

Zoning Code Modernization Project Phase 1

I. SCOPE OF SERVICES

1. Update and modernize zoning code definitions.
2. Evaluate and modernize standards for transitional buffers in the R3, CR1, C1, C2, C3, M1, and M2 zoning districts (CC 1.4).
3. Modernize standards for landscaping and required parking. Adjust as necessary the zoning requirements for commercial development including but not limited to minimum and maximum setbacks, parking ratios, location of parking, parking reductions and credits, access management, increased landscaping, and storm water solutions that comply with the Parish's MS-4 ordinance (CC 1.2).
4. Propose standards for industrial development to include provisions of minimal landscaping and open space; open storage screening; on-site employee and truck parking; loading maneuvering and storage (CC 1.6).
5. Review and broaden existing residential zoning districts to accommodate multiple housing types as may be appropriate, including standards for accessory dwelling units (LU-1.2/HOU 1.1). Modernize multifamily and townhouse development standards.
6. Updated standards for mobile homes and modular housing to ensure compatibility with site built residential uses.
7. Update Home Occupation standards (ED 5.3).
8. Increase the transparency, predictability, and consistency of the development approval process with attention to (a) modernizing nonconforming use provisions, (b) strengthening special permit use and variance evaluation criteria, (c) improving rezoning criteria, and (d) revising standards for interpreting zoning district boundary lines and permitted uses (LU 3.2).
9. Recommend a revised fee structure for land use applications.
10. Develop and implement stakeholder and public participation plan. Amend draft documents as warranted through the public participation process with a minimum of two (2) community meetings.
11. Present draft and final version of ordinance at a minimum of six (6) public meetings including Council Committee meetings/public hearings and meetings of the Planning Commission.
12. Briefings for Staff, Parish Officials, Planning Commissioners and Zoning Board of Adjustment members on amendments
13. Provide a written summary of all proposed changes that cross-references the existing codes. Identify peripherally affected sections of the Parish Code.