Section 2-017.00 of the Code of Ordinances.

(Ord. No. 80-81, adopted 11/20/80)

B. Name and Powers

The Road District herein created shall be known and designated as "Road District No. 18 of the Parish of St. Tammany, State of Louisiana", and shall have all rights, powers and privileges granted by and conferred by the Constitution and Statutes of Louisiana, including the right to incur debt and issue bonds and levy taxes for the payment received thereof.

(Ord. No. 80-81, adopted 11/20/80)

C. Domicile, Seal and Journal

The domicile of the Road District herein created shall be at Covington, Louisiana, the Parish Seat; Official Seal of the Parish is adopted as the Official Seal of said District and the Official Journal of the Parish Council shall be the Official Journal of said Road District.

(Ord. No. 80-81, adopted 11/20/80)
D. Special Fund with Provisions for Use

All moneys of the District shall be placed in a special fund to be created, maintained and controlled by the Parish Council, and all expenditures therefrom shall be solely for purposes set forth in the proposition approved by the voters of the District at the special election held within the boundaries thereof on September 27, 1986 (the "Proposition"). Any and all duly incurred obligations and/or indebtedness of the District shall be payable solely from such moneys of the District placed in said special fund.

E. Records, Etc. Retained by Parish Council

The records, property and other assets of the District shall be delivered to the St. Tammany Parish Council and retained by said Parish Council for the purposes set forth in the Proposition.

4.10. District No. 19

A. Created; Boundaries

A Road District is hereby created within the Parish, which shall comprise and embrace all of the Fourth Ward as said ward is described in Section 2-017.00 of the Code of Ordinances.

B. Name and Powers

The Road District herein created shall be known and is designated as "Road District No. 19 of the Parish of St. Tammany, State of Louisiana," and shall have all rights, powers and privileges granted by and conferred by the Constitution and Statutes of Louisiana, including the right to incur debt and issue bonds and levy taxes for the payment received thereof.

C. Domicile, Seal and Journal

The domicile of the Road District herein created shall be at Covington, Louisiana, the Parish Seat; the Official Seal of the Parish is adopted as the Official Seal of said District, and the Official Journal of the Parish Council shall be the Official Journal of said Road District.

D. Sub-Road District No. 2 (Parcel) of Road District No. 19

By virtue of the authority conferred by Section 2740.13 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (the "Act"), and other constitutional and statutory authority, a Sub-Road District is hereby created within Road District No. 19 of the Parish of St. Tammany, State of Louisiana, which Sub-Road District shall comprise and embrace a portion of the territory within said Road District and the boundaries of which Sub-Road District shall include the following territory:

a. A CERTAIN TRACT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in Section 44, Township 8 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana being Lewisburg Estates, all in accordance with the official plan thereof by Albert A. Lovell & Associates, Inc., Consulting Engineers, dated June 14, 1977, filed for record on September 9, 1977 in Map File #534-A, and more fully described therein as follows, to-wit:

b. Commencing at the corner of Sections 4, 42, 43 and 44, Township 8 South, Range 11 East; thence South 06 degrees 36 minutes West 3576.62 feet along the line between Sections 43 and 44; thence North 83 degrees 24 minutes West 807.75 feet to the West line of Holly Street, the point of beginning; thence North 83 degrees 24 minutes West 136.8 feet; thence South 00 degrees 49 minutes East 150.77 feet; thence North 83 degrees 24 minutes West 277.11 feet; thence South 00 degrees 31 minutes East 998.17 feet; thence South 89 degrees 29 minutes West 445.01 feet; thence South 89 degrees 29 minutes West 184.59 feet; thence South 00 degrees 31 minutes East 372 feet more or less to the shore of Lake Pontchartrain; thence along the shore of said Lake in a easterly direction 400 feet more or less; thence North 00 degrees 31 minutes East 228.00 feet more or less to the South line of Northlake Drive; thence North 89 degrees 29 minutes West 132.06 feet; thence along a curve having a radius of 120 feet a distance of 70.28 feet; thence along a curve having a radius of 60 feet a distance of 38.14 feet; thence North 89 degrees 29 minutes East 264.86 feet; thence South 00 degrees 31 minutes East 160 feet; thence South 89 degrees 29 minutes West 150 feet more or less to the shore of Lake Pontchartrain; thence along the shore of said Lake in a easterly direction 154 feet more or less; thence North 89 degrees 29 minutes West 340 feet more or less; thence North 00 degrees 31 minutes West 1220 feet along the West line of Holly Street to the point of beginning; and

c. Lot numbers 2, 3, 4, 5, 6 of square 1, all in accordance with the official plan thereof by J. J. Krebs & Sons, Civil Engineers and Surveyors dated March 28, 1963, which these 5 lots are shown as "Not A Part" in said official plan by Albert A. Lovell & Associates, Inc., Consulting Engineers, dated June 14, 1977, filed for record on September 9, 1977 in Map File #534-A, and as revised to resubdivide Lots 10, 11, 12 and 15 into Lots 10A, 11A, 13A and 15A, and
further to allow for Homeowners Boat Launch, all in accordance with map by Surveys, Inc. dated May 13, 1985, and filed for record on November 5, 1985 in Map File #897-B, of the official records of St. Tammany Parish, Louisiana.

E. Name and Powers

The Sub-Road District hereby created shall be known and designated as "Sub-Road District No. 2 (Parcel) of Road District No. 19 of the Parish of St. Tammany, State of Louisiana" (the "District"), and as thus created shall constitute a political subdivision of the State of Louisiana, and shall have all the rights, powers and privileges granted and conferred by the Act and other constitutional and statutory authority, including the authority, to incur debt, to issue bonds and to levy parcel fees.

F. Governing Authority

The governing authority of the District shall be a five (5) member Board of Commissioners comprised registered voters residing within the District, for terms of four (4) years each.

G. Domicile, Seal and Journal

The domicile of the District shall be the regular meeting place of this Parish Council; however, the Board of Commissioners may meet at either such regular meeting place or a location within the District designated by the presiding officer of said Board of Commissioners.

(Ord. 00-0135, adopted 05/04/2000)

4.11. District No. 20

A. Created; Boundaries

By virtue of the authority conferred by Part II, Chapter 2, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Road District be and the same is hereby created within the Parish of St. Tammany, State of Louisiana, which Road District shall comprise and embrace all of that territory within Police Jury District No. 10 of the Parish of St. Tammany, State of Louisiana, as presently constituted.

B. Name and Powers

The Road District hereby created shall be known and designated as "Road District No. 20 of the Parish of St. Tammany, State of Louisiana," and as thus created shall constitute a public corporation and political subdivision of the State of Louisiana, of which this Parish Council shall be the governing authority, and shall have all the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such corporations, including the authority to incur debt, to issue bonds and to levy taxes.

C. Domicile, Seal and Journal

The official seal of the Parish of St. Tammany, State of Louisiana, be and the same is hereby adopted as the official seal of said Road District and the official journal of this Parish Council shall be the official journal of said Road District.

1. Due notice of the formation and creation of the Road District hereby created shall be published in accordance with law, and that the President of this Parish Council be and he is hereby instructed and ordered to issue notice of the formation and creation of said Road District and to cause publication thereof to be made in accordance with the requirements of Part II, Chapter 2, Title 48 of the Louisiana Revised Statutes of 1950, as amended.

(Ord. No. 92-1659, adopted 10/15/92)

4.12. District No. 21

A. Created; Boundaries

By virtue of the authority conferred by Part II, Chapter 2, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Road District be and the same is hereby created within the Parish of St. Tammany, State of Louisiana, which Road District shall comprise and embrace all of that territory within Police Jury District No. 4 of the Parish of St. Tammany, State of Louisiana, as presently constituted.

B. Name and Powers

The Road District hereby created shall be known and designated as "Road District No. 21 of the Parish of St. Tammany, State of Louisiana", and as thus created shall constitute a public corporation and political subdivision of the State of Louisiana, of which this Parish Council shall be the governing authority, and shall have all the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such corporations, including the authority to incur debt, to issue bonds and to levy taxes.

C. Domicile, Seal and Journal

The official seal of the Parish of St. Tammany, State of Louisiana, be and the same is hereby adopted as the official seal of said Road District and the official journal of this Parish Council shall be the official journal of said Road District.

1. Due notice of the formation and creation of the Road District hereby created shall be published in accordance with law and the President of the Parish Council is hereby instructed and ordered to issue notice of the formation and creation of said Road District and to cause publication thereof to be made in accordance with the requirements of Part II, Chapter 2, Title
4.13. **District No. 22**

A. **Created; Boundaries**

By virtue of the authority conferred by Part II, Chapter 2, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Road District is hereby created within the Parish of St. Tammany, State of Louisiana, which road district shall comprise and embrace all of the Ward 4 territory within Police Jury District No. 7.

(Ord. No. 92-1660, adopted 10/15/92)

B. **Name and Powers**

The Road District hereby created shall be known and designated as "Road District No. 22 of the Parish of St. Tammany, State of Louisiana", and as thus created shall constitute a public corporation and political subdivision of the authority and shall have the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such corporations, including the authority to incur debt, to issue bonds and to levy taxes.

(Ord. No. 93-1687, adopted 01/21/93)

C. **Seal and Journal**

The official seal of the Parish of St. Tammany, State of Louisiana, is hereby adopted as the official seal of said Road District and the official journal of this Parish Council shall be the official journal of said Road District.

(Ord. No. 93-1687, adopted 01/21/93)

D. **Notice/Publication**

Due notice of the formation and creation of the Road District hereby created shall be published in accordance with law, and that the President of this Parish Council be and he is hereby instructed and ordered to issue notice of the formation and creation of said Road District and to cause publication thereof to be made in accordance with the requirements of Part II, Chapter 2, Title 48 of the Louisiana Revised Statutes of 1950, as amended.

(Ord. No. 93-1687, adopted 01/21/93)

4.14. **District No. 23**

**EDITORIAL NOTE:** Div. No. 14, Secs. 20-123.00 - 20.123.03 are new sections created by the authority of Ord. No. 95-2172, adopted 02/23/95.

A. **Created; Boundaries**

By virtue of the authority conferred by Part II, Chapter 2, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Road District be and the same is hereby created within the Parish of St. Tammany, State of Louisiana, which road district shall comprise and embrace territory within Police Jury District No. 2, less and except the corporate limits of the Village of Folsom, Louisiana.

(Ord. No. 95-2172, adopted 02/23/95)

B. **Name and Powers**

The Road District hereby created shall be known and designated as "Road District No. 23 of the Parish of St. Tammany, State of Louisiana", and as thus created shall constitute a public corporation and political subdivision of the authority and shall have the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such corporations, including the authority to incur debt, to issue bonds and to levy taxes.

(Ord. No. 95-2172, adopted 02/23/95)

C. **Seal and Journal**

The official seal of the Parish of St. Tammany, State of Louisiana, be and the same is hereby adopted as the official seal of said Road District and the official journal of this Parish Council shall be the official journal of said Sub-Road District.

(Ord. No. 95-2172, adopted 02/23/95)

D. **Notice/Publication**

Due notice of the formation and creation of the Road District hereby created shall be published in accordance with law, and that the President of this Parish Council be and he is hereby instructed and ordered to issue notice of the formation and creation of said Road District and to cause publication thereof to be made in accordance with the requirements of Part II, Chapter 2, Title 48 of the Louisiana Revised Statutes of 1950, as amended.

(Ord. No. 95-2172, adopted 02/23/95)
Section 5. Road Lighting Districts

5.01. District No. 1
A. Creation; Boundaries

There is hereby created St. Tammany Parish Lighting District No. 1. The boundaries of said district shall be the entire Seventh Ward of the Parish as it existed on May 5, 1977. The District shall be administratively governed and controlled by the Parish President. All funds shall be maintained and controlled, as per law, by the office of the Parish President.

(Ord. No. 711, adopted 05/05/77; amended by Ord. No. 00-0157, adopted 06/01/2000)

5.02. District No. 4
A. Creation; Boundaries

1. There is hereby created St. Tammany Parish Lighting District No. 4. The boundaries of said district shall be all of the area included in the Ninth Ward of the Parish as it existed on August 18, 1977, less and except the area included within the boundaries of the municipality of Slidell as of August 18, 1977 and precinct 9 of the Ninth Ward.

2. In addition, the boundaries of the District shall include a portion of the US Highway 11 right-of-way near, and including, the entirety of its interchange with I-12 and proceeding a certain distance along US Highway 11 generally northwest of I-12 located in the southwest corner of Section 35, Township 8 South, Range 14 East, a portion of the Railroad right-of-way and a portion of I-12 in Section 34 and 35, Township 8 South, Range 14 East.

