

Chapter 400 - Zoning

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SEC. 400-1 GENERAL REGULATIONS.

SEC. 400-1.1 INTRODUCTION.

A. Purpose.

1. Pursuant to state law and the parish charter, the regulations of this chapter have the purposes of this UDC and are further designed to:
 - a. Lessen congestion in the streets.
 - b. Promote safety from fire, flooding, and other dangers.
 - c. Provide adequate light and air.
 - d. Prevent the overcrowding of land.
 - e. Distribute land uses to meet the physical, social, cultural, and economic needs of present and future populations.
 - f. Ensure that new development is compatible with surrounding development in use, character, and size.
 - g. Provide for land uses that serve important public needs.
 - h. Promote mixed-use buildings and mixed-use neighborhoods at appropriate locations.
 - i. Promote residential development infill housing while enhancing the quality of residential neighborhoods.
 - j. Encourage retail development along major transportation corridors and in regional, community, and neighborhood centers.
 - k. Stimulate economic growth and development.
 - l. Promote employment generators and the commercial and industrial land uses that comprise their core.
 - m. Protect and preserve places and areas of historical, cultural, or architectural importance and significance.
 - n. Protect natural resources.
2. In accordance with the foregoing purposes, this chapter establishes regulations governing the following:
 - a. The location and use of buildings, other structures, and land for residential, commercial, industrial, or other purposes.
 - b. The height, number of stories, and size of buildings and other structures.
 - c. The percentage of a lot that may be occupied.
 - d. The size of yards and other open spaces.
 - e. Development density.

B. General Requirements.

1. Pursuant to this chapter and **Chapter 100 Administration** of this UDC—except in the case of a legal nonconforming building, sign and/or use—no land shall be used or occupied and no building or structure shall be designed, erected, moved, altered, enlarged, occupied, or used or intended to be used except in conformity with all applicable district regulations, compliance with all standards, and upon performance of all conditions associated with all applicable district provisions included in this chapter.
2. General district provisions include:
 - a. Building height.
 - b. Density and permitted use.
 - c. Lot area.
 - d. Required front, side, and rear yards.
 - e. Off-street parking or loading.
 - f. Landscaping.
 - g. Stormwater.
 - h. Traffic and street.
 - i. Nonconforming building, sign, or use standards.

SEC. 400-1.2 ZONING DISTRICTS ESTABLISHED.**A. Purpose.**

In order to regulate, classify, and provide a framework for the location and use of land, buildings, and structures; the height and size of buildings; the area of yards and other open spaces; and the density and intensity of land development, this section establishes base zoning districts, overlay zoning districts, and floating zones.

B. Base Zoning Districts.

The unincorporated areas of St. Tammany Parish are divided into the following base zoning districts, which promote a single use or permit a limited variety of use types:

- E Estate Residential District.
- R-1 Rural Residential District.
- R-2 Rural Residential District.
- L-1 Large Lot Residential District.
- L-2 Large Lot Residential District.
- S-1 Suburban Residential District.
- S-2 Suburban Residential District.

TF Two-Family Residential District.

M-L Low Multi-Family Residential District.

M-M Medium Multi-Family Residential District.

M-H High Multi-Family Residential District.

NC-1 Neighborhood Office District.

NC-2 Neighborhood Commercial District.

GC-1 General Commercial District.

GC-2 Public, Cultural, and Recreational District.

PBC Planned Business Campus District.

HC-1 Highway Commercial District.

HC-2 Highway Commercial District.

HC-2A Highway Commercial District.

HC-3 Highway Commercial District.

HC-4 Highway Commercial District.

MOCD Medical Office or Clinic District.

MHD Medical Hospital District.

MRD Medical Research District.

PF-1 Public Facilities District.

PF-2 Public Facilities District.

CBF-1 Community-Based Facilities District.

ED-1 Primary Education District.

ED-2 Higher Education District.

AT Animal Training/Housing District.

I-1 Light Industrial and Warehouse District.

I-2 Industrial District.

I-3 Heavy Industrial District.

SWM-1 Solid Waste Management District.

SWM-2 Solid Waste Management District.

