Town of Abita Springs
PLANNING AND ZONING DEPARTMENT

Planning and Zoning Commision Meeting
October 26, 2026

THREE SEPARATE DISCUSSION POINTS

PART 1 — TOWNWIDE ZONING POLICY

1. Zoning Text Amendment: Tow Yards and Vehicle Storage

- Discuss whether to add tow yards and vehicle storage as allowable uses within an existing zoning district.

PART 2 — PROPERTY-SPECIFIC REQUESTS

2. Subdivision Request

- Discuss dividing the approximately 29-acre property into three parcels.

3. Rezoning Request

- Discuss rezoning the property from Traditional Residential to Commercial.

EACH REQUEST SHOULD BE EVALUATED SEPARATELY.

Part 1 — Townwide Zoning Policy

Zoning Text Amendment: Tow Yards and Vehicle Storage

QUESTION 1

ARE TOW YARDS ALLOWED UNDER OUR CURRENT ORDINANCE?

-No

- *Page 8: "Automotive repair and maintenance" requires work inside an enclosed building; storage alone does not qualify.*
- *Page 71, §9-303.3: Documentation and screening standards cover vehicles awaiting repair, supporting incidental storage.*
- *Page 94: "Vehicle storage yards" appear in the parking table, which sets parking requirements but does not authorize the use.*

Table 9-302.2.1.1. – Use Table for Commercial and Special Purpose Districts

LAND USES	ZONING DISTRICTS				
	C Commercial	MU2 Mixed Use 2	MU1 Mixed Use 1	LI Light Industrial	CV Civic
Motor vehicle repairs and services	**P**	—	—	**P**	—
Towing establishments~~,~~ or junkyards	—	—	—	—	—

Part 1 — Townwide Zoning Policy

Zoning Text Amendment: Tow Yards and Vehicle Storage

Question 2

WHAT IS THE PROCESS FOR AMENDING THE CURRENT ORDINANCES?

- **P&Z review:** The Planning and Zoning Commission reviews the proposed ordinance change and formally requests a public hearing.
- **P&Z public hearing:** The Commission holds the hearing and makes a recommendation.
- **Forward recommendation:** Send the Commission's recommendation to the Town Council.
- **Council hearing and vote:** The Town Council holds a public hearing and votes on the proposed change.

Part 1 — Townwide Zoning Policy

Zoning Text Amendment: Tow Yards and Vehicle Storage

QUESTION 3

WHAT ZONING ORDINANCE CHANGES WOULD BE NEEDED TO ALLOW TOW YARDS AND VEHICLE STORAGE?

TABLE CHANGES FOR ALLOWABLE USE

Table 9-302.2.1.1. – Use Table for Commercial and Special Purpose Districts

LAND USES	ZONING DISTRICTS				
	C Commercial	MU2 Mixed Use 2	MU1 Mixed Use 1	LI Light Industrial	CV Civic
~~Towing establishments, or~~	—	—	—	—	—
Tow Yard and Vehicle Storage	**P or C** ← DECISION	—	—	**P**	—
Vehicle Salvage Yard	—	—	—	—	—
Junkyard	—	—	—	—	—

***P* — Permitted**: *The use is allowed outright but must meet all applicable use standards in the code.*

C — Conditional Use Permit Required: *The Planning and Zoning Commission holds a public hearing and decides whether to approve the use.*

DEFINITION

Use standards are requirements that apply to a specific land use, such as setbacks, buffers, fencing, lighting, and operating limits.

These requirements must be met whether the use is permitted outright (P) or requires conditional use approval (C).

EXAMPLE

Sec. 9-303. – USE STANDARDS

Sec. 9-303.1. – Accessory structures on a residential site.

A. All accessory structures shall meet the following minimum requirements provided for in this Section:

1. On lots of less than 2 acres, the total gross square footage of all accessory structures must not exceed the total gross square footage of the main structure and shall not exceed a height of 20 feet or the height of the main structure, whichever is greater.
2. On lots of 2 acres or more, the total square footage of accessory structures must not exceed 7 percent of the total square footage of the lot, and shall not exceed a height of 35 feet.
3. An accessory structure shall be not less than 5 feet from the main building.
4. No accessory structure shall be closer than 5 feet to the nearest property line on the lot it occupies. No accessory structure can be located in the front yard or the side yard of a corner lot facing the street.

