

ARTICLE 1
GENERAL PROVISIONS

SECTION 1.01 GENERAL PROVISIONS

1.0101 SHORT TITLE

These Regulations shall be known as the "St. Tammany Parish Unified Development Code" and may be called the "Development Code" or "these regulations"

1.0102 AUTHORITY

These regulations are enacted under the authority of Article VI, Section 17 of the Louisiana Constitution of 1974, La. R.S. 33:101 through 119, La. R.S. 4780.40 through 4780.50, all other constitutional and statutory authority which may be applicable hereto, and the St. Tammany Parish Home Rule Charter.

1.0103 PURPOSE

The purpose of these regulations is to:

1. promote the health, safety, morals, and general welfare of the Parish;
2. to lessen congestion; prevent over crowding of land; protect from fire and panic;
3. provide adequate light and air; avoid undue concentration of population;
4. to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;

1.0104 APPLICABILITY

These regulations shall apply to all property located within unincorporated St. Tammany Parish, except as otherwise limited or exempted within these regulations. These regulations shall apply to all public and private persons and entities. See Section 1.03 Application of District Regulations.

The regulations promulgated in this document shall not be applied to any property until a comprehensive re-zoning has been completed in a specific area or region. They do not automatically replace the zoning classifications or regulations in those areas or regions where a comprehensive re-zoning has not been completed.

1.0105 CONFLICTING PROVISIONS

Where these regulations are inconsistent with other regulations, ordinances, statutes or policies, the more restrictive provision shall apply.

1.0106 SEVERABILITY

If a word, clause, phrase, sentence, paragraph, section, article or any part thereof is determined by a court of competent jurisdiction to be invalid, or to be invalid in its application to any person, or entity, such a determination shall not affect any other word, clause, phrase, sentence, paragraph, section, article or part of these regulations or the application of same to any other person or entity.

1.0107 REPEALER

All rules and regulations or parts thereof in conflict herewith are hereby repealed, except any rules and regulations which impose more restrictive standards than are imposed herein.

1.0108 EFFECTIVE DATE

These regulations are to become effective at or after 12:01AM, on May 3, 2007.

SECTION 1.02 RULES OF DISTRICT BOUNDARIES

- 1.0201 If, in accordance with the provisions of this ordinance and statutes, changes are made in district boundaries or other matters portrayed on the official land use map, such changes shall be made on the official land use map within ninety (90) days after such changes have been approved by the Parish Council, and attached to this ordinance. Each such change of the map shall be dated, signed and certified.
- 1.0202 No change of any nature shall be made in this official land use map or matter shown thereon except in conformity with the procedure set forth in this ordinance. Any unauthorized changes of whatever kind, by any person or persons, shall be considered a violation of the ordinance and punishable under Section 3.03 of this ordinance.
- 1.0203 The official Zoning Map and Ordinance No. 523, inclusive of all amendments made thereto, shall be located in the offices of the St. Tammany Parish Department of Planning and shall be the final authority as to the current land use status of land, buildings, and other structures in the Parish.
- 1.0204 Where uncertainties exist as "approximately following the center lines of streets, highways, or alleys", shall be construed to follow such center lines.
- 1.0205 Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.
- 1.0206 Boundaries indicated as approximately following town limits shall be construed as following town limits.
- 1.0207 Boundaries indicated as following railroad lines shall be construed to be midway between the tracks.
- 1.0208 Boundaries indicated as following shorelines shall be construed to follow such shorelines along the mean low water mark and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline.
- 1.0209 Boundaries indicated as parallel to or extensions of features indicated in the above listed subsections above shall be so construed. Distances not specifically indicated on the land use map shall be determined by the scale of map.
- 1.0210 Boundaries indicated following other boundary lines, water courses, and other natural topography features, shall be construed to be such commonly recognized features.
- 1.0211 Where street or property layout existing on the ground is at variance with that shown on the official land use map, or in other circumstances not covered by the above listed subsections, the Board of Adjustment shall interpret the district boundaries, provided such adjustment does not exceed one acre in area.

SECTION 1.03 APPLICATION OF DISTRICT REGULATIONS

- 1.0301 Except in the case of a non-conforming building, sign and/or use, following the effective date of these regulations no building, structure or land shall thereafter be used or occupied, and no building or structure or part thereof shall thereafter be erected, constructed, reconstructed or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located.
- 1.0302 No building or other structure shall hereafter be erected or altered:
1. to exceed the height;
 2. to accommodate or house a greater number of families;
 3. to occupy a greater percentage of lot area;
 4. to have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required or in any other manner contrary to the provisions of this ordinance.
- 1.0303 No part of a yard, or other open space, or off-street parking, or loading space required about or in connection with any building for the purpose of complying with this ordinance shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other building, unless specifically allowed under district regulations.
- 1.0304 No yard or lot existing at the time of passage of this ordinance shall be reduced in size of area below the minimum requirements set forth herein. Yards of lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.
- 1.0305 Regulations of land underwater - All lands within the Parish which are underwater and are not shown as included within any district shall be subject to all the regulations of the district adjacent to the water area. If the water area adjoins two or more districts the boundaries of each district shall be construed to extend into the water area in a straight line.
- 1.0306 Location of streets and public ways - Whenever any street, alley, or public way is vacated by official action of the Parish Council the land use district adjoining each side of such street or way shall automatically extend to the center of same, and all area included therein shall then become subject to all appropriate regulations of the extended districts.

SECTION 1.04 PROTECTION OF MAJOR STREET RIGHTS-OF-WAY

In computing the front and side yard, set back depths of every building or structure erected on any lot abutting on any street shown as designated major street on the street plan or future land use plan showing major streets, the required set back, hereafter shown, shall be increased by an amount equal to 50 feet or one half right-of-way as specified on the major street plan when larger rights-of-ways are required. Such set backs shall be measured from the center line of the existing roadway.