



ST. TAMMANY PARISH, LA
CODE OF ORDINANCES
PART II: UNIFIED DEVELOPMENT CODE
Ch. 600 – General Development Standards

DRAFT for Public Comment

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•Environmental Consulting
•Zoning/Planning
•Land Use Law



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Chapter 600 – General Development Standards

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SEC. 600-1.1 YARDS AND OPEN SPACE.

A. General Yards and Open Space Regulations.

1. Every part of a required yard area shall be open to the sky except as follows:
 - a. Where accessory buildings are specifically permitted in a rear or side yard under these regulations.
 - b. A roof, gutter, eave, fixed awning, marquee, or canopy, attached to a building but having no other support, may project no more than 5 feet into a required front, side or rear yard, if a minimum distance of 2 feet remains open to the sky between the farthest projection and the lot lines.
 - c. Notwithstanding the foregoing, a canopy or marquee shall be permitted to extend from the entrance door of any church, school, college, hospital, sanitarium, public building, or educational, religious, or philanthropic institution in any district, or from the entrance door of any main building in multiple-family residential, commercial, or industrial district. Where a sidewalk and curb exist, the canopy or marquee may extend to within 18 inches of the curb line. Such canopies or marquees shall not exceed 15 feet in width or 12 feet in height or be screened or enclosed in any manner and shall provide an unobstructed, clear space between the grade and the bottom of the valance of at least 7 feet.
 - d. Movable awnings may be placed over doors or windows in any required yard, but such awnings shall not project closer than 2 feet to any lot line or be vertically supported.
2. Where these regulations refer to side streets for corner lots, the side street will normally be the street along which the corner lot has its largest dimensions, but the director of planning and development may be guided by the pattern of development in the vicinity of the lot in question in determining which of the 2 streets shall be considered the side street.
3. More than 1 main building may be located upon a zoning lot or tract in the following instances:
 - a. Institutional buildings.
 - b. Public or semi-public buildings.
 - c. Multiple-family dwellings.
 - d. Commercial or industrial buildings.
 - e. Homes for the aged, nursing homes, convalescent homes, and orphans' homes.
 - f. The provisions of this exception shall not be construed to allow the location or erection of any main building or portion of a main building outside of the buildable area of lot except as otherwise provided.
4. In the event that a lot is to be occupied by a group of 2 or more related buildings to be used for residential purposes, there may be more than 1 main building on the lot when such buildings are arranged around a court; provided that said court between buildings that are parallel or within 45 degrees of being parallels, shall have a minimum width of 30 feet for 1-story buildings, 40 feet for 2-story buildings, and 50 feet for buildings of 3 stories or more, and in no case, may such buildings be closer to each other than 15 feet.
5. Where a court is more than 50 percent surrounded by a building, the minimum width of the court shall be at least 15 feet for 1-story buildings, 40 feet for 2-story buildings, and 50 feet for 3-story

buildings. The width of such a court shall be increased by 3 feet for each additional story over 3 stories or each 10 feet of height over 35 feet, whichever requires the greater width of court.

B. Front Yards.

1. Where a right-of-way has been established by the parish council for the future widening or opening of a street upon which a lot abuts, then the depth of a front or side yard shall be measured from such official line to the building line.
2. Except as otherwise provided in these regulations, on through lots, the required front yard shall be provided on each street.
3. Where a lot is located at the intersection of 2 or more streets, there shall be a yard of 10 feet on the side street, provided, however, that said front yard on the side street need not exceed the average front yard established by other buildings in the block which front on the side street.
4. Open, unenclosed porches, raised platforms, or raised paved terraces not covered by a roof or canopy, and which do not extend above the level of the first floor of a building, or a maximum of 5 feet above grade, may extend or project into the front or side yard not more than 6 feet.

C. Side Yards.

1. For the purpose of the side yard and lot frontage regulations, a 2-family, 3-family, or 4-family dwelling, a group of townhouses, a multiple-family dwelling, electric substation, telephone exchanges, or telephone repeater structures for public utility purposes shall be considered as 1 building occupying 1 lot.
2. Where a side yard is not required, but is provided, such yard shall not be less than 3 feet in width paralleling the side lot line.

D. Rear Yards.

1. Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into the rear yard are permitted for no more than 5 feet.
2. Where a rear yard is not required, but is provided, such yard shall not be less than 3 feet in width paralleling the rear lot line.

SEC. 600-2 SITE DESIGN AND PERFORMANCE STANDARDS.**SEC. 600-2.1 OUTDOOR LIGHTING.****A. Statement of Need and Purpose.**

Good outdoor lighting at night benefits everyone. It increases safety, enhances the parish's nighttime character, and helps provide security. New lighting technologies have produced lights that are extremely powerful, and these types of lights may be improperly installed, creating problems of excessive glare and light trespass. Excessive glare may cause safety problems. Light trespass reduces privacy. Appropriately regulated, and properly installed, outdoor lighting contributes to the safety and welfare of the public. This section is intended to eliminate problems of glare and minimize light trespass by establishing regulations which limit the area that certain kinds of outdoor lighting fixtures can illuminate, and by limiting the total allowable illumination of property located in the parish. Luminaires on all properties, in all zoning districts, shall be installed to keep unnecessary direct light from shining onto abutting properties or streets.

B. Applicability.

1. *General applicability.* The installation of site lighting, replacement of site lighting and changes to existing light fixture wattage, type of fixture, mounting or fixture location shall be made in strict compliance with this UDC.
2. *Permit Required.* A permit is required for work involving site lighting. The applicant for any commercial development involving outdoor lighting fixtures shall submit (as part of the application for permit) evidence that the proposed work will comply with this section. The submission shall contain but shall not necessarily be limited to the following, all or part of which may be part or in addition to the information required elsewhere in the laws of this jurisdiction upon application for the required permit:
 - a. Manufacturer's data demonstrating that the specifications for all proposed lighting fixtures adhere to the Parish's outdoor lighting guidelines. This may include supports, reflectors, and other devices.
 - b. Luminaire Schedule that describes the lighting fixtures being proposed. This includes the following information:
 - i. Symbol
 - ii. Label
 - iii. Manufacturer's catalog cuts
 - iv. Initial lumen output per lamp
 - c. Photometric Plan, if required shall show the extent of the areas designed and intended for lighting, and within those specific areas, plot the light levels in footcandles on the ground given the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in footcandle measurements on a grid of the site showing footcandle readings in every five or ten-foot square. The grid shall include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and street lights.) The photometric plot shall extend to all lot lines or as necessary to reach 0 (zero) footcandles.
3. *Lamp or fixture substitution.* Should any outdoor light fixture, or the type of light source therein, be changed after the permit has been issued, a change request must be submitted to the building official for his approval, together with adequate information to assure compliance with this section, which must be received prior to substitution.

C. Design Requirements.

1. For uses other than single-family or two-family residential:
 - a. *Luminaire design.* Any luminaire with a lamp or lamps rated at an average of more than 3,000 lumens shall be a full cut-off type fixture.
 - b. *Luminaire height.*
 - i. Any luminaire with a lamp rated at an average of less than 3,000 lumens may be mounted at any height.
 - ii. Any luminaire with a lamp rated an average of more than 3,000 lumens may be mounted up to a height of 35 feet.

- c. *Luminaire footcandles.* Total footcandles measured from 3 feet above ground level with the measuring instrument held in the horizontal plane shall be in accordance with the following standards:

Location	Maximum Footcandle
<i>Entrances</i>	
Active (pedestrian and/or conveyance)	5
Inactive (normally locked, infrequently used)	1
<i>Building exteriors</i>	
Vital locations or structures	5
Building surrounds	1
Floodlit buildings and monuments	10
Loading and unloading platforms	20
Automated teller machines	20
<i>Service stations</i>	
Approach	1.5
Driveway	1.5
Pump island	20
Service areas	3
<i>Storage yards</i>	
Active	20
Inactive	1
Retail outdoor lighting	10

2. *Lamps that emit 3,000 lumens.* The following rated lamp wattages shall be deemed to emit 3,000 lumens unless the department of planning and development determines, based upon information provided by a lamp manufacturer, that the rated wattage of a lamp emits either more or less than 3,000 lumens:
- Incandescent lamp: 200 or more watts.
 - Quartz halogen lamp: 200 or more watts.
 - Florescent lamp: 50 or more watts.

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- d. Mercury vapor lamp: 60 or more watts.
 - e. Metal halide lamp: 40 or more watts.
 - f. High pressure sodium lamp: 30 or more watts.
 - g. Low pressure sodium lamp: 25 or more watts.
 - h. Light-emitting diode: 30 or more watts
3. *Single-family residential lighting.*
- a. *1,500 lumens or less:* Exterior lighting less than 1,500 lumens including spotlights and floodlights shall be set such that the centerline of the beam (or lamp) must be aimed no higher than 35 degrees above straight down when the source is visible from any off-site residential property or public roadway.
 - b. *1500 - 3000 lumens:* Any luminaires emitting 1500 - 3,000 lumens shall not exceed 3000K Correlated Color Temperature (CCT).
 - c. *Greater than 3,000 lumens.* All luminaires greater than 3,000 lumens shall be fully shielded.
4. *Exceptions to luminaire design requirements.*
- a. *Luminaire redirection.* Any luminaire within a commercially zoned area with a lamp or lamps rated at 3,000 lumens or less may be used without restriction to light distribution or mounting height with the following exceptions:
 - i. No spot or flood luminaire rated 3,000 lumens or less may be aimed, directed, or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways.
 - b. *Police or fire departments or other emergency services.* All temporary emergency lighting need by the police or fire departments or other emergency services, as well as all vehicular luminaires, shall be exempt from the requirements of this section.
 - c. *Federal regulatory agencies.* All hazard warning luminaires required by federal regulatory agencies are exempt from the requirements of this section.
 - d. *Flags.* Up-lighting for national, state or foreign nation flags located on poles independent of other structures are exempt from the requirements of this section.
 - e. *Trees.* Up-lighting or down-lighting of trees is exempt from the requirements of this section except that the maximum number of lumens for such lighting shall be 3,000 lumens per fixture.
 - f. *Sensor security lighting.* Security lighting controlled by sensors which provides illumination for 5 minutes or less is exempt from the requirements of this section.
 - g. *Specialized lighting necessary for safety,* such as navigation or runway lighting of airports, or temporary lighting associated with emergency operations, road hazard warnings, etc.
 - h. *Street lighting.* Both public and private streetlights are exempt from the requirements of this section if they were in existence at the time the ordinance from which this section is derived becomes effective or if a permit or other approval has been granted for these lights at the time the ordinance from which this section is derived becomes effective.
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- i. Lighting within public right-of-way or easement for the principal purpose of illuminating streets or roads. No exemption shall apply to any lighting within the public right of way or easement when the purpose of the luminaire is to illuminate areas outside the public right of way or easement.
 - j. *Church steeples.* Up-lighting of church steeples or similar architectural structures is permitted as long as said lighting is fully shielded.

D. Requirements for Lighting for Outdoor Signs.

- 1. *Top-mounted fixtures required.* Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on the top of the sign structure. All such fixtures shall comply with the shielding requirements of this section with the exception of the portion of the luminaire parallel with the sign, provided this portion does not allow any light dispersion or direct glare to shine above a 90-degree horizontal plane.
- 2. *Translucent outdoor advertising signs.* Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within do not require shielding. Dark backgrounds with light lettering or symbols are required.
- 3. *Prohibitions.* Electrical illumination of outdoor advertising off-site signs, other than those located adjacent to interstate highways, between the hours of 11:00 p.m. and sunrise is prohibited.

E. Requirements for Public and Private Recreational Facilities.

- 1. All site lighting not directly associated with the athletic playing areas shall conform to the lighting standards described in this section.
- 2. Lighting for athletic fields, courts or tracks shall be exempt from the height requirement of 35 feet and total lumen output provided all of the following conditions are met:
 - a. All such lighting shall utilize full cut-off luminaires that are installed in a fashion that maintains the full cut-off characteristics unless certified by a registered engineer that such shielding is impractical.
 - b. The maximum light level cannot exceed 0.5 maintained footcandle at the property line of any residential or residentially zoned use.
 - c. Every such lighting system design shall be certified by a registered engineer as conforming to all applicable restrictions of this ordinance. Where full cut-off fixtures are not utilized, acceptable luminaires shall include those which:
 - i. Are provided with internal and /or external glare control louvers and installed so as to limit direct up-light to less than 5 percent of the total lumens exiting from the installed fixtures and minimize off-site light trespass and;
 - ii. Are installed and maintained with minimum aiming angles of 25 degrees downward from the horizontal. Said aiming angle shall be measured from the axis of the luminaire maximum beam candlepower.
 - d. Hours of operation for lighting system shall conform to the following:
 - i. All events shall be scheduled to commence before 9:00 p.m.

- ii. Illumination of the athletic fields, court, or track shall not exceed one hour after the end of the event
- iii. Under no circumstances shall any illumination of the athletic fields, court, or track be permitted after 11:00 p.m.

F. Prohibitions.

1. *Laser source light.* The use of laser source light or any similar high-intensity light for outdoor advertising or entertainment is prohibited.
2. *Searchlights.* The operation of searchlights is prohibited except for those used for governmental or emergency purpose.
3. Lighting which presents a clear hazard to motorists, cyclists, or pedestrians.
4. Any light fixture which may be confused with or construed as a traffic control device.
5. *Billboards.* Electrical illumination of billboards, other than those located adjacent to interstate highways, is prohibited between the hours of 11:00 p.m. and sunrise.
6. *Commercial landscape lighting.* Commercial landscape lighting may not be directed above the horizontal plane.
7. *Flashing Light.* Unless temporarily triggered by a security system and extinguished at the time of security response.
8. *Neon lighting.* Neon lighting is prohibited.
9. *Strings of lights (nonresidential uses).* Strings of lights are prohibited except from Thanksgiving Day until January 10. Strings of lights shall include, but not be limited to, lights strung around trees and lights that simulate icicles.

G. Temporary Outdoor Lighting.

1. Any temporary outdoor lighting that conforms to the requirements of this section shall be allowed. Nonconforming temporary outdoor lighting may be permitted by an administrative permit granted by the department of planning and development after considering:
 - a. The public and/or private benefits that will result from the temporary lighting;
 - b. Any annoyance or safety problems that may result from the use of the temporary lighting; and
 - c. The duration of the temporary nonconforming lighting.

SEC. 600-2.2 VIEW OBSTRUCTION AND CLEAR VISION AREAS.

A. Statement of Need and Purpose.

1. *Purpose.* Clear vision area regulations are designed to promote public safety by maintaining clear areas that provide cross-visibility among pedestrians, bicyclists, and motorists.
2. *Applicability.* If any clear vision area regulation conflicts with the yard or area requirements of the zoning district, the more restrictive regulation shall apply unless a variance is granted.

B. Obstructions prohibited.

1. *Generally.* Except as provided for in this code, clear vision areas shall be free from any visual obstruction between a height of 3 feet and 8 feet as measured from the crown of the street, which includes, but is not limited to:

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- a. Any berm, hedge, shrub, pool, sign, fence, or other structure in excess of 3 feet in height; and
 - b. Parking; and
 - c. Decorative elements, including but not limited to, bird baths, garden statuary, and trellises.

2. *Fences.*

- a. A fence with the portion above 3 feet in height that meets the definition of an open fence shall be permitted.
- b. Fence columns between 3 and 8 feet in height, as measured from the crown of the street, shall be no more than 18 inches in width and shall be spaced no closer than 5 feet on center.
- c. Screening material, vines, shrubs, other plant life, or similar items that will obstruct visibility shall not be placed nor be permitted to grow on fences located in clear vision areas.

3. *Signs.*

- a. Signs, including the support pole or base, with a width, depth, or diameter larger than 18 inches between 3 feet and 8 feet in height, as measured from the crown of the street, shall not be permitted.
- b. Signs with more than 1 support pole or base shall not be permitted.

C. Types of Clear Vision Areas and Requirements.

1. *Types of Clear Vision Areas:*

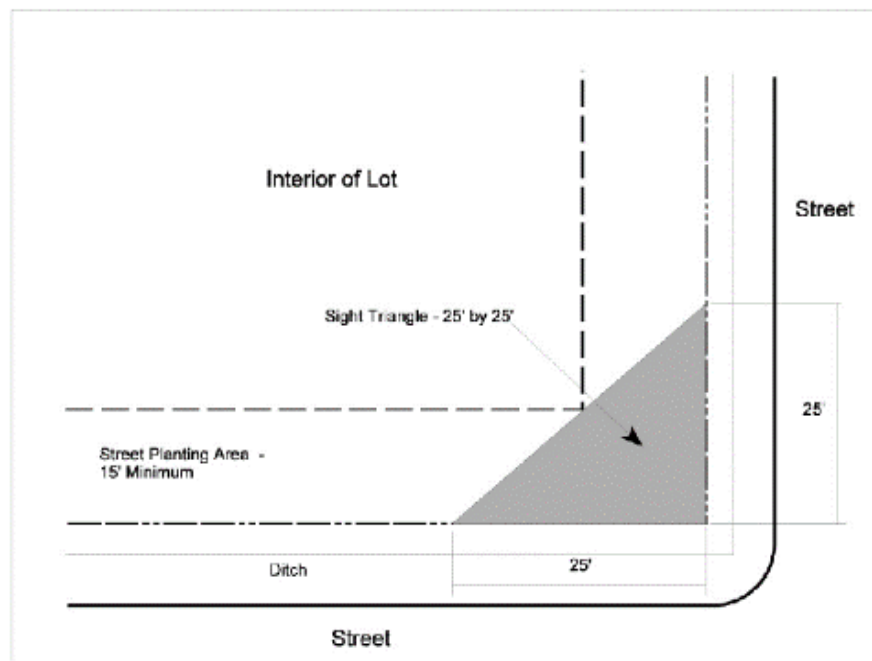
- a. A street intersection sight triangle shall be required on the area that abuts the intersection of 2 or more streets.
- b. An access way sight triangle shall be required on the area that abuts the intersection of an access way and a street.
- c. The Planning Director shall determine clear vision areas for unique situations including, but not limited to, when property does not form a right triangle where sight triangles are located; when property lines fall within the roadway; when the roadway adjacent to the property where the sight triangle is located curves; when the elevation change between the roadway and the property warrants a unique sight triangle, or when a sight triangle does not expand past the backside of an existing sidewalk and pedestrian safety may be compromised.

D. Measurement and Application of Clear Vision Areas.

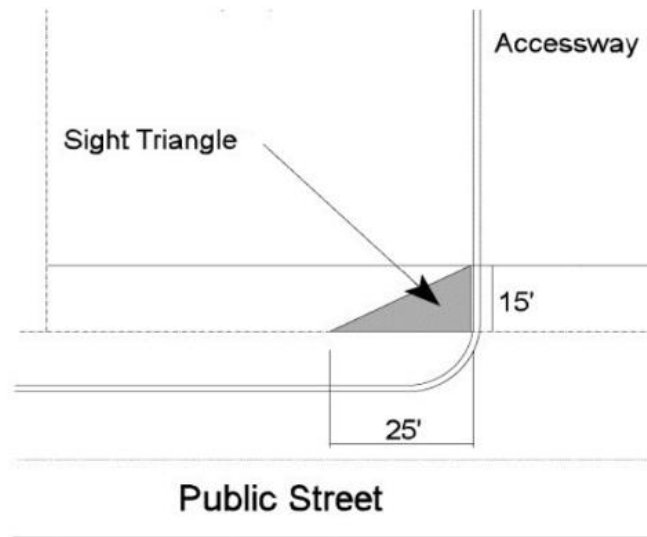
- 1. *Multi-family residential, commercial or industrial lots.* On sites developed with land uses other than single-family residential dwellings, including a manufactured home or modular home, required clear vision areas shall be provided in accordance with the following:
 - a. *Street intersection sight triangle.*
 - i. *Size and location.* The sight triangle shall measure 25 feet, be aligned to the curb lines of the street, and be established in accordance with the following:
 - (A) The triangle shall begin from the point where the curb lines of the intersecting streets meet, labeled "Point A". If there is a radius, street curb lines shall be projected until they intersect; and

- (B) From “Point A,” 1 line shall be drawn along the curb line of the street parallel to the front lot line; and
- (C) From “Point A,” a second line shall be drawn along the curb line of the street parallel to the side lot line; and
- (D) The end of each line shall be connected to form the required sight triangle.