Part 1 — Townwide Zoning Policy

Zoning Text Amendment: Tow Yards and Vehicle Storage

QUESTION 3 *CONTINUED*

WHAT ZONING ORDINANCE CHANGES WOULD BE NEEDED TO ALLOW TOW YARDS AND VEHICLE STORAGE?

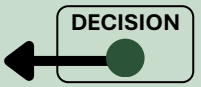
CODE CHANGES: ADDED USE STANDARDS

Proposed addition after Sec. 9-303.24. – Townhouses:

Sec. 9-303.25. – Vehicle Storage and Tow Yards

A. APPROVAL REQUIREMENTS

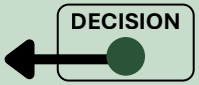
Vehicle storage and tow yards require conditional use approval and an approved site plan.



B. SITE RESTRICTIONS

Highway access: The site must have access to a state highway without traversing town roadways. Parish roadway must be obtained from St. Tammany Parish.

Setbacks and buffers: Vehicle storage must be located at least **400' - 1,000** feet from the highway frontage. An undisturbed vegetated buffer at least **50** feet wide must be maintained along side and rear property lines.



Screening: A solid privacy fence must screen stored vehicles from streets and neighboring properties.

Neighboring properties: Lighting, noise, access, and loading activities must be controlled to protect neighboring properties.

C. OPERATIONAL RESTRICTIONS

Vehicle capacity: The maximum number of stored vehicles must be established through conditional use approval and shown on the approved site plan.

Licensing and oversight: Operators must maintain applicable state licenses, insurance, and vehicle records and provide access for Town inspections.

Storage duration: Vehicles may not remain on the property longer than 6 months.

Prohibited activities: Dismantling, crushing, recycling, parts sales, major repairs, and storage of scrap or unrelated materials are prohibited.

Enforcement: Repeated violations or operation as a junkyard or salvage yard may result in suspension or revocation of approval, subject to applicable notice and hearing procedures.

Part 1 — Townwide Zoning Policy

Zoning Text Amendment: Tow Yards and Vehicle Storage

QUESTION 3 *CONTINUED*

WHAT ZONING ORDINANCE CHANGES WOULD BE NEEDED TO ALLOW TOW YARDS AND VEHICLE STORAGE?

DEFINITIONS TO BE ADDED

DECISION

The clearest distinction is what happens to the vehicles or materials on the property.
These could serve as proposed definitions:

Tow Yard / Vehicle Storage Facility

Vehicles shall be stored only pending release, retrieval, transfer, or lawful disposition and shall not be accumulated or retained for dismantling, parts recovery, scrap processing, or recycling. Dismantling vehicles for parts, selling used vehicle parts, crushing or scrapping vehicles, and accumulating detached vehicle parts, scrap, or other junk are prohibited. Vehicles designated for salvage, recycling, or disposal shall be transferred to an appropriately authorized off-site facility. *Approval of a tow yard or vehicle storage facility does not authorize operation of a vehicle salvage yard or junkyard.*

Vehicles are held for safekeeping or disposition.

Vehicle Salvage Yard

A property used to receive, store, or dismantle motor vehicles primarily to recover, reuse, or sell vehicle parts or recyclable materials. Activities may include removing parts, storing dismantled vehicles, and preparing vehicle remains for recycling or disposal.

Vehicles are used as a source of parts or recyclable materials.

Junkyard

A property used for the outdoor accumulation, storage, purchase, sale, sorting, or processing of discarded materials, scrap, or obsolete items, including scrap metal, appliances, machinery, vehicle parts, and other salvageable materials.

Discarded materials and scrap are accumulated or processed.