B. Administration

The District shall be administratively governed and controlled by the Parish President. All funds shall be maintained and controlled, as per law, by the office of the Parish President.

(Ord. No. 725, adopted 06/16/77; Ord. No. 750, adopted 08/18/77; Ord. No. 83-639, adopted 07/21/83; amended by Ord. No. 00-0157, adopted 06/01/2000; amended by Ord. No. 12-2804, adopted 08/02/2012; amended by Ord. No. 15-3410, adopted 10/1/2015)

5.03. District No. 5
A. Creation; Boundaries

1. There is hereby created St. Tammany Parish Lighting District No. 5, comprising French Branch Estates, Phases I through X, in the Eighth Ward of St. Tammany Parish, Louisiana as it existed on May 17, 1979.

(Ord. No. 985, adopted 05/17/79)

2. By virtue of the authority conferred by Chapter 7, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, the boundaries of Road Lighting District No. 5 are hereby amended to include French Branch Estates, Phases 11-A, 11-B and 11-C. The District shall be administratively governed and controlled by the Parish President. All funds shall be maintained and controlled, as per law, by the office of the Parish President.

(Ord. No. 97-2656, adopted 05/15/97; amended by Ord. No. 00-0157, adopted 06/01/2000)

5.04. District No. 6
A. Creation; Boundaries

1. There is hereby created St. Tammany Parish Lighting District No. 6., the boundaries of such district shall be encompass only those areas of Ward 4 (as described in this Code of Ordinances in Chapter 2, Section 2-017.00) located in former Parish Police Jury District 7 as it existed on August 20, 1992, less and except any portion or portions thereof situated within any incorporated area thereof at the time of district creation.

2. In addition, the boundaries of the District shall include a portion of the Louisiana Highway 1088 Right-of-Way, in its entirety and including all of the area of its interchange with Interstate Highway 12 (I-12), beginning at its intersection with Loretta Drive and proceeding northeast to its intersection with an imaginary line being the eastern-most end of Section 26, in Township 7 South, Range 12 East.

3. In addition, the boundaries of the District shall include a portion of the Louisiana Highway 1088 Right-of-Way, in its entirety and including all of the area of its interchange with Highway 59, and proceeding northeast to its intersection with Loretta Drive.

B. Administration

The District shall be administratively governed and controlled by the Parish President. All funds shall be maintained and controlled, as per law, by the office of the Parish President.

(Ord. No. 83-574, adopted 04/21/83; amended Ord. 92-1627, adopted 08/20/92; amended by Ord. No. 00-0157, adopted 06/01/2000; amended by Ord. No. 12-2733, adopted 05/03/2012; amended by Ord. No. 15-3270, adopted 01/08/2015)
5.05. **District No. 7**

There is hereby created St. Tammany Parish Lighting District No. 7. The boundaries of such district shall be the entirety of Precinct 9 of the Ninth Ward, with the inclusion of the roads and/or pieces of roads described in A below, and, further, with the inclusion of all of Lake Pontchartrain South of Precinct 9 of the Ninth Ward extending: (a) due South from the westernmost intersection of Precinct 9 of the Ninth Ward with the shoreline of Lake Pontchartrain to the southernmost boundary of St. Tammany Parish; and (b) due South from the easternmost intersection of Precinct 9 of the Ninth Ward with the shoreline of Lake Pontchartrain to the southernmost boundary; and (c) that portion of the southern boundary of St. Tammany Parish between (a) and (b) above.

(Amended Ord. No. 96-2513, adopted 10/17/96; amended Ord. No. 97-2575, adopted 01/16/97; amended by Ord. No. 12-2680, adopted 02/02/2012)

A. **Amended Boundaries**

The description of the boundaries of Road Lighting District No. 7 is hereby amended to include the following roads and/or pieces of roads and the properties fronting upon them from the boundaries of Road Lighting District No. 7:

1. Oak Tree Dr. Oak Harbor S/D, Ph. 1/Sec. 1 “The Fairways”
2. Mission Hills Oak Harbor S/D, Ph. 1/Sec. 1 “The Fairways”
3. La Quinta Dr. Oak Harbor S/D, Ph. 1/Sec. 1 “The Fairways”
4. Carmel Valley Oak Harbor S/D, Ph. 1/Sec. 1 “The Fairways”
5. Oak Cove Oak Harbor S/D, Ph. 1/Sec. 2-A “The Inlets”
6. Inlet Dr. Oak Harbor S/D, Ph. 1/Sec. 2-A “The Inlets”
7. Inlet Dr. Oak Harbor S/D, Ph. 1/Sec. 2-B “The Inlets”
8. Harbor Cove Oak Harbor S/D, Ph. 1/Sec. 2-B “The Inlets”
9. Mariner’s Cove Blvd. Oak Harbor’s Mariner’s Cove, Ph. 1-A
10. Lighthouse Point Oak Harbor’s Mariner’s Cove, Ph. 1-A
11. Clipper Dr. Clipper Estates S/D, Ph. 1-A
12. Clipper Dr. Clipper Estates S/D, Ph. 1-B
13. Clipper Dr. Clipper Estates S/D, Ph. 1-C
14. Clipper Dr. Clipper Estates S/D, Ph. 2-A

(B) **Regulations/Policies/Procedures**

All Parish regulations, policies, procedures and operating methods pertaining to the creation, administration and operation of parish road lighting districts shall apply to the aforementioned Road Lighting District No. 7, as amended herein.

(C) **Administration**

The District shall be administratively governed and controlled by the Parish President. All funds shall be maintained and controlled, as per law, by the office of the Parish President.

5.06. **District No. 9**

A. **Created; Boundaries**

By virtue of the authority conferred by Chapter 7, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Road Lighting District be and the same is hereby created within the Parish of St. Tammany, State of Louisiana, which Road Lighting District shall comprise and embrace all of that territory within the unincorporated areas of Police Jury District No. 8 of the Parish of St. Tammany, State of Louisiana, as originally constituted November 19, 1992 per Ordinance P.J.S. No. 92-1672.

(Ord. No. 92-1672, adopted 11/19/92; amended by Ord. 94-2088, adopted 10/20/94; amended by Ord. No. 99-3080, adopted 5/20/99)

B. **Name and Powers**

The Road Lighting District hereby created shall be known and designated as "Road Lighting District No. 9 of the Parish of St. Tammany, State of Louisiana" (the "District"), and as thus created shall constitute a public corporation and political subdivision of the State of Louisiana, of which this Parish Council shall be the governing authority, and the District shall have all the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such political subdivisions, including the authority to incur debt and to levy taxes.

(Ord. No. 92-1672, adopted 11/19/92)
C. Seal and Journal
The official seal of the Parish of St. Tammany, State of Louisiana be and the same is hereby adopted as the official seal of the District and the official journal of this Parish Council shall be the official journal of the District.

(Ord. No. 92-1672, adopted 11/19/92)

D. Administration
The District shall be administratively governed and controlled by the Parish President. All funds shall be maintained and controlled, as per law, by the office of the Parish President.

(Ord. No. 00-0157, adopted 06/01/2000)

5.07. District No. 10
A. Created; Boundaries
By virtue and authority conferred by Chapter 7, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Road Lighting District be and the same is hereby created within the Parish of St. Tammany, State of Louisiana, which Road Lighting District shall comprise and embrace all of the territory situated in Hunters Creek Village a/k/a Evangeline Oaks Subdivision within Police Jury District No. 9 of the Parish of St. Tammany, State of Louisiana.

B. Name and Powers
The Road Lighting District hereby created shall be designated as “Road Lighting District No. 10 of the Parish of St. Tammany, State of Louisiana” (the “District”), and as thus created shall constitute a public corporation and political subdivision of the State of Louisiana, of which this Parish Council shall be the governing authority, and the District shall have all the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such political subdivisions, including the authority to incur debt and to levy taxes.

C. Seal and Journal
The official seal of the Parish of St. Tammany, State of Louisiana, be and the same is adopted as the official seal of the District and official journal of the Parish Council shall be the official journal of the District.

(Ord. No. 94-2123, adopted 11/17/94; amended by Ord. No. 94-2145, adopted 12/15/94)

D. Administration
The District shall be administratively governed and controlled by the Parish President. All funds shall be maintained and controlled, as per law, by the office of the Parish President.

(Ord. No. 00-0157, adopted 06/01/2000)

5.08. District No. 11
A. Created; Boundaries
By virtue of the authority conferred by Chapter 7, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Road Lighting District be and the same is hereby created within the Parish of St. Tammany, State of Louisiana, which Road Lighting District shall comprise and embrace all of the territory situated in Meadow Lake Subdivision, Phases 1, 2, 3, 4, 5 and 6, within Police Jury District No. 13 of the Parish of St. Tammany, State of Louisiana.

B. Name and Powers
The Road Lighting District hereby created shall be known and designated as “Road Lighting District No. 11 of the Parish of St. Tammany, State of Louisiana” (the “District”), and as thus created shall constitute a public corporation and political subdivision of the State of Louisiana, of which this Parish Council shall be the governing authority, and the District shall have all the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such political subdivisions, including the authority to incur debt and to levy taxes.

C. Seal and Journal
The official seal of the Parish of St. Tammany, State of Louisiana, be and the same is adopted as the official seal of the District and official journal of the Parish Council shall be the official journal of the District.

(Ord. No. 97-2657, adopted 05/15/97)

D. Administration
The District shall be administratively governed and controlled by the Parish President. All funds shall be maintained and controlled, as per law, by the office of the Parish President.

(Ord. No. 00-0157, adopted 06/01/2000)
5.09. **District No. 14**

A. Created; Boundaries

By virtue of the authority conferred by Chapter 7, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Road Lighting District is hereby created within the Parish of St. Tammany, which Road Lighting District shall comprise and include all of the properties situated in Ashton Oaks Subdivision, Phase 1, 2, 3 and 4, within Ward 8, District 9 of the Parish of St. Tammany. The official recorded plats of said subdivision phases are made a part hereof by reference, copies of which are available for public inspection in the Parish Council Office.

B. Name and Powers

The Road Lighting District hereby created shall be known and designated as "Road Lighting District No. 14 of the Parish of St. Tammany (the "District")," and as thus created shall constitute a public corporation and political subdivision of the State of Louisiana, of which this Parish Council shall be the governing authority, and the District shall have all the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such political subdivisions, including the authority to incur debt and to levy taxes.

C. Seal and Journal

The official seal of the Parish of St. Tammany, State of Louisiana, is adopted as the official seal of the District and the official journal of St. Tammany Parish Government shall be the official journal of the District.

(Ord. No. 05-1184, adopted 09/28/2005)

5.10. **District No. 15**

A. Created; Boundaries

By virtue of the authority conferred by Chapter 7, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Road Lighting District is hereby created within the Parish of St. Tammany, which Road Lighting District shall comprise and include all of the properties situated in Ingram Estates Subdivision, Phase 2, within Ward 3, District 5 of the Parish of St. Tammany. The official recorded plats of said subdivision phases are made a part hereof by reference, copies of which are available for public inspection in the Parish Council Office.

B. Name and Powers

The Road Lighting District hereby created shall be known and designated as "Road Lighting District No. 15 of the Parish of St. Tammany (the "District")," and as thus created shall constitute a public corporation and political subdivision of the State of Louisiana, of which this Parish Council shall be the governing authority, and the District shall have all the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such political subdivisions, including the authority to incur debt and to levy taxes.

C. Seal and Journal

The official seal of the Parish of St. Tammany, State of Louisiana, is adopted as the official seal of the District and the official journal of St. Tammany Parish Government shall be the official journal of the District.

(Ord. No. 07-1514, adopted 02/01/2007)

5.11. **District No. 16**

A. Created; Boundaries

By virtue of the authority conferred by Chapter 7, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Road Lighting District is hereby created within the Parish of St. Tammany, which Road Lighting District shall comprise and include all of the properties situated within a portion of Ward 3, District 5 of the Parish of St. Tammany; with boundaries defined and described as follows and as further illustrated on the map attached to Ord. No. 07-1629.