Exhibit 600-2-1: 25-Foot Street Intersection Sight Triangle



- b. *Sight triangle at the intersection of a public street and a private accessway.*
 - i. *Size and Location.* The sight triangle shall measure 15 feet along the accessway and 25 ft. along the public street, and be established in accordance with the following:
 - (A) The triangle shall begin from the point where the curb lines of the intersecting street and the private accessway meet, labeled “Point A”. If there is a radius, street curb lines shall be projected until they intersect; and
 - (B) From “Point A,” 1 line shall be drawn along the curb line of the street parallel to the front lot line; and
 - (C) From “Point A,” a second line shall be drawn along the curb line of the street parallel to the side lot line; and
 - (D) The end of each line shall be connected to form the required sight triangle.

Exhibit 600-2-2 : 25-Foot Street Intersection And 15-Foot Accessway Sight Triangle**SEC. 600-2.3 ENVIRONMENTAL PERFORMANCE STANDARDS.****A. Reserved.****SEC. 600-3.1 GENERALLY.****A. Purpose.**

The purpose of this subsection is to provide regulations for land clearing, tree protection and preservation, and landscaping in order to promote the health, safety, and general welfare of the public; to facilitate the creation of a convenient, attractive and harmonious community; to conserve natural resources including natural stream systems and wetlands which contribute to adequate air and water quality; to prevent certain activities from resulting in adverse impacts to the surrounding community; to conserve properties and their values; to preserve the character of an area; to encourage the appropriate use of the land, including well operated silva culture and forestry practices; reduce flooding and erosion; to provide for cleaner air and water, to facilitate the recharge of groundwater, and to enhance the natural beauty of the parish.

B. Applicability.

1. **Subsection 600-3.2** provides 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.
2. **Subsection 600-3.3** regulates the protection and preservation of trees, with a specific focus on live oak, cypress, and heritage trees; provides standards for a tree preservation credit program for retaining existing trees; and establishes a tree bank when removing a protected tree is unavoidable.
3. **Subsection 600-3.4** provides regulations for landscape buffers located along street, side and rear property lines, and within parking lots.
4. In order to comply with **Section 600-3**, applicants must submit requests that address requirements summarized in **Exhibit 600-3-1**.

Exhibit 600-3-1 Summary of Land Clearing, Buffer, and Landscaping Requirements.

Requirement Criteria: Land Use, Lot Size and Number of Lots	Land Clearing Permit	Tree Survey	Planting Plan	Buffers	Mitigation Plan	Buffer size
Residential						
Duplex - Lot ≥ 0.5 acres	Y	Y	Y	LB	Y	Commercial Landscape Standards 600-3.4.D
Single-Family - Lot ≥ 5 acres outside a platted subdivision	Y	N	N	SMB	Y	25' street & 50' side and rear buffer on each individual lot
Major Subdivision with 6 to 24 lots and ≥ 5 acres	Y	N	N	SMB	Y	25' street buffer & 50' side & rear buffer located outside of lots
Major Subdivision ≥ 25 lots	Y	Y	N	SMB	Y	75' side buffers on all sides of development located outside of lots
Multifamily (3+ units)	Y	Y	Y	LB	Y	Commercial Landscape Standards 600-3.4.D
Nonresidential						
Forestry/Agriculture ≥ 5 acres	Y	N	N	SMB	Y	25' street, 50' sides and rear (SMB Sec. 600-3.2.E)
Commercial	Y	Y	Y	LB*	Y	Commercial Landscape Standards 600-3.4.D
Medical	Y	Y	Y	LB*	Y	Commercial Landscape Standards 600-3.4.D
Institutional	Y	Y	Y	LB*	Y	Commercial Landscape Standards 600-3.4.D
Parks/Recreation	Y	Y	Y	LB*	Y	Commercial Landscape Standards 600-3.4.D
Industrial	Y	Y	Y	LB*	Y	Commercial Landscape Standards 600-3.4.D
Where "Y" = Yes, Required and "N" = Not applicable						
"LB" = Landscaped Buffers * Tree Survey and Preservation of Existing Trees in Required Side and Rear Buffers Are Optional. If Credit Is Desired, Trees Must Be Shown on Survey and Preserved With Hard Fencing Throughout Construction. Heritage Trees Are Similarly Optional.						
"SMB" = Stormwater Management Buffer						
Mitigation is applicable to all types of property upon which buffers are required as per Section 600-3.2(D) & 600-3.3(E). Replanting plans shall be required as determined by property type as shown on this chart.						
Waterway Buffers apply to all property types per Sec. 600-3.2(E)						

SEC. 600-3.2 LAND CLEARING STANDARDS.

A. Purpose.

This subsection provides regulations for the clearing of land and the protection and preservation of trees, shrubs, and ground cover plants in advance of site development activities. The purposes of these regulations are to:

1. Preserve and enhance the parish's physical and aesthetic character by minimizing indiscriminate removal or destruction of trees, shrubs and ground cover;
2. Implement and further the goals and policies of the parish's Comprehensive Plan for the environment, open space, wildlife habitat, vegetation, resources, surface drainage, watersheds, and economics;
3. Promote land development practices that result in minimal adverse disturbance to existing vegetation and soils within the parish while at the same time recognizing that certain factors such as condition of trees (e.g., disease, danger of falling, etc.), proximity to existing and proposed structures and improvements, interference with utility services, protection of scenic views, and the realization of a reasonable enjoyment of property may require the removal of certain trees and ground cover;
4. Minimize surface water and groundwater runoff, aid in the stabilization of soil, minimize erosion and sedimentation, and minimize the need for additional storm drainage facilities caused by the destabilization of soils;
5. Retain clusters of trees for the abatement of noise, for wind protection, and to reduce air pollution by producing pure oxygen from carbon dioxide
6. Protect trees during construction activities from damage to tree roots, trunks, and branches; and
7. Recognize that trees and natural tree canopy increase real estate values.

B. Applicability.

1. *Permit required.* A land clearing permit is required, prior to the issuance of a building permit or site work permit, for any type of tree removal or land clearing work associated the following development types:
 - a. Residential, including:
 - i. Single-family residential developments on individual lots measuring 5 acres or more, and not a part of a platted subdivision; and
 - ii. Two-family residential developments on individual lots measuring 0.5 acre or more; and
 - iii. Multi-family residential developments (3 or more dwelling units), and not a part of a platted subdivision; and
 - iv. Residential major subdivisions involving the creation of between 6 and 24 lots and measuring more than 5 acres in total area; and
 - v. Residential major subdivisions involving the creation of 25 lots or more.
 - b. All nonresidential zoning classifications, including:
 - i. Forestry and agricultural developments involving greater than 5 acres; and

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- ii. Commercial, medical, institutional, community-based facilities, public facilities, planned business campuses, educational, advanced manufacturing logistics, animal training district, solid waste districts, or industrial developments; and
 - iii. Parks and recreational developments.
2. *Exempted developments.* The following proposed developments shall be exempt from the land clearing regulations of this section:
- a. Single-family residential developments on individual lots measuring less than 5 acres and not part of a platted subdivision; and
 - b. Two-family residential developments on lots measuring less than 0.5 acres; and
 - c. Forestry and agricultural developments involving less than or equal to 5 acres.
3. *Work permitted.* Land clearing proposals may include activities such as skidding, yarding, and trimming and the loading, storage, and operation of equipment involved in the removal of trees.
4. *Work not permitted.* The parish shall not consider requests for proposed grading, fill, or site work of any kind as part of a land clearing permit.
5. *Application process.* Permit application requirements and procedures shall be carried out in accordance with **Chapter 200, Procedures** of this UDC.
6. *Permit validity.* Land clearing permits shall be valid for a period of 1 year, wherein all permitted activities and a compliance inspection must be completed.

C. General Land Clearing Requirements.

- 1. When implementing land clearing standards, applicants must consider requirements for landscape buffers, stormwater management buffers, waterway buffers, wetland area requirements, requirements for tree surveys, requirements to protect and flag trees, and plan for appropriate mitigation, as applicable, when determining areas to clear or retain existing vegetation.
- 2. Upon issuance of a land clearing permit, and prior to site work beginning, activities associated with tree preservation, including flagging and fencing root zones for protected trees and buffer areas must be completed in accordance with **Sec. 600-3.3.B Protected Trees** and **Sec. 600-3.3.D Tree Protection Requirements**.

D. Stormwater Management Buffers (SMBs).

- 1. *Purpose.* Stormwater management buffers or SMBs are intended to preserve native screening and habitat including understory trees; to promote water quality, air quality and aesthetic beauty; and to decrease flooding.
- 2. *Applicability.* SMBs shall be provided in accordance with **Exhibit 600-3-1** to the following developments or areas: the Tammany Trace, single-family residential properties over 5 acres, major subdivisions with 6 to 24 lots over five acres, major residential developments containing more than 25 lots, forestry/agriculture over five acres, waterways as determined by the Engineering Department, and parish laterals as determined by the Public Works Department.
- 3. *Clearing of vegetation limited.* All vegetation including trees and shrubs shall remain undisturbed in stormwater management buffers except for invasive vines and species (such as tallow) and diseased trees.
- 4. *SMB delineation.* SMBs shall be indicated with the submission of a land clearing application; however, a tree survey is not required within the required stormwater management buffer.
- 5. *Remediation.*

- a. *Replacement of vegetation located in a stormwater management buffer.* Should trees and shrubs be removed within a required stormwater management buffer as part of land clearing activities, the property owner must complete mitigation activities in accordance with this subsection prior to receiving a building permit or work order and/or when disturbed from site grubbing activities during construction. These areas shall be referred to “remediation areas.”
- b. *Calculation of remediation area.* Remediation areas shall be calculated via multiples of 1,250 square feet based on the size of the disturbed area. A fraction of disturbed vegetated buffer area shall be replaced with the full planting required for a 1,250 square foot area.
- c. *Required minimum planting.* Minimum requirements to remediate vegetation located in a stormwater management buffer should reflect the mix of species cleared from the parcel or located on adjacent parcels and be shall be provided in accordance with **Exhibit 600-3-2**.

Exhibit 600-3-2 Remediation Planting Requirements for SMBs.

Remediation Planting Requirements for Stormwater Management Buffers			
Per 1,250 square feet or 25' x 50' area	3 Canopy trees Minimum 5-gallon root ball & 5 feet in height. Must be native trees per STP Native Tree List	2 Understory trees Minimum 3-gallon root ball & 4 feet in height. Must be native trees per STP Native Tree List	14 Shrubs Minimum 1- to 3-gallon root ball & 2 feet in height at time of planting. Must be selected from STP list or native species approved by parish licensed landscape architect.
<i>Note: Plant height shall be measured from the top of the root ball to the tip of the highest branch at the time of planting.</i>			

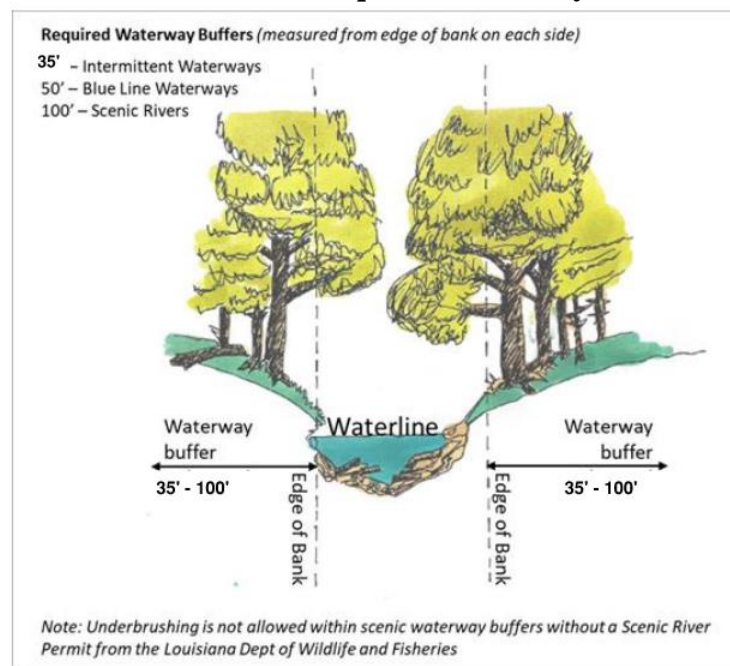
- d. *Remediation standards.* Standards to remediate vegetation located in a stormwater management buffer include:
 - i. ANSI A300, as developed by the Tree Care Industry Association in accordance with the rules of good arboricultural practice as set forth by the latest edition, currently in effect at the time of such work.
 - ii. Louisiana Nurserymen's Manual for the Environmental Horticulture Industry, as published by the Louisiana Nursery and Landscape Association.
 - iii. American Standards for Nursery Stock, as published by the American Nursery & Landscape Association in accordance with applicable provisions set forth by the latest edition, currently in effect at the time of such work.
- e. *Responsibility for remediation plan development, installation, and maintenance.*
 - i. *Remediation Plan.* Plan must be 'to scale' and prepared/stamped by registered LA Horticulturist or LA registered Landscape Architect. The remediation plan must:
 - (A) Indicate the area to be remediated in square feet; and
 - (B) Include the scientific name, variety and size of plant materials selected; and

- (C) Include a notation describing soil preparation including, at a minimum, 4 inches of pine straw laid on topsoil tilled to a depth of 6 inches.
- ii. *Warranty bond.* The Contractor shall post a 2-year warranty bond for plant material equal to the estimate of the cost of materials and installation. The warranty shall begin upon project completion and receipt of parish certification of installation.
 - iii. *Letter certifying remediation completion.* Upon completion of the remediation activities, a letter by the licensed Landscape Architect, licensed Landscape Horticulturist, or licensed Arborist certifying completion in accordance with this section and the Landscape or Plantings Plan shall be submitted to the Department of Planning and Development.
 - iv. *Two-year maintenance provision.* The contractor shall make provisions to water and maintain plant materials for 2 years after parish certification of installation. Dead or unhealthy plants shall be replaced immediately.
 - v. *Long-term maintenance.* The property owner or associated homeowners association (HOA) shall be responsible for maintaining remediated planting materials indefinitely. Dead or unhealthy plants shall be replaced seasonally, or the property owner or HOA shall be susceptible the enforcement provisions of this chapter and associated fines and penalties.

E. Waterway Buffers.

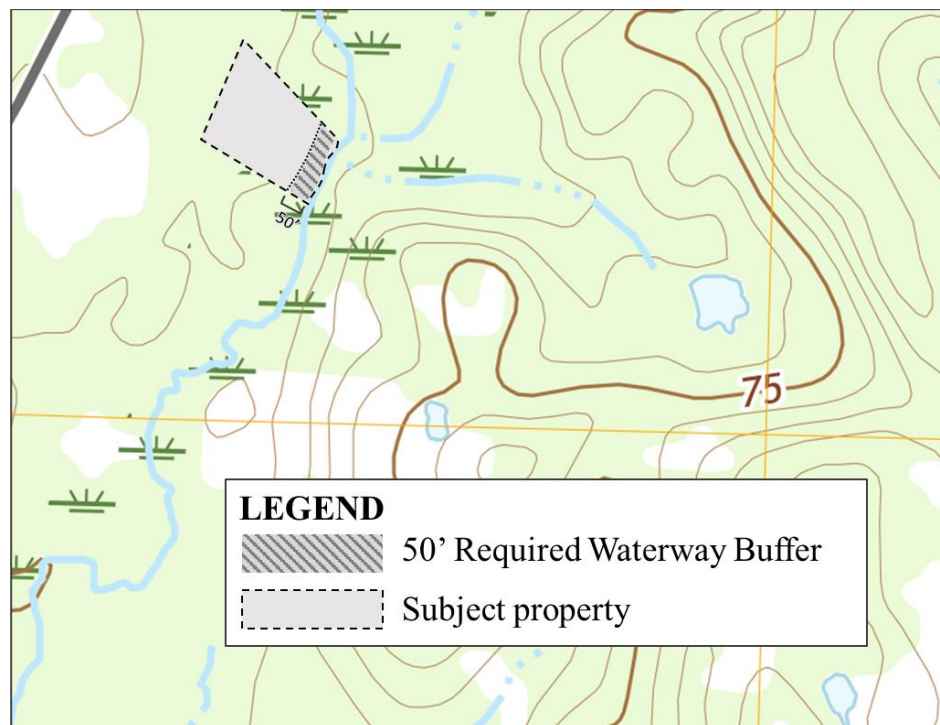
1. *Purpose.* Waterway buffers are intended to protect the water quality of natural waterways and wetland areas abutting a development site.
2. *Waterway buffer delineation.* Upon submittal of a land clearing permit application, the applicant must delineate waterway management buffers in accordance with the standards and distance requirements described in this subsection.

Exhibit 600-3-3 Required Waterway Buffers.



3. *Scenic River Buffer*. Treatment of a site area adjacent to a scenic river shall be in accordance with permits issued by the Louisiana Department of Wildlife and Fisheries or LDWF. Under brushing is not allowed within a waterway buffer without a Scenic Review Permit from the Department of Wildlife and Fisheries.
 - a. If the LDWF determines a permit is not required, the parish's buffer width requirement shall be 100 feet as measured from the edge of the waterway embankment or bank as illustrated in **Exhibit 600-3-3**.
 - b. *Boat House Exception*. To permit construction of the boathouse, an applicant must submit—prior to the review and issuance of a building permit—a land clearing permit to the Coastal Management Office for review and approval. Pre-clearing in anticipation of later applying for a building permit shall not be approved and shall require submittal of replanting plan to mitigate unpermitted activities. If a land clearing permit is submitted in accordance with these standards and approved by the Coastal Manager, a maximum 40-foot-wide by 100-foot-deep area along a scenic river waterfront may be cleared for the construction of a boat house.
4. *Intermittent Waterway Buffer*. Applicants with property adjacent to Intermittent Waterways designated by a broken/dashed line on USGS Quadrangle Map shall provide a minimum 35-foot-wide waterway buffer as measured from the edge of the bank.
5. *Blue Line Waterway Buffer*. Applicants with property adjacent to Blue Line Waterways designated by solid blue line on USGS Quadrangle Map shall provide a minimum 50-foot-wide waterway buffer as measured from the edge of the bank on either side.

Exhibit 600-3-4 Example Blue Line Waterway Buffer.



Map excerpt from 2020 USGS The National Map. Louisiana - St. Tammany Parish 7.5-Minute Series (topo) Waldheim Quadrangle.

F. Wetland Areas.

All land clearing permits and activities must comply with Chapter 700 of this code and any applicable requirements of the U.S. Army Corps of Engineers. If the subject request includes area proposed for major subdivision, commercial development within critical drainage areas, or residential parcels within critical drainage that are 5 acres or greater, a 404 permit shall be required in accordance with Chapter 700. When wetlands are part of a development site, the applicant must delineate the wetland area on the site plan and flag the area in the field to protect any existing vegetation.

