

St. Tammany Parish Unified Development Code

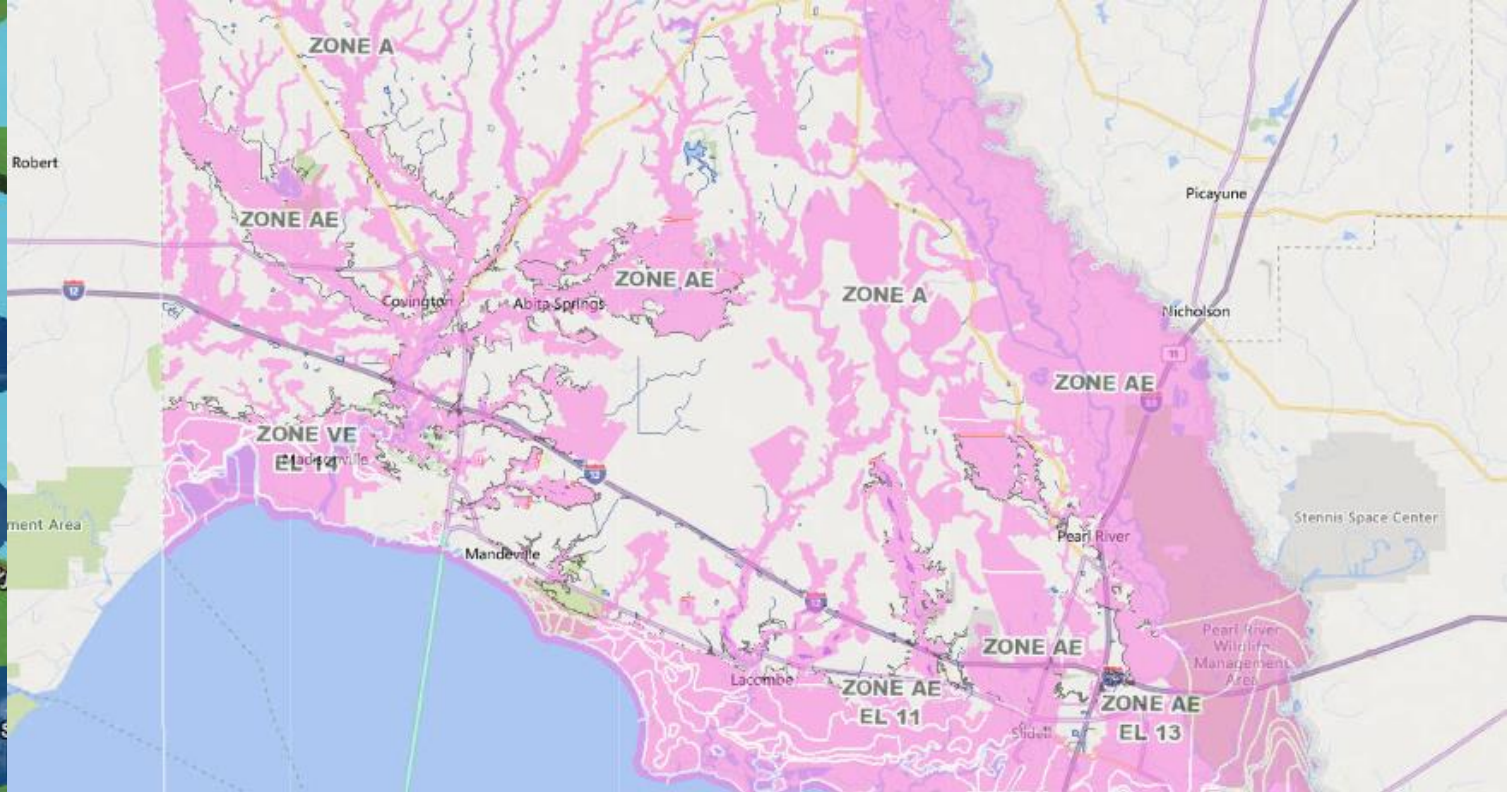
March 2023

Project Update

Presentation Agenda

- Welcome and Introductions
- Project Primary Objective and Result
- Building from Previous Efforts
- Code Reorganization
- Summary of Changes
- Project Timeline
- Questions and Closing

