

THE
COMPREHENSIVE
REZONING
PROCESS
PACKET 3: USE AND DESIGN
STANDARDS



TOWN OF ABITA SPRINGS

Special Planning & Zoning Commission

Meeting

June 26, 2025

PRESENTATION OUTLINE

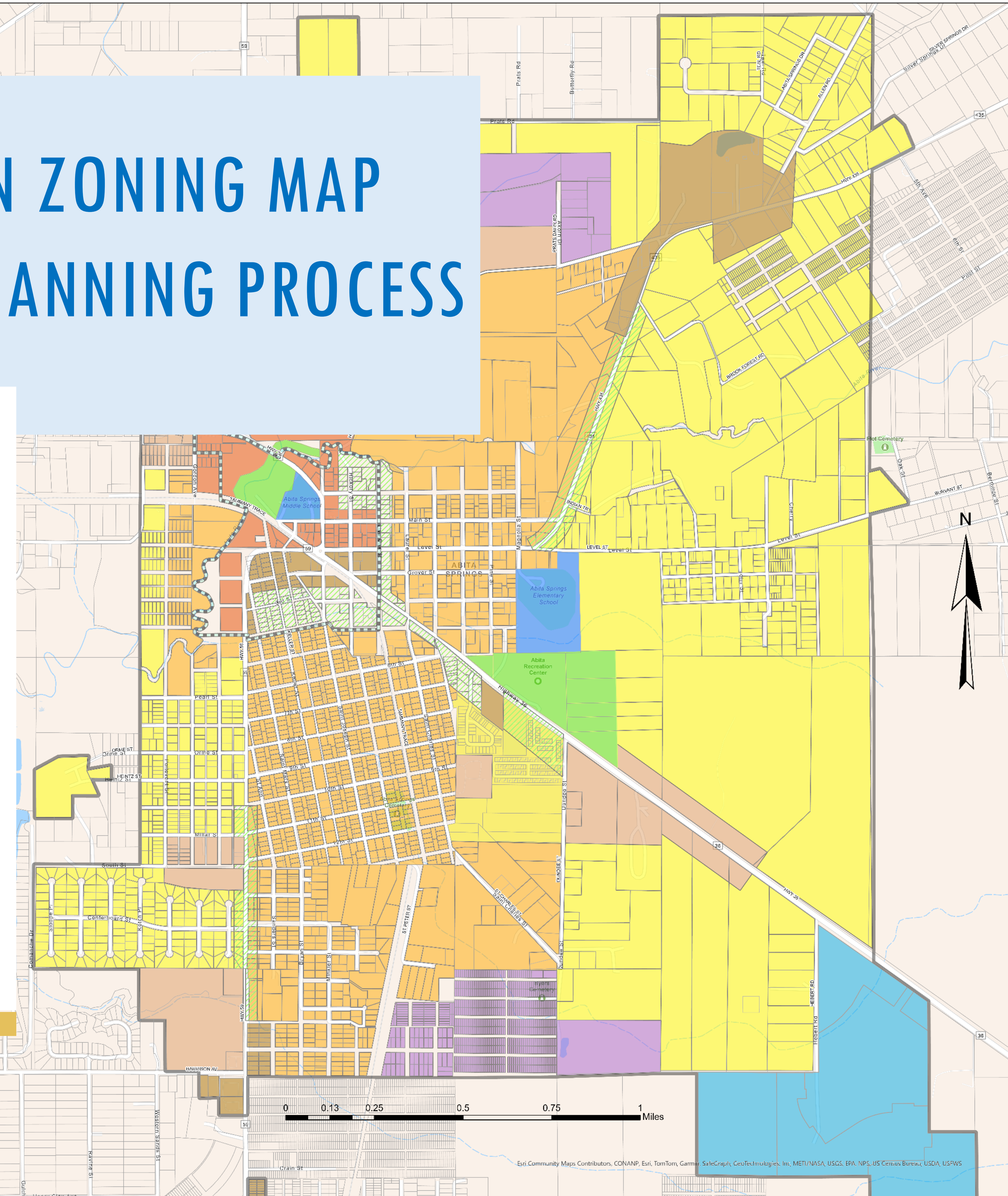
- Goals for tonight's meeting Code
- Packet #3 Key policy points
- Overview of updated map and areas for discussion
- Next steps
- Code Packet 1 & 2 recap



PROJECT GOAL: UPDATE THE TOWN ZONING MAP CONSISTENT WITH THE MASTER PLANNING PROCESS

ADDITIONAL GOALS:

- Correct long-standing issues with current zoning map.
- Align district regulations with best practices.
- Implement goals of the Comprehensive Master Plan.
- Streamline code administration.
- Increase public understanding of land use practices.
- Improve predictability and development outcomes in the land management process.