G. Land Clearing Preparation and Operations.

1. *Operations maintained on site.* All land clearing operations must be contained on the site as identified in the land clearing application. No operations, other than hauling, shall take place in the parish right-of-way.
2. *Site access requirements.*
 - a. An entrance roadway shall be constructed to facilitate on-site operation and the safe entrance and exit of vehicles. The roadway shall be constructed of materials that prevent damage to the shoulder or surface, and prevent the depositing of dirt, brush, or other debris on the adjacent public road.
 - b. *Drainage maintenance.* A culvert shall be placed in accordance with parish or state requirements, as applicable, to maintain proper drainage along the public road. Any deviation from this procedure shall require prior approval of the Department of Public Works or the State of Louisiana, Department of Transportation and Development (LA DOTD), as applicable.
3. *Limit disturbance to adjacent public areas.* Applicants shall ensure persons responsible for land clearing activities exercise due and reasonable caution when traversing public roads, lands and water bodies to minimize disturbance to adjacent public areas.
4. *Pre-existing drainage restored.* Applicants are responsible for the restoration of all public rights-of-way, land, existing and recognized natural and engineered drainage to pre-existing conditions upon completion of the land clearing activity.
5. *Timber harvesting BMPs.* All timber harvesting activities shall be carried out in accordance with the Best Management Practices or BMPs as provided in the current version of “Recommended Forestry Best Management Practices for Louisiana” published by State of Louisiana Department of Environmental Quality or LDEQ.
6. *Fire distance requirement for burning of site debris.* Open burning of land clearing and timber harvesting site debris shall be prohibited within 1,000 linear feet of an occupied dwelling or within any recorded subdivision.

H. Monitoring and Enforcement.

1. *Parish responsibility.* The Department of Planning and Development shall be responsible for the review and inspection of all sites requiring a land clearing permit.
2. *Monitoring.* The Department of Planning and Development may inspect any land clearing operation at any time to ensure compliance with this section.
4. *Enforcement.* The parish may take appropriate actions and proceedings by law to prevent or remedy any violation of this section. These remedies shall be in addition to the fines and penalties described herein.

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5. *Fines and penalties.* Any person, firm, or corporation who fails to comply with or violates regulations in this section shall be subject to applicable fines pursuant to the provisions of the Revised Statutes of the State of Louisiana.

SEC. 600-3.3 TREE PRESERVATION AND MITIGATION.

A. Purpose.

The purpose of tree preservation and mitigation standards is to preserve and protect the tree canopy of St. Tammany Parish and garner the positive aesthetic and biological benefit of trees for the community.

B. Applicability.

1. The tree preservation requirements apply to following developments: major residential subdivision developments involving 25 lots or more, two-family developments located on lots greater than 0.5 acres in size, multifamily developments including 3 or more units, and all nonresidential developments including commercial, medical, institutional, parks/recreation, and industrial land uses. Agricultural uses shall be exempt from the tree preservation requirements of this subsection.
2. *Protected trees.* All applicable developments shall be required to identify and protect existing, mature, non-invasive trees, including live oak and cypress trees, to the greatest extent practicable. **Exhibit 600-3-5** outlines the areas on a development site where certain mature trees shall be protected. This exhibit explains which trees must be protected within a required landscaped buffer only or within the entire site.
3. *Required tree survey.* A developer or property owner shall submit a tree survey identifying all protected trees according to **Exhibit 600-3-5**. The tree survey shall be drawn to scale and indicate the required stormwater management buffer areas, landscape buffer areas, and the location, size by caliper, and species of existing protected trees in accordance with **Exhibit 600-3-5**.

Exhibit 600-3-5 Protected Tree and Tree Survey Requirements.

Requirement Criteria: Land Use, Lot Size and Number of Lots	Applicable Buffers	Tree Survey Required		
		All non-invasive trees ≥ 6"	≥ 6" Live Oak & Cypress	≥ 18" Live Oak & Cypress
Residential				
Single Family > 5 acres (Outside of Platted Subdivision)	SWB	N	N	N
Major Subdivision 6-24 Lots ≥ 5 acres	SWB	N	N	N
Major Subdivision ≥ 25 lots	SMB	N	N	Entire Site 50% preserved
Duplex (+0.5 acres) * Multifamily (3+ units)*	LB	LB	Entire Site	
Nonresidential				
Commercial*	LB	LB	Entire Site	
Forestry/Agriculture > 5 acres	SMB	N	N	N
"N" = Not applicable				
"LB" = Commercial Landscape Standards 600-3.4.D *Preservation Of Existing Trees In Required Side And Rear Buffers Are Optional. If Credit Is Desired, Trees Must Be Shown on Tree Survey and Preserved With Hard Fencing Throughout Construction. Heritage Trees Are Similarly Optional.				
"SMB" = Stormwater Management Buffer - No tree survey required; All non-invasive species must be preserved.				
Tree and vegetation preservation in Stormwater Management Buffers requirements are outlined within the land clearing standards per Sec. 600-3.2.D				
* Heritage Trees: Credit can be received for heritage trees (18" or greater dbh and Grade B or better) not located in any buffer and are required to be preserved throughout construction. Credits can be applied to the closest proximate buffer at 1 credit per 6 caliper inches of applicable Heritage Tree.				
Waterway Buffers apply to all property types per Sec. 600-3.2(E)				

C. Removal of Protected Trees

Regardless of caliper dbh, no more than 50 percent of all existing live oak trees and cypress trees on a site shall be removed for all non-residential development as identified in **Exhibit 600-3-5**.

D. Tree Preservation Credit.

In order to preserve more mature trees on a site, existing, healthy trees within the required buffers and Heritage Trees not located in any buffer will count towards the tree planting requirements of **600-3-1** Tree credits are only calculated and granted after construction of a site and upon final inspection.

1. *Calculation.* One tree credit shall be provided for every 6 inches of caliper per individual, non-invasive, tree retained within the required landscaped buffer areas. For example:

1 x 12" DBH Tree Retained = 2 tree Credits

1 x 23" DBH Tree Retained = 3 Tree Credits

2. *Location of Credit.* Tree credits applied to trees within the required buffer will only apply to the landscaped buffer area in which the preserved trees are located and cannot be interchanged between different required landscaped areas. Tree credits applied to Heritage Trees which are 18" or greater dbh and Grade B or better will be applied to the closest proximate buffer.
3. *Death of a Credited Tree.* If a credited tree dies, it shall be removed and replaced by the owner to bring the site back into compliance within 6 months of tree death or within 6 months from notice from the parish.

Credits for Preserved Trees	
2-6 Caliper Inches	1 Tree Credit
7-12 Caliper Inches	2 Tree Credits
13-18 Caliper Inches	3 Tree Credits
19-24 Caliper Inches	4 Tree Credits
Greater than 24 Caliper Inches	1 additional tree credit for each additional 6" caliper preserved
Note: No credit will be given for any invasive species such as tallow, mimosa, or tung oil trees retained.	

E. Exceptions and Replantings.

The Department of Planning and Development may permit the following exceptions to the tree preservation requirements in accordance with the following standards. The Department of Planning and Development shall require a replanting plan if proposed tree removal causes a site to fall below minimum standards or if clearing disrupts the function of a required buffer area. Should the removal request be approved subject to required replanting, such replanting must be completed within 6 months of approval.

1. *Less established pine tree clusters near public right-of-way.* Clearing of pine trees when located in a cluster of 5 or fewer and located within the required Street Buffer Area(s) in order to maintain a safe tree canopy.
2. *Diseased trees.* Clearing of trees within the SMB or required landscape buffer areas when documented by a licensed arborist as unsound, hazardous, diseased, or infested with insects.
3. *Limited access.* Removal and replacement of live oak or cypress trees if the Department of Planning and Development determines that a tree's location would preclude the developer/owner from providing access to the property, would preclude reasonable use of the property, or preclude

the installation of necessary utilities, upon the applicant's submittal and the department's review of the following materials:

- a. A complete land-clearing permit application; and
 - b. A survey or scale drawing of the property including the location of the protected tree(s), radius of the protected root zone(s), and a site plan illustrating detrimental impacts to the site, building or the buildable area; and
 - c. A letter describing special circumstances related to the property, including, without limitation, any unusual topography and fill requirements.
 - d. The applicant must also present alternative site placement arrangements in order to preserve the tree(s).
4. *Alternative planting more suitable to site conditions.* Removal and replacement of protected trees within required landscaped buffer areas upon determination by a licensed landscape architect that a mix of alternative trees is more suitable based on the site's topography and/or soil.
 5. *Major entry landscape.* Clearing an area measuring 150 feet in width and 75 feet in depth within the SMB on either side of a subdivision entrance may be permitted provided replanting shall meet minimum landscaping requirements and consist of a mix of native and non-native species to achieve an attractive and safe entry to subdivision.
 6. *Low likelihood of survival.* Removal of protected trees via participation in the tree bank program upon determination that required plantings have an exceptionally low likelihood of survival due to the site's topography and/or soil upon determination by a licensed landscape architect.
 7. The Department of Planning and Development shall inspect any protected tree requested for removal and grade it based on its existing condition. The grade will determine the number of caliper inches required for a replacement tree planting in accordance with **Exhibit 600-3-6** below.

Exhibit 600-3-6 Tree Grade and Required Replacement for Live Oaks and Cypress

Tree Grade and Required Replacement	
Tree Grade	Replacement and Character Description
Grade A: Healthy	100% replacement of caliper inches <i>Observation: Tree has 100% to 75% live crown ratio. Minimal structural defects.</i>
Grade B: Fair	75% replacement of caliper inches <i>Observation: Tree has 77% to 50% of live crown ratio. Minor structural defects that can be overcome through arborist intervention.</i>
Grade C: Poor	25% replacement of caliper inches <i>Observation: Tree has less than 50% live crown ratio. Moderate structural defects, including insufficient holding wood or included bark.</i>
Grade D: Dead	0% replacement of caliper inches. <i>Observation: Tree is topped or dead or in severe or hazardous condition.</i>

F. Tree Bank Program.

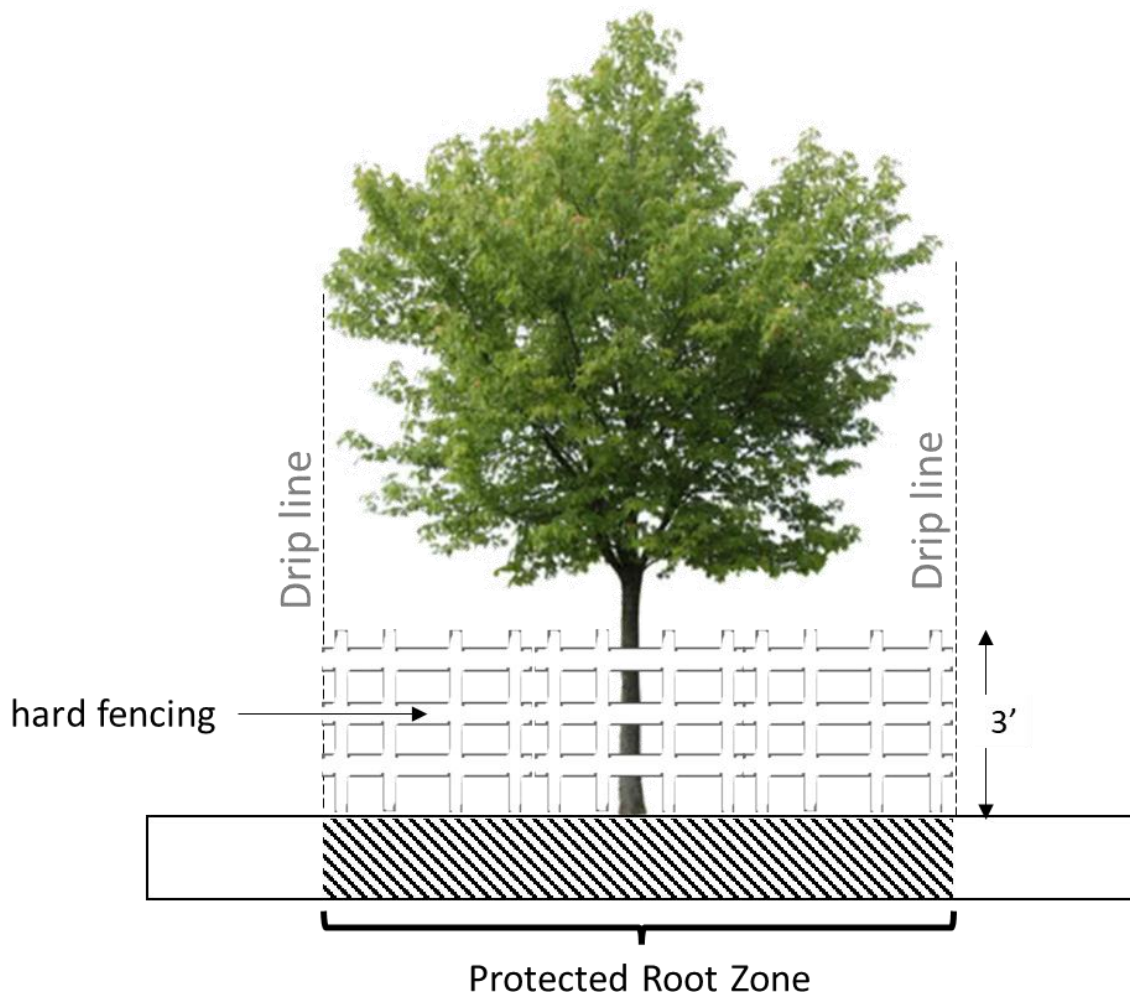
1. *Purpose.* The purpose of the Tree Bank Program is to maintain the overall canopy balance within St. Tammany Parish by assessing fees for affected canopy to fund urban forestry replanting projects within the parish.
2. *Mitigation.* Mitigation in the form of payment shall only be used as a last resort. If the replanting of a mature protected tree is warranted but on-site mitigation is not feasible because site conditions preclude compliance with the landscape ordinance, the property owner or owner's authorized representative shall pay into the Parish's Tree Bank Program as determined by the Department of Planning and Development.
3. *Site Assessment and Fee.* The Department of Planning and Development shall conduct an assessment of the affected trees and calculate fees due according to a formula based on industry standards. The formula is provided in Section 2-009.00 - Parish Fees and Service Charges of the Parish Code of Ordinances.
4. *Fee Collection.* As deemed necessary by the Director of Finance, prior to the issuance of land clearing permit, an escrow account will be created to manage any fees collected. All fees collected under the Tree Bank Program are to be immediately deposited into the escrow account.
5. *Fee Expenditure.* The funds collected under the Tree Bank Program shall be utilized to increase the Parish's tree canopy by funding urban forestry projects throughout the parish. The Director of the Department of Planning and Development will review and approve project scopes for eligibility in accordance with the standards of this section before Tree Bank Program funds can be utilized.

G. Tree Protection Requirements.

1. Upon receipt of a land clearing permit and approval of a tree survey—prior to issuance of a site work or building permit or the installation of commercial landscaping—a developer or owner must make necessary preparations to protect existing trees from the impacts of construction activities that could result in tree death.
2. Protection includes clearly flagging and identifying protected trees, installing protective measures, and placing warning signs around the trees' protected root zone.
3. *Staking and Flagging.* The applicant shall set stakes extending upward from the ground at least 3 feet delineating:
 - a. *Buffer areas.* All required buffer areas, where both the buffer abbreviation and the required depth of the buffer shall be identified on each stake, spaced no more than 25 feet apart (ex: 25' SMB). If the lines of the stormwater management buffers are too thick to walk or see down, they shall be cleared sufficient for walking and sighting. Heavy equipment shall not be used prior to obtaining a Land Clearing Permit.
 - b. *Protected trees.*
 - i. *Live Oaks, Cypress and Heritage Trees.* Live oaks and cypress trees over 6 inches D.B.H. and heritage trees for credit over 18 inches D.B.H. situated anywhere on the property shall be flagged. The flagging shall be marked with species and caliper prior to inspection by Department of Planning and Development (ex.: 12" CYP).
 - ii. All trees 6 inches D.B.H. or larger and located in a landscape buffer area shall be flagged and labeled "KEEP."

- iii. All other trees located on-site that the applicant seeks credit must be flagged “KEEP” and be shown on tree survey. This includes any trees inside landscape buffer areas or within the parking lot landscape area.
 - c. *Driveway Cuts*. Areas of ingress or egress through stormwater management buffers or the landscape buffer areas shall be clearly defined with stakes marked “DRIVEWAY.”
 - d. *Retention/ Detention Ponds*. Areas planned to be developed as a retention/detention pond or stormwater management structure shall be clearly defined with stakes marked “POND.”
4. *Hard fencing required*. Existing trees must have their root zone protected with hard fencing to prevent damage from heavy construction vehicles, materials, and other adverse activities.
- a. *Minimum requirement*. Hard fencing includes chain link, wood, or other non-flexible fencing with stakes or posts sufficiently secured to remain in place throughout the entirety of the building process. Required fencing must be a minimum of 3 feet high and located to protect the root zone in accordance with **Exhibit 600-3-7 Protected Root Zone**.

Exhibit 600-3-7 Protected Root Zone.



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- b. *Location.* The location of tree protection fencing must be shown on the demolition and land clearing plan, be submitted as part of the construction drawing package, and address all the following requirements:
 - i. *Protected trees.* Protected cypress, live oak, and heritage trees shall be fenced in accordance with Exhibit 600-3-7 Protected Root Zone.
 - ii. *Street Landscape Buffer Area.* The entire protected street landscape buffer area shall be enclosed with fencing.
 - iii. *Side and Rear Landscape Buffer Area.* Landscape buffers where tree credits are being requested must be fenced. In these cases, soft fencing, such as orange mesh construction fencing may be used in lieu of hard fencing.
 - c. *Limited activity permitted within the protected root zone.* No significant soil disturbance or compaction, stockpiling of soil or other construction materials, vehicular traffic, or storage of heavy equipment shall be permitted within required fenced areas.
 - i. No more than 1" of fill shall be allowed around the protected root zone of a tree that is to be preserved.
 - ii. No grading or cutting is allowed within the fenced areas for any purpose (including drainage and utility work) unless an inspection is conducted by the Department of Planning and Development staff and approval is granted for desired work.
 - iii. Clearing of trees within this area shall be done with hand equipment and not heavy construction equipment.
 - d. Fencing shall not be removed until landscaping activities are complete.

H. Corrective Procedures for Protected Trees.

- 1. *Repairable damages.* Corrective procedures shall be required when development activities have caused damage to either a protected tree or the protected tree's growing site and it is determined by the Department of Planning and Development that the damage is repairable.
- 2. *Activities to improve survivability.* If encroachment into tree protection zones is anticipated or has happened, the following practices can be employed under the supervision of a licensed arborist to improve survivability.
 - a. *Canopy Pruning.* The pruning of a tree in anticipation of construction damage may provide compensation for potential root loss and produce an invigorating response. The pruning of specimen trees may be subject to approval by the Department of Planning and Development.
 - b. *Root Pruning.* Roots outside of the protected root zone must be cleanly severed and covered with a 2 inch layer of mulch over the surface of exposed roots throughout development of the site.
 - c. *Fertilization.* Fertilizer applications can enhance the vigor of trees stressed by site disturbances, thereby promoting root development.
 - d. *Soil Aeration.* Wherever possible, the soil should be brought back to its natural grade. Unnecessary fill, compaction, erosion sedimentation, concrete washout, and construction debris should be removed. When machinery is required for site improvement, it is recommended that a "Bobcat" or similar lightweight, rubber-tired vehicle be used so as to minimize soil compaction. Compacted soil within the tree protection zone of trees should

be aerated. A compressed air gun should be used to cut narrow trenches in a spoke pattern away from the trunk to a depth of 8 to 12 inches or greater, if the soil grade has been raised. Trenches should begin 4 to 6 feet from the trunk to avoid cutting any major support roots and should extend to the Drip Line. Trenches should then be backfilled with topsoil or compost. The air exchange, nutrient, and water-holding capacities of soils can be improved with soil amendments. This is best accomplished by backfilling with mineral amendments such as perlite, vermiculite, isolite, and the like.

3. *Irreparable Damage in Protected Root Zones.* When the Department of Planning and Development determines that irreparable damage has occurred to trees within the Protected Root Zone, the trees must be removed and replaced. The caliper size of the replacement tree or tree will be graded and replaced in accordance with **Exhibit 600-3-6 Tree Grade and Required Replacement**. Such replacement shall be approved through a current land clearing permit or, if expired, through the application of a new land clearing permit.

