

LAND USE ORDINANCE

ST. TAMMANY PARISH PLANNING AREA

LOUISIANA

AN ORDINANCE, establishing the comprehensive land use regulations for the St. Tammany Parish Planning Area and providing for the administration, enforcement and amendment thereof, in accordance with the provisions of the authority granted by Act 518 of the 1954 session of the Louisiana Legislature.

ADOPTION

WHEREAS, the Police Jury deems it necessary for the purpose of promoting the health, safety, morals, and general welfare of the Parish to enact such an ordinance; and the Police Jury has appointed a Zoning Commission to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein. The Zoning Commission has divided the parish into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion; prevent over crowding of land; protect from fire and panic; provide adequate light and air; avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

The Zoning Commission has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the parish. The Zoning Commission has made a preliminary report and held public hearings thereon; and submitted its final report to the Police Jury. The Jury has given due public notice of hearings relating to land use districts, regulations, and restrictions.

All requirements of Act No. 518, Louisiana Revised Statutes, with regard to the preparation of the report of the Zoning Commission and the subsequent action of the Police Jury have been met.

NOW, THEREFORE BE IT ENACTED BY THE POLICE JURY OF ST. TAMMANY PARISH, LOUISIANA AS AN ORDINANCE:

SECTION 1 - DISTRICTS

SECTION 1.01 ESTABLISHMENT OF DISTRICTS

1.0101 THE PARISH IS DIVIDED INTO SIX TYPES OF LAND USE DISTRICTS:

- R DISTRICTS - RURAL
- A DISTRICTS - RESIDENTIAL
- C DISTRICTS - COMMERCIAL
- M DISTRICTS - INDUSTRIAL
- PUD DISTRICTS - PLANNED
- R DISTRICTS - RECREATIONAL

1.0102 THE SIX TYPES OF DISTRICTS ARE FURTHER DIVIDED INTO THE FOLLOWING SPECIFIC DISTRICTS:

- R RURAL DISTRICT
- SA SUBURBAN AGRICULTURAL
- A-1 SUBURBAN
- A-2 SUBURBAN
- A-3 SUBURBAN
- A-4 SINGLE-FAMILY RESIDENTIAL
- A-5 TWO-FAMILY RESIDENTIAL DISTRICT
- A-6 THREE AND FOUR-FAMILY RESIDENTIAL DISTRICT
- PUD PLANNED UNIT DEVELOPMENT DISTRICTS
- LC LIGHT COMMERCIAL DISTRICT
- C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
- C-2 HIGHWAY COMMERCIAL DISTRICT
- C-3 PLANNED COMMERCIAL DISTRICT
- M-1 LIGHT INDUSTRIAL DISTRICT
- M-2 INTERMEDIATE INDUSTRIAL DISTRICT
- M-3 HEAVY INDUSTRIAL DISTRICT
- RC RECREATIONAL/CONSERVATION DISTRICT
- MH MOBILE HOME DISTRICT
- ID INSTITUTIONAL DISTRICT
- RBG RIVERBOAT GAMING DISTRICT
- PCO PLANNED CORRIDOR OVERLAY
- GMA GROWTH MANAGEMENT AREA OVERLAY

AS SHOWN ON THE OFFICIAL LAND USE MAP, WHICH TOGETHER WITH ALL EXPLANATORY MATTER THEREON, IS HEREBY ADOPTED BY REFERENCE AND DECLARED TO BE A PART OF THIS ORDINANCE WHEN PROPERTY CERTIFIED AND ATTESTED.

1.0103 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 Police Jury, and attached to this ordinance. Each such change of the map shall be dated, signed and certified.

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 Part 3 of this ordinance.

The official land use map and Ordinance No. 523, inclusive of all amendments made thereto, shall be located in the offices of the St. Tammany Parish Department of Development and shall be the final authority as to the current land use status of land, buildings, and other structures in the Parish.

SECTION 1.02 RULES OF DISTRICT BOUNDARIES

1.0201 Where uncertainties exist as "approximately following the center lines of streets, highways, or alleys", shall be construed to follow such center lines.

1.0202 Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.

1.0203 Boundaries indicated as approximately following town limits shall be construed as following town limits.

1.0204 Boundaries indicated as following railroad lines shall be construed to be midway between the tracks.

1.0205 Boundaries indicated as following shorelines shall be construed to follow such shorelines and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline.

1.0206 Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the land use map shall be determined by the scale of map.

1.0207 Boundaries indicated following other boundary lines, water courses, and other natural topography features, shall be construed to be such commonly recognized features.

1.0208 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 subsections 1 through 7 above, the Board of Adjustment shall interpret the district boundaries, provided such adjustment does not exceed one acre in area.

SECTION 1.03 APPLICATION OF DISTRICT REGULATIONS

1.0301 No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter 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.

1.0302 No building or other structure shall hereafter be erected or altered:

1. to exceed the height;
2. to accommodate or house a greater number of families;
3. to occupy a greater percentage of lot area;
4. 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.

1.0303 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.

1.0304 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.

1.0305 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.

1.0306 Location of streets and public ways - Whenever any street, alley, or public way is vacated by official action of the Police Jury 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.

SECTION 1.04 PROTECTION OF MAJOR STREET RIGHTS-OF-WAY

In computing the front and side yard, set back depths of every building or structure to be erected on any lot abutting on any street shown as designated major street on the major street plan or future land use plan showing major streets, the required set back, as hereafter shown, shall be increased by an amount equal to 50 feet or one half the right-of-way as specified on the major street plan when larger rights-of-ways are required. Such set backs shall be measured from the center line of the existing roadway.