Commencing at the intersection of U.S. Highway 190 and Crestwood Boulevard, proceed in an Easterly direction along Crestwood Boulevard to its intersection with Falconer Drive, thence proceed North along the Falconer Drive right-of-way to its intersection with 9th Avenue, thence proceed East on 9th Avenue to its intersection with K Street, thence proceed South along the K Street right-of-way to its intersection with the northern boundary of Crestwood Subdivision, thence proceed East following the northern boundary of Crestwood Subdivision to its intersection with the 1st Street right-of-way, thence proceed South along the 1st Street right-of-way to its intersection with Madison Avenue, thence proceed in an Easterly direction on Madison Avenue to its intersection with 7th Street, thence proceed South on 7th Street to its intersection with the Emerald Forest Boulevard right-of-way, thence proceed East along the Emerald Forest Boulevard right-of-way to its intersection with 11th Street, thence proceed South on 11th Street to its intersection with Helenbirg Road, thence proceed Southwest and West on Helenbirg Road to its intersection with U.S. Highway 190, thence proceed North on U.S. Highway 190 to its intersection with Crestwood Boulevard, also the point of beginning.
B. Name and Powers

The Road Lighting District hereby created shall be known and designated as “Road Lighting District No. 16 of the Parish of St. Tammany (the "District"),” and as thus created shall constitute a public corporation and political subdivision of the State of Louisiana, of which this Parish Council shall be the governing authority, and the District shall have all the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such political subdivisions, including the authority to incur debt and to levy taxes.

C. Seal and Journal

The official seal of the Parish of St. Tammany, State of Louisiana, is adopted as the official seal of the District and the official journal of St. Tammany Parish Government shall be the official journal of the District.

(Ord. No. 07-1629, adopted 08/02/2007)

5.12. District No. 17

A. Created; Boundaries

By virtue of the authority conferred by Chapter 7, Title 48 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, a Road Lighting District is hereby created within the Parish of St. Tammany, which Road Lighting District shall comprise and include all of the properties situated within a portion of Ward 3, District 5 of the Parish of St. Tammany; with boundaries defined and described herein and as further illustrated on the map attached to Ord. No. 15-3352, adopted 07/09/2015.

1. Encompassing Township 7, Range 11 East, Sections: 17, 16, 22, 15, 10, 48, and 9. The boundaries of the district created herein shall be as follows: Beginning at the corners of Three Rivers Road, and US Highway 190 head south on the south bound right-of-way of US Highway 190 3,793.35 feet to NorthPark Blvd. and thence follow North Park Blvd 2,433.69 feet to a point. Head northeast 456 feet to a point and thence North East 373.79 feet to a point, and thence West 75 feet to a point, thence East North East 373 feet to a point and thence West 75 feet to a point, and thence Northeast 418 feet, thence West 2,529.09 feet, thence South 2,554.15 feet, thence East 387 feet, thence South 698 feet, thence East 412 feet, thence East North East 753 feet, thence Northwest 340 feet, thence East North East 706.54 feet, thence North 219.27 feet, thence East 1,281.57 feet, thence East North East 754 feet, thence West 202 feet, thence Northwest 359.91 feet back to North Park Blvd.

2. Take Northpark Blvd 2, 411.53 feet to the South Bound US Highway 190, and thence head south 4, 966.08 feet to Westbound Interstate 12. Head West alongside Interstate 12 1.95 miles to Three Rivers Road. Follow Three Rivers Road 2.46 miles to the point of beginning.

B. Name and Powers

The Road Lighting District hereby created shall be known and designated as "Road Lighting District No. 17 of the Parish of St. Tammany (the District"),” and as thus created shall constitute a public corporation and political subdivision of the State of Louisiana, of which this Parish Council shall be the governing authority, and the District shall have all the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State of Louisiana to such political subdivisions, including the authority to incur debt and to levy taxes.

C. Seal and Journal

The official seal of the Parish of St. Tammany, State of Louisiana, is adopted as the official seal of the District and the official journal of St. Tammany Parish Government shall be the official journal of the District.

(Ord. No. 15-3352, adopted 07/09/2015)

Section 6. Drainage Districts

6.01. Gravity Drainage District No. 5

Developments located within the boundaries of Gravity Drainage District No. 5 shall also submit their drainage and paving plans to the District at the time permit application is made to the Parish. A building permit shall not be issued until the Drainage District has had an opportunity to review and make comment on the proposed plans to the Parish Engineer. All costs associated with the review of the plans by the Parish and Drainage District shall be assessed to the developer. The Parish Engineer shall have final authority on approval of the permit application.

(Amended by Ord. 04-0933, adopted 07/01/2004; amended by Ord. 07-1490, adopted 01/04/2007)

6.02. Gravity Drainage District No. 1 & 3

Developments located within the boundaries of Sub-Drainage District No. 1 of Gravity Drainage District No. 3 shall also submit their drainage and paving plans to the Sub-District at the time permit application is made to the Parish. A building permit shall not be issued until the Sub-Drainage District has had an opportunity to review and make comment on the proposed plans to the Parish Enginee.
Engineer. All costs associated with the review of the plans by the Parish and Sub-Drainage District shall be assessed to the developer. The Parish Engineer shall have final authority on approval of the permit application.

(Ord. No. 08-1862, adopted 07/03/2008)
Section 7. Sewage Districts

7.01. District No. 1

A. Created; Boundaries

1. A Sewage District is hereby created within the Parish which shall be composed of territory entirely outside the corporate limits of any municipality and shall include, comprise and embrace all of that territory within the following described boundaries:

a. From the east corner of Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, measure south 45 degrees 15 minutes west, 4254.5 feet to a point in the westerly right-of-way line of U.S. Highway No. 190; thence along said line the following distance and bearings: North 03 degrees 00 minutes East 217.8 feet to a point; North 07 degrees 00 minutes East 274.0 feet; North 08 degrees 45 minutes East 3178.0 feet to the point of beginning. (Pt. A, O. C. Hollister’s map, dated January 25, 1959)

b. From said point of beginning measure south 08 degrees 45 minutes west along the westerly right-of-way line of U.S. Highway No. 190, 2659.7 feet to a point; thence north 69 degrees 45 minutes west 4619.0 feet to a point; thence south 66 degrees 00 minutes west, 1040.0 feet to a point; thence north 69 degrees 53 minutes west, 840.0 feet to a point; thence north 20 degrees 00 minutes east 1560.6 feet to a point; thence north 23 degrees 00 minutes east, 726.0 feet to a point; thence north 09 degrees 15 minutes west 362.0 feet to a point; thence north 42 degrees 55 minutes west 385.4 feet to a point; thence north 59 degrees 20 minutes west 80.9 feet to a point; thence north 39 degrees 30 minutes east, 132.0 feet to a point; thence north 50 degrees 40 minutes west, 716.6 feet to a point; on the left bank of the Tchefuncte River; thence upstream with said bank about 587 feet to a point to the southwest corner of the A. Shushan property; thence along said property line fence south 58 degrees 45 minutes east 1787.9 feet to a point; thence south 83 degrees 5 minutes east 4,903.1 feet to a point in the westerly right-of-way line of U.S. Highway No. 190; thence with said line, south 08 degrees 45 minutes west, 1199.9 feet to the point of beginning. This tract contained 466 acres, more or less. All as per surveys dated June 6, 1955 and January 25, 1959, by O.C. Hollister, Registered Surveyor, A. Amite, Louisiana.

(Ord. No. 277, Bk. 4, P. 499)

B. Name, Status and Powers

The Sewage District herein created shall be known and designated as "Sewage District No. 1 of the Parish of St. Tammany, State of Louisiana", and as thus created, shall constitute a public corporation and political subdivision of the State and as such, shall have all the rights, powers and privileges granted and conferred by the Constitution and Statutes of the State, including the authority to incur debt, to issue bonds, and to levy taxes and assessments.

(Ord. No. 277, Bk. 4, P. 499)

C. Domicile

The domicile of the Sewerage District created herein is hereby designated as the Covington Country Club, Country Club Estates, Covington, Louisiana, which domicile is within the boundaries of said Sewage District.

(Ord. No. 277, Bk. 4, P. 499)

D. Commissioners

The Board of Commissioners shall be comprised of five (5) members. There shall be four (4) members nominated and appointed by the Parish Council. There shall be one (1) member nominated and appointed by the Parish President.

(Ord. No. 00-0157, adopted 06/01/2000)
7.02. **District No. 2**

A. Created; Boundaries

A Sewage District is hereby created within the Parish, comprising and embracing all that territory within the following described boundaries:

From the southeast corner of Section 44, Township 9 South, Range 13 East, St. Tammany Parish, Louisiana, measure along the line common to Sections 13 and 44, Township 9 South, Range 13 East, St. Tammany Parish, Louisiana, north 62 degrees, 30 minutes west 4776 feet more or less to a point on the left bank of Bayou Liberty the point of beginning. From the point of beginning, measure south 62 degrees 30 minutes east, along the line common to Sections 13 and 44, 4011 feet more or less to the southwest corner of land of George B. Dunbar in Section 44, Township 9 South, Range 13 East, St. Tammany Parish, Louisiana; thence north 70 degrees 15 minutes east, 3330 feet more or less to the northwest corner of tract, formerly land of Estate of Clementine Roberts, thence north 37 degrees 15 minutes west, 484.6 feet to an iron post in the southerly right-of-way line of Bayou Liberty Road; thence south 22 degrees 50 minutes west, 286.3 feet to an iron post; thence south 37 degrees 15 minutes east, 1470 feet more or less to a point on the right bank of Bayou Bonfouca; thence north 37 degrees 15 minutes east, 1432.7 feet more or less to a point on the southerly right-of-way line of Bayou Liberty Road; thence northeasterly 501.3 feet to an iron post; thence south 22 degrees 50 minutes west, 286.3 feet to an iron post; thence south 37 degrees 15 minutes east, 879.6 feet to a point in the center of Ravine Coin Des Lestin; thence with the center line of said ravine, south 58 degrees 56 minutes west, 368.4 feet to a point; thence south 37 degrees 15 minutes east, 1470 feet more or less to a point on the right bank of Bayou Bonfouca; thence along said bank southeasterly and northerly through Section 38, 42, 18 and 19, Township 9 South, Range 14 East, and Section 24, 13 and 23, Township 9 South, Range 13 East, in turn to intersection with line common to Sections 14 and 23, Township 9 South, Range 13 East; thence northerly with said line to corner common to Sections 13, 14, 23 and 24, Township 9 South, Range 13 East; thence northerly with line common to Sections 13 and 14, to its intersection with the southerly bank of Bayou Liberty; thence upstream with said bank southeasterly and northeasterly to the point of beginning.

(Ord. No. 336, Bk. 5, P. 383)

B. Name, Status And Powers

The Sewage District herein created shall be known and is hereby designated as "Sewage District No. 2 of the Parish of St. Tammany, State of Louisiana," and that as so created shall constitute a public corporation and political subdivision of the State and shall have all the powers granted by the Constitution and laws of this State to such entities.

(Ord. No. 336, Bk. 5, P. 383)

C. Domicile

The domicile of the Sewerage District created herein is hereby designated as Coin du Lestin, St. Tammany Parish, and which domicile is within the boundaries of said Sewage District.

(Ord. No. 336, Bk. 5, P. 383)

D. Commissioners

The Board of Commissioners shall be comprised of five (5) members. There shall be four (4) members nominated and appointed by the Parish Council. There shall be one (1) member nominated and appointed by the Parish President.

(Ord. No. 00-0157, adopted 06/01/2000)

7.03. **Reserved**
7.04. District No. 4

A. Created; Boundaries

A Sewage District is hereby created within the Parish outside the corporate limits of any municipality, which shall comprise and embrace all of that territory within the following described boundaries:

1. Riverwood on the Tchefuncte Subdivision, Phases I & II

   a. Phase I:

   Beginning at a point 2,947.0 feet north 51 degrees, 50 minutes west of the southeast corner of Section 37, Township 7 South, Range 11 East, proceed at a bearing north 83 degrees, 15 minutes west along the west right-of-way line of Lots 22 through 42, inclusive, Square 1, to the intersection of said east right-of-way line of Magnolia Lane; thence, across Magnolia Lane, to the point of intersection of the east right-of-way line of Magnolia Lane, twenty feet southeast of the southeast corner of Section 37, Township 7 South, Range 11 East, proceed at a bearing north 83 degrees, 15 minutes west along the rear property line of Lots 5 through 10, Square 13, inclusive, and Lots 1 through 11, Square 14, inclusive, to the point of intersection of said rear property line with the common property line between Lots 11 and 12, Square 14, thence north 58 degrees, 35 minutes west 365.31 feet along the rear property line of Lots 12, 13 and 14, Square 14, to the point of intersection of said rear property line with the west right-of-way line of Lot 14, Square 14, thence north 31 degrees, 25 minutes east along said west right-of-way line of Lot 14, Square 14, to its intersection with the south right-of-way line of Bayberry Drive thence across Riverwood Drive to the point of intersection of the north right-of-way line of Riverwood Drive and the west property line of Lot 10, Square 15, thence north 31 degrees, 25 minutes east for approximately 160 feet along said west property line of Lot 10, Square 15, thence north 72 degrees, 18 minutes east approximately 260 feet to the intersection with the north right-of-way line of Bayberry Drive, thence easterly along the north right-of-way line of Bayberry Drive to its intersection with the west right-of-way line of Cherry Laurel Drive, thence generally northerly along the west right-of-way line of Cherry Laurel Drive to its intersection with the west right-of-way line of an unnamed street thence northerly along the west right-of-way of said unnamed street to the north right-of-way line of Belle Terre Boulevard, thence easterly along said north right-of-way line of Belle Terre Boulevard to its intersection with the west property line of Lot 23, Square 10, thence northerly along said west property line of Lot 23, Square 10 for a distance of approximately 198 feet, thence north 75 degrees, 0 minutes east approximately 84.05 feet to the north servitude line adjoining the northeast property line of Lot 23, Square 10, thence easterly along said north line of the utilities servitude adjoining the rear property lines of Lots 23, 22, 21,
2. The district shall also embrace that certain tract of land situated in the Fourth Ward of St. Tammany Parish, Louisiana, outside the corporate limits of any municipality, more particularly described as follows:

Beginning at the intersection of the west right-of-way line of U.S. Highway 190 and the southern bank of Ponchitola Creek with point of intersection situated in Section 22, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana; proceed generally westward following the meanderings of the south bank of the Ponchitola Creek to its intersection with the east bank of the Tchefuncte River; thence generally southerly, following the meanderings of the said east bank of the Tchefuncte River to the point of intersection of said east bank of the Tchefuncte River with a projection of the southern-most boundary of Riverwood on the Tchefuncte Subdivision, Phases I and II; thence generally southeasterly along said projection line, thence generally easterly along the southernmost boundary of Riverwood on the Tchefuncte Subdivision, Phases I and II to its point of intersection with the west right-of-way line to its intersection with the southern bank of Ponchitola Creek, the point of beginning.