SEC. 600-3.4 LANDSCAPE REGULATIONS.

A. Purpose.

The purpose of these regulations is to protect and promote the general welfare of St. Tammany Parish's citizens by establishing minimum landscape standards that provide for the proper selection and installation of landscape materials.

B. Applicability.

1. Applicants shall submit a landscape plan to the Department of Planning and Development for review and approval to ensure conformance with landscape regulations set forth in this Chapter for all new development and in the following circumstances:
 - a. Conversion of a residential structure to a nonresidential use.
 - b. A nonresidential Change of Use.
 - c. Development or expansion of a parking lot.
 - d. Cumulative expansion of a building by more than 2,500 square feet or 25 percent of the original building's square footage, whichever is less.
 - e. Damage, repairs, or improvements to a building where the costs exceed 50 percent of the subject structure's fair market value.
 - f. Loss of legal nonconforming status in accordance with **Chapter 500** of this UDC.
2. *Exemptions.* All single-family and two-family residences on lots under 0.5 acres are exempt from the landscape requirements of this section.

C. Landscape Plan and Tree Preservation Plan.

1. Landscape plans shall be prepared by a Licensed Louisiana Landscape Architect or Licensed Louisiana Horticulturalist and shall have their seal affixed to the plans.
2. Landscape plans shall be the same scale as the accompanying site plan and tree survey, when required.
3. Landscape plans shall indicate the scientific and common name, number, and caliper in inches of all trees, shrubs, or plant materials, and the estimated plant height at time of planting, including which trees are to remain and which trees are proposed to be removed.

4. Landscape plans shall identify the location of all trees and landscaping materials to be placed within required landscape buffer areas.
5. Landscape plans shall identify existing and proposed pervious and impervious surface area and the percentage of each relative to the entire development and the individual lot of record to show compliance with Section 600-3.4(D)(1).
6. Upon complete installation of all landscaping, the landscape architect whose seal is affixed to the approved landscape plan shall submit a statement verifying inspection of the landscaping and certifying it was installed in conformance with the approved landscape plan by the parish per Sec. 600-3.4(F) as listed below.

D. Landscape Requirements.

1. *Impervious and pervious areas.* No lot or parcel shall be permitted to have more than 70 percent of its surface area covered with impervious material. The percentage of pervious to impervious ground cover must be shown on the site plan and the landscape plan. Impervious areas include primary and accessory structures, paved areas such as sidewalks and driveways, and paved detention and all retention ponds.
2. *Selection of planted material.* Plant material shall be selected for its form, texture, color, pattern of growth, and suitability for local conditions. All landscape plans shall incorporate at least 60 percent native trees into required plant materials to provide a habitat for wildlife, reduce irrigation requirements, and promote sustainability and survivability of plant material.
3. *Class A trees.* All Class A Trees, at the time of planting, shall have a minimum caliper of at least 2 1/2 inches, measured 6 inches above the root ball, and a minimum height of 10 feet, as per the National Nursery Association Standards.
4. *Class B trees.* All Class B Trees shall have a minimum caliper at the time of planting of at least 1 1/2 inches, measured 6 inches above the root ball, and a minimum height of 8 feet as per the National Nursery Association Standards. Multi-stem trees shall have a minimum of 3 trunks with a minimum of 1 1/2 inch caliper for each trunk.
5. *Native tree size flexibility.* The Department of Planning and Development may permit limited flexibility for native trees that are smaller in size prior to installation when requests do not involve protected trees or other typically available commercial stock (Nuttall Oaks, Shumard Oaks, etc.) and are in conformance with the following formula:

1 Required Class A Tree = 2 Native Trees no smaller than 5 gallons and no less than 5 feet tall.

1 Required Class B Tree = 3 Native Trees no smaller than 3 gallons and no less than 4 feet tall.

6. *Shrubs.* All shrubs, at the time of planting, shall have a minimum height of 2 feet and shall meet the National Nursery Association Standards. Shrubs required for parking screening shall be evergreen.
7. *Groundcover and perennials.* Unless otherwise specified, perennials and groundcover shall be a minimum of 4-inch container stock.
8. *Mulch.* Unless otherwise specified, mulch shall be a minimum 3-inch dressing and shall be applied on all exposed soil surfaces of planting areas, except turf, creeping or rooting groundcovers, or direct seeding applications, where mulch is contra-indicated. Mulch shall be

kept from direct contact with tree trunks and organic material. All mulch shall derive from a living, natural source. Gravel or stone is not acceptable.

9. *Irrigation plan.* Irrigation systems are required for new construction when the landscape professional determines the retrained or newly planted vegetation cannot be maintained with natural systems or Low Impact Development (LID) measures. Determination to forego an irrigation system must be submitted to the Department of Planning and Development along with the landscape plan for approval. When irrigation is installed, it shall comply with the following standards:
- a. Irrigation systems shall be designed to avoid runoff, low-head drainage, overspray, or other similar conditions where water flows or drifts onto adjacent property, non-irrigated areas, walks, roadways, or structures.
 - b. Irrigation equipment shall comply with the following standards.
 - i. Low-volume irrigation systems with automatic controllers are required. Low-volume irrigation systems include low-volume sprinkler heads, dry emitters, and bubbler emitters.
 - ii. Drip, trickle or other low-volume irrigation shall be provided on at least 90 percent of the landscaped areas except for those areas devoted to turf and flat groundcover plants. If a licensed landscape architect or landscape contractor verifies that a drip or trickle system is not feasible due to location, the required percentage of drip or trickle irrigation may be reduced by technical decision of staff approving the landscape plan.
 - iii. Integral, under-the-head, or in-line anti-drain valves shall be installed, as needed, to prevent low-head drainage.
 - iv. Automatic control systems shall be able to accommodate all aspects of the design. Automatic controllers shall be digital, have multiple programs, multiple cycles, and sensor input capabilities.
 - v. Soil moisture sensors and rain or moisture-sensing override devices are mandatory.
 - vi. Sprinkler heads shall be selected and spaced for proper area coverage, application rate, operating pressure, and adjustment capability. Sprinklers shall have matched precipitation and application rates within each control valve circuit.
 - vii. Drip irrigation systems are permitted if commercial or agricultural grade materials are used. Component shall be installed below the soil except for emitters.
 - viii. Backflow prevention devices are required.
 - ix. Rainwater harvesting and/or dedicated landscape water meters are recommended on all landscape areas to facilitate water management and cost reduction.

10. *Species diversity*. Diversity among required plant material for on-site landscape is required to reduce the risk of losing a large population of plants due to disease. **Exhibit 600-3-8** indicates the percentage of diversity required based on the total quantity of species utilized on site.

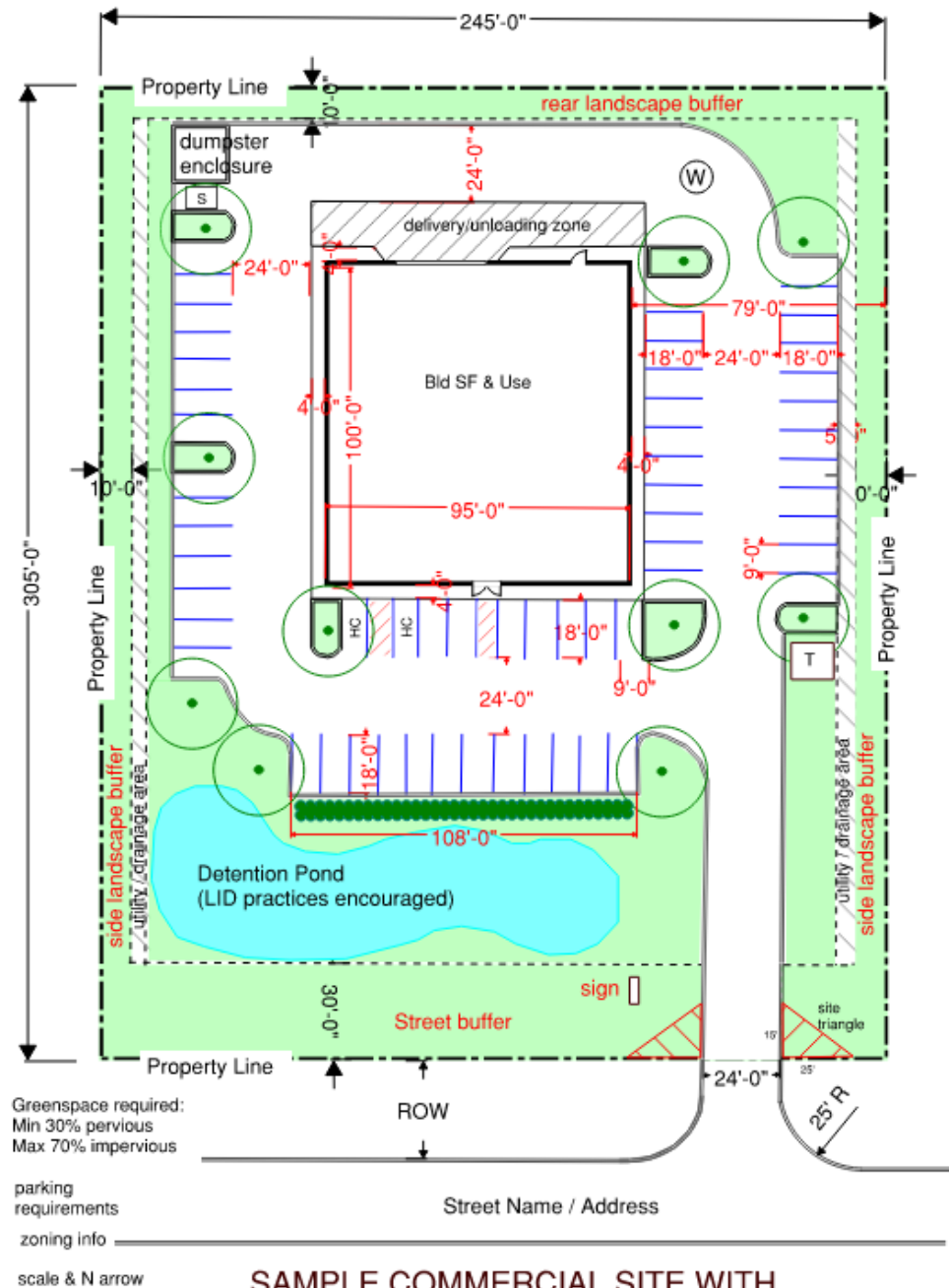
Exhibit 600-3-8 Species Diversity Requirements.

Total Number of Trees Required to Be Planted On Site	<u>Diversity Requirement</u>		Minimum Number of Species
	Maximum of any Species	Minimum of any Species	
1-4	100%	Not Applicable	1
5-10	60%	40%	2
11-15	45%	20%	3
16-75	40%	10%	5
76-500	25%	5%	8
500 – 1,000	30%	3%	10
1,000 +	15%	4%	15

E. Required Landscape Areas.

1. *Type.* Nonresidential sites shall include 4 required landscape areas: the street or interstate landscape buffer area, side yard landscape buffer area, rear yard landscape buffer area, and parking lot landscaped area as illustrated in **Exhibit 600-3-9 Location and Type of Required Landscape Areas**.

Exhibit 600-3-9 Location and Type of Required Landscape Areas.



2. *Requirements.* Landscape areas shall be provided in accordance with the requirements set forth in **Exhibit 600-3-10 Landscape Buffer Requirements.**

Exhibit 600-3-10 Landscape Buffer Requirements.

Landscape Buffer Type		Depth of Landscape Buffer Area	Plant Requirement per 100' Linear Frontage
A - Street		25'	Class A Trees = 4
			Class B Trees = 4
			Shrubs = 20
Aa – Multiple Street Frontages		20'	Class A Trees = 4
			Class B Trees = 4
			Shrubs = 20
B - Interstate		35'	Class A Trees = 5
			Class B Trees = 5
			Shrubs = 0
Side or Rear Yard Buffer Areas	C - Commercial Use to Commercial or Industrial Use	10'	Class B Trees = 3 Shrubs = 10
	D – Commercial Use to Residential Use	15'	Class A Trees = 2 Class B Trees = 5 8 ft. high, one hundred percent opaque wood or masonry fence
	E – Industrial Use to Industrial Use	10'	Class B Trees = 3
	F – Industrial Use to Non- Industrial Use	25'	Class A Trees = 2 Class B Trees = 5 8 ft. high, one hundred percent opaque wood or masonry fence

3. *Street and interstate landscape buffer areas (Types A, Aa, and B).* The street and interstate landscape buffer areas provide landscaping to screen a property's frontage along a public right-of-way, interstate, or street where landscaping must be installed in accordance with **Exhibit 600-3-10** and the requirements of this section. Example street (Type A) and interstate (Type B) buffer areas are illustrated in **Exhibit 600-3-11**.

Exhibit 600-3-11 Example Street (A) and Interstate (B) Landscape Buffer Areas.

KEY:



Class 'B' Trees



Living ground cover/grass

Type A - Street Landscape Buffer Area

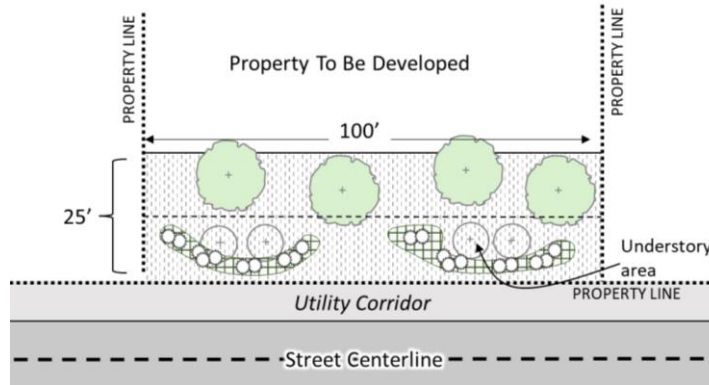
Minimum Buffer – 25 Feet

Minimum Buffer plantings per 100 feet of frontage:

4 Class 'A' Trees

4 Class 'B' Trees

20 Shrubs



Type B - Interstate Buffer Area

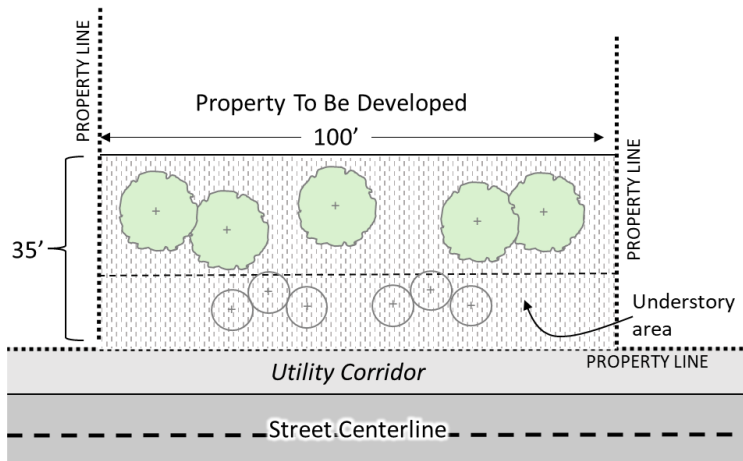
Minimum Buffer – 35 Feet

Minimum Buffer plantings per 100 feet of frontage:

5 Class 'A' Trees

5 Class 'B' Trees

0 Shrubs



-
- a. *Ground cover required.* Living vegetative ground cover material must be planted across the entire open surface of the street and interstate landscape buffer area, excluding driveways, sidewalks, retention/detention ponds, drainageways and facilities, fountains, signs and other areas that are not able to be planted.
 - b. *Structures or elements permitted in street and interstate landscape buffer area.*
 - i. Trees, shrubs, landscaping, fountains, and any other landscape architectural features, shall be permitted upon approval by the Department of Planning and Development.
 - ii. *Driveways and utility easement/servitudes.* Driveways and easements/servitudes must cross the buffer area at a 90-degree angle or perpendicular to the street. Driveways and utility crossings should be grouped together to minimize the number of breaks in the buffer area.
 - iii. Signs, provided that each sign shall adhere to intersection site triangle regulations within this code.
 - iv. Fences, subject to the following requirements:
 - (A) Fences shall not exceed 3 feet in height; and
 - (B) Fences shall adhere to intersection site triangle regulations within this code.
 - (C) Storage yard fences shall not be permitted.
 - c. *Structures or elements prohibited in street and interstate landscape buffer area.* Any structure or element that is not specifically permitted in **Sec. 600-3.4(E)(3)(b)** shall be prohibited, including eaves, building overhangs, parking areas, storage, detention/retention ponds, drainage swales, and utilities unless there is an existing easement or servitude on site.
 - d. *Driveways through street planting* For street frontage of less than 200 linear feet, no more than two one-way driveways, a minimum of 12 feet in width and a maximum of 15 feet in width, or one two-way driveway, a minimum of 24 feet in width and a maximum of 35 feet in width, shall be permitted through the street planting area. For street frontage of 200 linear feet but less than 600 linear feet, one additional two-way driveway or two additional one-way driveways, of the minimum and maximum width specified, are permitted. Similarly, one additional two-way driveway or two additional one-way driveways, of the minimum and maximum width specified, are permitted for each additional 400 linear feet of frontage beginning with and in excess of 600 linear feet.
 - e. *Street and interstate landscape buffer and utility conflicts.*
 - i. *Public utilities in the public right-of-way.* At every opportunity, applicants and all parish departments involved in permitting the location of utilities shall first consider and prioritize the location of utilities within the public right-of-way.
 - ii. *Landscaping within a utility easement or servitude.* In the event that utilities are an existing condition within an easement or servitude on private property, or a property owner is limited to constructing utilities within an easement/servitude on private property, the following adjustments to the street or landscape buffer must be administered. Detention ponds and drainage servitudes are not utilities and shall not be allowed within the street or interstate landscape buffer areas.

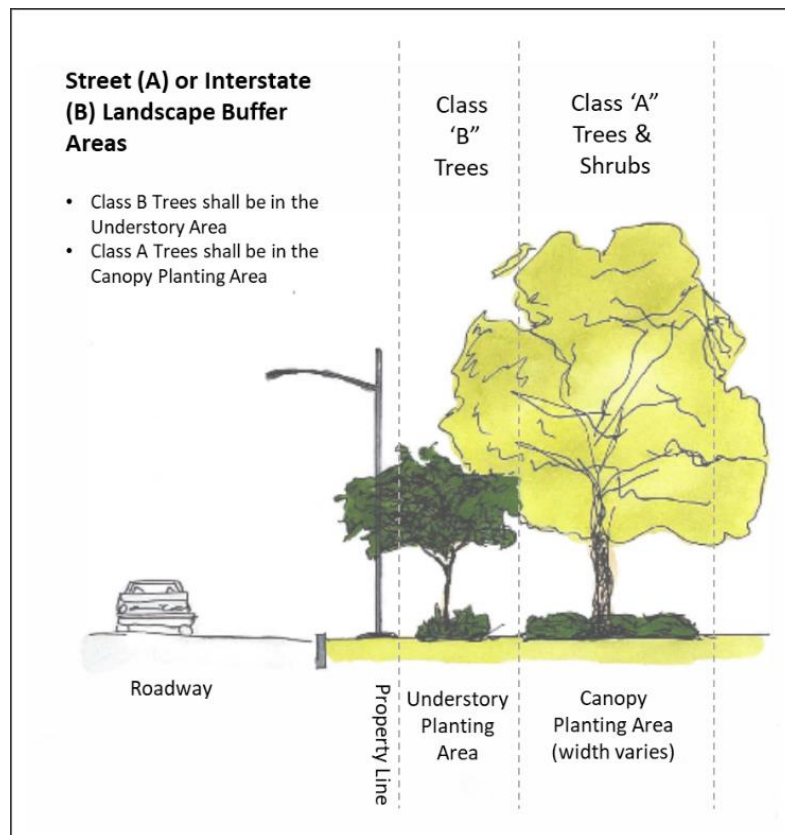
- (A) The utility easement/servitude must be limited to the first 15 feet of the street or Interstate landscape buffer area measured from the property line.
- (B) Trees should be planted in accordance with the requirements outlined in **Exhibit 600-3-12** below.