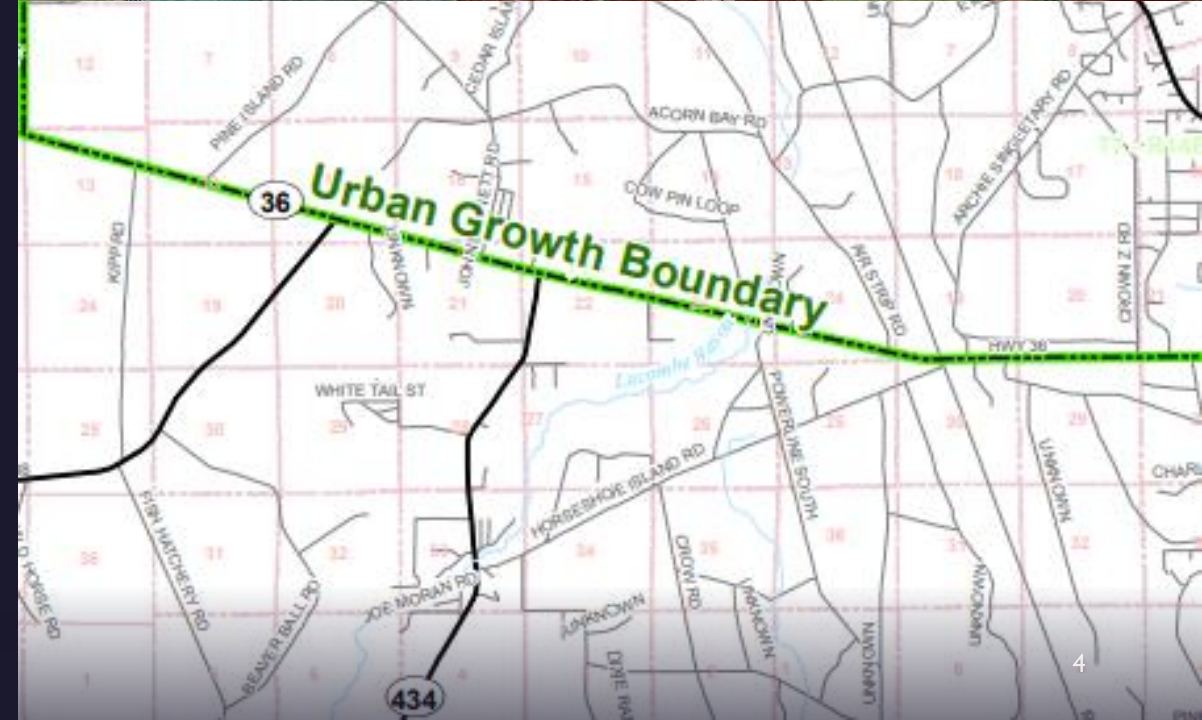




Primary Objective

Revise Part II of the St. Tammany Parish Code of Ordinances, establishing a new **Unified Development Code** in which traditional zoning and subdivision regulations are combined with other parish development regulations such as sign requirements, design guidelines and water management to assist with review of development applications and permitting requirements.

- Streamline, simplify and improve overall code navigation in support of reducing permitting confusion, removing redundancy, and aligning application procedures and similar processes.
- Address the impacts of recent development pressure with inclusion of low-impact development standards throughout the code.



Building from Previous Efforts



2017 DRAFT CODE

- Consolidation of common standards
- Adds procedural clarity
- Consolidates developments standards in a user-friendly document



LID RECOMMENDATIONS

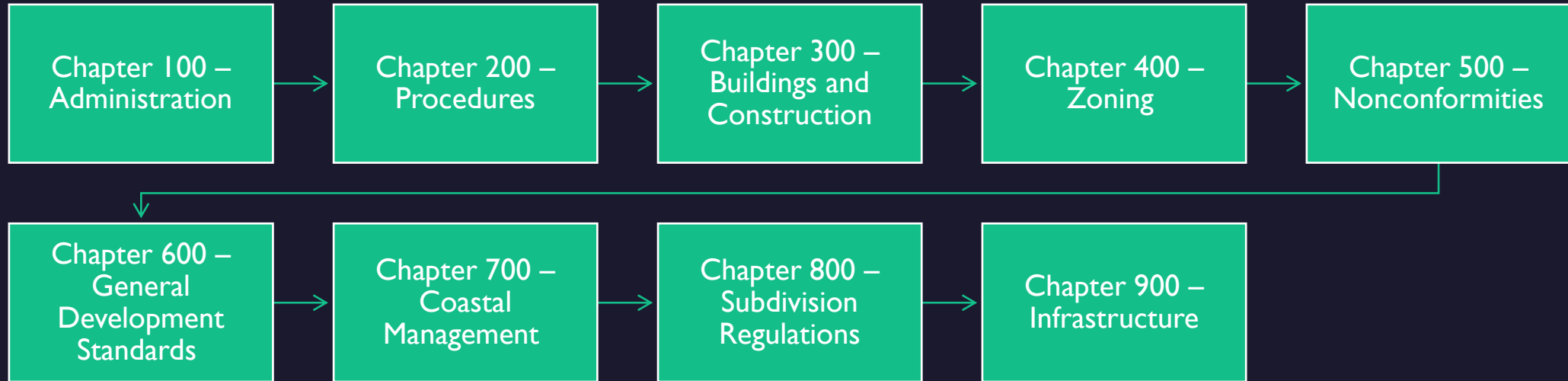
- Inclusion of flexibility for on-site runoff improvements
- Requirement to manage the “first flush” of rainfall
- Specifications for parking lot and site landscaping to be functional green infrastructure