(Ord. No. 537, Bk. 7, P. 174; Ord. No. 559, Bk. 7 P. 282)

B. Name, Status and Powers

The Sewage District herein created shall be known and is designated as "Sewage District No. 4 of the Parish of St. Tammany, State of Louisiana," and as thus created shall constitute a public corporation and political subdivision of the State, and as such, shall have all the rights, powers and privileges granted and conferred by the Constitution and statutes of the State, including the authority to incur debt, to issue bonds and to levy taxes and assessments.

(Ord. No. 537, Bk. 7, P. 174)

C. Domicile

The domicile of the Sewage District created herein is hereby designated as the Riverwood Club House, Riverwood Subdivision, Covington, Louisiana, which domicile is within the boundaries of said Sewage District.

(Ord. No. 537, Bk. 7, P. 174)

D. Board of Supervisors

The Board of Supervisors of Sewage District No. 4 shall be comprised of five (5) members. There shall be four (4) members nominated and appointed by the Parish Council. There shall be one (1) nominated and appointed by the Parish President.

(Ord. No. 00-0157, adopted 06/01/2000)
7.05. **District No. 8**

A. **Created; Boundaries**

Pursuant to the authority contained in Section 3881, Chapter 9, Title 33 of the Louisiana Revised Statutes of 1950, and other constitutional and statutory authority supplemental thereto, the Parish Council of the Parish of St. Tammany, State of Louisiana, acting as the governing authority of said Parish, acting on its own initiative, does hereby change the boundaries of said District, said boundaries to remain outside the corporate limits of any municipality, so that the boundaries and corporate limits of Sewerage District No. 8 of the Parish of St. Tammany, State of Louisiana, shall hereafter comprise, embrace and include all of that territory within Tall Timbers Subdivision, described as follows, to-wit:

Commence at the quarter corner common to Section 27 and 34, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, said point being the point of beginning; thence go North 00 degrees, 12 minutes, 52 seconds west 1,362.69 feet; thence go North 45 degrees, 43 minutes, 42 seconds east 2,821.42 feet; thence go south 00 degrees, 03 minutes, 34 seconds west 3,311.73 feet; thence go south 89 degrees, 25 minutes, 01 second west 2,011.80 feet back to the point of beginning.

Said property comprises the Subdivision known as Tall Timbers, located in Ward 4, Police Jury District 10.

(B. **Name, Status and Powers**

The said District shall continue to be known as and is hereby designated as "Sewerage District No. 8 of the Parish of St. Tammany, State of Louisiana", and shall continue to constitute a public corporation and political subdivision of the State of Louisiana, and as such, shall have all the powers incidental thereto as granted by the Constitution and laws of the State of Louisiana, including the authority to incur debt, to issue bonds and to levy taxes; that said Sewerage District, as originally created and amended, has no outstanding bonded indebtedness, and such change shall in no manner impair any other obligations that may have heretofore been incurred by said Sewerage District during the period of its existence.

(C. **Notice of Change of Boundaries**

Due notice of the change of the boundaries of said Sewerage District shall be published and the President of this Parish Council be and he is hereby instructed and ordered to issue notice of the change of the boundaries of said Sewerage District and to cause publication thereof to be made in the St. Tammany Farmer.

(D. **Board of Supervisors**

The Board of Supervisors of Sewage District No. 8 shall be comprised of five (5) members. There shall be four (4) members nominated and appointed by the Parish Council. There shall be one (1) member nominated and appointed by the Parish President.
7.06. District No. 10

A. Created; Boundaries

A Sewage District is hereby created within the Parish and outside the corporate limits of any municipality, which District shall comprise and embrace all of that territory within the following described boundaries:

1. Certain pieces or portions of ground with all the buildings and improvements thereon and all rights, ways, privileges, servitudes and appurtenances thereof belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, forming a portion of Sections 23, 24, 25, and 26, Township 6 South, Range 12 East, in that part thereof known as Hillcrest Country Club Estates Subdivision, Addition No. 3, as shown on a survey by Land Engineering Services, Inc., dated February 3, 1961, revised May 16, 1961, certified by Robert A. Berlin, La. Reg. Sur., and recertified on April 6, 1964, being described as follows, to wit:

Beginning at a point on the westerly right-of-way line of Snead Drive, which point forms the southeast corner of Lot 59, Square 2, thence westerly 150 feet to the southwest corner of Lot 59, said square, to a point; thence northeasterly along the rear line of Lots 59 descending through and including Lot 37, said square to the southwest corner of Lot 37; thence northerly along the sideline of Lot 37, 151 feet to the northwest corner of Lot 37; thence in a westerly direction along the southerly line of Snead Drive a distance of 10 feet to a point, which is the northeast corner of Lot 36; thence in a southerly direction along the sideline of Lot 36 a distance of 151 feet; to a point, which is the southeast corner of Lot 36; thence continue along the rear line of Lot 36 descending thru and including Lot 1 of Square 2 to a point on the northern right-of-way of Francis Quimet Drive; thence easterly along the northern right-of-way of Francis Quimet Drive; thence easterly along the northern right-of-way of Francis Quimet Drive to a point, which is the southwest corner of Lot 98, Square 1; thence continue northerly along the rear line of Lot 98 descending thru and including Lot 49 of said square to a point; which point is the southwest corner of Lot 49; thence continue northerly along the rear line of Lots 48 descending thru and including Lot 28 to a point, which is the southwest corner of Lot 28, Square 1; thence northerly along the sideline of Lot 28, 190 feet to a point on the southern right-of-way of Fairway Drive; thence northerly along the southerly right-of-way of Fairway Drive 20 feet to a point, which is the northeast corner of Lot 27 of said square; thence continue southerly along the sideline of Lot 27, 190 feet to a point, which is the southeast corner of Lot 27; thence continue along the rear line of Lot 27 descending thru and including Lot 6 to a point, which is the point common to Lot 5, Lot 105 and Lot 106 of Square 1; thence continue easterly along the rear of Lot 106 through and including Lot 120 of Square 1 to a point on the rear line of Lot 143; thence continue southeasterly along the rear line of Lot 143 thru and including Lot 148 to a point, which point is the eastern most corner of Lot 148; thence southwesterly 200 feet to the eastern right-of-way line of Francis Quimet Drive; thence southerly along the eastern right-of-way line of Francis Quimet Drive to the intersection of the southern right-of-way line of Oliver Street, which intersection forms the northwest corner of Lot 26 of Square 3; thence northeasterly along the southern right-of-way line of Oliver Street to a point, which point is the northern corner of Lot 10, Square 3; thence southeasterly along the rear line of Lot 10 descending thru and including Lot 6 to a point, which is the northeast corner of Lot 6; thence southerly along the side line of Lot 6, 247.2 feet to a point, which is the southeast corner of Lot 6; thence southeasterly along the northern right-of-way of Evans Street 15 feet to a point, which is the southwest corner of Lot 5 of Square 3; thence northerly along the side line of Lot 5 a distance of 247.2 feet to a point, which is the northwest corner of Lot 5, Square 3, thence southeasterly along the rear line of Lots 5 and 4 to a point on the westerly right-of-way of Francis Quimet Drive; thence northerly along the western right-of-way of Francis Quimet Drive and northeasterly to the intersection of the western right-of-way line of Snead Drive; thence northwesterly along the western right-of-way line of Snead Drive to the point of beginning.

Less and except that portion sold by Leslie Homes, Inc., to Pep, Inc., by act dated May 17, 1962, before Vincent C. Rodriguez, Notary Public, registered in COB 323, folio 429, St. Tammany Parish, Louisiana, containing 1.45 acres, and described as follows:

A certain piece or portion of ground, together with all improvements thereon, all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, Section 25, Township 6 South, Range 12 East, St. Tammany Parish, Louisiana, which portion of ground is more particularly described as follows in accordance with map of Robert A. Berlin, Louisiana Registered Surveyor, No. 94, dated May 10, 1962, annexed to said sale to Pep, Inc.:

From the corner common to Sections 23, 24, 25 and 26, Township 6 South, Range 12 East, St. Tammany Parish, Louisiana, measure north 42 degrees 30 minutes east, 519.7 feet to a point; thence south 30 degrees 15 minutes east, 1788.8 feet to an iron post; thence north 64 degrees 05 minutes east, 388.7 feet to an iron post; thence south 72 degrees 30 minutes east, 239.9 feet to an iron post on the westerly right-of-way line of Snead Drive, a 60-foot street; thence along said right-of-way line south 31 degrees 20 minutes east, 413.5 feet to an iron post; thence continuing along said right-of-way line south 40 degrees 49 minutes east, 419.0 feet to an iron post at the intersection of the westerly right-of-way line of Snead Drive with the northwesterly right-of-way line of Quimet Drive; thence with said northwesterly right-of-way line south 41 degrees 08 minutes west, 262.4 feet to an iron post, the point of beginning.

From the point of beginning measure south 41 degrees 08 minutes west, 200.0 feet to an iron post on said right-of-way line of Quimet Drive; thence north 48 degrees 52 minutes west 276.0 feet to an iron post at the water s edge of
Hillcrest Lake; thence with the water s edge north 19 degrees 35 minutes east, 215.6 feet to an iron post at the water s edge of said lake; thence south 48 degrees 52 minutes east, 355.0 feet to the point of beginning.

From the point of beginning, which point is located at the intersection of the northern right-of-way line of Worsham Street and the rear boundary line of Lot 35, Square 4, continue northerly and westerly along the rear lines of Lots 35 thru and including Lot 61, Square 4 to a point; thence northerly along the side line of Lot 61 a distance of 237 feet to the southerly right-of-way of Francis Quimet Drive; thence westerly along the southerly right-of-way of Francis Quimet Drive 20 feet to a point, which is the east and northeast corners of Lots 7 and 8, respectively, Square 4; thence south along the rear line of Lots 7 through and including Lot 11 to a point, which point is at the corner common to the rear line of Lots 14 and 15; thence easterly along the rear line of Lots 15 through and including Lot 34 to a point on the northern right-of-way line of Worsham Street; thence northeasterly along the right-of-way line of Worsham Street to the point of beginning.

