

SECTION 8 - AMENDMENTS

SECTION 8.01 AMENDMENTS, SUPPLEMENTS OR CHANGES OF THE LAND USE ORDINANCE OR DISTRICT MAP

8.0101 The St. Tammany Parish Police Jury 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.

No amendment, supplement or change of the Land Use Ordinance 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.

8.0102 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 Administration. 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.

8.0103 Amendments, supplements or changes may be initiated in the following ways:

1. By action of the Police Jury itself by introduction of an Ordinance or by adoption of a resolution or motion, or,
2. Upon recommendation by the Zoning Commission, after determination by the Planning Director that the amendment, or supplement or change to the regulations, restriction, zoning district or boundaries should be made, or
3. On application or petition of property owners, by filing with the Police Jury, through the Planning Department, to the standards and requirements of the Planning Director a petition to amend or change the Comprehensive Zoning Ordinance, 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 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 indivision, all co-owners or their authorized agents must sign and petition for that lot to be included in the fifty (50) percent provision.

- 8.0104 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 Parish Zoning Commission on signs not less than one square foot in area, prepared, furnished, and placed by the Director of Planning and Permits or his designated appointee 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. (Amended OCS# 00-0105 2/10/2000) (Amended OCS# 02-0417 1/10/2002)
- 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.
- 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 Growth Management Area comprehensive zoning change.
- Any amendment that has failed to receive the approval of the Zoning Commission shall not be passed except by a majority vote of the membership of the Parish Council. (Amended OCS# 02-0417 1/10/2002)
- 8.0105 A final yea and nay vote shall have been taken on the proposal by the Police Jury within one hundred twenty (120) days dated from the introduction of an ordinance in correct form.
- 8.0106 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 therefrom, 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 a majority vote of the membership of the Parish Council. (Amended OCS# 02-0417 1/10/2002)
- 8.0107 After published notice required by Section 8.01, the Police Jury 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 Police Jury shall not take action until it has received the final report of the Zoning Commission.
- 8.0108 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 Police Jury 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 Police Jury's final action on said petition or application. The provisions of the paragraph shall not apply in cases where the Police Jury wishes to consider a Comprehensive Zoning revision of an area.

8.0109 Whenever a proposed change has been forwarded to the Police Jury with a recommendation for approval, and no protest or appeal has been filed with the Department of Planning and Permits as outlined in this Ordinance, the proposed change shall be placed upon the Consent Agenda for Final Adoption at the next appropriate Police Jury Meeting.

