

SECTION 2.23 GROWTH MANAGEMENT AREA OVERLAY

2.2301 Purpose

The purpose of this district is to provide management techniques for orderly development of a variety of land uses in those areas of the Parish which are undergoing rapid change from the traditional rural characteristics. The Growth Management Area is a means to coordinate growth and mitigate the adverse impact of that growth on limited resources, such as streets and roads, historic resources, public utilities, public services, and environmentally sensitive areas. The Growth Management Area overlay will also promote harmonious development of different land uses within close geographic proximity.

2.2302 District Location

The Growth Management Area Overlay District as established by the Police Jury is as follows:

A certain parcel of land located in St. Tammany Parish known as the Growth Management Area, more particularly described as follows to wit:

Commence at a point where the western most boundary of the city limit line of Madisonville intersects Lake Pontchartrain, thus the point of beginning: thence follow the city limits of Madisonville north, west, north, and east to its intersection with La. Hwy. 1077; thence follow said Highway northwest to its intersection with the St. Tammany/Tangipahoa Parish line; thence follow said line north to its intersection with the Tchefuncta River; thence follow said river south to its intersection with the Ward line splitting Ward 2 and Ward 3; thence go east following said Ward line to a point where the western Ward line of Ward 10 intersects; thence follow said Ward line south and east to the Ward line separating Ward 6 and Ward 4; thence follow said Ward line south to a point where the northern most boundary of Ward 7 intersects; thence follow said Ward line east to the eastern most boundary of Ward 9; thence follow said boundary south, east and south to a corner common to sections 14, 15, 22, and 23; thence go east to its intersection with I-59; thence follow I-59 north to a point where an extension of the section line common to section 7 and 37, Township 7 South, Range 15 East meets I-59; thence follow said extension east to the corner common to section 7, 8, 17 and 18, Township 7 South, Range 15 East; thence go south to the corner common to sections 19 and 20 Township 8 South, Range 15 East; thence from said corner go east to the center of East Pearl River; thence follow said River south to its intersection with Lake Borgne; thence follow the shoreline west to the intersection with the western most line of the city limits of Madisonville, also the point of beginning.

Expansion of the Growth Management Area Overlay:

That for the benefit of the Parish and its citizens, should the Police Jury decide that the expansion this district is necessary, the Growth Management Area Boundary may be expanded. Said expansion may be accomplished through a Resolution from the Police

Jury.

2.2303 Application of District Regulations

Only the following Zoning Districts shall be permitted within the Growth Management Area Overlay and all regulations of those districts shall apply:

