

SECTION 2.19 ID INSTITUTIONAL

2.1901 Purpose

The purpose of this district is to provide a zoning category in which to locate and protect public and private institutional uses such as hospitals and health-related services, colleges and universities, police and fire stations, secondary and elementary schools and other similar uses. While these institutional facilities may be located in various other zoning districts as conditional uses, any permanent such use should be placed in a ID Institutional District. All uses in this district require plan review.

2.1902 Permitted Uses (Administrative Plan Review) (Amended 1/10/2002 OCS# 02-0426)

A. Public Educational Facilities

1. Public Elementary Schools
2. Public Secondary Schools

2.1903 Conditional Uses

All uses in the ID Institutional District require plan review and approval by the Zoning Commission to insure compatibility with surrounding land uses and satisfy health and safety concerns. Certain uses may also have to conform with Minimum Standards, see Section 3.03 - Minimum Standards.

A. Health Care Facilities

1. Hospitals and Medical Centers
2. Psychiatric Centers
3. Alcohol and Drug Treatment Centers
4. Sanitariums and Recovery Centers
5. Hospices
6. Methadone Centers and Clinics not operated wholly within a public or private hospital. (Amended 10/19/2000 OCS# 00-0206)

B. Educational Facilities

1. Private or Charter Elementary Schools (Amended 1/10/2002 OCS# 02-0426)
2. Private or Charter Secondary Schools (Amended 1/10/2002 OCS# 02-0426)
3. Colleges
4. Vo-Technical Schools
5. Universities
6. Research Centers
7. Day Care Centers
8. Nursery Schools
9. Adult Education Classes

C. Governmental Facilities

1. Municipal Offices
2. Fire Stations
3. Sheriff and Police Stations
4. Prisons
5. Military Reservations
6. Post Office

D. Residential Facilities

1. Fraternities and Sororities
2. Homes for Retarded
3. Orphanages
4. Caretaker Residence for any Permitted Uses
5. Institutional Housing
6. Convalescent Homes
7. Nursing Homes
8. Group Homes
9. Community Homes
10. Single family dwelling units above the first floor in a building designed for business purposes.
11. Single family detached residence with a maximum density of two (2) dwelling units per 45,000 square feet.
12. Duplex (two-family attached) residential with a maximum density of one duplex per 45,000 square feet.
13. Half-way Houses
14. Residential Uses of over eight (8) dwelling Uses per acre

E. Miscellaneous Uses

1. Events Centers
2. Lodges and Clubs
3. Day Care Homes
4. Churches
5. Funeral homes and mausoleums
6. General offices serving a permitted use.
7. Laboratories
8. Cemeteries and Mausoleums
9. Heliports
10. Commercial establishments serving only a permitted use such as the following:
 - a. Gift Shop
 - b. Pharmacy
 - c. Craft Shop
 - d. Bookstore
 - e. Snack bar

11. Off-premise directional signs

F. Public Utility Facilities

G. Similar and compatible uses which are similar and compatible with the Uses of the ID Institutional District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.1904 Performance Standards

A. Site Plan Approval

To insure safety and compatibility with surrounding uses, site plan approval is required for all uses. If construction is to take place in phases, a general schematic plan shall be submitted. The plan approval process is that as set forth below. This plan approval need not occur simultaneous with the approval of the zoning; however the plan approval process requiring review and approval by the Zoning Commission must be completed prior to the issuance of any and all permits.

2.1905 Plan Approval Process

A. Prior to submitting an ID rezoning petition, an informal pre-application conference with designated staff from the Parish Department of Development shall be required. The purpose of this conference shall be to discuss ID parameters and to bring the overall petition as nearly as possible into conformity with Parish regulations.