TONIGHT'S GOALS

PUBLIC INPUT COLLECTED AS PART OF AN **ITERATIVE** PROCESS

JUNE 26 – P&Z

- Review Packet No. 3
- Discuss final policy decisions
- Review updated zoning map
- Questions and discussion
- Determine if ready for public hearing and a vote

July 31 – P&Z

- Meeting OR Workshop to recap new zoning code content
- Public comment

August - Council

- Brief Council update on code contents
- Take potential feedback from Council Members
- Determine if ready for hearing and vote



PACKET 3 KEY UPDATES

1. Consolidates and adds use standards

A use standard is a special requirement that applies to a use, regardless of what zoning district it's in. For example, a "use standard" includes:

- Accessory structures can't be higher than the primary structure.
- Parking garages must have ornamental screening.
- Snowball stands must be located at least 10 feet from the road.

2. Adds and updates definitions

Such as dwelling units, EV charging stations, manufactured homes, and modular homes.

3. Consolidates and streamlines design standards

Such as signs, parking, landscaping, and tree preservation standards.

4. Adds new proposed Tammany Trace Overlay (TTO) District

Requires buildings to have a 30 ft. setback from the Trace and outward facing fences.

DRAFT Code Review — PACKET 3

CHAPTER 2 — PROCEDURES

Sec. 9-215. — Subdivision Procedures

CHAPTER 3 — ZONING REGULATIONS

Sec. 9-302. — ZONING DISTRICTS

Sec. 9-302.3. — Overlay Districts

Sec. 9-302.3.3. — Tammany Trace Overlay (TTO)

Sec. 9-303. — USE STANDARDS

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

Sec. 9-303.2. — Adult uses or businesses

Sec. 9-303.3. — Animal-related uses

Sec. 9-303.4. — Auto repairs and services

Sec. 9-303.5. — Bed and breakfasts

Sec. 9-303.6. — Construction offices and event trailers

Sec. 9-303.7. — Group homes and rehabilitative care centers

Sec. 9-303. — USE STANDARDS (continued)

Sec. 9-303.8. — Home occupations on a residential site

Sec. 9-303.9. — Long-term open-air retail sales

Sec. 9-303.10. — Manufactured housing or mobile homes

Sec. 9-303.11. — Modular housing

Sec. 9-303.12. — Motor vehicle and boat sales and rental

Sec. 9-303.13. — Outdoor display of pre-assembled accessory buildings, pools, or playground equipment

Sec. 9-303.14. — Outdoor salvage yards

Sec. 9-303.15. — Parking garages

Sec. 9-303.16. — Short term rentals

Sec. 9-303.17. — Small box discount stores

Sec. 9-303.18. — Snowball stands

Sec. 9-303.19. — Telecommunication towers

Sec. 9-303.20. — Temporary seasonal uses

Sec. 9-303.21. — Temporary retail sales, “pop-up markets,” food sales, and outdoor events

Sec. 9-303.22. — Townhouses

DRAFT Code Review — PACKET 3

CHAPTER 3 — ZONING REGULATIONS

Sec. 9-304. — DESIGN STANDARDS

Sec. 9-304.1. — Site design in commercial, mixed-use, and special purpose districts

Sec. 9-304.2. — Parking for all uses

Sec. 9-304.3. — Landscaping requirements for all uses

Sec. 9-304.4. — Tree preservation

Sec. 9-304.5. — Sign requirements

CHAPTER 4 — SUBDIVISION, LOT, AND BLOCK STANDARDS

Sec. 9-401. — GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN FOR THE SUBDIVISION OF LAND

