



St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043
(504) 278-4228 Fax (504) 278-4209
www.sbpsg.net

#19

Kerri Callais
*Councilmember
at Large*

Richard "Richie" Lewis
*Councilmember
at Large*

Gillis McCloskey
*Councilmember
District A*

Nathan Gorbaty
*Councilmember
District B*

Howard Luna
*Councilmember
District C*

Wanda Alcon
*Councilmember
District D*

Manuel "Monty" Montelongo III
*Councilmember
District E*

Roxanne Adams
Clerk of Council

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, JUNE 4, 2019 AT SEVEN O'CLOCK P.M.

On motion of Mr. McCloskey, seconded by Mrs. Alcon, it was moved to adopt the following ordinance:

ORDINANCE SBPC #2173-06-19

Summary No. 3722

Introduced by: Council on 5/21/19
Public Hearing held on 6/4/19

AN ORDINANCE TO AMEND CHAPTER 22, ZONING; SECTION 22-5, RESIDENTIAL ZONING DISTRICTS, SECTION 22-6, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS AND SECTION 22-7, SITE DEVELOPMENT STANDARDS OF THE ST. BERNARD PARISH CODE OF ORDINANCES.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. The Parish Council hereby amends Chapter 22 Zoning; Section 22-5 Residential Zoning Districts, Section 22-6 Commercial and Industrial Zoning Districts and Section 22-7 Site Development Standards as attached in Exhibit "A".

SECTION 2. Effective Date. This Ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto, this Ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

SECTION 3. Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this Ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion of this Ordinance with the invalid portions omitted.



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Extract #19 continued
June 4, 2019

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The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

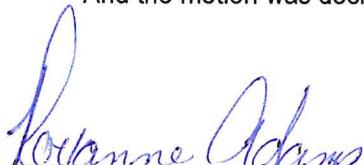
YEAS: McCloskey, Luna, Alcon, Montelongo

NAYS: None

ABSENT: Gorbaty, Lewis

The Council Vice-Chair, Ms. Callais, cast her vote as **YEA**.

And the motion was declared **adopted** on the 4th day of June, 2019.


ROXANNE ADAMS
CLERK OF COUNCIL


KERRI CALLAIS
COUNCIL VICE CHAIR

Delivered to the Parish President 6/6/19 2:00pm
Date and Time

Received by

Magen Campo

Approved ✓

Vetoed _____

Parish President


Guy McInnis

Returned to Clerk of the Council

6/7/19 3:47pm
Date and Time

Received by

Eliza Mel

Exhibit A
Summary No. 3722
Ordinance SBPC #2173-06-19

Ch. 22 – Zoning

Section 22-5 – Residential Zoning Districts

Section 22-6 – Commercial and Industrial Zoning Districts

Section 22-7 – Site Development Standards

Sec. 22-5. - Residential zoning districts.

22-5-4. *Permitted uses in residential districts.* The following table identifies those uses that are permitted as of right and those permitted by conditional use permit in agricultural and residential zoning districts:

USE	R-1	R-2	R-3	R-1(M)	R-4
Single-family dwellings	P	P	P	P	
Two-family (two units)		P	P		
Multi-family (more than three units) (1)			P		
Single-family mobile home dwellings				P	
Mobile home trailer parks					P
Short-term rentals (STR)		P(8)	P(8)	P(8)	P(8)
Boarding houses and lodging house			P		
Convalescent and nursing homes			P		
Apartment hotel			P		
Home occupation	P	P	P	P	
Parks and playgrounds (4)	P	P	P	P	P
Police and fire stations	P	P	P	P	P
Libraries and museums	CU	CU	CU	CU	CU

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Cemeteries, crematories, and mausoleums	CU	CU	CU	CU	CU
Outdoor commercial recreation (2)	CU	CU	CU	CU	CU
Bed and breakfast (for not more than ten (10) guests)		CU			
Kindergartens and nursery schools	CU	CU	CU	CU	CU
Child care centers (3)	CU	CU	CU	CU	CU
Community centers	CU	CU	CU	CU	CU
Churches, temples, Sunday schools, parish house	P	P	P	P	P
Public and private schools, academic institutions	CU	CU	CU	CU	CU
Gardens, community or private (4)	P	P	P	P	P
Day care home, adult or child (5)	P	P	P	P	P
Day care center, adult or child - small (6)			P		
Day care center, adult or child - large (6)			P		
Group home, small (7)	P	P	P	P	P
Group home, large (7)			P	P	P
Group home, congregate (7)			P	P	P

P = Permitted Use and CU = Conditional Use

22-5-4.1. *Notes to permitted uses in residential districts.*

(7) Group home:

- (a) Group homes shall be licensed by the State of Louisiana.
- (b) Group homes are subject to all local and federal regulations and the regulations of the Louisiana Administrative Code.

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- (c) A group home shall encompass the entire structure.
- (d) Group Homes shall retain a residential character and shall not alter the character of the neighborhood.
- (e) There are no Parish zoning requirements for Group Homes other than those in Chapter 22 of the Zoning Ordinance for the Parish of St. Bernard.

Sec. 22-6. - Commercial and industrial zoning districts

22-6-4. *Permitted uses in business and industrial districts.* The following table identifies those uses permitted by zoning district. All business and industrial uses, developments, and new construction, except for minor changes in use, require site plan approval by the commission, subject to the site development standards of section 22-6-7. Any use not expressly permitted by the commission shall be prohibited unless the commission determines that a use fits into the established use groups. In addition, the commission has the right to determine if any use meets the intent of the regulations.