From the point of beginning, which point is the southwest corner of Lot 2, Square 5, continue along the rear lines of Lots 2 thru and including Lot 36 to a point, which is the southeast corner of Lot 36; thence northwesterly along the side line of Lot 36, 200 feet to a point, which is the northeast corner of Lot 36; thence northeasterly along the eastern right-of-way of Francis Quimet Drive 20 feet to a point, which is the northwest corner of Lot 37, Square 5; thence along the side line of Lot 37, 200 feet to a point, which is the southwest corner of Lot 37; thence continue along the rear line of Lots 37 thru and including Lot 59 to a point, which is the southeast corner of Lot 59; thence northwesterly along the side line of Lot 59, 175 feet to a point, which is the northeast corner of Lot 59; thence northeasterly along the east side line of Sneed Drive 20 feet to a point, which is the northwest corner of Lot 60, Square 5; thence southeasterly along the side line of Lot 60, 175 feet to a point, which is the southerly most corner of Lot 60; thence continue along the rear of Lots 60, 63 thru and including Lot 7 to a point, which is the southerly most corner of Lot 145, Square 5; thence continue northeasterly along the rear of Lot 145 and Lot 1, Square 5, to a point on the southerly right-of-way of Francis Quimet Drive; thence in a southeasterly direction along the southern right-of-way of Francis Quimet Drive 20 feet to a point, which is the northwest corner of Lot 2, Square 5; thence southwesterly along the sideline of Lot 2, Square 5, 175 feet to point of beginning. All in accordance with a recertification of same survey by E.L. Dewailly, Jr., Registered Land Surveyor, dated March 29, 1971, recorded as Entry No. 277916, St. Tammany Parish, Louisiana.
north 46 degrees 45 minutes east 594 feet to a point, thence north 46 degrees 20 minutes east 463.98 feet to a point, thence south 0 degrees 07 minutes east 2705 feet more or less to the point of beginning. This tract contains 97 acres, more or less. All of which said measurements are the same as shown on a survey by E. L. Dewailly, Reg. La. Sur., dated March 29, 1971, annexed to a sale by Leslie Homes, Inc., to Louisiana Purchase Corporation, registered in COB 607, folio 135, St. Tammany Parish, Louisiana.

3. The following lots:

   Lots Nos. 1 through 148 in Square No. 1, bounded by Fairway Drive, Burke Drive, the Golf Course and Francis Quimet Drive.
   Lots Nos. 1 through 59 in Square No. 2, bounded by Snead Drive, Chapman Street, Francis Quimet Drive and the Golf Course.
   Lots Nos. 1 through 37 in Square No. 3, bounded by Evans Street, Oliver Street and Francis Quimet Drive.
   Lots Nos. 1 through 61 in Square No. 4, bounded by Francis Quimet Drive, Bob Rosburg Street, Hogan Street Worsham Street and the Golf Course.
   Lots Nos. 1 through 145 in Square No. 5, bounded by Bobby Jones Drive, Worsham Street, Francis Quimet Drive, the Golf Course and Metz Street, Snead Drive and Ford Street.
   Lots Nos. 1 through 9 in Square No. 6, bounded by Snead Drive, Ford Street and Golf Course.
   Lots Nos. 1 through 24 in Square No. 7, bounded by Ford Street, the Golf Course, the Northeasterly Boundary Line of Hillcrest Country Club Estates Subdivision Addition No. 3.
   Lots Nos. 1 through 31 in Square No. 8, bounded by Chapman Street, Bob Rosburg Street, Snead Drive and Little Court.
   Lots Nos. 1 through 12 in Square No. 9, bounded by Bob Rosburg Street, Francis Quimet Drive, the Westerly Boundary Line of Hillcrest Country Club Estates Subdivision Addition No. 3, and Louisiana State Highway No. 435.
   Lots Nos. 1 through 10 in Square No. 10, bounded by Bob Rosburg Street, Francis Quimet Drive, Harry Vardon Drive and the Westerly Boundary Line of Hillcrest Country Club Estates Subdivision Addition No. 3.
   Lots Nos. 1 through 13 in Square No. 11, bounded by Hogan Street, unnamed street, the Southerly Boundary Line of Hillcrest Country Club Estates Subdivision Addition No. 3, and Bob Rosburg Street.
   Lots Nos. 1 through 8 in Square No. 12, bounded by Hogan Street, Worsham Street, the Southerly Boundary Line of Hillcrest Country Club Estates Subdivision Addition No. 3, and an unnamed street.
   Lots Nos. 1 through 12 in Square No. 13, bounded by Bobby Jones Drive, an unnamed street and the Southerly Boundary Line of Hillcrest Country Club Estates Subdivision Addition No. 3.
   Lots Nos. 1 through 13 in Square No. 14, bounded by Bobby Jones Drive, an unnamed street, and the Southerly Boundary Line of Hillcrest Country Club Estates Subdivision Addition No. 3.
   Lots Nos. 1 through 12 in Square No. 15, bounded by Bobby Jones Drive, an unnamed street, and the Southerly Boundary Line of Hillcrest Country Club Estates Subdivision Addition No. 3.
   Lots Nos. 1 through 13 in Square No. 16, bounded by Bobby Jones Drive, an unnamed street and Southeasterly Boundary of Hillcrest Country Club Estates Subdivision Addition No. 3.

B. Name, Status and Powers

   The Sewage District herein created shall be known and is hereby designated as "Sewage District No. 10 of the Parish of St. Tammany, State of Louisiana," and as thus created shall constitute a public corporation and political subdivision of the State, and as such, shall have all the rights, powers and privileges granted and conferred by the Constitution and statutes of the State, including the authority to incur debt, issue bonds and to levy taxes and assessments.

C. Domicile

   The domicile of the Sewage District created herein is hereby designated as the Clubhouse, Hillcrest Subdivision, St. Tammany Parish, Louisiana, which domicile is within the boundaries of said Sewage District.

D. Board of Commissioners

   The Board of Commissioners shall be comprised of five (5) members. There shall be four (4) members nominated and appointed by the Parish Council. There shall be one (1) member nominated and appointed by the Parish President.
7.07. District No. 12

A. Created; Boundaries

A Sewage District is hereby created within the Parish and outside the corporate limits of any municipality, which Sewage District shall comprise and embrace all of that territory within the following described boundaries:

A certain piece or portion of ground situated in the Parish, being located in Sections 9 and 10, Township 9 South, Range 14 East, and more fully described as follows: Commence at the section corner common to Sections 3, 4, 9 and 10, Township 9 South, Range 14 East. Measure thence west 1,510.76 feet; thence south 00 degrees 19 minutes west a distance of 1,320.57 feet; thence north 89 degrees 41 minutes west a distance of 385.1 feet; thence south 00 degrees 19 minutes west a distance of 323.66 feet; thence south 31 degrees 09 minutes west a distance of 149.66 feet; thence south 72 degrees 45 [minutes] east a distance of 267.8 feet; thence south 66 degrees 44 minutes east a distance of 158.07 feet; thence south 57 degrees 14 minutes east a distance of 135.33 feet; thence south 47 degrees 25 minutes east a distance of 121.6 feet; thence south 39 degrees 07 minutes east a distance of 601.65 feet, to a point, the point of beginning. Thence from the point of beginning measure north 31 degrees 12 minutes 10 seconds east a distance of 124.45 feet; thence south 58 degrees 48 minutes east a distance of 260.0 feet; thence north 31 degrees 12 minutes east a distance of 59.4 feet; thence south 58 degrees 48 minutes east a distance of 260.0 feet; thence north 34 degrees 17 minutes east a distance of 135.33 feet; thence south 58 degrees 50 minutes east a distance of 200.5 feet; thence north 34 degrees 17 minutes east a distance of 240.00 feet; thence south 58 degrees 50 minutes east a distance of 220.0 feet; thence north 28 degrees 55 minutes east a distance of 186.15 feet; thence south 46 degrees 05 minutes east a distance of 80.69 feet to a point; thence along the arc of a curve to the left a distance of 169.44 feet, the chord of which measures south 87 degrees 36 minutes 07 seconds east a distance of 154.95 feet; thence south 29 degrees 57 minutes east 19 seconds east a distance of 223.6 feet; thence south 89 degrees 31 minutes east a distance of 97.8 feet to a point on the westerly line of Bayou Bonfouca; thence in a southerly direction along the westerly line of Bayou Bonfouca along the mean high water line, which line is at an elevation of 1.7 feet mean sea level, for an approximate distance of 1,762 feet; thence north 55 degrees 07 minutes 31 seconds west a distance of 1,278.97 feet; thence north 1 degree 9 minutes 36 seconds west a distance of 17.60 feet; thence north 89 degrees 46 minutes 44 seconds west a distance of 27.06 feet; thence north 00 degrees 27 minutes 36 seconds east a distance of 55.85 feet; thence north 89 degrees 05 minutes west 56 seconds east a distance of 208.7 feet; thence north 00 degrees 15 minutes 23 seconds west a distance of 313.05 feet; thence north 89 degrees 51 minutes 30 seconds east a distance of 138.9 feet; thence north 40 degrees 17 minutes 50 seconds west a distance of 137.46 feet to a point, the point of beginning.

(Ord. No. 1089, adopted 12/20/79)

B. Name, Status and Powers

The Sewage District herein created shall be known and is hereby designated as "Sewage District No. 12 of the Parish of St. Tammany, State of Louisiana," and as thus created shall constitute a public corporation and political subdivision of the State, and as such, shall have all the rights, powers and privileges granted and conferred by the Constitution and statutes of the State, including the authority to incur debt, to issue bonds and to levy taxes and assessments.

(Ord. No. 1089, adopted 12/20/79)

C. Domicile

The domicile of the Sewage District created herein is hereby designated as St. Tammany Parish, Louisiana, which domicile is within the boundaries of such District.

(Ord. No. 1089, adopted 12/20/79)

7.08. District No. 13

A. Created; Boundaries

A Sewage District is hereby created within the Parish and outside the corporate limits of any municipality, which sewage district shall comprise and embrace all that territory within the following described boundaries:

A certain portion of land situated in St. Tammany Parish, State of Louisiana in Sections 25, 26, 35 and 36, Township 8 South, Range 14 East and more fully described as follows: Commencing at the intersection of Brown s Switch Road and U. S. Highway 11 center lines; thence in a northeasterly direction along the U. S. Highway 11 center line approximately 6,530 feet to intersection with a westerly extension of the Haas Road center line; thence in an easterly direction along Haas Road center line approximately 5900 feet to intersection with Louisiana Highway 1091 (Robert Road) center line; thence in a southerly direction along said center line approximately 7050 feet to intersection with the Brown s Switch Road center line; thence in a westerly direction along said center line approximately 7200 feet to its intersection with U.S. Highway 11 center line and point of beginning. Containing approximately 1075 acres of land more or less, all as more fully shown on boundary map attached to original Ordinance. [Map on file in office of the Parish Council]

(Ord. No. 81-286, adopted 11/19/81)
B. Name, Status and Powers

The Sewage District herein created shall be known and designated as "Sewage District No. 13 of the Parish of St. Tammany, State of Louisiana," and as thus created shall constitute a public corporation and political subdivision of the State, and as such, shall have all the rights, powers and privileges granted and conferred by the Constitution and statutes of the State, including the authority to incur debt, to issue bonds, to construct, maintain, acquire or improve sewers or sewerage disposal systems and to levy taxes and assessments.

(Ord. No. 81-286, adopted 11/19/81)

C. Board of Supervisors

The Sewage District shall be governed by a Board of Supervisors composed of five (5) members having residence requirements as provided in Louisiana Revised Statutes, Section 33:3887 to be appointed by the St. Tammany Parish Council by resolution, which resolution shall also fix the terms of office.

(Ord. No. 81-286, adopted 11/19/81)

D. Domicile

The domicile of the Sewage District is designated as 105 West Forest, Slidell, La., 70458, which domicile is within the boundaries of said Sewage District.

(Ord. No. 81-286, adopted 11/19/81)

7.09. District No. 14

A. Created; Boundaries

Pursuant to the authority contained in Sub-Part A, Part I, Chapter 9 of Title 33 of the Louisiana Revised Statutes of 1950, as amended, a Sewerage District is hereby created within the Parish and outside the corporate limits of any municipality, which sewerage district shall comprise and encompass all territory within the following described boundaries:

The East half and Northwest Quarter of Section 11, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana per the subdivision plan of V. D. Tilley dated March 18, 1921 on file in the office of the Clerk of Court, St. Tammany Parish, La.; said subdivision was originally designated as SOUTH ABITA SPRINGS SUBDIVISION, and is now known as TAMMANY HILLS SUBDIVISION for all or a part thereof, the boundaries of South Abita Springs Subdivision per the subdivision plan of V. D. Tilley being the prevailing boundaries.