Following the ID pre-application conference, a Conceptual Plan shall be submitted with the rezoning application. This plan shall provide the following information:

1. The title of the project and the names of the project planner and developer.
2. Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within 500 feet of all boundaries of the proposed ID shall be included. This plat shall include all existing physical features such as existing streets, buildings, water courses, easements, soil conditions, vegetative cover and topography.
3. Site information including the following criteria shall be provided:
 - a. Boundaries of the property involved.
 - b. Maximum number of lots.
 - c. Parcels or sites to be developed or occupied by buildings.
 - d. The general location and maximum amount of area to be developed for parking.
 - e. 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, if applicable.

- f. Public building(s) and other common use areas.
 - g. The approximate location of ingress, egress and access streets.
 - h. The approximate location of pedestrian and vehicular ways.
 - i. The extent of landscaping and planting.
4. Tabulation of the maximum square footage of each use.
 5. The proposed maximum height of any building or structure.
 6. Maximum total land area, Minimum public and private open space, streets, off-street parking and loading areas.

Breakdown by percent of total land area devoted to each use such as:

- a. Residential uses
 - b. Commercial uses
 - c. Institutional uses
 - d. Access parking and loading areas
 - e. Drainage easements
 - f. Landscaping of a minimum of 15% open space shall be acquired for all ID's less than 10 acres and 25% for ID's greater than 10 acres
7. If the Institutional Development is proposed to be constructed in phases, indicate proposed development scheduling in detail including:
 - a. The approximate date when construction of each phase of the project can be expected to begin; and
 - b. The order in which the phases of the project will be built.
 8. Circulation element indicating the proposed principal movement of vehicles, goods and pedestrians.
 9. The Zoning Commission 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.
 10. Zoning for an Institutional District and Plan Approval need not occur simultaneously. The Zoning Commission shall have the authority to review all Conditional Use plans for development in the Institutional District. (Amended 1/10/2002 OCS# 02-0426)

B. The Zoning Commission shall forward a recommendation to approve or deny the ID rezoning to the St. Tammany Parish Police Jury after the required public hearing. The Zoning Commission reserves the right to add stipulations and conditions to its approval.

C. Binding Nature of approval for Institutional District

All terms, conditions, safeguards, and stipulations made at the time of approval for Institutional District 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.

1. Tentative-Preliminary-Final Development Plans (If applicable)
Plans for development of land approved for ID shall be processed in accordance with the procedures established by the St. Tammany Parish Subdivision Regulations (Ordinance No. 499) - if required.
2. Final Development Plan
After approval of the Conceptual Development Plan by the Zoning Commission, the applicant shall submit a Final Plan to the Department of Development indicating all terms, conditions, safeguards and stipulations required by the Zoning Commission and the Police Jury.

2.1906 Appeals

Any applicant or owner of property may appeal to the Police Jury from any recommendation of the Zoning Commission or from any conditions the Commission imposes or fails to impose in its recommendations, by filing a written notice of appeal with the Department of Development within fifteen (15) days after the date of the close of the public hearing on the requested zoning. If the applicant files a notice of appeal; a conceptual site plan incorporating any and all conditions that are not being appealed shall be filed with the Department of Development within thirty (30) days after the date of the close of the public hearing on the requested planned development or the application shall be deemed withdrawn. Upon receipt of the revised plan, the appeal shall be placed on the next Police Jury regarding the appeal shall be incorporated into the ordinance enacting the institutional development.

2.1907 Amendment to the Institutional District

Amendments to the ID Institutional 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 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 all major changes to this District.

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.

Furthermore, the developer shall pay additional fees for procurement of his proposed zoning changes. The additional fees shall be established by the

Department of Development upon initial review of the proposed amendments.

Major changes to the zoning plan include:

1. The use of the land,
 2. The use, bulk and location of significant buildings and structures,
 3. The quantity, quality and location of open spaces; and
 4. Intensity of use and or the change or density.
- B. Minor amendments to the zoning shall be construed as all other changes not considered major amendments. Minor amendments change shall be submitted for review by the Department of Development and may be put into effect only after a letter of no objection is filed and submitted from the Department of Development to the Chairman of the Zoning Commission.