Exhibit 600-3-12 Planting requirements for Street Landscape Buffers with Utility Easements.

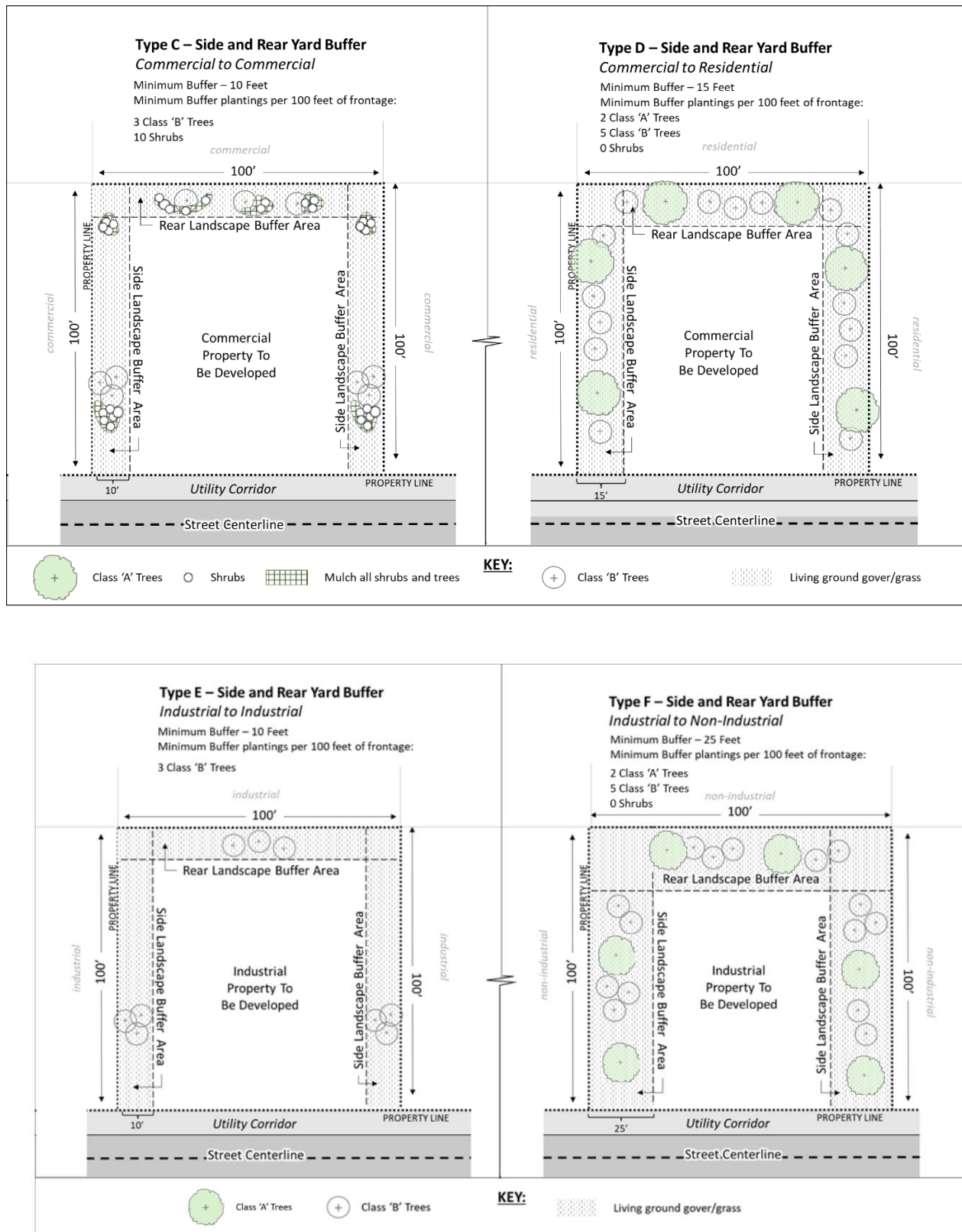
Utility Planting Conflict Resolution	
Category	Placement/Location
Overhead line servitude or easement, along street or road, within street landscape area	Class A trees: Outside of servitude or easement Class B trees: Within servitude or easement, if allowed by utility company and outside of servitude or easement if not Shrubs: Within street planting area
Underground line servitude or easement, along street or road, within street landscape area	Class A and B trees: Outside servitude or easement Shrubs: Within utility corridor

- (C) Class A Trees shall be planted in the Canopy Planting area as illustrated below, and Class B Trees, shrubs, and groundcover may be planted within the Understory Planting area, as illustrated in **Exhibit 600-3-13**.

Exhibit 600-3-13.



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- iii. *Utilities servicing the property.* Utilities servicing a property are permitted to cross the street and interstate landscape buffer area, provided:
 - (A) Utilities cross the buffer area at a 90-degree angle; and
 - (B) Utilities are grouped to limit the number of overhead crossings; and
 - (C) Utilities are coordinated with driveway access breaks in the buffer area.
 - f. *Flexibility of depth of street planting areas.* The required depth of the street planting area may be adjusted so the depth of the street planting area may be reduced to a minimum of ten feet, up to a maximum of 20 percent of the length of the street planting area, provided that a depth greater than the required depth is added to other areas of the street planting area to maintain the overall required street planting area.
4. *Side and rear landscape buffer areas (Types C, D, E, and F).*
- a. Side and rear landscape buffer areas provide a buffer between adjacent properties and uses, are designated for the preservation of trees, and terminate at—and do not include—any area within a parking lot.
 - b. *Width and planting requirements.* Side and rear yard landscape buffer requirements are dependent upon adjacent land uses, as described in **Exhibit 600-3.4(E)(4)**, wherein the land use of adjacent properties determines the buffer area depth and planting requirements. There are 4 side and rear yard planting types, including Type C, D, E, and F. **Exhibit 600-3-14** provides examples of each buffer type and application
 - c. Existing trees other than live oaks and cypress located within the side and rear buffer areas are not required to be maintained. Any existing trees located within the required side and rear buffer areas can be maintained for tree credits as assigned in Section 600-3.3(D). If credit is sought it should be presented as part of the tree survey and land clearing permit and protected with hard fencing throughout construction.

Exhibit 600-3-14 Side and Rear Landscape Buffer Area Requirements By Type.

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- c. *Ground cover required.* A living vegetative material shall cover the entire surface of the side and rear landscape buffer areas, except for within the location of driveways, sidewalks, fountains, signs or other approved structures or elements which are not able to be planted.
 - d. *Structures or elements permitted within side and rear landscape buffer areas.*
 - i. Trees, shrubs, landscaping, fountains and any other landscape architectural feature, specifically approved by the Department of Planning and Development are allowed in the side and rear landscape buffer areas.
 - ii. Eaves and other building overhangs not to exceed 2½ feet are allowed subject to the other rules provided for in this Section.
 - iii. Driveways that connect adjacent properties.
 - iv. *Fences.* When fences are required as listed in Exhibit 600-3-10 Landscape Buffer Requirements, they shall be 8 feet in height and 100 percent opaque. Fences may be constructed of wood or other opaque materials approved by the Department of Planning and Development. Fences shall be located on the interior of required landscape buffers and plantings and shall not be located along the side and rear property lines when required.
 - e. *Structures or elements prohibited within side and rear landscape buffer areas.* Everything not specifically allowed in **Sec. 600-3.4(E)(4)(d)** is prohibited within the side and rear landscape buffer areas, including storage, parking areas, detention or retention ponds, sidewalks, drainage swales, and utilities unless there is an existing easement or servitude on site.
 - f. *Side and rear landscape buffers and utility conflicts.* If a utility easement or servitude is located in the area designated for the side or rear landscape buffer area, then the required side or rear buffer shall commence at the edge of the utility easement within the property line.
5. *Parking Lot Landscape Area.* Parking lot landscape areas are intended to screen the parking lot from the street, provide shade for parking spaces, retain the parish's tree canopy, and to reduce flooding and support recharge of ground water.
- a. *Applicability.* Interior parking landscape shall be provided in parking lots with more than 8 parking spaces or larger than 2500 square feet.
 - b. *Design Requirements.*
 - i. *Landscape islands.*
 - (A) At least 1 parking lot landscape island shall be provided between every 12 contiguous parking spaces.
 - (B) All rows of parking spaces shall terminate in a parking lot landscape island or landscaped area.
 - (C) The minimum size of a parking lot landscape island is 9 foot wide by 18 feet long for a minimum of 162 sq ft, including curbing.
 - (D) Parking lot landscape islands shall contain a minimum of 1 Class A tree. The surface of the landscaped islands shall be planted with vegetated ground cover or shrubs.
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- i. Parking lots with 8 or more spaces shall have either a curb or anchored wheel stop at least 6 inches in height for each parking space to keep the vehicle from crossing into the landscape area. Wheel stops may be made of concrete, natural stone or recycled rubber.
 - ii. Utilities may be allowed in parking lot landscape islands when the minimum planting requirements and square footage have been met, and provided that the square footage needed for utility is in addition to the minimum area provide for the required landscape
 - iii. *Medians between Rows.* Every 5th drive aisle shall be separated by a median strip of not less than 9 feet in width (inclusive of curbs) for landscaping.
 - (A) Landscaped medians shall contain a minimum of 1 Class A Tree for every 30 linear feet. The surface of the landscaped medians shall be planted in a living vegetative ground cover.
 - iv. *Bioswales.* The use of bioswales is encouraged. Interior and/or median islands may be consolidated, curb cuts permitted, and or intervals may be expanded in order to provide for a better bioswale system when approved by the Department of Planning and Development.
 - c. *Screening of parking areas.*
 - i. When parking or vehicular use areas are located adjacent to a required street or landscape buffer area, shrubs shall be planted to screen the parking area from view from the street or road.
 - ii. *Location of shrubs within street or landscape buffer.* Shrubs shall be located within the buffer area within a row (straight or curvilinear) or clusters to achieve screening. Shrubs shall be planted 3 feet apart or closer, except that if shrubs are planted in clusters, the clusters shall be 4 feet apart or closer.
 - iii. Shrubs shall be a minimum of 2 feet at time of planting and shall be evergreen species to ensure year- round screening is maintained.
 - iv. If existing shrubs are maintained and shown on landscape plan credit will be given towards the required screening as available.
 - d. *Trash and garbage screening requirements.* All storage areas containing three or more refuse, garbage, or rubbish containers or one or more dumpsters, shall be screened on all sides with a minimum seven-foot-high opaque fence of wood or masonry. All properties which provide prepared foods and all office and warehouse uses must provide a dumpster location and screening details.
 - e. *Building façade planting area.* The building façade planting area occurs when the exterior wall of the building, which contains the primary entrance to the building, faces vehicular access area. The building façade area shall be the full length of the building exterior wall facing the vehicular access area and shall be no less than four feet in width.
 - f. *Retention/detention planting requirements.*
 - i. *Definitions.* Retention/detention pond means any retention or detention pond or basin for water retention, detention, storage or for runoff control.

ii. *Landscape design requirements.* The retention/detention pond shall be designed as a visual amenity to the area in which it is situated, and the design shall meet the following requirements:

1. *Strip around retention/detention pond.* A strip of land, a minimum of five feet in width, shall surround the retention/detention pond on the front, rear and all sides, which strip shall be at grade level and shall not be excavated or made a part of the slope of the retention/detention pond. This strip of land shall contain the required landscaping for the area in which the retention/detention pond is located. For instance, if the retention/detention pond is located in a street planting area, the trees and shrubs required in such area shall be planted on such strip.
2. *Slopes.* If the banks of the retention/detention pond are sloped, the slope shall be at such a ratio so that vegetation will grow thereon so that it can be maintained. Vegetation is required on such slopes.

F. Installation Certification.

Upon complete installation of all landscaping, the landscape architect or registered horticulturalist whose seal is affixed to the approved landscape plan shall submit a statement verifying inspection of the landscaping and certifying it was installed in conformance with the approved landscape plan by the Parish. Said statement shall be made through signature block attached to approved plan stating that “through periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved landscape and irrigation Plan.”

Exhibit 600-3-15 Example Certification.

Certification of Installation According to the Landscape Documentation Package		
I certify that based upon periodic site observation, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved landscape and irrigation plan.		
Signature*		Date
Name (print)		Telephone No.
Title		Email Address
License No. or Certification No.		
Company		Street Address
City	State	Zip Code

*Signer of the approved landscape and irrigation plan

G. Alternative Compliance for Existing Conditions.

1. *Rationale.* The landscaping standards contained in this UDC are intended to encourage development that is environmentally functional, economically viable, and aesthetically pleasing. The standards contained herein are not intended to inhibit creative development or limit the ability to provide landscaping with dual drainage and soil improvement purposes. Project

conditions associated with individual sites may justify approval of alternative methods of compliance. It is acknowledged that conditions may arise where normal compliance is impractical or impossible and that a design proposal that offers superior results or maximum achievement of parish objectives may only be obtained through alternative compliance.

2. *Applicability.* Alternative compliance is available to existing developments where either of the following circumstances can be demonstrated:
 - a. The development proposal involves the redevelopment of an existing structure on a site where the current positioning of the structure precludes the placement of the required landscape areas or the installation of the required planting mix according to this section.
 - b. An alternative location or planting mix would enhance stormwater management and drainage within the site, and a calculated benefit to flood impacts on neighboring properties could be demonstrated.
3. *Submittal and Approval Process.* Developers must submit their proposed alternative compliance landscape plan to the Department of Planning and Development along with the site plan and any drainage calculations. The Department of Planning and Development staff will review the plan and submit it to the Director of the Department of Planning and Development for approval. The Director can approve, approve with modifications to ensure compliance with the intent of these regulations, or deny the alternative compliance plan.

H. Performance and Warranty Obligations Pertaining to Landscaping, and Security for Same.

1. *Warranty Obligation.* After installation, it is not uncommon for some of the plantings to wither and die. To ensure landscaping has a chance to establish itself and survive adverse weather the property owner/developer is required to replace dead planting with the same species for 2 years after passing their final landscape inspection. The owner/developer must replace dead or dying trees, shrubs, plants, or vegetated ground cover within thirty days of notification by the Department of Planning and Development.
2. *Performance Obligation.* To increase the probability of landscaping surviving post planting, the developer may seek to plant at specific times of the year that are more suited for planting. Normally, a Certificate of Occupancy will not be issued without completion of the installation of required landscaping. In order to ensure compliance with these requirements while also allowing the developer to avoid planting in adverse weather conditions, the Director of the Department of Planning and Development may, at their discretion, enter into an agreement with developer to allow the developer to complete the required plantings after the issuance of the Certificate of Occupancy. As part of the agreement the developer/owner shall
 - a. Provide an installation schedule
 - b. Provide security in the form of a performance bond.
 - i. The monetary amount required to secure the landscaping performance obligation shall be set by the Director of the Department of Planning and Development and shall be based upon the estimated cost of acquisition and installation of landscaping and screening vegetation.
 - ii. Landscaping performance obligations shall be for a term of at least 1 year and normally not more than 2 years. The Director of the Department of Planning and Development can require Landscaping warranty of more than 2 years if in their estimate there are unique conditions warranting a longer period or if during the 2

- years there are circumstances that required the re-planting or remediation of the plantings.
- iii. The performance warranty obligations shall be secured by securities acceptable to and on file with the Department of Finance. The origination and termination date of the security shall be the same as those in the agreement.
 - iv. Acceptable security shall be cash or a letter of credit.
 - v. No less than 1 month before the obligation is set to expire, the owner/developer shall notify the Parish in writing whether all applicable requirements have been met.
- c. Before any security can be released, the Department of Planning and Development shall inspect for release of the obligation.
3. If it is clear that an owner/developer cannot or will not complete the requirements of his/her landscaping performance obligation, the Director of the Department of Planning and Development may call any outstanding security on the project in question and instruct the Director of the Finance Department to seize those securities necessary to complete the requirements.
 4. *Use of Security Funds.* Once the performance obligation funds have been provided to the Parish, the Director of the Department of Planning and Development shall use the funds to pay a landscape contractor to install the required landscaping.

I. Native Trees and Shrubs.

1. *Requirement.* At least 60 percent of all new plantings including Class A and Class B trees shall be from the native species identified in **Exhibit 600-3-16** identified in this section. None of the required ground cover need be a native species.

Exhibit 600-3-16 Approved Native Trees and Shrubs

Class A Native Canopy Trees	
American Beech	Scientific Name
American Elm	Ulmus americana
American Sycamore	Platanus occidentalis
Ash Species	Fraxinus Spp.
Black Cherry	Prunus serotina
Blackjack Oak	Quercus marilandica
Bald Cypress	Taxodium distichum
Blackgum	Nyssa sylvatica
Cherrybark Oak	Quercus falcata (var.) pagodaefolia
Hackberry	Celtis laevigata

Laurel Oak	Quercus laurifolia
Loblolly Pine	Pinus taeda
Longleaf Pine	Pinus palustris
Nuttall Oak	Quercus nuttallii
Overcup Oak	Quercus lyrata
Pecan	Carya Illinoensis
Pond Cypress	Taxodium ascendens
Red Maple	Acer rubum L. var. rubum
Red Oak	Quercus falcata
Slash Pine	Pinus elliottii
Shumard Oak	Quercus shumardii
Southern Magnolia	Magnolia grandiflora
Southern Live Oak	Quercus virginiana
Southern Sugar Maple	Acer barbatum
Spruce Pine	Pinus glabra
Swamp Red Maple	Acer Rubrum drummondii
Swamp Chestnut Oak	Quercus michauxii
Sweetbay Magnolia	Magnolia virginiana
Sweetgum	Liquidambar styraciflua
Tulip Poplar	Liriodendron tulipifera
White Oak	Quercus alba
Willow Oak	Quercus phellos
Winged Elm	Ulmus alata
Carolina Basswood	Tilia americana var. caroliniana
Class B Native Understory Trees	

American Plum	<i>Prunus americana</i>
American Snowbell	<i>Styrax americanus</i>
Big Leaf Snowbell	<i>Styrax grandifolius</i>
Big Leaf Wax Myrtle	<i>Myrica heterophylla</i>
Black Willow	<i>Salix nigra</i>
Bottlebrush Buckeye	<i>Aesculus parviflorum</i>
Dahoon Holly	<i>Ilex cassine</i>
Cherry Laurel	<i>Prunus caroliniana</i>
Deciduous Holly	<i>Ilex decidua</i>
Dogwood	<i>Cornus florida</i>
Holly	<i>Ilex attenuata</i> cultivars
Greenhaw	<i>Crataegus viridis</i>
Greybeard	<i>Chionanthus virginicus</i>
Groundsel Bush	<i>Baccharis halimifolia</i>
Hop Hornbeam	<i>Ostrya virginiana</i>
Ironwood or Blue Beech	<i>Carpinus caroliniana</i>
Mayhaw	<i>Crataegus opaca</i>
Mexican Plum	<i>Prunus mexicana</i>
Parsley Hawthorn	<i>Crataegus marshallii</i>
Persimmon	<i>Diospyros virginiana</i>
Possumhaw Viburnum	<i>Viburnum nudum</i>
Red Bay	<i>Persea borbonia</i>
Red Buckeye	<i>Aesculus pavia</i>
Redbud	<i>Cercis canadensis</i>
Red Mulberry	<i>Morus rubra</i>

River Birch	Betula nigra
Silverbell	Halesia diptera
Southern Catalpa	Catalpa bignonioides
Southern Crabapple	Malus angustifolia
Shining Sumac	Rhus glabra
Smooth Sumac	Rhus copallina
Titi	Cyrilla racemiflora
Tree Huckleberry	Vaccinium arboreum
Walter s Viburnum	Viburnum oboratum
Wax Myrtle	Myrica cerifera
Weeping Yaupon	Ilex vomitoria pendula
Yaupon	Ilex vomitoria
Native Shrubs	
Arrowwood	Viburnum dentatum
Blueberry/Huckleberry	Vaccinium species
Clethra	Clethra alnifolia
Dahoon Holly	Ilex myrtifolia
Dwarf yaupon	Ilex vomitoria nana
Fetterbush	Lyonia spp.
American Beautyberry	Callicarpa americana
Gallberry	Ilex glabra
Honeybells	Agarista populifolia (dwarf available)
Oakleaf Hydrangea	Hydrangea quercifolia
Palmetto	Sabal minor
Southern Cane	Arundinaria gigantea

Starbush	<i>Illicium floridanum</i>
Sweetshrub	<i>Calycanthus floridus</i>
Virginia Willow	<i>Itea virginica</i>
Wild Azalea	<i>Rhododendron serrulatum</i>
Wild Azalea	<i>Rhododendron canescens</i>
Wild Azalea	<i>Rhododendron austrinum</i>
Winterberry	<i>Ilex verticillata</i>
Yellow Anise	<i>Illicium parviflorum</i>
Buttonbush	<i>Cephalanthus occidentalis</i>

SEC. 600-4 SIGNAGE.