COMPREHENSIVE PLAN

- Goal 1 - Strategy 1: Update the Development Code to better explain the appropriate and permitted uses under different zoning districts.
- Goal 4: Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge

Reorganization



Summary of Changes

CHAPTER 100 - ADMINISTRATION

- Places all provisions related to the **administration** and enforcement of the **UDC in one place**, consolidating current *Chapter 100 - In General* and *Chapter 130 - Unified Development Code, Article I - Administration*.
- **Clarifies the powers, roles, and responsibilities of decision-making entities**, agency heads, or UDC administrators (i.e., Parish Council, Director of Department of Planning and Development, Board of Adjustment, etc.).
- **Merges the powers of the current Planning Commission and Zoning Commission into one public body: the Planning and Zoning Commission.**
- Houses the following three additional administrative elements: enabling provisions of the Regional Planning Commission; municipal interface provisions; and comprehensive definitions of terms for entire UDC.

Summary of Changes

CHAPTER 200 - PROCEDURES

- Consolidates all development application procedures in one new Chapter.
- Includes general procedures related to public notice, public hearings, and application completeness review.
- Includes specific procedures for each type of development application such as zoning map changes, text amendments, sign permit applications, landscape permit applications, variances, etc.
- Consolidates all application-specific approval criteria.
- Clarifies the level of review required by each agency for each type of development application.
- Renames the “Administrative Use Permit” to “Limited Plan Review” and outlines the approval process.
- Outlines the conditional use process for conditional uses within any zoning district, with approval criteria related to impacts on neighboring properties and consistency with adjacent development.

Summary of Changes

CHAPTER 300 – BUILDINGS AND CONSTRUCTION

- Adapted from the *Chapter 105 - Buildings and Construction*.
- Includes updated fee information for permits based on recently enacted fee changes effective August 11, 2022.

CHAPTER 400 – ZONING

- Adapted from the *Chapter 130 - Unified Development Code*.
- Contains all zoning district requirements including permitted land uses and bulk and yard requirements per district as well as a section outlining minimum requirements for specific uses parish-wide (e.g., standards for manufactured homes, solar farms, day care centers, etc.).
- Consolidates Estate Districts into one zoning district with the bulk and yard requirements.
- Renames residential districts to simplify and more directly imply intended development patterns.
- Renames certain commercial districts to improve long-term mapping and to more directly imply intended development patterns.

Summary of Changes

CH. 400 – ZONING CONTINUED

- Deletes the non-mapped RBG Riverboat Gaming District and HC-5 Highway Commercial District.
- Changes **the PUD Planned Unit Development Overlay** to a stand-alone Zoning District to streamline procedures.
- Changes PUD District requirements to only accommodate innovative, high-quality site and building design that is otherwise not possible through the application of existing standards prescribed in the UDC. Proposed requirements include (but are not limited to):
 - A site must contain a mix of residential and commercial uses.
 - The plan approach must include environmentally sensitive design and be diverse and include variation in uses, structures, setbacks, open space, etc.
 - The site must be at least 30 or more acres.
 - The site must 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 or include transportation system improvements to manage the new demand.
- Deletes TND Traditional Neighborhood Development District and permits this type of development within the PUD District to avoid redundant tools within the Code and limit need to maintain multiple process that produce the same outcome.
- Places prohibition of residential uses in industrial districts.
- Clarifies how buffers, landscaping, and setbacks apply in industrial districts.
- Contains use-specific performance standards for several use types including car washes, adult uses, short-term rentals, heliports, and solar farms, etc.

Summary of Changes

CHAPTER 500 - NONCONFORMITIES

- Consolidates all standards related to nonconforming situations and vested rights.
- Adds specifications around the restoration, and expiration of nonconforming uses and treatment of existing legally nonconforming use sites.
- Consolidates standards related to the development of nonconforming lots from subdivision regulations.
- Allows development on substandard lots ONLY IF all setback requirements are met.
- Requires resubdivision of contiguous lots in common ownership (which would bring the lot into conformance with minimum lot size requirements of base zoning district) when developer wishes to build across lot lines or apply for resubdivision.