2.1908 Site and Structure Regulations

A. Minimum Lot Area

The lot area for each zoning lot shall be not less than twenty thousand (20,000) square feet.

B. Minimum Area Regulations

1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than one-hundred (100) feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be one hundred fifty (150) feet.
2. Front Yard - Front building lines shall conform to the average building lines in a developed block, but in no case shall it be less than twenty-five (25) feet from the property line, plus one (1) additional foot for each foot in building height over thirty-five (35) feet. On corner or through lots, the required front yard will be provided on both streets. Where off-street parking facilities are provided in the front yard, the minimum building set-back shall be determined in accordance with the requirements for the C-1 District. All set-backs shall be measured from the right-of-way line of the street or road.
3. Side Yard - No side yard shall be required, except as outlined under Section 5.16 and Section 2.1905, when common or party walls adjoin buildings on two zoning lots. However, when a side yard is provided, it must be a minimum of three (3) feet.
4. Rear Yard - No rear yard is required except as outlined under Section 2.1905 and Section 5.16.

C. Maximum Lot Coverage

1. The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot.

D. Height Regulation

No building or structure shall exceed forty-five (45) feet in height above Base Flood Elevation as set forth in Flood Hazard Ordinance 791.

E. Off-Street Parking & Loading Zone

Off-Street Parking & Loading Zones shall be provided as put forth in Section 4.

2.1909 Transitional Yards

Where a ID District adjoins a Residential District, transitional yards shall be provided in accordance with the following regulations.

- A. Where lots in a ID District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the Institutional District, or as in Section 2.1904, whichever is greater.
- B. In a ID 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.
- C. In a ID District, where a rear lot line coincides with a side or rear lot line of property in adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimension to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- D. In a ID District, where the extension of a front or side lot line coincides with the front lot line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

2.1910 District Standards

All uses of land structures in the ID Institutional District are subject to the general standards and regulations of this ordinance. In addition, all uses located in this District

shall be subject to the following standards:

A. Environmental Quality

1. Flood Zones - Construction of any structures of 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.
2. Tree Preservation, Landscaping and Screening - All uses shall apply to the requirements as set forth in Section 5.16.

B. Signs, Lighting and Landscaping (Amended 10/17/02 ZC02-10-071 OCS#02-0558)

1. Signs shall be subject to the provisions of Section 5.03.
2. Lighting shall be subject to the provisions of Section 5.05.
3. Landscaping shall be subject to the provisions of Section 5.16.

C. Impact on Natural and Scenic Rivers (Amended 4/16/04 ZC03-0-062 OCS#04-0848)

Whenever application is made for rezoning of property, to be granted a conditional use of property, or for a building permit for property that is situated along a waterway included in the Natural and Scenic Rivers System, or for the rezoning of property, conditional use of property or for a building permit application for property which has been determined to have the potential for an adverse impact on such waterways, or on any property situated thereon, in addition to complying with all other applicable provisions of the St. Tammany Parish Land Use Ordinance, the following provisions and requirements shall apply:

- 1) The applicant for rezoning shall comply with all rules and regulations governing the applicable zoning district.
- 2) The applicant for a conditional use permit shall comply with the minimum standards for conditional uses in Section 3.02.
- 3) The applicant for a building permit shall comply with all rules and regulations governing the permitted use.
- 4) All applicants shall file a copy of all permits required by the state, a state agency and the federal government for development of properties affecting natural and scenic rivers.
- 5) Prior to any final decision on any application for a rezoning or for a permit for those activities that may have the potential for significant impact on such waterways or property, an evaluation shall be made of the impact that the activities may have on the unique character and value of such waterways and properties.
- 6) The evaluation and final determination on any such application by the

reviewing authority should insure compatible uses and development of such property, so as to maintain the natural and physical features of the waterways that are included in the Natural and Scenic Rivers system and the aesthetic values of the property situated along and accessible to the natural and scenic rivers in St. Tammany Parish.