SEC. 600-4.1 PURPOSE AND INTENT.

A. Purpose. The purpose of this section is to establish a comprehensive system of sign controls that govern the display, design, construction, location, installation, and maintenance of signs, to:

1. Comply with and implement the goals and objectives of the St. Tammany Parish comprehensive plan.
2. To promote and protect the health, safety, and welfare of the parish by ensuring the compatibility of signs with surrounding architecture and land uses.
3. To create a more attractive business and economic climate by enhancing and protecting the orderly and effective display of signs.
4. To discourage excessive signage.
5. To protect the public from hazardous conditions that result from the indiscriminate use and placement of signs, structurally unsafe signs, signs that obscure pedestrians' or motorists' visibility, and signs that compete or conflict with traffic signals and warning signs.
6. To avoid visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance.

B. Applicability.

1. *General applicability.* This section is applicable to all signs.
2. *Conflicts.* Where there is a conflict between a land use regulation and a structural regulation, or other conflict not otherwise addressed by this UDC, the more restrictive will apply.

3. *No standard.* Where the UDC is silent or where the rules of this UDC do not provide a basis for concluding that a sign is allowed, the sign in question is prohibited.
4. *Building code.* Unless otherwise provided, all signs must be constructed and erected in accordance with the building codes for the parish.
5. *Content or Message.* This Division is not intended to and does not restrict speech on the basis of its content, viewpoint, speaker, or message. Any classification of signs in this UDC that permits speech by reason of the type of sign, identity of the sign user, or otherwise, will also be interpreted to allow noncommercial speech on the sign. To the extent that any provision of this UDC is ambiguous, the term will be interpreted not to regulate on the basis of the content or speaker of the message.
6. *Regulation of legally nonconforming signs.* The regulation of legal nonconformities as set forth in **Chapter 500** are applicable to all structures, including signs.
7. *Definitions.* Sign definitions are set forth in **Chapter 100-5 Definitions**.

C. Severability.

If any article, section, subsection, sentence, clause, or phrase of these regulations is, for any reason, held unconstitutional or invalid, such decision or holding will not affect the validity of the remaining portions hereof. It being the intent of the Parish Council to enact each section and portion thereof, individually and each such section will stand alone, if necessary, and be in force not with the validity of any other article, division, section, subsection, sentence, clause, or phrase of these regulations.

SEC. 600-4.2 ADMINISTRATION OF SIGN REGULATIONS.

A. Enforcement and Sign Removal.

1. *Authority.* The Planning and Development Department is authorized to enforce this section. The administration of any violation or nuisance shall be in accordance with procedures outlined in **Chapter 2** – Administration - Code Violations and Administrative Adjudications.
2. *Requirement of sign permit.* Chapter 200 of this code outlines the procedures and requirements for sign permits.
3. *Misrepresentation.* The Permitting Department may revoke any sign permit where there has been a violation of the provisions of this section or misrepresentation of fact on the sign permit application.
4. *Authority to remove signs.* The Planning and Development Department, Division of Code Enforcement is authorized to remove prohibited signs, unsafe signs, abandoned signs, signs constructed without a permit, and signs that have lost their legal nonconforming status per this UDC.
5. *Removal of unlawful signs.*
 - a. Any unlawful, permanent sign that has not been removed within one month after conviction of violation or imposition of penalty may be removed by the parish and the costs charged to the violator. If removal costs have not been paid and the sign reclaimed within one month of its removal by the parish, the parish may sell or otherwise dispose of the sign and apply the proceeds toward costs of removal.

- b. Signs upon public streets, sidewalks, right-of-way, or other public property may be immediately removed without prior notice.
- c. Neither the parish, nor any of its agents are liable for any damage to the sign when removed in accordance with this section.

B. Exempt and Temporary Signs.

1. *Exempt signs.* The following signs do not require a permit:
 - a. Temporary signs, in all zoning districts, provided they comply with the following:
 - i. The sign is located on a development site for no more than 60 days;
 - ii. Only 1 temporary sign is allowed per development site, with the exception of development sites with multiple street frontages, which may have 1 temporary sign for each street frontage; and
 - iii. The temporary sign does not exceed a maximum permitted area of 32 square feet per sign.
 - b. Temporary window signs displayed on the inside of windows pursuant to the following:
 - i. *Materials.* Shall be constructed of such materials as to indicate the temporary nature of the sign;
 - ii. *Area covered.* Shall not, in the aggregate, cover more than 25 percent of the area of any windows in which such signs are displayed;
2. Signs affixed to an active construction site.
3. Bench signs, as defined by **Chapter 100-5 Definitions** of this UDC.

C. Standards Applicable to Nonresidential Uses.

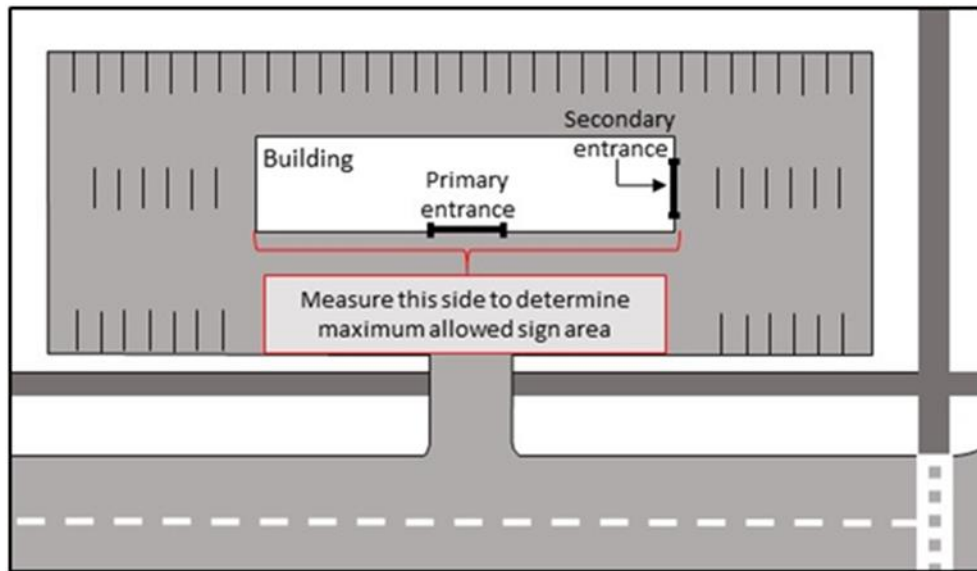
1. The following standards are applicable to all signs erected or displayed for commercial, industrial, and institutional uses and for all other uses except residential uses.:
 - a. All signs constructed, erected, modified, or altered shall comply with the provisions of this section and all requirements of the this UDC.
 - b. Internal illumination. Internal illumination is allowed creating a negative contrast (i.e., light lettering against a dark, opaque background).
 - c. External illumination. Externally illuminated signs may be illuminated in white light only, not to exceed 3,000 lumens per side per sign or otherwise unreasonably intrude on a residence and such illumination shall not constitute a traffic hazard.
 - d. Sign clearance. Sign clearance is calculated as the vertical distance measured from grade, or the base of the building, to the lowest point of the sign
 - e. Colors. Only spectrum colors are allowed. No iridescent colors or reflective lettering are allowed.
 - f. Plywood and particle board. Signs (other than temporary signs) may not be constructed of rough or unfinished plywood or particle board.
 - g. Neon. Neon will only be allowed if it is considered as an integral part of the sign being regulated. Anything within the boundary of the outline of the neon will be considered a part of the sign face.

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- h. Changeable message sign limitation Changeable message signs shall be incorporated into a sign face, but the changeable component must occupy less than 1/2 the total area of the sign face.
 - i. If changeable copy is used, it shall be located or integrated into the sign face.
 - ii. Lettering of changeable message signs shall be of a single style and shall be of uniform color and size.
 - iii. Internal illumination, if any, shall be negative contrast.
 - iv. Hold time. Changeable message signs must have a minimum hold time of 8 seconds. Messages must not move or have the appearance or optical illusion of movement.

SEC. 600-4.3 SIGN STANDARDS.

A. Attached and Wall Signs for Nonresidential Uses.

- 1. In addition to allowed detached or monument signs, the following wall signs shall be allowed for each occupant of a single or multi-occupancy premises, for commercial, industrial, and institutional uses and all other uses except residential, as follows:
 - a. *General regulations.*
 - i. All signs must be safely and securely attached in accordance with this UDC.
 - ii. Signs must not cover windows, doors, or other architectural features.
 - b. *Signs, location.* Shall be measured along the wall of the façade on which the sign will be located.
 - c. *Area.*
 - i. Buildings with a single street-facing facade. The total cumulative area of all attached wall and canopy signage must not exceed 1 square foot per linear foot of building or tenant space width, as measured along the side of the building featuring the primary entrance, or 300 square feet, whichever is less.
 - ii. For storefronts or gas station canopy of less than 32 linear feet the allowable size sign shall be 32.
 - iii. Corner buildings or buildings with multiple facades facing a public street or route of internal circulation. The total cumulative area of all attached and canopy signage must not exceed 1 square foot per linear foot of building or tenant space width, as measured along the side of the building featuring the primary entrance, or 450 square feet, whichever is less.

Exhibit 600-4-1: Primary building façade measurement

- d. *Height.*
 - i. No attached or canopy sign, including its support structure, is permitted to project beyond the ends of the wall or beyond the top of the roof line of the building or canopy to which it is attached.
 - ii. No attached or canopy sign can be attached to an un-reinforced masonry parapet.
- e. *Illumination.* Attached and canopy signs may be illuminated, but cannot flash, blink or fluctuate.
- f. *Animation.* No sign can be animated or change physical position by any movement or rotation.
2. *Awning, marquee or canopy signs.*
 - a. In lieu of a wall sign, an occupant, for a commercial, industrial and institutional use and for any other use other than residential, is allowed either an awning, marquee or canopy sign.
 - b. If the occupant uses an awning, marquee or canopy sign, a wall sign is not allowed on the same facade.
3. *Hanging, Under-Awning, Under-Canopy, and Under-Gallery Signs.* Hanging, under-awning, under-canopy, and under-gallery signs are permitted additions to awnings, canopies and galleries for non-residential uses, subject to the following regulations.
 - a. Signs shall be attached below or to the underside of an awning, canopy, breezeway, or gallery and cannot project beyond the awning, canopy, breezeway, or gallery.
 - b. Signs are mounted perpendicular to the building façade and extends over a pedestrian walkway.
 - c. Signs shall maintain a minimum clearance of 7 feet above the ground.
 - d. A maximum of 1 under-awning, under-canopy signs, and under-gallery sign is permitted per business establishment with frontage on the street where the awning, canopy, or gallery is installed.

- e. Signs are limited to 6 square feet in area.
- f. Signs shall be securely fixed to the awning, canopy, or gallery with metal supports.

B. Miscellaneous Signs for Nonresidential Uses.

Subject to all provisions and requirements of this section, the following signs may be erected and displayed, for commercial, industrial, and institutional uses and any other use other than residential, without the necessity of a sign permit:

1. *Public directional signs.* Public directional signs are allowed.
2. *Official notices.* Official notices duly issued by any court, public agency or officer are allowed.
3. *Flags.* Flags are allowed.
4. *Integral decorative or architectural features of buildings.* Integral decorative or architectural features of buildings, other than neon lights, letters, trademarks, logos, or any feature containing moving parts or moving or flashing lights, are allowed.
5. *Driveway signs.* Signs oriented toward driveways or internal circulation within a site, not exceeding 4 square feet in sign area per sign, are allowed.
6. *A-frame signs.* 1 A-frame sign is permitted, provided each sign is:
 - a. No more than 6 square feet in area per sign face;
 - b. No more than 4 feet in height;
 - c. Displayed outdoors only during the hours of 7:00 a.m. to 10:00 p.m. and stored indoors at all other times;
 - d. Limited to 1 sign per use;
 - e. Separated by a minimum distance of 20 linear feet from the nearest A-frame sign;
 - f. Located within 10 feet of a building entrance and directed towards pedestrian traffic;
 - g. Located so as to not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes.
7. *Flags, streamers, banners, inflatable signs and pennants.* Flags, streamers, banners, pinwheels, spinners or pennants may be displayed in connection with grand openings or special events no more than twice a year for any 1 business entity or applicant. Such signs may be displayed for a period not to exceed 14 consecutive calendar days upon the issuance of a temporary permit by the department of planning and development. Applications for such a temporary permit must state the name of the person, firm, corporation or organization sponsoring the event, the locations where such device are to be installed and the contemplated dates during which such devices shall remain on display. Banners shall not exceed 32 square feet and shall be limited to 1 banner per premises.
8. *Drive-through signs.* Signage oriented toward drive-through facilities are subject to the following requirements:
 - a. The drive-through sign shall not exceed 48 square feet in sign area;
 - b. The drive-through sign cannot be located within the front 20 feet of the development site or be visible from the street upon which the primary access is obtained;

- c. The drive-through sign shall be oriented to ensure noise does not intrude into surrounding development in accordance with the local noise ordinance;
 - d. The drive-through sign shall have a maximum height of 8 feet; and
 - e. The drive-through sign shall be located a minimum of 20 feet from any lot line abutting a residential zoning district.
9. *Vehicle and trailer signs.*
- a. Vehicle and trailer signs may be displayed on any vehicle or trailer operated in the daily conduct of any business enterprise so long as such signs:
 - b. Are not parked in front of or in line with any greenbelt or planting areas when on the premises of the business entity operating or advertising on such vehicle or trailer;
 - c. Are on a vehicle or trailer which is operable and not parked primarily for the purpose of signage.
 - d. Billboards may not be erected or displayed on any vehicle or trailer.
10. *Licensed roadside vendor sign.* One roadside vendor sign for licensed road vendors will be allowed on signs facing each side not to exceed 16 square feet per side.
11. *Handicapped parking and access signs.* Handicapped parking and access signs are allowed and are regulated in accordance with state or federal law.
12. *Rear doors.* One rear identification wall sign must be displayed on or at a rear door of each separate business entity for purposes of emergency access and deliveries only.

C. Monument Signs.

- 1. *Number of monument signs.* One monument sign shall be allowed for each 1,000 feet of street frontage or fraction thereof in excess of the 1,000-foot increments. A property with more than 1 street frontage shall be allowed 1 monument sign for each 1,000 feet of second street frontage or fraction thereof in excess of the 1,000-foot increments.
- 2. *Location of monument signs.* A monument sign must be set back from the street property line at least 5 feet.
- 3. Monument signs shall not be located within any clear vision areas as required in this chapter.
- 4. Monument signs for designated uses.
 - a. *Where allowed.* Monument signs are allowed to be erected and displayed for commercial, industrial, and institutional uses and for multi-family and residential condominiums and for all other uses except other residential uses.
 - b. *Area.* To reduce sign clutter and avoid conflict with required trees, total cumulative monument sign area shall not exceed the following limits:

<u>Building Type</u>	<u>Square Footage Per Side</u>
Single occupancy	32
Multiple occupancy	70

- c. *Height.* Monument signs cannot exceed a height of 9 feet. Mounds or earthen berms on which a monument sign is located must be no more than 2 feet in height as measured from the grade.

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- d. *Illumination.* Monument signs may be internally or externally illuminated.
 - e. *Electronic display.* Electronic displays and/or variable message boards are permitted to occupy a maximum 50 percent of total monument sign area.

D. Pylon Signs Applicable to Regional Commercial/Office Centers.

1. *Where permitted.* Pylon signs shall only be permitted in planned developments and regional commercial/office centers.
2. *Number of pylon signs.* One pylon sign shall be allowed for each 1,250 feet of frontage along an interstate highway. Frontage roads constructed as part of the development along the interstate highway will be considered interstate frontage regardless of ownership status. On/off ramps that are part of the interstate highway system may be used to calculate this frontage.
3. *Location of pylon signs.*
 - a. A pylon sign must be located within 100 feet of the highway or frontage road right-of-way.
 - b. If a pylon sign is located on the development side of an internal public road it must be set back at least 15 feet from the right-of-way of said public road.
 - c. If a pylon sign is located between an internal road and an Interstate highway right-of-way, the sign must be at least 5 feet from the internal road right-of-way and may be placed immediately adjacent to the interstate highway right-of-way, if there is no objection to such placement from the state Department of transportation and development.
 - d. A pylon sign may not be located within a triangular area formed by the street or driveway right-of-way lines and a line connecting them at points 50 feet from the intersection of said rights-of-way.
 - e. No pylon sign may be located within 1,000 feet of another pylon sign.
4. *Standards for pylon signs.*
 - a. *Area.* The total sign face area (multiple-tenant signs) for each allowed pylon sign shall not exceed 400 square feet per side.
 - b. *Height of pylon signs.* The height of monument signs shall not be greater than 45 feet from grade.
 - c. The total structure face shall not exceed 1,500 square feet, inclusive of the total sign face.

E. Electronic Variable Message Signs and Display.

1. *General standards.*
 - a. *Prohibition.* No electronic variable message (EVM) sign can be permitted within a residential district.
 - b. *Location requirements.* Electronic variable message signs may only be permitted when located along a street frontage as part of a pylon or monument sign or as an electronic billboard. Electronic variable message signs are not permitted as attached or hanging signs.
 - c. *Number.* Only 1 electronic variable message sign may be permitted per development site.

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- d. *Hold time.* EVMs must utilize only static messages having a minimum hold time of 8 seconds. Messages must not move or have the appearance or optical illusion of movement.
 - e. *Nuisance and traffic safety.* Illumination cannot cause glare into any residential premises or interfere with the safe movement of motor vehicles on public thoroughfares.
 - f. *Nonconforming conversion.* An existing legal nonconforming sign will not be permitted to convert, in whole to in part, to an electronic variable message board sign.
 - g. *Audio.* Electronic displays cannot contain or utilize audio speakers or audio components.
 - h. *Default image.* Electronic signs must have a default design or image that will freeze in 1 position if a malfunction occurs. If a partial or incomplete message freezes or remains static on the sign due to a technical malfunction or a portion of the display face malfunctions, the sign's illumination must be turned off until the sign is repaired.
2. *Illumination.*
- a. *Illumination measurement criteria.* The illumination of an EVM shall be measured with an illuminance meter set to measure footcandles accurate to at least 2 decimals. Illuminance shall be measured with the EVM off, and again with the EVM displaying a white image for a full color-capable EVM, or a solid message for a single-color EVM. All measurements shall be taken as close as practical to a perpendicular plane of the sign at a distance determined by the following formula: Measurement distance = $\sqrt{(\text{square root}) \text{ of } (\text{the area of the sign in sq. ft.} \times 100)}$.
 - b. *Illumination limits.* The difference between the off and solid-message measurements using the above listed measurement criteria must not exceed 0.3 footcandles at night.
 - c. *Dimming capabilities.* All EVM signs must be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the illumination limits listed above.
3. *Spacing.*
- a. *Pylon and monument signs.* Pylon, and monument signs that utilize electronic variable message boards must be located at least 100 feet from any existing electronic billboard, measured radially and including both sides of the street.
 - b. *Measurement.* For the purpose of this section, all spacing requirements are measured radially and include both sides of a street.
 - c. *Setbacks.* Electric variable message signs shall be setback at least 300 feet from buildings that contain residential dwelling units and from residential zoning districts, measured in a straight line from the nearest point of the sign to the nearest point of the property line of the residential dwelling unit or district.
 - d. *Area.* For pylon and monument signs, the image component of any electronic message sign cannot exceed 35 percent of the sign's total area.