AML Advanced Manufacturing and Logistics District.

C. Overlay and Special Zoning Districts.

The following overlay and special zoning districts are established for unincorporated St. Tammany Parish. These districts impose additional requirements on certain properties within 1 or more underlying base zoning districts, or in the case of the PUD District, modify the base zoning district regulations with new district regulations adopted by ordinance of the Parish Council.

PUD or the Planned Unit Development District.

SAO or the Slidell Airport Overlay District.

MIO or the Municipal Interface Overlay District.

AAO or the Abita Airport Overlay District.

MHO or the Mobile Home Overlay District.

RO or the Rural Overlay District.

RBC Regional Business Center Overlay District.

SEC. 400-1.3 OFFICIAL ZONING MAP ESTABLISHED.

A. Official Zoning Map.

1. The maps delineating the boundaries of the zoning districts, together with all matters and information shown on these maps, collectively constitute the official zoning map.
2. The official zoning map, available from electronic records of the Geographic Information System (GIS) of St. Tammany Parish and kept current by the St. Tammany Department of Planning and Development Department, is hereby adopted, approved, and made a part of this chapter, and all of this map including legends, notations, references, and other information set forth thereon shall form a part of this chapter as if all the matter and information set forth on the map were fully described and copied herein.
3. The official zoning map contained in said electronic records is based on the paper official zoning maps and adopted via **Ordinance No. 523**, and as amended thereafter.
4. If, in accordance with the provisions of these regulations and statutes, changes are made in district boundaries or other matters portrayed on the official land use map, such changes shall be made on the official land use map within 90 days after such changes have been approved by the Parish Council and attached to these regulations. Each such change of the map shall be dated, signed, and certified.
5. No change of any nature shall be made in this official land use map or matter shown thereon except in conformity with the procedure set forth in these regulations. Any unauthorized changes of whatever kind, by any person or persons, shall be considered a violation of the ordinance and punishable under **Chapter 100, Sec. 100-1.6**.

B. Interpretation of Boundaries and Classification.

1. The Department of Planning and Development shall be the final authority as to the current land use status of land, buildings, and other structures in the parish.
2. When uncertainty exists as to the boundaries shown on the official zoning map, the following rules shall apply:
 - a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
 - b. Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.
 - c. Boundaries indicated as approximately following town limits shall be construed as following town limits.
 - d. Boundaries indicated as following railroad lines shall be construed to be midway between the tracks.
 - e. Boundaries indicated as following shorelines shall be construed to follow such shorelines along the mean low water mark and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline.
 - f. Boundaries indicated as parallel to, or extensions of features indicated in the above-listed subsections shall be construed. Distances not specifically indicated on the land use map shall be determined by the scale of the map.
 - g. Boundaries indicated following other boundary lines, watercourses, and other natural topography features shall be construed to be such commonly recognized features.
3. Where street or property layout existing on the ground is inconsistent with that shown on the official land use map, or in other circumstances not covered by the above-listed subsections, the Board of Adjustment shall interpret the district boundaries, provided such adjustment does not exceed one acre in area.
4. Land underwater shall be subject to all the regulations of the district adjacent to the water area. If the water area adjoins two or more districts, the boundaries of each district shall be extended into the water area in a straight line.
5. If any street, alley, or public way is vacated by an official action of the Parish Council, thereby leaving an undesignated area of land within the official zoning map, the land use district adjoining each side of such street or way shall extend to the center of same, and all area included therein shall then become subject to all appropriate regulations of the extended districts.

SEC. 400-2 RESIDENTIAL ZONING DISTRICT REGULATIONS.

SEC. 400-2.1 RESIDENTIAL ZONING DISTRICTS AND USES ESTABLISHED.

A. Districts.

The following residential base zoning districts promote and permit resident uses or a limited variety of associated use types in the unincorporated areas of St. Tammany Parish, divided into the following districts:

- E Estate Residential District.
- R-1 Rural Residential District.
- R-2 Rural Residential District.
- L-1 Large Lot Residential District.
- L-2 Large Lot Residential District.
- S-1 Suburban Residential District.
- S-2 Suburban Residential District.
- TF Two-Family Residential District.
- M-L Low Multi-Family Residential District.
- M-M Medium Multi-Family Residential District.
- M-H High Multi-Family Residential District.

