

# St. John the Baptist Parish Code Updates Amendments Summary

## **Chapter 111: Subdivision**

### Article 1. In General

- Minor revisions to definitions
- Added severability and conflicts provisions

### Article 2. Administration and Enforcement

- Provided summary tables of process authority

	<b>Administrator</b>	<b>Planning Commission</b>	<b>Parish Council</b>
Resubdivision	Decision		
Preliminary Plat	Recommend	Recommend	Decision
Conditional Plat	Recommend	Recommend	Decision
Final Plat	Recommend	Recommend	Decision
Text Amendment	Recommend	Recommend	Decision

### Article 3. Plat Approval Procedures

- Clarified language
- Updated submittal requirements to allow for electronic submittal and clarify submittal requirements
- Relocated Forms and Certificates requirements

### Article 4. Design Standards and Required Improvements

- Updated General Organization of this Article to improve readability
- Consolidated and updated general requirements
- Updated street standard requirements consolidated regulations from various chapters of the ordinance
- Updated agreements and guarantee language

### Miscellaneous

- Recommended removal of technical details into a separate design and construction manual to be reviewed by an engineer, with some noted adjustments to be consistent with other sections of Chapter 111

## **Chapter 113: Zoning**

### Article 1. In General

- Deleted definitions for un-referenced terms
- Added/ Definitions as necessary, including relocating terms that were previously defined elsewhere in the code
- Streamlined language
- Added sections on map interpretation and enforcement

### Article 2. Administration and Enforcement

- Added Measurement and Exceptions Section to clarify ordinance enforcement and interpretation
- Updated nonconformities section to address disaster declarations and eliminate expansion/enlargement approval
- Added procedures section to clarify review and approval processes, including adjustments to review processes, as well as updated Planned Unit Development procedures, variance procedures, expanding nonconforming uses, and appeals to administrative decisions
- Clarified Industrial zoning separation language

### Article 3. Use Regulations

- Added section more clearly outlining allowed use regulations, including developing an allowed use table
- Better defined use categories
- Consolidated, updated, and expanded use standards. Items for discussion:
  - Sec. 113-147. Heavy Industrial
  - Sec. 113-152.5. Dirt Pits
  - Sec. 113-155. Accessory Dwelling Units

### Article 4. District Regulations

- Added District Regulations Summary Table
- Clarified district standards. ensured consistency with use definitions, and ensured consistency among district regulation formats
- Added Mixed Use District [Division 12-5]
- Updated Industrial Districts [Divisions 14 and 15]
- Updated Batture Districts [Divisions 16 and 17]

### Article 5. Site and Landscaping Standards

- Consolidated landscaping requirements
- Added landscaping requirements, design/installation requirements, and species standards

### Article 6. Signs

- Not amended as part of this scope

### Article 7. Parking

- Added general provisions as well as parking reduction requirements
- Updated parking requirements and ratios to be consistent with use definitions
- Added handicapped parking requirements
- Added parking minimum modification option
- Updated design standards and consolidated parking standards from elsewhere in the code
- Added bicycle parking standards
- Add off street loading and stacking standards

### Additional Considerations

- Effective date and transition plan

## **Chapter 26: Nuisances**

### Article 1. In General

- Added purpose statement
- Expanded definitions and consolidated definitions from elsewhere in the chapter
  - **Developed vs. undeveloped property modified and deleted developing property definition** related to grass violations
- Added severability section

### Article 2. Vegetation, Weeds, Noxious Accumulations and Junk

- **Sec. 26-21 (a)(1) High Grass - reduced grass height to 8 inches and reduced distance from 300 to 150 from any building**
- **Sec. 26-21 (c) new section - properties greater than 2 acres requires 25' cut buffer**
- Removed pest infestation language
- Added additional clarification about junked/inoperable vehicles and equipment
- **Sec. 26-23 (b) Multiple Violations - added section related to monthly grass cutting in a twelve month period, see LA R.S. 33.4770.12**

### Article 3. Graffiti Abatement

- Relocated definitions to Article 1
- Deleted citation payment period

### Article 4. Unsafe or Abandoned Signs

- No changes

### Article 5. Abandoned, Inoperable, and Junked Vehicles on Private Property

- Deleted from yard reference for storage on residential property (Sec. 26-52)

### Article 6 Abandoned, Blighted and Unsafe Buildings (new section)

- **Deleted Article 3, Chapter 105 Hazardous/Unsafe Buildings and Premises, relocated to Article 6 Chapter 26-70 et. seq.**
  - Followed Jefferson Parish ordinance as a guide which provides guiding language for declaring nuisance structures,
- Sec. 26-75 Parish President determination
- Sec. 26-77 notice requirements
- Sec. 26-79 hearing required if not abated

## **Chapter 2.5: Code Enforcement by Administrative Adjudication**

- Moved Hearing Officer powers to earlier in the chapter
- Deleted Animal section
- **Sec. 2.5-16 Notification - revised timeline from 15-30 days to match LA RS 13.2575(D)(2), as related to blighted or abandoned properties**
- **Deleted Sec. 2.5-19(e)** additional requirements - reference to Sec. 6-39 was incorrect