F. Billboards.

In addition to all federal and state laws, the following standards must be met:

1. *Number and location of billboard signs.* The number and location of billboard signs will be limited as established in these regulations. Billboard signs will not be permitted unless in accordance with these and any other applicable regulations.

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2. *Prohibited signs and locations thereof.* No billboard signs shall be permitted along parish roads, unless said sign is parallel to and within 200 feet of any state or federal highway.
 - a. No roof, piggy-back, stack signs, side by side and multiple panel signs shall be permitted.
 - b. No billboard sign or structure shall be located or situated in a manner as to obscure or otherwise physically interfere with the effectiveness of any official traffic sign, signal or devise, or obstruct or physically interfere with the driver's view of approaching, merging or interstate traffic.
 3. *Location standards for billboard signs.*
 - a. A billboard sign must be located within 200 feet of the highway right-of-way. A billboard sign must be set back at least 15 feet from the highway right-of-way.
 - b. A billboard sign is not allowed within or nearer than 500 feet of a residential zoned district abutting the same highway to which the sign is oriented.
 - c. A billboard sign may not be located within a triangular area formed by the highway rights-of-way lines and a line connecting them at points 50 feet from the rights-of-way intersection or 500 feet from an interstate entrance/exit ramp.
 - d. A billboard sign must be located within the same highway corridor from which a "billboard credit" was issued or within the 8 miles of the original site from which the "billboard credit" was issued.
 4. *Size of billboard signs.*
 - a. Billboard faces and supporting framework shall not exceed the following sign areas:
 - i. New billboards shall be a maximum of 300 square feet in area.
 - ii. Replacement billboards, existing billboards 400 square feet or larger in face area may be replaced at a size up to 400 square feet; billboards with face areas between 399 to 245 square feet shall be replaced at a size up to 300 square feet. Existing billboards of less than 245 square feet shall be restricted to their current size in the event they are relocated.
 - b. When 2 billboard signs are placed back-to-back or V-type on the same structure with an angle between them of not more than 60 degrees, each sign facing shall conform to the maximum size limitations.
 - c. The lowest point of any billboard sign shall extend not less than 10 feet and the highest point shall extend not more than 45 feet measured from either the ground level at its supports or the nearest edge of the main traveled way, whichever is higher in elevation.
 5. *Spacing of billboard signs.*
 - a. No 2 billboard signs shall be spaced less than 1,000 feet apart. In determining the physical spacing of billboards, the parish will consider existing billboards and approved billboard locations.
 - b. V-type or back-to-back signs on the same structure with an angle between them of not more than 60 degrees shall be considered 1 sign.
 6. *Lighting.* Signs may be illuminated, subject to the following restrictions:
 - a. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. Flashing devices shall not be permitted upon a sign.
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- b. External lighting, such as floodlights, thin line and goose neck reflectors are permitted provided the light source is directed on the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main travel way of the highway system, or into a residential use area.
 - c. No internal illumination or diamond-vision type technology may be utilized as part of any billboard sign.
7. *Construction.*
- a. All structural elements of billboard signs shall be of metal construction.
 - b. A freestanding billboard sign having a size or area of 400 square feet shall have no more than 1 support.
 - c. Every freestanding billboard sign shall henceforward be so erected or construed in such a manner as to withstand a wind load factor of 30 pounds per square foot.
8. *Vegetation control.* No trees or other vegetation may be cleared, cut or removed on a state right-of-way without first obtaining a state vegetation control permit.
9. *Permits and fees.* No billboard sign shall be erected, nor shall construction commence thereon, without first obtaining a permit from the department of permits and regulatory.
10. *Billboard credit.* Permits to erect new billboards shall only be issued to those persons possessing a "billboard credit."
- a. *Billboard credit.* Billboard credits shall be issued by the parish to those billboard owners who have removed a previously existing, lawfully erected billboard after the effective date of the ordinance from which this chapter is derived. It will be the responsibility of the permit applicant to show the ownership, location and date of removal of the billboard.
 - b. *Expiration of billboard credit.* Billboard credits shall be utilized within 5 years from the date of removal of the billboard.
 - c. *Credit basis.* Billboard credits shall be issued on a per-face and per-structure basis. One credit shall be issued for each billboard face removed and 1 credit for each structure removed. If a billboard is not located upon a separate supporting structure, the building or other structure to which the billboard is attached shall constitute a single structure for the purpose of receiving 1 credit.
 - i. No credit shall be granted for the partial removal of faces.
 - ii. No credit shall be granted for the removal of billboard faces which are less than 84 square feet.
 - d. *Credit utilization.* A billboard credit may only be used in a location which meets all standards of this chapter.
 - e. *Transfer of credits.* Credits may be transferred between parties through legal means.
 - f. *Reconstruction sizes.* Credits will allow billboards to be reconstructed at the following sizes:
 - i. A credit for a new 400-square-foot billboard will be issued for billboards which are removed that are in excess of 399 square feet.
 - ii. A credit for a new 300-square-foot billboard will be issued for billboards which are removed that are between 245 and 399 square feet.
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- iii. A credit will be issued for a new billboard of equal size for billboards which are removed that are less than 245 square feet.
- g. *Cap on number of billboards.*
 - i. Restricted corridors. There shall be a cap on the number of billboards within the restricted corridors. No new billboards shall be allowed with these areas except with the removal of an existing billboard from the same corridor/area. Permits for new billboards within the restricted corridors will only be issued to those persons possessing a "billboard credit" indicating they have removed a billboard from the same corridor. All new billboards within restricted corridors shall comply with the design standards as set forth in this Code.
 - ii. Parish-wide cap. There shall be a limit of 200 total billboard locations within unincorporated St. Tammany Parish.
 - iii. Exemptions. This section shall not pertain to the following types of off-premises signs:
 - (A) State approved signs within state highway rights-of-way.
 - (B) Temporary signs which comply with the provisions of this Chapter.

G. Erection and Maintenance of Signs.

The following signs shall not be allowed to remain or to be erected:

1. Signs or structures which have been erected without a building permit having been issued.
2. Signs which are illegal under state laws or regulations.
3. Signs which are not clean and in good repair.
4. Signs that are not securely fixed on a substantial structure.
5. Signs which attempt or appear to attempt to regulate, warn or direct the movement of traffic or which interfere with, imitate or resemble any official traffic sign, signal or device.
6. Signs which are not consistent with the standards in this section.
7. Signs located on public property, unless placed thereon under lease arrangements or otherwise permitted by legal authority.

H. Prohibited Signs.

1. Prohibited signs are subject to removal (except legal nonconforming signs as defined by this UDC) by the parish at the owner's or user's expense.
2. The following sign types are prohibited:
 - a. All signs not expressly permitted or exempted in this UDC.
 - b. Abandoned signs.
 - c. Animation on electronic changeable message signs.
 - d. Audible signs.
 - e. Permanent beacons, search lights, or other lights visible from a significant distance.

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- f. Flashing signs.
 - g. Lasers.
 - h. Parapet signs.
 - i. Portable or trailer signs.
 - j. Projecting signs.
 - k. Revolving or rotating signs.
 - l. Pole signs.
 - m. Pylon signs, except as provided as part of regional commercial/office centers.
 - n. Roof signs.
 - o. Signs that resemble traffic control devices or emergency devices.
 - p. Signs that encroach into a public right-of-way.
 - q. Any sign that prevents free ingress or egress from any door, window, or fire escape.
 - r. Any sign attached to a standpipe or fire escape.
 - s. Any sign that obstructs free and clear vision at any location where, by reason of position, it may interfere with or obstruct the view of traffic sign lines or traffic control devices.
 - t. Any sign attached to any public utility pole, structure or streetlight, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, statue, memorial, or other location on public property, except those signs constructed, approved, or permitted by the parish. Nothing in this section will be construed to prohibit a person from holding a sign while located on public property, provided the person holding the sign is located on public property determined to be a traditional public forum and does not block ingress and egress from buildings or create a safety hazard by impeding travel on sidewalks, bike and vehicle lanes, and trails

SEC. 600-5 PARKING AND STORAGE.

A. Purpose.

The purpose of this section is to properly regulate the number of required off-street parking spaces to provide for the needs of occupants, customers, visitors or others involved in use or occupancy of any building, structural improvement or place of assembly plus eliminating undue use of the surface street system for parking purposes; to promote and protect the public health, safety, comfort, convenience and general welfare of the people; to define the powers and duties of the administrative officers responsible for the regulation of this section.

B. General requirements.

- 1. Off-street parking and loading facilities required by these regulations for residential uses shall be provided on the same lot premises with such structure or land use. Off-street parking and loading spaces required for structures or land uses on 2 or more adjoining lots may be provided in a single common facility on 1 or more of said lots; if said lots are owned in common or are subject to recorded covenants or easement agreements for parking.

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2. For nonresidential uses, all parking spaces required in this chapter may be located on the same lot with the building or use served or within 100 feet of the main building. Where the required parking is not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, such parking space shall be established by a recorded covenant or agreement as parking space to be used in conjunction with the principal use. Parking shall be reserved as such through an encumbrance on the title of the property to be designated as required parking space. This encumbrance is to be valid for the total period the use or uses for which the parking is needed exists. Such agreement or covenant shall be duly recorded in the office of the clerk of court and certificate furnished to the director of planning and development.
 3. Parking and loading facilities as required herein shall be provided for any increase in intensity of use when the intensity or use of any building, structure or premises is increased through an increase in any of the following measures:
 - a. Additional dwelling units;
 - b. Gross floor area;
 - c. Seating capacity; or
 - d. Other common units of measurements.
 4. Whenever the existing use of a building or structure is changed to a new use, parking or loading facilities shall be required as provided for such use. However, if the building or structure was erected prior to the effective date of the ordinance from which this chapter is derived, additional parking or loading facilities are mandatory only in the amount by which the requirements of the new use would exceed those for the existing use.
 5. The approval of the Department of Planning and Development is required for all parking lots over 10 spaces to ensure compliance with the parking section of this chapter. The arrangement, character, extent, width, grade and location of all parking areas shall be considered in relation to the following:
 - a. Existing and planned streets.
 - b. Reasonable circulation for traffic within and adjacent to parking areas.
 - c. Topographical conditions.
 - d. Runoff of stormwater.
 - e. Public convenience and safety in relations to the proposed uses to be served.
 - f. Any structures, uses or premises changed, converted or partially altered or enlarged shall conform to all current parking regulations.
 6. In no case shall dedicated public rights-of-way be used to provide facilities required by these regulations.
 7. At least 1 handicapped parking stall shall be provided in all off-street parking areas larger than 15 spaces. Additional handicapped parking shall be provided as required by the state fire marshal's office. If the state fire marshal does not require said handicapped stalls, the parish will require 1 handicapped stall per 100 standard stalls. Handicapped parking stalls shall be at least 12 by 20 feet for 90-degree parking and shall be proportionally larger at other angles. All stalls shall be appropriately marked and signed, be located in close proximity to the principal building and shall offer barrier free access to the principal building. The designation of handicapped parking stalls

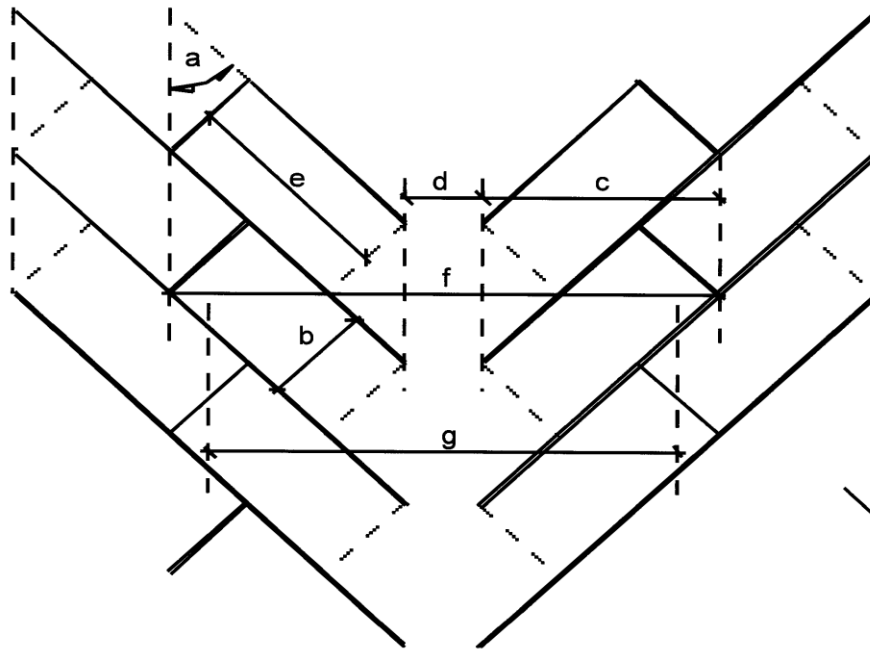
shall constitute consent by the property owner to the enforcement of the restriction of such spaces to handicapped motorists by the parish.

8. When determination of the number of off-street parking spaces required by this chapter results in a requirement of a fractional space, any fraction of 1/2 or less may be disregarded, while a fraction in excess of 1/2 shall be counted as 1 parking space.
9. The use of any required parking space for storage of any motor vehicle for sale, or for any other purpose other than the parking of motor vehicles, is prohibited.
10. On-street parking shall not be counted toward the off-street parking requirements of any use. – on street parking is not allowed in the Parish.
11. *Recreational vehicles.* Recreational Vehicles may be parked or stored on the sites of 1-, 2-, 3-, or 4-family dwellings including manufactured homes and townhouses, subject to the following conditions:
 - a. Shall not be occupied or used for living, sleeping, or housekeeping purposes.
 - b. Setback Requirements:
 - i. Recreational vehicles not parked or stored inside of a fully enclosed garage shall be parked or stored completely behind the front building line of the principal structure or not less than 60 feet from the front lot line, whichever is closest to the front lot line.
 - ii. If a variance is granted to the building line or setback requirement for recreational vehicles they shall comply with the screening requirements listed below and shall not be parked in a required front yard.
 - iii. Recreational vehicles 7 feet or less in height, measured from grade to their top edge, excluding any minor, incidental projections and including substantial projections considered by the Planning Director, shall be located no less than 3 feet from a side or rear lot line, unless screened from view of the abutting property in accordance with screening requirements below.
 - iv. Recreational vehicles over 7 feet in height shall be located no less than 5 feet from a side or rear lot line.
 - v. On corner lots, recreational vehicles shall not be parked or stored closer to the abutting side street than the side building line of the principal structure unless screened in accordance with the screening requirements listed below.
 - c. Recreational vehicles may be parked anywhere on the premises for loading or unloading purposes no longer than 24 hours and shall not extend into any public right of way. In situations such as hurricanes or similar weather phenomenon that necessitates an evacuation, the limitation on hours for loading and unloading in this section are waived.
 - d. All recreational vehicles shall be in an operable condition and parked or stored on a surface that is maintained in good condition, free of weeds, dust, trash and debris.
 - e. Recreational vehicles may be in a garage or accessory structure constructed in accordance with this code.

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12. *Commercial vehicle parking.* Commercial vehicles may be parked or stored on the site of a 1-, 2-, 3-, or 4-family dwelling including a manufactured home or a townhouse, subject to the following conditions:
- a. Emergency vehicles parked while said vehicle and its operator are on call for emergency services; or
 - b. Vehicles and persons actually engaged in repairing or otherwise improving public utilities or infrastructure or performing other activities authorized by the Parish; or
 - c. Vehicles parked for the purpose of delivering, picking up materials or merchandise, or performing services for the actual time necessary to accomplish said delivery, pick up, or service.
 - d. One commercial van or 1 commercial trailer may be parked or stored off-street, provided that:
 - i. The commercial van or commercial trailer is not actively in use for commercial purposes while parked or stored; and

SEC. 600-5.1 DESIGN STANDARDS.

1. The following minimum design standards shall be observed in laying out off-street parking facilities:

Exhibit 600-5-1: Off-street parking required measurements

<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i>	<i>e</i>	<i>f</i>	<i>g</i>
Parking Angle	Stall Width	Isle to Curb	Aisle Width	Stall Length	Curb to Curb	Overlap to Curb
0°—15°	9 feet	9 ft.	12 feet	23 feet	30'/38'6"	0'/30'0"
16°—37°	9 feet	16'9"	12 feet	18 feet	44'6"	36'8"
38°—57°	9 feet	19'7"	13 feet	18 feet	52'2"	46'4"
58°—74°	9 feet	20'0"	18 feet	18 feet	58'	55'0"
75°—90°	9 feet	18'0"	22 - 24 feet	18 feet	60'	58'0"

2. Off-street parking facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. Off-street parking areas shall be maintained in a clean, orderly and dust-free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles, equipment, materials or supplies.
3. Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys by a wall, fence or curbing or other approved protective device, or by distance so that vehicles cannot protrude over publicly owned areas.
4. Location and design of entrances and exits shall be in accordance with the requirements of applicable parish traffic regulations and standards. Landscaping, curbing or approved barriers shall be provided along lot boundaries to control the entrance and exit of vehicles or pedestrians.