Part 1 — Townwide Zoning Policy

Zoning Text Amendment: Tow Yards and Vehicle Storage

DECISION

QUESTION 3 *CONTINUED*

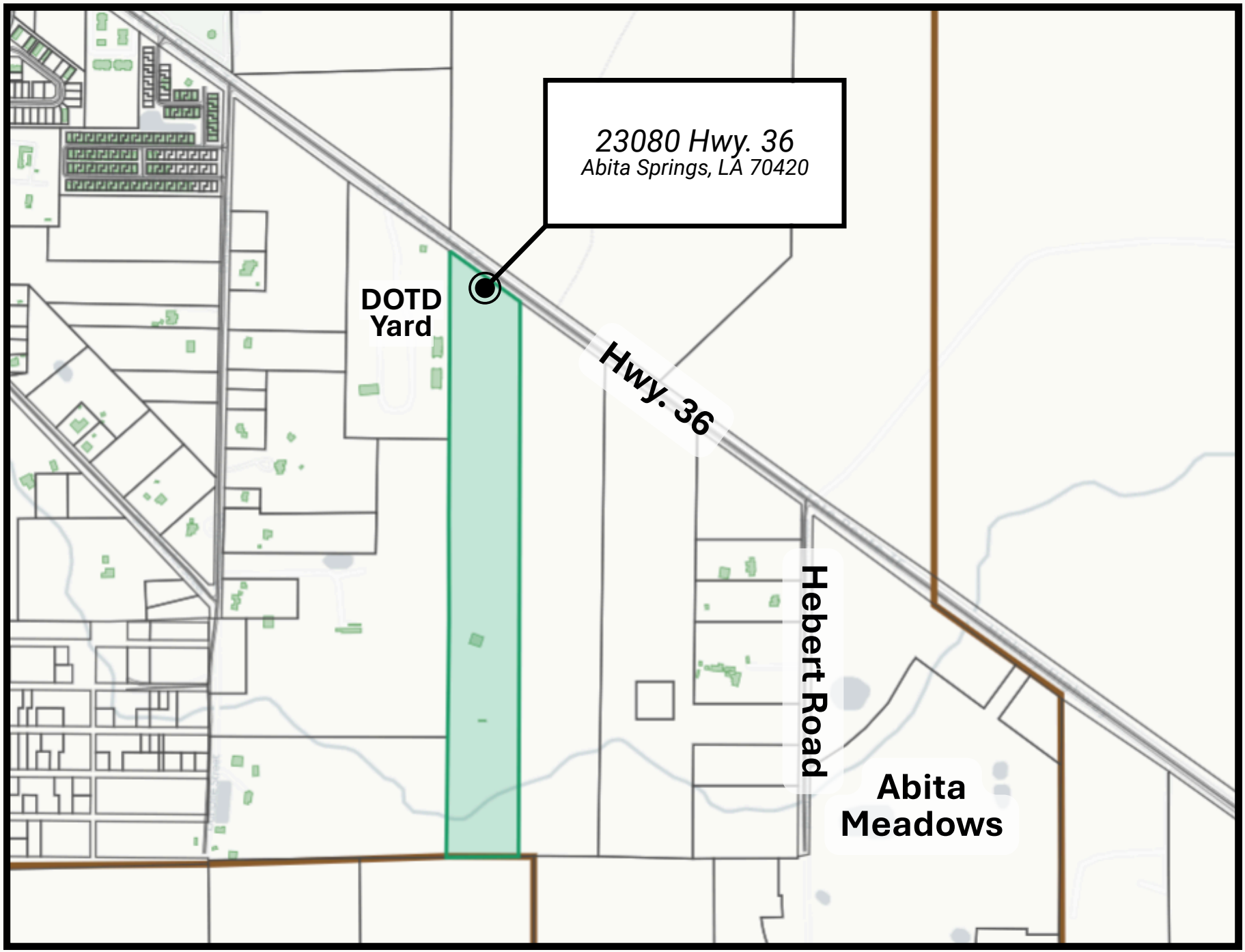
WHAT ZONING ORDINANCE CHANGES WOULD BE NEEDED TO ALLOW TOW YARDS AND VEHICLE STORAGE?

Should the use be restricted to towing companies holding applicable Louisiana Public Service Commission approvals?