(Ord. No. 81-286, adopted 11/19/81)

B. Amended Boundaries

The amended boundaries of Sewerage District No. 14 of the Parish of St. Tammany, State of Louisiana, shall comprise and encompass all the territory located within the following described property, to-wit:

Beginning at the northeast corner of the intersection of Harrison Avenue and 11th Street proceed along the east right-of-way of 11th Street (the east boundary of South Abita Springs Subdivision) in a southerly direction to its intersection with the Rights-of-Way line of Monroe Avenue, thence proceed in a westerly direction along the south right-of-way of Monroe Avenue to its intersection with the west right-of-way line of 1st Street, thence proceed in a northerly direction along the west right-of-way line of 1st Street to its intersection with the south right-of-way line of Washington Avenue, thence proceed in a westerly direction along the south right-of-way line of Washington Avenue to its intersection with the east right-of-way line of Monroe Avenue, thence proceed in a southerly direction along the north right-of-way line of "K" Street, thence proceed in a westerly direction along the south right-of-way line of "K" Street to its intersection with the west right-of-way line of "K" Street, thence proceed in a northerly direction along the south right-of-way line of 11th Avenue, thence proceed in a westerly direction along the south right-of-way line of 11th Avenue to its intersection with the east boundary of east Addition of Alexiusville, thence in a northerly direction along said boundary to its intersection with the south right-of-way line of Harrison Avenue, thence in an easterly direction along the south right-of-way line of Harrison Avenue to its intersection with the west right-of-way line of "K" Street, thence proceed due north a distance of 51 feet to the north right-of-way line of Harrison Avenue, thence in an easterly direction along the north right-of-way line of Harrison Avenue to the POINT OF BEGINNING.

Less and Except:

All lots in Square 11, Square 11 being bounded by Jefferson Avenue, Adams Avenue, 1st Street and 2nd Street;
All lots in Square 13, Square 13 being bounded by Jefferson Avenue, Adams Avenue, 3rd Street and 4th Street;
All lots in Square 21, Square 21 being bounded by Jefferson Avenue, Madison Avenue, 1st Street and 2nd Street;
All lots in Square 22, Square 22 being bounded by Jefferson Avenue, Madison Avenue, 2nd Street and 3rd Street;
Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40 and 42 of Square 24, said lots forming the west half of Square 24 bounded by Jefferson Avenue, Madison Avenue, 4th Street and 5th Street.
All lots in Square 31, Square 31 being bounded by Madison Avenue, Monroe Avenue, 1st Street and 2nd Street;
All lots in Square 32, Square 32 being bounded by Madison Avenue, Monroe Avenue, 2nd Street and 3rd Street;
All lots in Square 33, Square 33 being bounded by Madison Avenue, Monroe Avenue, 3rd Street and 4th Street;
All lots in Square 34, Square 34 being bounded by Madison Avenue, Monroe Avenue, 4th Street and 5th Street;
All lots in Square 35, Square 35 being bounded by Madison Avenue, Monroe Avenue, 5th Street and 6th Street;
Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40 and 42 of Square 36, bounded by Madison
Avenue, Monroe Avenue, 6th Street and 7th Street; and
Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40 and 42 of Square 23, said lots form the east half
of Square 23 fronting 3rd Avenue between Jefferson Avenue and Madison Avenue.
East half of Square 36 consisting of Lots No. 1,3,5,7,9,11,13,15,17,19,21,23,25,27,29,31, 33,35,37,39 and 41 of Square
36and the west half of Square 37 consisting of Lots No. 2, 4, 6,8,10,12,14,16,18,20,22,24,26,28,30,32,34,36,38,40 and 42
of Square 37, Tammany Hills Subdivision (south of Abita Springs) St. Tammany Parish, Louisiana.

C. Effect of Amendment
Except for the purpose set forth in Section 21-135.01, this Ordinance shall not be construed as amending, rescinding or
changing any other portion of Ordinance No. 89-1210 or the existence and powers of Sewerage District No. 14 or its governing
authority.

D. Name, Status and Powers
The said Sewerage District herein created shall be known and is hereby designated as "Sewerage District No. 14 of The Parish
of St. Tammany, State of Louisiana" and as thus created it shall constitute a public corporation and political subdivision of the
state, and as such it shall have all the rights, powers and privileges granted and conferred by the constitution and statutes of the
State, including the authority to incur debt, to issue bonds, to construct, maintain, acquire or improve sewer lines or mains,
collection systems and to levy taxes and assessments in accordance with law.

E. Board of Supervisors
The Board of Supervisors shall be comprised of five (5) members. There shall be four (4) members nominated and appointed
by the Parish Council. There shall be one (1) member nominated and appointed by the Parish President.

F. Domicile
The domicile of the Sewerage District is hereby designated as: 70288 3rd Street, Covington, La. 70433.
7.10. Waterworks Districts

A. Generally

B. Waterworks District No. 2

1. Created; Boundaries

A Waterworks District is hereby created within the Parish which shall comprise and embrace all of that territory within the following described boundaries:

Sections 17, 18, 37, 19 and 20 in their entirety, and the triangular Northwest corner of Section 30, bounded by the Long Branch waterway and adjacent section lines, Township 6 South, Range 12 East, Ward 10; and Sections 26, 42 and 35 in Ward 3, Township 6 South, Range 11 East; that portion of Section 36 located in Ward 3; that portion of Section 25 located in Ward 3; that portion of Section 27 in Ward 3 east of State Highway No. 437, less and except a triangular portion of Section 27 east of Highway 437 between said Highway 437 and the Bogue Falaya River; that portion of Section 23 in Ward 3 east of Little Bogue Falaya River; that portion of Section 43 in Ward 3 located east of Little Bogue Falaya River; that portion of Section 24 located in Ward 3; that portion of Section 36 in Ward 10 located outside the corporate limits of Abita Springs; that portion of Abita Springs; that portion of Section 25 in Ward 10 located outside the corporate limits of Abita Springs, that portion of Section 24 located in Ward 10 less those two parts of Section 24 located west of Little Bogue Falaya River, that portion of Section 43 in Ward 10 located east of the East Fork of the Little Bogue Falaya River; and that portion of Section 13 in Ward 10 located east of State Highway No. 21.

(Ord. No. 428, Bk. 6, P. 201; Ord. No. 453, Bk. 6, P. 257; Ord. No. 550, Bk. 7, P. 251; amended by Ord. 06-1337, adopted 07/06/2006)

2. Name, Status and Powers

The Waterworks District herein created shall be designated as "Waterworks District No. 2 of the Parish of St. Tammany, State of Louisiana," and as created shall constitute a public corporation and political subdivision of the State, and as such, shall have all rights, powers and privileges granted by the Constitution and statutes of this State to such subdivisions, including authority to incur debt, issue bonds and to levy taxes and assessments.

(Ord. No. 428, Bk. 6, P. 201)

3. Domicile

The domicile of the Waterworks District created herein is hereby designated as the office of Waterworks District No. 2, Abita Road, Covington, Louisiana, which said domicile is within the corporate limits of such Waterworks District.

(Ord. No. 428, Bk. 6, P. 201)

4. Commissioners

The Board of Commissioners shall be comprised of five (5) members. There shall be four (4) members nominated and appointed by the Parish Council. There shall be one (1) member nominated and appointed by the Parish President.

(Ord. No. 00-0157, adopted 06/01/2000)

C. Waterworks District No. 3

1. Created; Boundaries

A Waterworks District is hereby created within the Parish which shall comprise and embrace all of that territory within the following described boundaries:

Beginning at the intersection of the west right-of-way line of U.S. Highway 190 and the southern bank of Ponchitolawa Creek which point of intersection is situated in Section 22, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana; proceed generally westward following the meanderings of the south bank of the Ponchitolawa Creek to its intersection with the east bank of the Tchefuncte River; thence generally southerly, thence southwesterly, thence southerly following the meanderings of the said east bank of the Tchefuncte River to its point of intersection of south right-of-way line of Country Club Drive, thence along said south right-of-way of Country Club Drive to its intersection with the west property line of property of the Covington Country Club located south of Country Club Drive as set forth on the survey of Robert A. Berlin, Registered Land Surveyor, dated October 11, 1960 as revised March 4, 1963, filed for record with the Clerk of Court of St. Tammany Parish, Louisiana as Map File No. 983, thence generally southwest, thence southeast along said west property line to its junction with the rear property line of Lot 1, Square K, Country Club Estates Extension, thence along the rear property lines of lots 149 of said Square K, thence across extension of Dogwood Drive, thence along the rear property lines of lots 1 -11, Square J of Country Club Estates Extension to the intersection with the west right-of-way line of U.S. Highway 190, thence generally northerly along said west right-of-way line to its intersection with the southern bank of Ponchitolawa Creek, the point of beginning.

(Ord. No. 552, Bk. 7, P. 252)

2. Name, Status and Powers

The Waterworks District created herein shall be designated as "Waterworks District No. 3 of the Parish of St. Tammany, State of Louisiana," and as created shall constitute a public corporation and political subdivision of the State, and as such,
shall have all powers and privileges granted by the Constitution and statutes of this State to such subdivisions, including authority to incur debt, issue bonds and to levy taxes and assessments.

(Ord. No. 552, Bk. 7, P. 252)

3. Domicile

The domicile of the Waterworks District created herein is hereby designated as Covington Country Club, which domicile is within the corporate limits of said Waterworks District.

(Ord. No. 552, Bk. 7, P. 252)

4. Commissioners

The Board of Commissioners shall be comprised of five (5) members. There shall be four (4) members nominated and appointed by the Parish Council. There shall be one (1) member nominated and appointed by the Parish President.

(Ord. No. 00-0157, adopted 06/01/2000)
7.11. **Waterworks District No. 13 - Inactive**

A. Created; Boundaries

A Waterworks District is hereby created within the Parish and outside the corporate limits of any municipality, to comprise and embrace all territory within the following described boundaries:

A certain portion of land situated in St. Tammany Parish, State of Louisiana in Sections 25, 26, 35 and 36, Township 8 South, Range 14 East and more fully described as follows: Commencing at the intersection of Brown's Switch Road and U.S. Highway 11 center lines; thence in a northeasterly direction along the U.S. Highway 11 center line approximately 930 feet to its intersection with the Brown's Village Road center line; thence in a westerly direction along said center line approximately 668 feet to section corner common to Sections 27, 28 33 and 34, Township 8 South, Range 14 East; thence along the section line between 27 and 28, north 00 degrees 01 minutes 00 seconds west, 1044.76 feet to the northwest corner of Brown's Village Square; thence south 89 degrees 56 minutes 52 seconds east along northern boundary of said shopping center approximately 1010 feet to U.S. Highway 11 center line; thence northeasterly along said center line approximately 4600 feet to intersection with westerly extension of Haas Road center line; thence in an easterly direction along Haas Road center line approximately 5900 feet to intersection with Louisiana Highway 1091 (Robert Road) center line; thence in a southerly direction along said center line approximately 7050 feet to its intersection with Brown's Switch Road center line; thence in a westerly direction along said center line approximately 7200 feet to its intersection with U.S. Highway 11 center line and point of beginning. Containing approximately 1100 acres of land more or less, all as shown on boundary map attached to original Ordinance.

(Ord. No. 81-287, adopted 11/19/81)

B. Name, Status and Powers

The said Waterworks District herein created shall be known and designated as "Waterworks District No. 13 of the Parish of St. Tammany, State of Louisiana", and as thus created shall constitute a public corporation and political subdivision of the State, and as such shall have all the rights, powers and privileges granted by the Constitution and statutes of the State, including the authority to incur debt, to issue bonds, to construct, maintain, acquire or improve water lines or mains, wells and distribution systems and to levy taxes and assessments.

(Ord. No. 81-287, adopted 11/19/81)

C. Board of Commissioners

The Waterworks District shall be governed by a Board of Commissioners comprised of five (5) members having residence and other requirements as provided in LA RS 33:3811 et seq. to be appointed by the Parish Council by Resolution, which Resolution shall also fix the terms of office.

(Ord. No. 81-287, adopted 11/19/81)

D. Domicile

The domicile of the Waterworks District is hereby designated as 105 West Forest, Slidell, Louisiana, 70458 which domicile is within the boundaries of said Waterworks District.

(Ord. No. 81-287, adopted 11/19/81)
7.12. **Waterworks District No. 14**

**EDITORIAL NOTE:** Waterworks District No. 7 established by Ord. No. 1141, adopted April 7, 1980 was abolished by Ord. No. 86-643, adopted June 19, 1986, including the territory in newly created Waterworks District No. 14 which is this Division 9.

A. **Created; Boundaries**

Pursuant to the authority contained in Section 3811, Chapter 8, Title 33 of the Louisiana Revised Statutes of 1950, and other constitutional and statutory authority supplemental thereto, the Parish Council of the Parish of St. Tammany, State of Louisiana, acting as the governing authority of said Parish, acting on its own initiative, does hereby change the boundaries of said District, said boundaries to remain outside the corporate limits of any municipality, so that the boundaries and corporate limits of Waterworks District No. 14 of the Parish of St. Tammany, State of Louisiana, shall hereafter comprise, embrace and include all of that territory within Tall Timbers Subdivision, described as follows, to-wit:

Commence at the quarter corner common to Section 27 and 34, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, said point being the point of beginning; thence go North 00 degrees, 12 minutes, 52 seconds west 1,362.69 feet; thence go North 45 degrees, 43 minutes, 42 seconds east 2,821.42 feet; thence go south 00 degrees, 03 minutes, 34 seconds west 3,311.73 feet; thence go south 89 degrees, 25 minutes, 01 second west 2,011.80 feet back to the point of beginning. Said property comprises the Subdivision known as Tall Timbers, located in Ward 4, Police Jury District 10.