Sec. 9-402. — IMPROVEMENT STANDARDS

DEFINITIONS HIGHLIGHTS

New Key Terms



<https://www.vmfhomes.com/images/comingSoon.webp>

MANUFACTURED HOME



SNIPE SIGN



<https://wlos.com/>



<https://modernprefabs.com>

MODULAR HOME



FEATHER SIGN



<https://www.signsnow.com>



<https://www.gatheradu.com>

<https://www.vmfhomes.com/images/comingSoon.webp>

ACCESSORY DWELLING UNIT



SMALL BOX DISCOUNT STORE



<https://img.money.com/>

DESIRE LINE

USE STANDARD HIGHLIGHTS



Auto Repair and Service: Prohibits outdoor service, sales, or storage of derelict vehicles, requires screening of vehicle storage.

Bed and Breakfasts: Requires on site residency, meal service, and 2 week stay limit.

Group Homes and Rehabilitative Care: 2,000 ft distance requirement for group homes, 350 sq ft per group home resident; 4,000 ft distance requirement for rehabilitative care.

Motor Vehicle and Boat Sales: Requires site plan, 20,000 sq ft lot area, screening of vehicles being serviced.

USE STANDARD HIGHLIGHTS



Parking Garages: Shortest side must face primary street, 60% of ground floor must include shop fronts or be located behind primary use, requires brick cladding and other ornamental features be incorporated into the façade.

Home occupations: Prohibits excessive noise, outdoor display, bulk storage/assembly, and commercial delivery. Restricts music/art/dance instruction to 1 student per session and childcare to 7 children at a time.

Small Box Discount Stores: Set a 2,000 foot distance requirement between small box discount stores.

Telecommunication Towers: Increased cost of impact fees, removed exception to other impact fees, assigned filing fee responsibility to property owner with associated late fee.

PARKING DESIGN STANDARDS



Maintains the existing approach to parking, while adding specific numbers of minimum parking spaces for all uses.

- Adapted from the existing Commercial District standards.
- Must be located on site. Parking for mixed use developments may locate up to 200 feet away with a signed agreement.
- 5-6 foot fence required if abutting a residential use.
- Parking must be located on side or rear of building.
- No more than 20% of a lot may be devoted to surface parking.
- Allows loose aggregate for parking surfaces, driveways must be paved.