Should the definition distinguish between consensual and nonconsensual towing?

Should there be a maximum vehicle storage period, subject to applicable state requirements?

Does the Commission support staff drafting specific use standards for further review?


23080 Hwy. 36
Abita Springs, LA 70420
DOTD Yard
Hwy. 36
Hebert Road
Abita Meadows

Part 2 — Property-Specific Requests

Subdivision Request

The applicant proposes to divide an approximately 29-acre parcel into three parcels:

- front parcel of approximately 6.75 acres
- middle parcel of approximately 5.25 acres
- rear parcel of approximately 17 acres

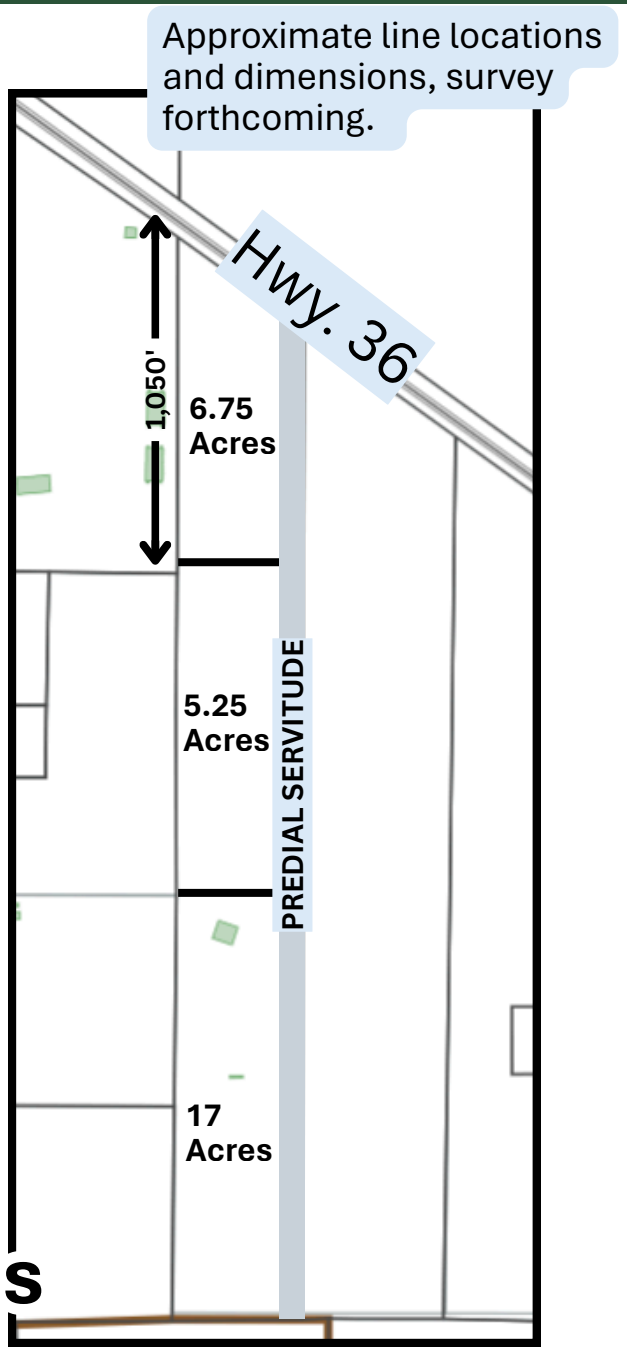
The property has approximately

- 514 feet of highway frontage
- one side boundaries measuring 3,365 feet
- one side measuring 3,075 feet
- rear boundary measuring approximately 414 feet

The survey shall clearly identify the shared private predial servitude of passage and state that access must remain open and accessible to all parcels served.

Maintenance and repair shall be the responsibility of the property owners served, including their successors in title, with no responsibility assumed by the Town.

Predial servitude benefits a particular parcel of land. The right stays with that parcel when it is sold, rather than belonging only to the current owner.



Part 3 – Rezoning Request

Discuss rezoning the property from Traditional Residential to Commercial for front two properties.