B. Permitted Use & Site and Structure Standards Tables.

Only those uses of land listed under **Exhibit 400-1: Permitted Uses: Residential Districts** as permitted uses are allowed within the residential zoning districts, where:

1. “P” indicates that a use is permitted within that zoning district.
2. “C” indicates that the use is conditional and subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Section 200-3.4**.
3. “P” with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**.
4. No letter (i.e., a blank space) or the absence of the use from the table indicates that the use is not permitted within that zoning district.

Exhibit 400-1 Permitted Uses: Residential Districts.

Use Category Specific Use	Residential Zoning Districts											Use Standards
	E	R-1	R-2	L-1	L-2	S-1	S-2	TF	M-L	M-M	M-H	
Residential												
Community Home	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Section 400-8.J
Day Care Home	P*	P*	P*	P*	P*							
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P			
Dwelling, Two-Family								P	P			
Dwelling, Multiple-Family									P	P	P	
Nursing Home									P	P	P	
Townhouse									P	P	P	
Agricultural and Open Space												
Agriculture, Household	P	P	P	P	P	P	P	P	P	P	P	Section 400-8.B
Farm	P	P	P	P*	P*							
Farm Stand	P	P	P	P*	P*							
Greenhouse	P	P	P	P*	P*							
Nursery	P	P	P	P*	P*							
Family-Owned Cemetery	P	P	P									Section 400-8.H
Utilities												
Community Central Water Treatment Facilities	P	P	P	P	P	P	P	P	P	P	P	
Stormwater Retention or Detention Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Small Wireless Facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Electrical Energy Substation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Solar Energy Systems	P*	P*	P*									Section 400-8.II

Exhibit 400-2 Site & Structure Standards: Residential Districts.

Site & Structure Standards	Residential Zoning Districts										
	E	R-1	R-2	L-1	L-2	S-1	S-2	TF	M-L	M-M	M-H
Lot Area (Min)*	7 acres	5 acres	3 acres	1 acre	0.5 acre	11,000 sf	7,500 sf	Res.: 7,500 sf Nonres: 12,500 sf	Res: 20,000 sf Nonres: 6,000sf	Res.: 20,000 sf Nonres: 6,000sf	Res.: 20,000 sf Nonres: 6,000sf
Density: Lot Area per Dwelling Unit (Min)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7,500 sf per 1 unit	4,000 sf per 1 unit	2,500 sf per 1 unit	1,500 sf per 1 unit
Lot Width (Min)	300'	300'	200'	150'	100'	90'	75'	75'	N/A	N/A	N/A
Front Yard (Min)	50'	50'	50'	50'	30'	30'	20'	30'	25'	25'	25'
Side Yard (Min)	15'	15'	15'	15'	10'	10'	7.5'	10'	10'	10'	10'
Corner Side Yard (Min)	N/A	N/A	N/A	N/A	N/A	20'	15'	10'	20'	20'	20'
Rear Yard (Min)**	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
Lot Coverage (Max)	50%	50%	50%	60%	60%	60%	60%	50%	50%	50%	50%
Height (Max)**	35'	35'	35'	35'	35'	35'	35'	45'	45'	60'	60'

* The lot area requirements as described in Exhibit 400-2 shall be applicable to residential uses only. Within all single-family residential districts (E, R-1, R-2, L-1, L-2, S-1, S-2) each dwelling unit shall be located on a separate lot of record. Variances to this standard may be granted by the Board of Adjustment under the provision and process found in Chapter 100 – Administration and 200 – Procedures of this Code. Where nonresidential uses are permitted, the minimum lot area requirement for nonresidential uses shall be 40,000 square feet, unless otherwise stated in the table, and except that public utility facilities may be located on lots of lesser area after development plan review by the Department of Planning and Development.

** Properties with frontage on Lakeview Drive are subject to additional rear yard requirements per Section **400-2.2.G.4.e**.