Retail and Service Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Retail establishments		P	P	P	P			P(1)	P(1)
Service establishments, personal/professional		P	P	P	P			P	P
Retail/service establishments - Over 30,000 sq. ft.		P	P	P	P			P	P
Nursery schools		P	P	P	P			P	
Day care home, adult or child (14)		P						P	P
Day care home, adult or child - small (15)		P	P	P		CU	CU		
Day care home, adult or child - large (15)		P	P	P		CU	CU		
Day care center, adult or child - commercial (15)		P	CU	P		CU	CU		
Group home, small (16)		P	P	P				P	P
Group home, large (16)		P	P	P				P	
Group home, congregate (16)		P	P	P				P	
Grocery stores (Under 18,000 sq. ft.)		P	CU	P	P				

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Dry cleaning and laundromat establishments		P	P	P	P			P	
Restaurants (4)		P	P	P	P				P
Hotel		P	P	P	P				
Funeral home, mortuaries, morgues		P		P	P				
Parking lots		P	CU	P					CU
Truck stops (3)		CU		CU					
Financial institutions and banks		P	P	P	P				
Bed and breakfast (≤ 10 guests)		CU						CU	CU
Reception facility		P	P	P				P	P
Sno-ball stand (20)	P	P	P	P			P	P	

P = Permitted Use - CU = Conditional Use

Notes to business and industrial district uses:

(16) Group home:

- a. Group homes shall be licensed by the State of Louisiana.
- b. Group homes are subject to all local and federal regulations and the regulations of the Louisiana Administrative Code.
- c. A group home shall encompass the entire structure.
- d. Group Homes shall retain a residential character and shall not alter the character of the neighborhood.
- e. There are no Parish zoning requirements for Group Homes other than those in Chapter 22 of the Zoning Ordinance for the Parish of St. Bernard.

Sec. 22-7. - Site development standards

22-7-3. Off-street parking and loading requirements.

22-7-3.1. *Purpose.* This section is intended to provide sufficient off-street parking spaces to serve all existing and proposed uses.

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22-7-3.2. *Number of parking spaces.* Off-street automobile parking space or area shall be provided on any lot on which any of the following listed uses are hereafter established, and in accordance with the schedule shown. When a use is increased in capacity by the addition of dwelling rooms, guest rooms, floor area or seats, the minimum off-street parking shall be provided for such increase. Parking space or area may be located on any portion of a lot except in the required front yard or as herein provided.

Type of Use	Minimum Number of Parking Spaces
<i>Residential Uses:</i>	
Single-family dwelling	2.0 per dwelling unit
Multiple-family dwelling	2.0 per dwelling unit
Boarding house or lodging house	1.0 per guest room
Nursing home or convalescent home	1.0 per three beds plus and 1.0 per employee/shift
Manufactured home	1.0 per dwelling unit
<i>Business and Industrial Uses:</i>	
Retail stores, personal service shops, shopping centers and other similar uses	6.0 per 1,000 square feet for 1 to 10,000 square feet, 5.0 per 1,000 square feet above 10,000 square feet
Banks, professional or business office	4.0 per 1,000 square feet
Healthcare facilities	1.0 per 200 square feet and 4.0 per licensed healthcare provider
Industrial and manufacturing	2.0 per 1,000 square feet
Warehouse and storage	0.5 per 1,000 square feet
Contractor's workshops or vehicle storage facilities	As determined by the commission
Hotel or motel	1.0 per guest room plus and 1.0 per employee/shift

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Restaurants, clubs, and bars	10.0 per 1,000 square feet
Places of public assembly and conference space	1.0 per 3 seats
Roadside stand	5.0 per each stand
Scrap or salvage yard	1 per 300 square feet of GFA of office space
Motor vehicle service and repair	6 spaces plus one space per service bay
Truck repair	3 truck spaces per service bay plus 2 vehicle spaces per bay
Car wash	1 per car wash bay plus 3 spaces per bay for queuing purposes
Motor vehicle dealerships	1.0 per 500 square feet of gross lot area
Gas station	2 per pump plus 1 per 500 square feet of retail area plus 2 per service bay of accessory motor vehicle service and repair plus 4 stacking spaces for car wash bay
Vehicle impound lot	1 per 300 square feet of GFA of office space
Vehicle storage lot	1 per 300 square feet of GFA of office space
Vehicle operations facility	1 per 300 square feet of GFA of office space
Bowling alley	4.0 per lane
Riverboat gaming establishments	1.0 per each passenger and crewmember based on maximum capacity plus 1.0 space for each landside employee
Sound stage/movie studio	1.0 per 1,000 square feet of gross floor area (applied to all structures on the campus)
Day care center, adult or child	3.0 per 1,000 square feet
Group home (small)	2.0 per group home

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Group home (large)	2.0 per each 6 group home residents
Group home (congregate)	2.0 per each 6 group home residents
<i>Institutional Uses:</i>	
Clubs and fraternities	1.0 per 3 members
Libraries and museums	2.5 per 1,000 square feet
Elementary and junior high schools	1.0 per classroom
Senior high schools	4.0 per classroom
College and universities	5.0 per classroom
Auditoriums and theaters, places of public assembly	1.0 per 4.0 seats
Hospitals	1.0 per 5.0 beds, 1.0 per each staff doctor, and 1.0 per each employee including nurses
Cemeteries	15.0 per every 5 acres
Churches	1.0 per 4 seats
Bingo halls	5.0 per 1,000 square feet
Athletic playing fields	1.0 per 5,000 square feet of gross area
Parks	One percent of total are designed as parking