(Ord. No. 86-644, adopted 06/19/86; amended by Ord. 92-1671, adopted 11/19/93)

**STATE REFERENCE:** LA RS 33:3811, Power of Police Jury to create Waterworks District.

B. **Name, Status and Powers**

The said District shall continue to be known and is designated as "Waterworks District No. 14 of the Parish of St. Tammany, State of Louisiana," and shall continue to constitute a public corporation and political subdivision of the State of Louisiana, and as such, shall have all powers granted by the Constitution and laws of the State of Louisiana, including the authority to incur debt, to issue bonds and to levy taxes; that said Water District, as originally created and amended, has no outstanding bonded indebtedness, and such change shall in no manner impair any other obligations that may have heretofore been incurred by said Water District during the period of its existence.

(Ord. No. 86-644, adopted 06/19/86; amended by Ord. 92-1671, adopted 11/19/93)

C. **Board of Commissioners**

The Board of Commissioners shall be comprised of five (5) members. There shall be four (4) members nominated and appointed by the Parish Council. There shall be one (1) member nominated and appointed by the Parish President.

(Ord. No. 86-644, adopted 06/19/86; amended by Ord. 92-1671, adopted 11/19/93)

1. **Due notice of change of the boundaries of said Water District shall be published and the President of this Parish Council be and he is hereby instructed and ordered to issue notice of the change of the boundaries of said Water District and to cause publication thereof to be made in the St. Tammany Farmer.**

(Ord. No. 86-644, adopted 06/19/86; amended by Ord. 92-1671, adopted 11/19/93)

D. **Domicile**

The domicile of the Waterworks District is hereby designated as which domicile is within the boundaries of said Waterworks District.

(Ord. No. 86-644, adopted 06/19/86)

7.13. **Waterworks District No. 15**

A. **Created; Boundaries**

Pursuant to the authority contained in Chapter 8 of Title 33 of the Louisiana Revised Statutes of 1950, as amended, a Waterworks District is hereby created within the Parish and outside the corporate limits of any municipality, which waterworks district shall comprise and encompass all territory within the following described boundaries:

The East half and Northwest Quarter of Section 11, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana per the subdivision plan of V. D. Tilley dated March 18, 1921 on file in the office of the Clerk of Court, St. Tammany Parish, La.; said subdivision was originally designated as SOUTH ABITA SPRINGS SUBDIVISION, and is now known as TAMMANY HILLS SUBDIVISION for all or a part thereof, the boundaries of South Abita Springs Subdivision per the subdivision plan of V. D. Tilley being the prevailing boundaries.

(Ord. No. 89-1209, adopted 12/21/89)

B. **Amended Boundaries**

The amended boundaries of Waterworks District No. 15 of the Parish of St. Tammany, State of Louisiana, shall comprise and encompass all the territory located within the following described property to-wit:

Beginning at the northeast corner of the intersection of Harrison Avenue and 11th Street proceed along the east right-of-way of 11th Street (the east boundary of South Abita Springs Subdivision) in a southerly direction to its intersection with the Rights-of-Way line of Monroe Avenue, thence proceed in a westerly direction along the south right-of-way of Monroe Avenue.

(Ord. No. 89-1209, adopted 12/21/89)
Article C. Establishment of Special Districts

Avenue to its intersection with the west right-of-way line of 1st Street, thence proceed in a northerly direction along the west right-of-way line of 1st Street to its intersection with the south right-of-way line of Washington Avenue, thence proceed in a westerly direction along the south right-of-way line of Washington avenue to its intersection with the east right-of-way line of "K" Street, thence proceed in a southerly direction along the east right-of way line of "K" Street to its intersection with the south right-of-way line of 11th Avenue, thence proceed in a westerly direction along the south right-of-way line of Washington Avenue to its intersection with the west boundary of east Addition of Alexiusville, thence in a northerly direction along said boundary to its intersection with the south right-of-way line of Harrison Avenue, thence in an easterly direction along the north right-of-way line of Harrison Avenue to the POINT OF BEGINNING.

Less and except:

All lots in Square 11, Square 11 being bounded by Jefferson Avenue, Adams Avenue, 1st Street and 2nd Street;
All lots in Square 13, Square 13 being bounded by Jefferson Avenue, Adams Avenue, 3rd Street and 4th Street;
All lots in Square 21, Square 21 being bounded by Jefferson Avenue, Madison Avenue, 1st Street and 2nd Street;
All lots in Square 22, Square 22 being bounded by Jefferson Avenue, Madison Avenue, 2nd Street and 3rd Street;
Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40 and 42 of Square 24, said lots forming the west half of Square 24 bounded by Jefferson Avenue, Madison Avenue, 4th Street and 5th Street.
All lots in Square 31, Square 31 being bounded by Madison Avenue, Monroe Avenue, 1st Street and 2nd Street;
All lots in Square 32, Square 32 being bounded by Madison Avenue, Monroe Avenue, 2nd Street and 3rd Street;
All lots in Square 33, Square 33 being bounded by Madison Avenue, Monroe Avenue, 3rd Street and 4th Street;
All lots in Square 34, Square 34 being bounded by Madison Avenue, Monroe Avenue, 4th Street and 5th Street;
All lots in Square 35, Square 35 being bounded by Madison Avenue, Monroe Avenue, 5th Street and 6th Street;
Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40 and 42 of Square 36, bounded by Madison Avenue, Monroe Avenue, 6th Street and 7th Street; and
Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40 and 42 of Square 23, said lots form the east half of Square 23 fronting 3rd Avenue between Jefferson Avenue and Madison Avenue;
East half of Square 36 consisting of Lots No. 1,3,5,7,9,11,13,15,17,19,21,23,25,27,29,31, 33,35,37,39 and 41 of Square 36 and the west half of Square 37 consisting of Lots No. 2, 4, 6,8,10,12,14,16,18,20,22,24,26,28,30,32,34,36,38,40 and 42 of Square 37, Tammany Hills Subdivision (south of Abita Springs) St. Tammany Parish, Louisiana.

(C. Effect of Amendment)
Except for the purpose set forth in Section 22-080.01, this Ordinance shall not be construed as amending, rescinding or changing any other portion of Ordinance No. 89-1209 or existence and powers of Waterworks District No. 15 or its governing authority.

(D. Name, Status and Powers)
The said Waterworks District herein created shall be known and is hereby designated as "Waterworks District No. 15 of the Parish of St. Tammany, State of Louisiana" and as thus created it shall constitute a public corporation and political subdivision of the state, and as such it shall have all the rights, powers and privileges granted and conferred by the constitution and statutes of the State, including the authority to incur debt, to issue bonds, to construct, maintain, acquire or improve sewer lines or mains, collection systems and to levy taxes and assessments in accordance with law.

(E. Board of Commissioners)
1. The Waterworks District shall be governed by a Board of Commissioners composed of five (5) members. There shall be four (4) members nominated and appointed by the Parish Council. There shall be one (1) member nominated and appointed by the Parish President.

(F. Domicile)
The domicile of the Waterworks District is hereby designated as: 70288 3rd Street, Covington, La. 70433.
7.14. Waterworks District No. 16

A. Created; Boundaries

That under and by virtue of the authority conferred by Chapter 8 of Title 33 of Louisiana Revised Statutes of 1950, a Waterworks District be and the same is hereby created within the Parish of St. Tammany, State of Louisiana, which Waterworks District shall comprise and embrace all of that territory within the following described boundaries, to-wit:

1. Certain pieces or portion of ground with all the buildings and improvements thereon and all rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, forming a portion of Sections 23, 24, 25 and 26, Township 6 South, Range 12 East, in that part thereof known as Hillcrest Country Club Estates Subdivision, Addition No. 3, as shown on a survey by Land Engineering Services, Inc., dated February 3, 1961, revised May 16, 1961, certified by Robert A. Berlin, La. Reg. Sur., and recertified on April 6, 1964, being described as follows, to-wit:

   Beginning at a point on the westerly right-of-way line of Snead Drive, which point forms the southeast corner of Lot 59, Square 2, thence westerly 150 feet to the southwest corner of Lot 59, said square, to a point; thence northeasterly along the rear line of Lots 59 descending thru and including Lot 37, said square to the southwest corner of Lot 37; thence northerly along the sideline of Lot 37, 151 feet to the northwest corner of Lot 37; thence in a westerly direction along the a southerly line of Snead Drive a distance of 10 feet to a point, which is the northeast corner of Lot 36; thence in a southerly direction along the sideline of Lot 36 a distance of 151 feet, to a point, which is the southeast corner of Lot 36; thence continue along the rear line of Lots 36 descending through and including Lot 1 of Square 2 to a point on the northern Right-of-Way of Francis Quimet Drive to a point, which point is the southwest corner of Lot 98, Square 1; thence continue northerly along the rear line of Lots 98, 99 descending through and including Lot 49 of said square to a point, which point is the southwest corner of Lot 49; thence continue northerly along the rear line of Lots 48 descending through and including Lot 28 to a point, which is the southwest corner of Lot 28, Square 1; thence northerly along the sideline of Lot 28, 190 feet to a point on the southern Right-of-Way of Fairway Drive; thence northerly along the southerly Right-of-Way of Fairway Drive 20 feet to a point, which is the southeast corner of Lot 27 of said square; thence continue southerly along the sideline of Lot 27, 190 feet to a point, which is the southeast corner of Lot 27; thence continue along the rear line of Lots 27 descending through and including Lot 6 to a point which is the point common to Lot 5, Lot 105 and Lot 16 of Square 1; thence continue easterly along the rear of Lots 106 descending through and including Lot 120 of Square 1 to a point on the rear line of Lot 143; thence continue southerly along the rear line of Lots 143 through and including Lot 148 to a point, which point is the eastern most corner of Lot 148; thence westerly 200 feet to the western Right-of-Way of Francis Quimet Drive thence southerly along the eastern Right-of-Way line of Francis Quimet to the intersection of the southern Right-of-Way line of Oliver Street, which intersection forms the northwest corner of Lot 26 of Square 3; thence northeasterly along the southern Right-of-Way line of Oliver Street to a point, which point is the northern corner of Lot 10, Square 3; thence southeasterly along the rear line of Lots 10 descending through and including Lot 6 to a point, which is the northeast corner of Lot 6; thence southerly along the side line of Lot 6, 247.2 feet to a point, which is the southeast corner of Lot 6; thence southeasterly along the northern Right-of-Way of Evans Street 15 feet to a point, which is the southeast corner of Lot 5 of Square 3; thence northerly along the side line of Lot 5 a distance of 247.2 feet to a point, which is the northwest corner of Lot 5; thence southeasterly along the rear line of Lots 5 and 4 to a point on the westerly Right-of-Way of Francis Quimet Drive; thence northerly along the western Right-of-Way of Francis Quimet Drive and northeasterly to the intersection of the western Right-of-Way line of Snead Drive to the point of beginning.

   A certain piece or portion of ground, together with all improvements thereon, all rights, way, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, Section 25, Township 6 South, Range 12 East, St. Tammany Parish, Louisiana, which portion of ground is more particularly described as follows in accordance with map of Robert A. Berlin, Louisiana Registered Surveyor, No. 94, dated May 10, 1962, annexed to said sale to Pep, Inc.

   From the corner common to Sections 23, 24, 25, and 26, Township 6 South, Range 12 East, St. Tammany Parish, Louisiana, measure North 42 degrees 30 minutes East, 519.7 feet to a point; thence South 30 degrees 15 minutes East, 1788.8 feet to an iron post; thence North 64 degrees 05 minutes East, 388.7 feet to an iron post; thence South 72 degrees 30 minutes East, 239.9 feet to an iron post on the Westerly R/W line of Snead Drive, a 60 foot street; thence along said R/W line South 31 degrees 30 minutes East, 413.5 feet to an iron post; thence continuing along said R/W line South 49 degrees 49 minutes East, 419.0 feet to an iron post at the intersection of the Westerly R/W line of Snead Drive with the Northerly R/W line of Quimet Drive; thence with said Northwesterly R/W line South 41 degrees 08 minutes West, 262.4 feet to an iron post, the point of beginning.

