

# UDC Amendment Summary

## CHAPTER SUMMARIES

### 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.

### 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 "Development Plan Review" and outlines approval process.
- Outlines process for conditional use request within any zoning district, with approval criteria related to impacts on neighboring properties and consistency with adjacent development.
- Clarifies Planning and Zoning Commission's authority to approve conditional uses.

### 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 same 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.

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### CHAPTER 400 ZONING, CONT.

- 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.
- Replaces the Manufactured Home Overlay with a new base zoning district titled, the Manufactured and Mobile Housing District with the intent to allow more coordinated development of manufactured housing where there are currently existing developments and prevent spot zoning.
- 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 short-term rentals, heliports, and solar farms, etc.

### 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.

### 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.

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### CHAPTER 600 GENERAL DEVELOPMENT STANDARDS, CONT.

- 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.

### 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.

### 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.

### 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.

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## RELATIONSHIP TO CURRENT ORDINANCE

The following table outlines where sections of the current code broadly fit into the Draft Unified Development Code. Note that many new chapters contain amended language and do not necessarily contain the sections in the current code verbatim. The new chapters contain amended language to consolidate repetitive language in the current code or additional language to help simplify requirements.

### NEW CHAPTER

### CURRENT ORDINANCE

#### **Chapter 100 Administration**

Chapter 100 General Administrative Provisions  
Chapter 120, Article II Regional Planning Commission  
Chapter 120, Article III Parish Planning Commission  
Chapter 120, Article IV Parish Zoning Commission  
Chapter 130 Unified Development Code, Article I In General  
Chapter 130 Unified Development Code, Article II Administration and Enforcement  
Chapter 125 Subdivision Regulations, Article I Definition of Terms

#### **Chapter 200 Procedures**

Chapter 130 Unified Development Code, Article II Administration and Enforcement  
Chapter 125 Subdivision Regulations, Article IV Standards of Design

#### **Chapter 300 Buildings and Construction**

Chapter 105 Buildings and Construction

#### **Chapter 400 Zoning**

Chapter 130 Unified Development Code, Article IV Zoning Districts  
Chapter 130 Unified Development Code, Article V Overlays  
Chapter 130 Unified Development Code, Article VII Minimum Standards for Specific Uses

#### **Chapter 500 Nonconformities**

Chapter 130 Unified Development Code, Article III Nonconformities

#### **Chapter 600 General Development Standards**

Chapter 130 Unified Development Code, Article VI Supplemental Standards  
Chapter 130 Unified Development Code, Article VII Minimum Standards for Specific Uses  
Chapter 130 Unified Development Code, Article VII, Division 2 Land Clearing Permit

#### **Chapter 700 Coastal Management**

Chapter 110 Coastal Zone Management Regulations

#### **Chapter 800 Subdivision Regulations**

Chapter 125 Subdivision Regulations

#### **Chapter 900**

Chapter 30 Parks, Recreation and Scenic Neighborhoods, Article XIV Tammany Trace  
Chapter 40 Utilities  
Chapter 115 Drainage and Flood Control  
Chapter 125 Subdivision Regulations, Article III Street Regulations  
Chapter 125 Subdivision Regulations, Article IV Standards of Design  
Chapter 125 Subdivision Regulations, Article VI Traffic Impact Analysis  
Chapter 125 Subdivision Regulations, Article VII Studies, Plans, and Review Procedures  
Chapter 130 Unified Development Code, Article VII, Division 45 Sidewalk Standard