Summary of Changes

CHAPTER 600 GENERAL DEVELOPMENT STANDARDS

- Incorporates general development standards from previous Chapter 130 - Unified Development Code, Article VI Supplemental Standards including site design standards such as lighting, signage, off-street parking, landscaping, land clearing and tree preservation, as well as special standards for certain accessory uses.
- Establishes content neutral sign regulations.
- Incorporates low impact development standards into parking and landscaping requirements.
- Provides updated land clearing regulations with predevelopment standards associated with the timing and degree to which land can be cleared for development and establishes the requirement for preservation of natural vegetation to support stormwater management.
- Provides updated tree preservation requirements, incentivizing the preservation of live oak, cypress and other heritage trees.
- Requires a 75' stormwater management buffer, where trees and shrubs shall remain undisturbed on all sides of new subdivision developments over 5 acres or 25 lots.
- Provides regulations for landscape buffers located along street, side and rear property lines, and within parking lots.

Summary of Changes

CHAPTER 700 COASTAL MANAGEMENT

- Adapted from the current Chapter 110 Coastal Zone Management Regulations.
- Incorporates new standards for shoreline stabilization and land reclamation.
- Changes largely carried over from work performed between LA DNR and STP Environmental.
- Includes Coastal Zone Management Program regulations.

FLOOD DEPTHS

FUTURE WITHOUT ACTION | LOWER SCENARIO | YEAR 50

Storm surge-based flood depths are projected to increase in the future as more intense storms interact with higher sea levels, lower land, and with the continued degradation of coastal wetlands that can act as natural defenses. Under the lower environmental scenario, an additional 1.6 ft of sea level rise is expected over the next 50 years, adding height to already damaging storm surge levels. As a result of climate change, hurricanes are assumed to increase in intensity by 5% over the same period, exacerbating the risk posed by storm surge. Lower scenario projections of storm surge-based flood depths across the coast with a flood

depth of 1% Annual Exceedance Probability (AEP) are displayed above. That means that every year there is a 1% chance that these flood depths will be met or exceeded. These projections are for a future without the structural risk reduction projects selected for the 2023 Coastal Master Plan and show significant risk of flooding in communities across the coast.



Summary of Changes

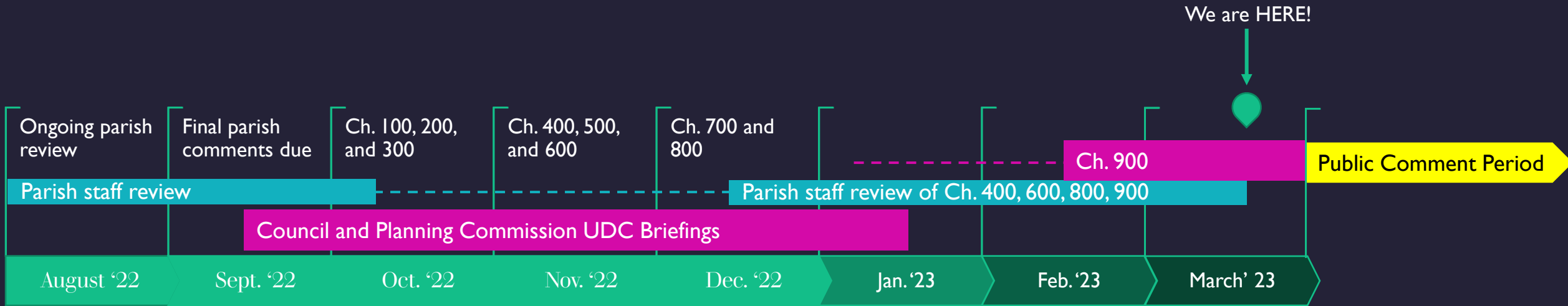
CHAPTER 800 SUBDIVISION REGULATIONS

- Consolidates and streamlines subdivision standards, processes, and submittal requirements to support more effective and straightforward application and approval processes.
- Modifies the classification of types of subdivisions and clarifies which types require public hearing and review by the Planning and Zoning Commission, and which can be approved administratively by the Director of Department of Planning and Development.
- Clarifies categories for review and approval and includes information on where to file applications, how to determine application completeness, and processes for interdepartmental review.
- Refers to Definitions moved to Chapter 100 - Administration, public notice procedures outlined in Chapter 200 - Procedures, and infrastructure standards in Chapter 900 - Infrastructure.
- Removes "industrial exception" review category, which can be considered as a minor subdivision.
- Renames the "Preliminary" process for major subdivisions to "Concept Plan Approval" and clarifies when the public hearing takes place in the approval process.

Summary of Changes

CHAPTER 900 INFRASTRUCTURE

- Consolidates and organizes the standards and regulations for infrastructure required for land development within the Parish.
- Includes standards for streets, waste, and wastewater systems (moved from Part I, Chapter 40 - Utilities of the current code), drainage, sidewalks, greenspace, and bikeways and trails.
- Includes standards adapted from current Chapter 115 - Drainage and Flood Control and outlines requirements for drainage, fill, flood prevention and mitigation, stormwater management and discharge control, and development regulations for properties in floodplains.



Draft Development Timeline

Questions

St. Tammany UDC Project Update

March 2023