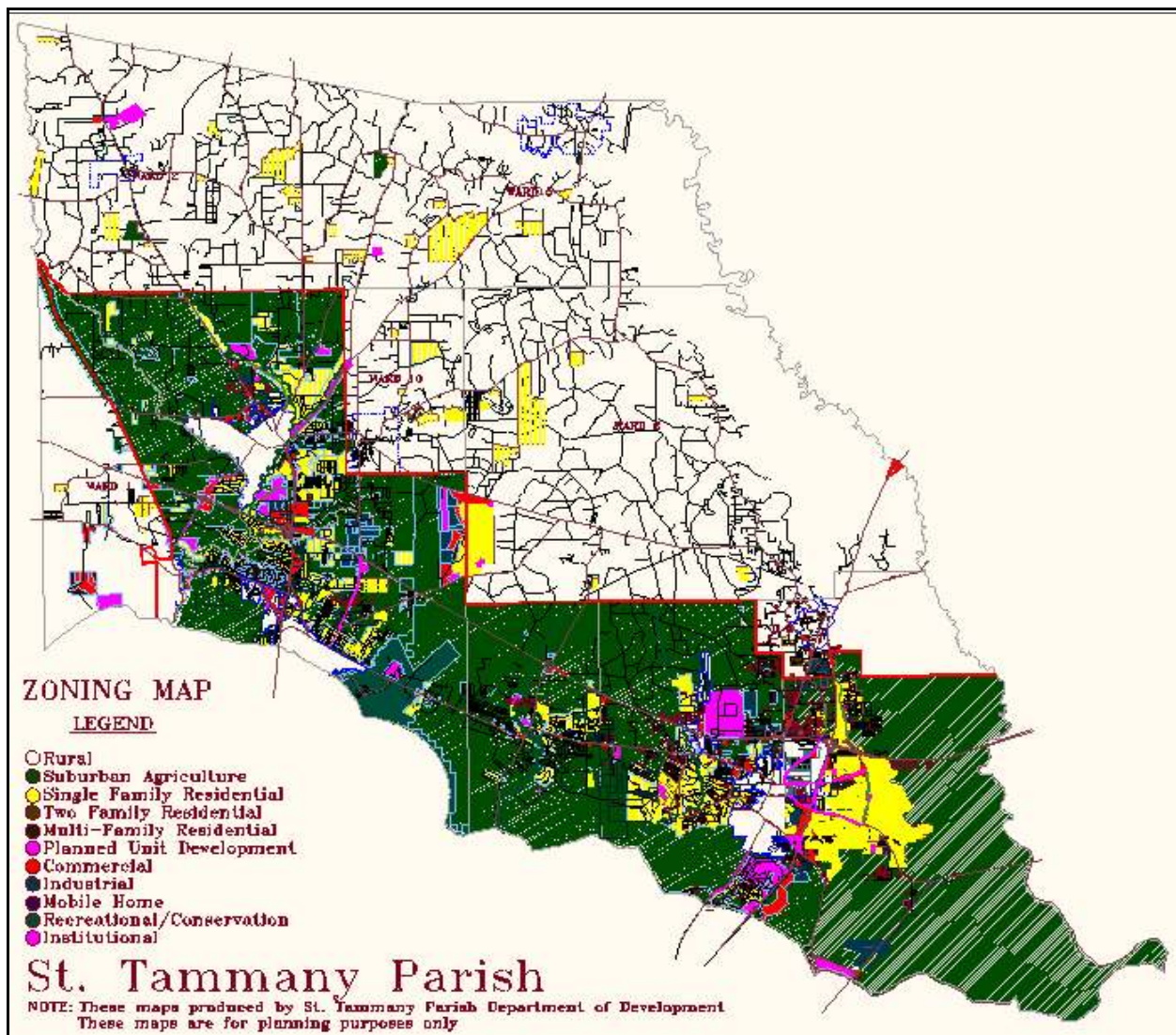
SA Suburban Agriculture District
A-1 Suburban District
A-2 Suburban District
A-3 Suburban District
A-4 Single Family Residential District
A-5 Two Family Residential District
A-6 Three and Four Family District
PUD Planned Unit Development
LC Light Commercial District
C-1 Neighborhood Commercial District
C-2 Community Business District
C-3 Planned Commercial District
M-1 Light Industrial District
M-2 Intermediate Industrial District
M-3 Heavy Industrial District
MH Mobile Home District
RC Recreational/Conservation District
ID Institutional District
MIO Municipal Interface Overlay
SSO Scenic Streams Overlay
SRO Scenic Roads Overlay
PCO Planned Corridor Overlay

After the adoption of the Land Use Regulation Zoning Ordinance No. 523 by the Police Jury, the following Zoning Districts within the Growth Management Area Overlay will remain in effect only until such time as the rezoning overlay has been adopted for the particular Ward:

R Rural District
S-1 Suburban District
A-1A Suburban District
A-2A Suburban District
A-3A Suburban District
A-4A Single Family Residential District
A-7 General Multiple-Family District
A-8 Planned Multiple Family Residential District

Special Police Jury Districts, although originally established as the basis for current zoning in the Parish, will remain in effect and be re-evaluated with each Ward rezoning plan.

The density established within each district may not apply outside of the Growth Management Area Overlay for SA - Suburban Agriculture and R - Rural Zoning Districts Lots of Record.



Growth Management Area