*** Uses incidental to farming, such as silos, windmills, etc., and any other non-habitable structure (e.g., radio, TV tower) may exceed this height limitation; provided one foot of setback is provided for every one foot over 45 feet from existing dwellings or residences and/or property lines. In addition, properties in the M-M and M-H Districts are subject to additional height restrictions per Section **400-2.4.B.4.e.ii** and Section **400-2.4.C.4.e.ii**.

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
 - f. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
 - g. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.
 - h. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure as established in this UDC.
 - i. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600** of this UDC.
5. *Additional general standards and provisions of this UDC.* All uses of land and structures in the L-1 Large Lot Residential District area are subject to the general standards and regulations of this UDC. In addition, all uses located in the L-1 Large Lot Residential District shall be subject to the following standards:
- a. *Flood zones.* Construction of any structures or 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.
 - b. Tree preservation, landscaping and screening shall be provided in accordance with minimum standards established in this UDC.
 - c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.
 - d. *Sewer.*
 - i. *Residential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.
 - ii. *Nonresidential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.
 - e. *Water.* On lots without central water facilities, any well must be 50 feet from any sewer disposal unit in accordance with minimum standards established in this UDC.

E. L-2 Large Lot Residential District.

- 1. *Purpose.* The L-2 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized

single-family development convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial uses are prohibited in the L-2 District.

2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-1: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the L-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an “*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:
 - a. Agriculture, household
 - b. Community central water treatment facilities
 - c. Community home*
 - d. Day care home*
 - e. Dwelling, single-family
 - f. Electrical energy substation*
 - g. Farm Stand*
 - h. Farm*
 - i. Greenhouse*
 - j. Nursery*
 - k. Small wireless facility*
 - l. Stormwater retention or detention facility*
3. *Permitted temporary uses.* The following temporary uses are permitted within the L-2 District subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:
 - a. On-location television or film productions (no sets).
 - b. Temporary real estate office.
4. *Site and structure provisions.*
 - a. *Lot area.*
 - i. *Residential uses.* Minimum lot area is 0.5 acres or 21,780 square feet.
 - ii. *Nonresidential uses.* Minimum lot area is 40,000 square feet, except that public utility facilities may be located on lots of lesser area upon Development Plan Review.
 - b. *Minimum Lot width.* Minimum lot width is 100 feet.
 - c. *Front yard.* Buildings shall be set back a minimum of 30 feet from the front property line.
 - d. *Side yard.* There shall be 2 side yards, one on each side of the building, having a minimum width of 10 feet each.

- e. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
 - f. *Legal nonconforming lots of record.* For applications meeting all minimum requirements described in Sec. 500-2.1 Legal Nonconforming Lots, contiguous lot regulations may apply and result in a limited decrease in lot area requirements to mitigate long-standing site development constraints.
 - g. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a lot shall not exceed 60 percent of the total area of the lot.
 - h. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure as established in this UDC.
 - i. *Off-street parking and loading requirements.* Off-street parking and loading shall be provided in accordance with minimum standards established in **Chapter 600** of this UDC.
5. *Additional general standards and provisions of this UDC.* All uses of land and structures in the L-2 Large Lot Residential District area subject to the general standards and regulations of this UDC. In addition, all uses located in the L-2 Large Lot Residential District shall be subject to the following standards:
- a. *Flood zones.* Construction of any structures or 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.
 - b. Tree preservation, landscaping, and screening shall be provided in accordance with minimum standards established in this UDC.
 - c. Signs, lighting, and landscaping shall be provided in accordance with minimum standards established in this UDC.
 - d. *Sewer.*
 - i. *Residential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.
 - ii. *Nonresidential.* On lots without central sewerage facilities, an individual sewer system must meet Department of Health and Human Resources standards and be approved by the Parish Health Department in accordance with minimum standards established in this UDC.
 - e. *Water.* On lots without central water facilities, any well must be 50 feet from any sewer disposal unit in accordance with minimum standards established in this UDC.

F. S-1 Suburban Residential District.

- 1. *Purpose.* The S-1 Suburban Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are