   From the point of beginning measure South 41 degrees 08 minutes West, 200.0 feet to an iron post on said R/W line of Quimet Drive; thence North 48 degrees 52 minutes West, 276.0 feet to an iron post at the water’s edge of Hillcrest Lake; thence with the water’s edge North 19 degrees 35 minutes East, 215.6 feet to an iron post at the water’s edge of said lake; thence South 48 degrees 52 minutes East, 355.0 feet to the point of beginning.
From the point of beginning, which is located at the intersection of the northern Right-of-Way line of Worsham Street and the rear boundary line of Lot 35, Square 4, continue northerly and westerly along the rear line of Lots 35 through and including Lot 61, Square 4 to a point; thence northerly along the side line of Lot 61 a distance of 237 feet to the southerly Right-of-Way of Francis Quimet Drive; thence westerly along the southerly Right-of-Way of Francis Quimet Drive 20 feet to a point, which is the east and northeast corners of Lots 7 and 8, respectively, Square 4; thence south along the rear line of Lots 7 through and including Lot 11 to a point, which is at the corner common to the rear line of Lots 14 and 15; thence easterly along the rear line of Lots 15 through and including Lot 34 to a point on the northern Right-of-Way line of Worsham Street; thence northeasterly along the Right-of-Way of Worsham Street to the point of beginning.

From the point of beginning, which is the southwest corner of Lot 2, Square 5, continue along the rear lines of Lots 2 through and including Lot 36 to a point, which is the southeast corner of Lot 36; thence northeasterly along the side line of Lot 36, 200 feet to a point, which is the northeast corner of Lot 36; thence northeasterly along the eastern Right-of-Way of Francis Quimet Drive 20 feet to a point, which is the northwest corner of Lot 37, Square 5; thence along the side line of Lot 37, 200 feet to a point, which is the southwest corner of Lot 37; thence continue along the rear line of Lots 37 through and including Lot 59 to a point, which is the Southeast corner of Lot 59; thence northwesterly along the side line of Lot 59, 175 feet to a point, which is the northeast corner of Lot 59; thence northeasterly along the east side line of Sneed Drive 20 feet to a point, which is the northwestern line of Lot 60, Square 5; thence southeasterly along the side line of Lot 60, 175 feet to a point; thence southerly most corner of Lot 60; thence continue along the rear of Lot 60, 63 through and including Lot 145 to a point, which is the southerly most corner of Lot 145. Square 5; thence continue northeasterly along the rear of Lot 145 and Lot 1, Square 5, to a point on the southerly Right-of-Way of Francis Quimet Drive; thence in a southeasterly direction along the southern Right-of-Way of Francis Quimet Drive 20 feet to a point, which is the northwest corner of Lot 2, Square 5; thence southwesterly along the side line of Lot 2, Square 5, 175 feet to a point of beginning. All in accordance with a recertification of same survey by E.L. Dewailly, Reg. La. Sur., dated April 5, 1971, recorded as Entry No. 277916, St. Tammany Parish, Louisiana.

2. A certain piece or portion of ground with all buildings and improvements thereon and all rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, forming parts of Sections 23, 24, 25, ns 26. Township 6 South, Range 12 East, in that part thereof known as Hillcrest Country Club Estates Subdivision, Addition No. 3, as shown on a survey by E.L. Dewailly, Sr., Registered Land Surveyor, dated March 29, 1971, and being described as follows, to-wit:

From the point of beginning, which is the point located at the rear corner common to Lots 8 and 9, Square 7, measure 48 degrees West, 1540 feet to a point, which is on the eastern Right-of-Way line of Sneed Drive and opposite to the corner common to Lots 56 and 57, Square 2; thence southeasterly along the eastern Right-of-Way of Sneed Drive 1480 feet, more or less, to a point, which is the northwestern corner of Lot 1, Square 6; thence northeasterly along the side line of Lot 1, 90 feet to a point; thence southeasterly along the rear line of Lots 1 through and including Lot 9 to a point on the northern Right-of-Way line of Sneed Drive; thence northeasterly along the Right-of-Way line of Sneed Drive to a point at the intersection of the rear line of Lot 1, Square 7; thence northeasterly along the rear line of Lots 1 through and including Lot 8 to the point of beginning.

97 Acres

A certain piece or portion of ground with all buildings and improvements thereon and all of the servitudes, rights and appurtenances thereunto applying, situated in the State of Louisiana, Parish of St. Tammany, Sections 24 and 25, Township 6 South, Range 12 East, as shown on a survey prepared by Land Engineering Services, Inc., dated April 1, 1964, signed by Robert A. Berlin, La. Reg. Sur., and said portion of ground commences from the one-quarter corner on line common to Sections 24 and 25, Township 6 South, Range 12 East, measure South 1455 feet more or less to a point; thence East 575 feet more or less to a point; thence East 575 feet more or less to the most northerly corner of Lot 10, Block 7, Hillcrest Country Club Estates Subdivision, Addition No. 3; thence South 31 degrees 55 minutes West 178.2 feet to a corner common to Lots 9 and 10, said Block, Addition, Subdivision, thence North 51 degrees 45 minutes West 97.4 feet to the most northerly corner of Lot 9, said Block and Subdivision; thence South 45 degrees 20 minutes West 85 feet to a point; thence South 32 degrees 55 minutes West, 100 feet to a corner common to Lots 8 and 9, said Block, Addition, Subdivision; thence North 48 degrees 00 minutes West 1540 feet more or less to a point in the easterly Right-of-Way line of Sneed Drive, said point being on an easterly extension of the line common to Lots 56 and 57, said Block, Addition, Subdivision, thence along said Right-of-Way line North 11 degrees 10 minutes East 400 feet more or less to a point; thence North 04 degrees 15 minutes West 328 feet more or less to a point; thence North 13 degrees 00 minutes West 395 feet more or less to a point; thence North 22 degrees 15 minutes West 100 feet more or less to a point; thence North 33 degrees 00 minutes West 416 feet more or less to a point; thence North 59 degrees 25 minutes West 888 feet more or less to a point; thence North 81 degrees 45 minutes West 187 feet more or less to a point; thence North 35 degrees , 00 minutes West 10 feet to a point in the southeasterly Right-of-Way line of Louisiana State Highway No. 495; thence along said Right-of-Way line North 65 degrees 00 minutes East 306.24 feet more or less to a point; thence North 60 degrees 00 minutes East 132 feet to a point; North 52 degrees 00 minutes East 132 feet to a point; thence North 50 degrees 30 minutes East 264 feet to a point; thence North 49
degrees 45 minutes East 777.2 feet to a point; thence North 46 degrees 45 minutes East 594 feet to a point; thence North 46 degrees 20 minutes East 463.98 feet to a point; thence South 0 degrees 07 minutes East 2705 feet more or less to the point of beginning. This tract contains 97 acres, more or less. All of which said measurements are the same as shown on survey by E.L. Dewaill, Reg. La. Sur., dated March 29, 1971, annexed to a sale by Leslie Homes, Inc. to Louisiana Purchase Corporation, registered in COB 607, folio 135, St. Tammany Parish, Louisiana.

a. The following lots:

Lot Nos. 1 through 148 in Square No. 1 bounded by Fairway Drive, Burke Drive, the Golf Course and Francis Quimet Drive.

Lot Nos. 1 through 59 in Square No. 2, bounded by Snead Drive, Chapman Street, Francis Quimet Drive and the Golf Course.

Lot Nos. 1 through 37 in Square No. 3. Bounded by Evans Street, Oliver Street, and Francis Quimet Drive.

Lot Nos. 1 through 61 in Square No. 4, bounded by Francis Quimet Drive, Bob Rosburg Street, Hogan Street, Worsham Street, and the Golf Course.

Lot Nos. 1 through 145, in Square No. 5, bounded by Bobby Jones Drive, Worsham Street, Francis Quimet Drive, the Golf Course and Metz Street, Snead Drive, and Ford Street.

Lot Nos. 1 through 9 in Square No. 6., bounded by Snead Drive, Ford Street, and the Golf Course.

Lot Nos. 1 through 24 in Square No. 7, bounded by Ford Street, the Golf Course, and the Northeasterly Boundary Line of Hillcrest Country Club Estates Subdivision Addition No. 3.

Lot Nos. 1 through 31 in Square No. 8, bounded by Chapman Street, Bob Rosburg Street, Snead Drive and Little Court.

Lot Nos. 1 through 12 in Square No. 9, bounded by Bob Rosburg Street, Francis Quimet Drive, the Westerly Boundary Line of Hillcrest Country Club Estate Addition No. 3 and Louisiana State Highway No. 435.

Lot Nos. 1 through 10 in Square No. 10, bounded by Bob Rosburg Street, Francis Quimet Drive, Harry Vardon Drive, and the Westerly Boundary Line of Hillcrest Country Club Estates Subdivision Addition No. 3.

Lot Nos. 1 through 13 in Square No. 11, bounded by Hogan Street, unnamed street, the Southerly Boundary Line of Hillcrest Country Club Estates Subdivision, Addition No. 3 and Bob Rosburg Street.

Lot Nos. 1 through 8 in Square No. 12, bounded by Hogan Street, Worsham Street, southerly boundary line of Hillcrest Country Club Estates, Addition No. 3 and an unnamed street.

Lot Nos. 1 through 12 in square No. 13, bounded by Bobby Jones Drive, an unnamed street, and Southerly Boundary Line of Hillcrest Country Club Estates Subdivision, Addition No. 3.

Lot Nos. 1 through 13 in Square No. 14, bounded by Bobby Jones Drive, an unnamed street, and Southerly Boundary Line of Hillcrest Country Club Estates Subdivision, Addition No. 3.

Lots 1 through 12 in Sq. 15, bounded by Bobby Jones Drive, an unnamed street, and the Southerly Boundary Line of Hillcrest Country Club Estates Subdivision, Addition No. 3.

Lots 1 through 13 in Sq. No. 16, bounded by Bobby Jones Drive, an unnamed street, and Southerly Boundary Line of Hillcrest Country Club Estates Subdivision, Addition No. 3.

B. Name, Status and Powers

Said Waterworks District shall be known and is hereby designated as "Waterworks District No. 16 of the Parish of St. Tammany, State of Louisiana", and as thus created shall constitute a public corporation and political subdivision of the State of Louisiana, and shall have all powers and privileges granted by the Constitution and Statutes of this State to such subdivisions, including the authority to incur debt, to issue bonds and levy taxes and assessments.

C. Board of Commissioners

The Board of Commissioners shall be comprised of five (5) members. There shall be four (4) members nominated and appointed by the Parish Council. There shall be one (1) member nominated and appointed by the Parish President.

D. Domicile

The domicile of said Waterworks District is designated as the Hillcrest Country Club Subdivision, St. Tammany Parish, Louisiana, which domicile is within the corporate limits of the said Waterworks District, and that the Commissioners shall meet at the domicile herein designated on May 1, 1996, at eight (8:00) o'clock p.m., and shall proceed to organize in accordance with the provisions of Chapter 8 of Title 33 of the Louisiana Revised Statutes of 1950.
Section 8. Mosquito Abatement District

8.01. Boundaries

The boundaries of the Mosquito Abatement District are hereby expanded to be coextensive with the boundaries of the Parish of St. Tammany, State of Louisiana, and to comprise and embrace all of the area within the Parish.

(Ord. No. 86-726, adopted 10/16/86, Ord. No. 93-1851, adopted 10/21/93, Ord. 99-3217, adopted 12/16/99, Ord. 01-0254, adopted 02/01/2001; amended Ord. 01-0401, adopted 12/06/2001)

8.02. Domicile

The Mosquito Abatement District herein created is hereby named and shall be known as the "St. Tammany Parish Mosquito Abatement District". Its corporate domicile shall be Slidell, Louisiana, at which domicile it may be sued and serviced of citation made on the Chair, and in his/her absence, upon the Director.

(Ord. No. 462, Bk. 6, P. 284, amended by Ord. No. 08-1824, adopted 05/01/2008)

8.03. Board of Commissioners

The Mosquito Abatement District herein shall be governed by a Board of five (5) members to be known as Commissioners, who shall be qualified electors in the District. There shall be four (4) appointments by the Parish Council. There shall be one (1) member nominated and appointed by the Parish President. Terms of office of the Commissioners shall run concurrent with those of the appointing authorities.

(Ord. No. 462, Bk. 6, P. 284; amended by Ord. No. 00-0157, adopted 06/01/2000; amended Ord. 01-0254, adopted 02/01/2001; amended by Ord. No. 08-1824, adopted 05/01/2008)

8.04. Powers

The Mosquito Abatement District herein created shall have and enjoy all of the powers, privileges and rights conferred upon such Districts by the Constitution and Laws of the State, and the Parish of St. Tammany.

(Ord. No. 462, Bk. 6, P. 284; amended by Ord. No. 08-1824, adopted 05/01/2008)