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5. Interior drives shall be of adequate width to serve a particular design arrangement of parking spaces.
 6. All parking spaces shall be marked by painted lines or curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to ensure efficient traffic operation of the lot.
 7. Adequate lighting shall be provided for all parking spaces at night. The lighting shall be arranged to eliminate glare on residential property by location of light fixtures or use of fixtures designed to eliminate direct view of luminaries in fixtures from residential property in accordance with this UDC.
 8. Surface off-street parking areas for 10 or more automobiles are located closer than 30 feet to a lot in a residential district, or to any lot upon which there is a dwelling as a permitted use under these regulations, and where such parking areas are not entirely screened visually from such lot by an intervening building or structure, there shall be provided along the lot line a continuous visual screen with a minimum height of 3 feet. Such screen may consist of a hedge or foliage screening or a louvered wall or fence.
 9. *Parking space surface.* Parking and other vehicular use areas shall be paved with an approved all-weather hard surface, which may be impervious or permeable or any combination thereof, including but not limited to concrete, asphaltic concrete, permeable asphalt, permeable concrete, concrete grid pavers, permeable interlocking pavers, and plastic grid pavers. The type of paving material used shall:
 - a. Be manufactured for use as a parking surface;
 - b. Comply with standards and specifications established by the Public Works Director, who shall make the final determination of suitability where uncertainty exists; and
 - c. The surface material(s), underlying layer(s), and methods of structural and hydrologic design and installation shall be suitable to the soils, water table depth, utility lines, public infrastructure capacities or standards, traffic or fire service loads, trash or debris loads, intended use, or other site-specific factors, as indicated on drawings or in other documents submitted to the parish for approval by Planning Director or Public Works Director, as applicable.
 - d. If the permeable paving is an integral part of a stormwater management system, the Maintenance provisions applicable to that type of paving within this code shall apply.
 10. Driveway surfaces.
 - a. *Details of construction to conform to plan; duty of director and exceptions.* Driveways must have a hard surface connection to the public right-of-way. The details of driveway construction shall conform with detail or construction guides issued by the Public Works Department. The director of Public Works shall designate whether the proposed driveway is to be standard or heavy duty, and also, when lip curbs exist, whether the proposed driveway is to be residential or commercial. Where prevailing conditions warrant an exception, the director of Public Works is hereby empowered to grant that exception.
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- b. *Thickness of driveways; cement specifications; omission of steel reinforcement.* All standard driveways shall be 6 inches in thickness and all heavy-duty driveways shall be 8 inches in thickness. Driveways shall be formed of 1 or more of the following:
- i. Portland cement concrete, which shall have a compressive strength of 3,000 per square inch in 28 days and contain a minimum of 5½ bags of cement to a cubic yard. Where reinforced concrete roadway pavement is adjacent to the driveway, the steel reinforcement may be omitted in the driveway.
 - ii. On private property, permeable pavement constructed in compliance with the pervious concrete or pavers requirements of this code is permitted. Construction and materials and are subject to biennial recertification as specified in this code.
 - iii. Within the public right-of-way, inclusive of the driveway apron, only permeable systems that include pervious concrete or pervious pavers are permitted when constructed in compliance with the standards for such materials in this code. Construction and materials and are subject to biennial recertification as specified in this code.
- c. *Duty of property owners.* It shall be the duty of all owners of property abutting streets to maintain the driveway apron in the roadside adjacent to or upon their property. Such duty shall include but not be limited to the following:
- i. Pave, construct, install or otherwise provide a driveway apron for access to their property in accordance with the driveway specifications and standards provided in this code;
 - ii. Maintain, pave, reconstruct, repair and keep in repair the driveway apron to their property in accordance with the driveway specifications and standards provided in this code; such duty shall include the removal of all uneven and broken sections, replacing, relaying, patching, filling to grade with approved materials, grading or making level the surface to make it uniform, and to perform any other necessary work required to bring the roadside to a condition satisfactory for public use, except during a federally declared disaster;
 - iii. Provide such drainage over or under the driveway apron to prevent the accumulation or standing of water on or near the driveway apron;
 - iv. Maintain reconstruct, repair and keep in repair the roadside, including but not limited to the area immediately adjacent to their driveway apron, free from all ruts, depressions, and indentations caused by vehicular traffic gaining access to their property;
 - v. Prevent the growth or accumulation of weeds, grass, dirt or other nuisances on the roadside and driveway apron;
 - vi. *For driveways of permeable pavement.* It is the responsibility of the property owner to maintain permeable pavement driveways in a clean, orderly, and dust-free condition both on private property and within the public right-of-way, including the driveway apron. The property owner is responsible for drainage and maintenance of all paved or surfaced area on site and shall indemnify and hold

harmless the parish from any loss or damage to the site or property that may directly or indirectly result from insufficient drainage of the site. In the instance that any permeable pavement driveway is replaced by the Parish on private property or within the public right-of-way, it may be replaced by a standard surface (paved) driveway, pervious concrete or pervious pavers—whichever system generally performs consistent with the previous driveway system maintained by the owner.

11. *Ingress/Egress/Drive Aisles.*

- a. Location and number of driveways are subject to the appropriate governmental authority, St. Tammany Parish or LA DOTD.
- b. Interconnectivity between adjacent parcels must be provided, if possible, considering site constraints, in accordance with the table below:

Exhibit 600-5-2: Driveway requirements

Street Frontage	Allowable Driveways
Less than 200'	(2) One-way drives OR (1) Two-way drive
200 to 599'	As shown above AND (2)Additional One-way drives OR (1)Additional Two-way drive
600' and more	As shown above AND For each additional 400' width beginning at 600' (2)additional One-way drives OR (1)Additional Two-way drives

Standard Driveways	Allowable Widths
One-Way	Minimum 12' , Maximum 15'
Two-Way	Minimum 24' , Maximum 35'

12. Drive-thru queuing lanes shall be provided in accordance with the following:

- a. Restaurants shall provide a minimum 180-foot queuing lane for on-site vehicular storage for at least 10 vehicles lined up 1 after the other. Required lane length shall be measured from forward-most drive thru window.
- b. Coffee shops shall provide a minimum 108-foot queuing lane for on-site vehicular storage for at least 6 vehicles lined up 1 after the other. Required lane length shall be measured from the forward-most drive thru window.
- c. All other uses shall provide a minimum 54-foot queuing lane for on-site vehicular storage for at least 3 vehicles. Required lane length shall be measured from the forward-most drive thru window.
- d. Drive thru lanes shall have a minimum of 10-foot interior radius at curves and a minimum of 12 feet in width.

- e. Each drive thru lane entrance and direction of traffic flow shall be clearly designated by signs and pavement markings.
- f. Each drive thru lane shall be separated from the circulation routes necessary for ingress or egress from the property or access to a parking space.
- g. Where drive thru windows are used, automobile stacking areas shall be set back a minimum of ten feet from the property line and five feet from on-site automobile parking areas. The stacking area shall be so located as not to cause patrons on site to move through the stacking area to get from their cars to the entrance.

C. Minimum Parking Requirements.

The following table sets forth minimum off-street parking space requirements:

Exhibit 600-5-3: Off-Street parking requirements

Zoning District Classification or Use	Minimum Off-Street Parking Space Requirement
<i>Residential Single-Family</i>	
Single and Two-family residential	2.0 per dwelling unit
Single-family attached	2.0 per dwelling unit
<i>Residential Multi-Family</i>	
Multi-family including apartment complexes	1.5 per dwelling unit
<i>Other Residential Uses</i>	
Short-term rental	1 space per permanent dwelling unit and/or 1 space per each 2 non-transient sleeping rooms
Tourist homes	1 space per each unit or room plus 1 for the owner or manager
<i>Office/Professional Uses</i>	
Office/professional office and/or groups of buildings of similar nature	1 space per each 500 sq. ft. of gross floor
For other permitted uses in such districts parking space shall be provided on the basis of the appropriate category	
*Uses involving public assembly of groups of people for whatever reason	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
*Uses involving institutional functions	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
<i>Health and Medical Uses</i>	

Institutional and commercial medical uses, clinics, medical office buildings	1 spaces per 200 sq. ft. of building
Outpatient clinics, outpatient facilities a part of hospitals, medical centers, etc.	1 spaces per 200 sq. ft. of building
Nursing homes, sanitariums, convalescent homes, institutions for care of aged, children, etc.	0.5 per bed plus 1 space per doctor on duty and 2 for every 3 employees on duty
Hospital, medical center, other treatment facility	1 per bed, plus the number required, based on square foot measurements for office, clinic, testing, research, administrative, teaching and similar activities associated with the principal use, at 1 space per each 350 sq. ft. of gross floor area
Veterinary clinics and hospitals	1 space per 200 square feet of office area excluding area for boarding; a minimum of 6 spaces shall be provided
<i>Commercial Uses</i>	
Specialty retail shops for the sale of books, educational and/or arts and craft supplies; floral items; gifts; antiques; and clothing and photographic studios	1 space per each 500 sq. ft. of gross floor area
Dance and music studios	1 space for every 4 students based upon the maximum occupancy, plus 2 for every 3 employees at maximum shift
Personal service establishments such as barbershops	1 space per 450 sq. ft. of gross floor area
Retail establishments	1 space per each 450 sq. ft. of gross floor area
Drive-in banks, and similar uses	1 space per each 500 sq. ft. of gross floor area
Automobile service stations and garages for minor repair (excluding body shop, engine repair, painting)	The greater of either: 1 space per each 500 sq. ft. of area or 2 spaces per service bay
Restaurants and restaurants with lounges and brewery or distillery with tours	1 space per each 250 sq. ft. of gross floor area
Amusement establishments	1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 for each 3 employees at maximum shift
Auto body repair	The greater of either: 6 spaces for customer vehicles or 2 spaces per service bay.
Automotive and mobile home sales	1 space per each 400 sq. ft. of gross floor area plus 1 space per each 700 sq. ft. of total outdoor sales area with a minimum of 6 spaces for customers

Car washes	1 space per each employee plus reservoir space for at least 6 times the bay capacity of the facility, with a minimum of 10 spaces
Bars and lounges	1 space per 250 sq. ft. of gross floor area
Hotels and motels	1 space per each room
Liquor stores	1 space per each 450 sq. ft. of gross floor area
Department stores	1 space per each 500 sq. ft. of gross floor area
Motion picture theaters	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Funeral parlors	1 space per each 4 chapel seats
Mini-warehouse	A minimum of 6 spaces for customer parking; no parking shall block storage bays
<i>Industrial Uses</i>	
Battery and tire stations, building material sales, bus terminals, machinery sales, printing establishments, service establishments, trailer sales and rental and special uses as permitted	1 space per each 400 sq. ft. of gross floor area excluding storage areas which shall not exceed 15 percent of the gross square footage
Storage, testing, repairing, warehousing or similar establishments Other light industrial uses Canneries; paper, petroleum, rubber or wood product manufacturing; steel mills	1 space per each 1250 sq. ft. of storage area plus 1 space per each 350 sq. ft. of office, sales or other space to be used by visitors, customers or salesmen
Asphalt or concrete batching plants, bulk petroleum product storage uses and landfills	2 spaces for each 3 employees plus 1 space per each 350 sq. ft. of office, sales or similar space
<i>Educational and Related Uses</i>	
Day care centers	Minimum of 5 spaces plus 1 for every employee on duty,
High schools	1 space per each employee plus 1 space for every 10 students
Elementary, Middle, and Junior High schools	1 space per each classroom and each other room used by students plus 1 for each 10 full-time students
Colleges, junior colleges, technical schools, universities, etc.	1 per every 2 students + 1 per employee on duty
Fraternities, sororities, dormitories and related buildings	0.5 space per bed

School auditoriums*	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Athletic Fields, School gymnasiums, stadiums, field houses, grandstands and related structures or facilities.*	1 space per each 3 occupants at maximum occupancy based on maximum occupant load + 1 per every 5000 sq.ft. of land area of athletic field
*Credit for spaces available on the campus may be granted for up to 50 percent of the space requirement for these uses.	
<i>Recreational Uses</i>	
Parks, athletic fields, tennis and pool facilities and associated structures or facilities.	Athletic field: 1 per 5000 sq.ft. of land area Tennis courts: 3 per court Pool: 1 per 75 sq.ft. of water area Associated structure or facility: 1 per 3 occupants based on maximum occupant load
Recreational and community center buildings, gyms, recreation clubs, related uses	1 space per each 3 occupants at maximum occupancy based on maximum occupant load
Golf Course Golf Driving Range	8 per hole 1 per tee
<i>Miscellaneous Uses</i>	
Planned unit development	As required for each individual use or as may be determined by department of planning and development based on the review of project plans and the determination of parking requirements
Public utility or public service uses	1 per site
Religious institutions, churches, temples, chapels, etc.	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Convents, seminaries, rectories, parish houses, other religious uses	1 space per each 4 occupants at maximum occupancy based on maximum occupant load
Clubs, lodges and fraternal organizations	1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 for each 3 employees at maximum shift
Public libraries, museums and other non-recreational public facilities	1 space per each 600 sq. ft. of floor area open to the public

Convention centers	1 space per each 4 occupants at maximum occupancy based on maximum occupant load plus 2 spaces for every 3 employees at maximum shift
Marinas	1 per boat slip
Farmer's markets and vegetable stands	1 space per each 350 sq. ft. of area with a minimum of 6 spaces for customer vehicles

D. Minimum Off-Street Loading Requirements.

1. All non-residential greater than 5,000 sq. ft. in gross floor area shall have at least 1 permanently maintained off-street loading space so located as not to hinder the free movement of pedestrians and vehicles over sidewalks, streets, and alleys.
2. Each required off-street loading and/or unloading space shall be designed with direct access via an approved access drive, to a deeded right-of-way which offers satisfactory ingress and egress for trucks. Access drives or aisles shall be laid out with a width of at least 12 feet for one-way circulation and at least 24 feet for two-way circulation.
3. Off-street loading and/or unloading space shall be so designed and constructed so that all maneuvering for loading and/or unloading can take place entirely within the property lines of the premises. Such off-street loading and/or unloading space shall be so located as not to hinder the free movement of pedestrians and vehicles over sidewalk, street, road, highway or deeded rights-of-way.
4. The off-street loading and/or unloading requirements, as listed in this chapter, shall apply at any time any building is enlarged or increased in capacity by adding floor area.
5. *Design and maintenance.*
 - a. *Lighting.* Any lighting used to illuminate off-street loading and/or unloading areas shall be directed away from property in any residential district as well as public roads in such a way as not to create a nuisance.
 - b. *Spaces allocated to any off-street loading and/or unloading spaces.* These spaces shall not be used to satisfy the space requirements for any off-street parking facilities or portion thereof.

E. Reduction of required spaces.

1. Joint use of required parking spaces may be permitted for 2 or more uses provided that the total number of parking spaces provided is equal or higher than the following calculation:
 - a. Add each use's minimum required parking together and multiply the total cumulative minimum by 0.75. This generates the minimum required parking.
2. *Bicycle parking.* Parking requirements may be reduced for retail, office, or professional service uses by up to 5 percent of required spaces. Two bicycle parking spaces can replace up to a single parking space provided spaces are calculated in accordance with **Sec. 600-2163**.

F. Sale of Motorized Vehicles, Private Property and Public Rights-of-Way.

1. No person shall park any motor vehicle, watercraft or trailer upon any private property owned by another, at any given time, for the purpose of displaying such motor vehicle, watercraft or trailer for sale, hire or rental
2. The parking of any motor vehicle, watercraft or trailer upon any state or parish rights-of-way for purposes of advertising same for sale, hire or rental is expressly prohibited.
3. Nothing in this section shall prohibit the display of vehicles upon the property of any duly zoned and permitted new or used car, trailer, or watercraft dealership.
4. Nothing in this section shall prohibit the owner of any motor vehicle, watercraft or trailer from displaying said vehicle for sale, hire or rental on his own private property.
5. *Penalties.* Violations of this section by the owner of any private property or the owner of any motor vehicle, watercraft or trailer shall subject either or both parties to the penalties described in **Sec. 1-9**.

SEC. 600-6 ACCESSORY USES.

SEC. 600- 6.1 ACCESSORY BUILDING STANDARDS.

1. *Definition.* Accessory buildings and uses are defined in **Chapter 100-5 Definitions** of this UDC.
2. *Construction prior to development of primary structure.*
 - a. In all single-family residential districts, no accessory buildings or structures shall be constructed prior to construction of the primary structure.
3. *Yards and setbacks.*
 - a. *Accessory in required rear yards.*
 - i. Accessory structures are permitted in required rear yard areas.
 - ii. Accessory structures shall be located at a minimum 40 feet from the front lot line, a minimum 10 feet from an interior rear lot line, a minimum 10 feet from an interior side lot line, and a minimum fifteen 15 feet from a side street lot line, and when located on a through lot, shall be located at a minimum 40 feet from the designated rear lot line.
 - iii. Accessory structures on property zoned A-4 Single-Family Residential District or A-4A Single-Family Residential District, or accessory structures measuring less than 100 square feet in area shall be located at a minimum of 25 feet from the front lot line, a minimum 5 feet from an interior rear lot line, a minimum 5 feet from an interior side lot line, and a minimum 10 feet from a side street lot line, and when located on a through lot, shall be located at a minimum 25 feet from the designated rear lot line.
 - b. *Accessory structures within the buildable area.*
 - i. Accessory structures are permitted within the buildable area of a lot.

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- ii. Accessory structures within the buildable area shall be located at a minimum of 25 feet from the front lot line.
 - 4. *Maximum height and area.*
 - a. The height of any accessory structure shall not exceed 20 feet
 - b. Accessory structures shall not exceed 7.5 percent of the area of the lot on which the primary structure is situated, or 2,500 square feet.
 - c. The maximum height and area restrictions do not apply to accessory structures located on lots located above the urban growth boundary line and within the Rural Overlay District, or to accessory structures located on lots measuring 1 acre or more below the urban growth boundary line and within the Rural Overlay District.
 - 5. *Prohibited accessory structures in residential, commercial, and medical zoning districts.* The following accessory structures are prohibited within the S-1 and S-2 Suburban Residential Districts: converted mobile homes, truck vans, trailers, recreational vehicles, bus body vehicles, shipping containers, cargo containers, railroad cars, and similar prefabricated items and structures.
 - 6. *Additional Standards for Specific Accessory Uses.*
 - a. *Boat houses and boat slips located in residential districts.* The following regulations shall apply to accessory boat houses and boat slips located in residential districts:
 - i. A boat house shall not be used for habitation.
 - ii. The height of a boat house shall not exceed 20 feet as measured from the required lot elevation.
 - iii. No boat house shall exceed 1,600 square feet, except that any boat house constructed on a state-designated scenic river shall not exceed a size of 800 square feet.
 - iv. Boat houses and boat slips, together with other accessory buildings, may occupy no more than 50 percent of the required rear yard.
 - v. Bulkheads, pilings, breakwaters and other similar structures shall not be located beyond the established shoreline and shall conform to all standards established by applicable regulatory agencies. Piers, docks and other similar structures shall be located by and shall conform to all standards established by applicable regulatory agencies.
 - vi. Prior to issuance of any building permit, all applicants shall file a copy of all permits required by the state, a state agency and the federal government for development of properties affecting natural and scenic rivers.
 - b. Garage apartment or guest house under 1,000 square feet of habitable floor space when the subject lot, parcel or tract is no less than 1 acre in area are permitted in all residential districts.
 - c. Private garages and accessory structures are permitted in all residential districts.

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- d. *Home office or home occupation.*
- i. Home office or home occupation use is subject to development plan review by the Department of Planning and Development.
 - ii. The home office must be clearly incidental and secondary to the primary use of the property as a residence by the applicant.
 - iii. No person other than a resident of the dwelling may be employed as part of a home occupation.
 - iv. No more than 3 vehicles associated to the home office are allowed on the site at any 1 time.
 - v. A home occupation shall not generate noise, solid waste, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in a residential use. No outside storage or display of materials, merchandise, inventory, or heavy equipment is permitted. No mechanical equipment is permitted, except that which is normally used for domestic or household purposes.
 - vi. No stock, merchandise, or products may be displayed on the premises.
 - vii. Parking of any vehicle associated with the home office must occur along the driveway or in a garage, unless the provided parking spaces are properly screen. Parking of any vehicle associated with the home office in the designated road right-of-way is not allowed, including the residents vehicle when they are parked in the right-of-way to allow for vehicle parking for the home office in the driveway or garage.
 - viii. Deliveries are not allowed which utilize a vehicle which is larger than a typically parcel service truck (2 axles) in residential areas. The maximum amount of unloading time for deliveries made by a private service is 30 minutes.
 - ix. Additional standards for those business activities which are associated or similar to providing services or products which are primarily a part of hobby-oriented activities for services of music, art or dance instruction (similar types of activities) and/or retail products for arts and craft fairs/exhibitions or consignment purposes:
 - (A) Only 1 student or family is allowed per session of instruction,
 - (B) Instruction to more than 1 individual, who are not related, is prohibited unless approved by a conditional uses.
 - (C) Student for instruction cannot arrive before 9:00 a.m. or after 7:00 p.m.
 - x. Retail sales of products shall not occur on the site.
 - xi. No bulk storage, assembly, or manufacturing of products is allowed on the site.
 - xii. Prohibited uses:
 - (A) No home professional office shall permit the bulk storage, assembly, or manufacturing of:

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- (B) Alcohol.
 - (C) Flammable liquids or chemical agents.
 - (D) Firearms.
 - (E) Fireworks.
 - (F) Other similar uses.
 - (G) Massage parlors, tattoo parlors, fortunetellers, faith healers and other activities of like character.
 - (H) Engine repairs including, but not limited to auto and auto body repairs, boat repairs, equipment repairs.