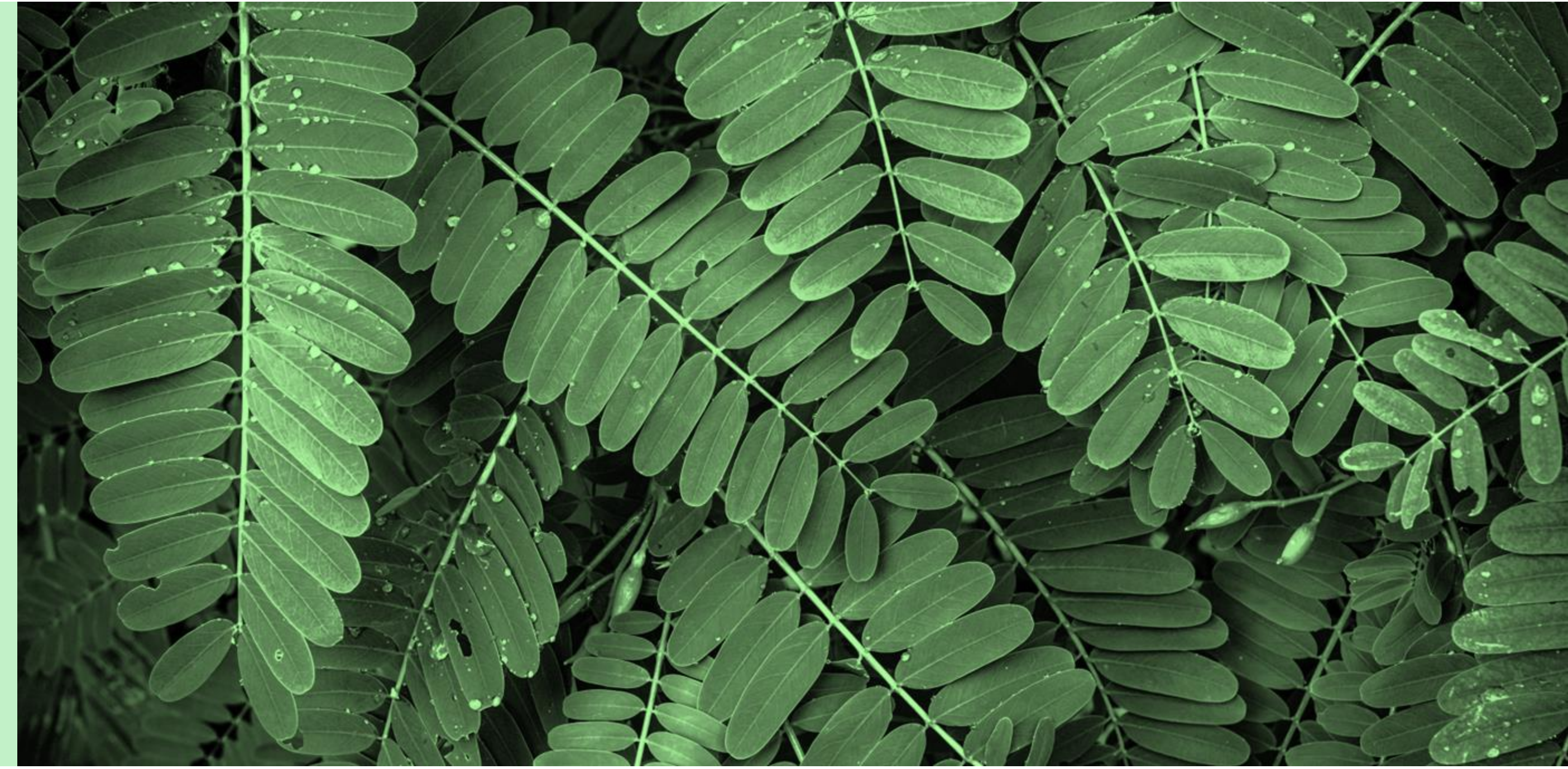
PARKING MINIMUMS

USE	NUMBER OF PARKING SPACES REQUIRED
Single-family dwelling	2 spaces
Accessory dwelling unit	1 space per each 300 square foot of living area
Two-family dwelling	2 spaces per dwelling unit
Group home	2 spaces
Townhouse, 3+ unit multifamily dwelling, dormitory, or group living facility	2 spaces per dwelling unit
Church or house of worship, event venues, banquet halls, movie theaters, or auditoriums	1 space per 70 square feet of assembly area, a maximum of 50% of required parking may be on-street parking
Rehabilitative care center	0.5 spaces per unit or bed
Home occupation	No additional parking spaces required
Garden, agriculture, fishing, forestry, wildlife preserve, or timber harvesting	No parking spaces unless the use serves the general public. If the use serves the general public, then parking requirements shall be those required for outdoor recreational facilities.
Public and private utilities	No parking spaces required unless the use includes an office. If the use includes an office, the parking for an office must be calculated.
Bed and breakfast	1 space per unit.
Short-term rental	The required parking spaces based on the housing type (ex: single-family residence or multi-family dwelling).
Childcare center or elementary / middle school	2 spaces per classroom.
High school, trade school, or university	10 spaces per classroom.
Museums, libraries, parks, playgrounds, community centers, outdoor recreational facilities, amusement parks, automotive racing or drag strips	1 space per 400 square feet of building area or 10 spaces, whichever is greater.
Government or public facilities with walk-in services or offices and bus or railway stations	1 space per 1,000 square feet of building area. If there is no walk-in services or office space, no parking is required.
Modular Homes	See residential uses above ex: single-family residential dwelling.
Mobile homes or manufactured homes	See residential uses above ex: single-family residential dwelling.
Airports and related facilities	1 space per 1,000 square feet of building area.
Cemeteries, mausoleums, or funeral homes	1 space per 400 square feet of building area.

PARKING MINIMUMS

USE	NUMBER OF PARKING SPACES REQUIRED
Farmer’s markets, food trucks, food truck compounds, fireworks stands, or other outdoor or temporary market	Must be located within 100 feet of a parking lot and organizing party of the market / stand must have a parking agreement with the parking lot owner to use at least 10 parking spaces. The spaces used for the market / stand must be in excess of the required parking spaces for the use they were constructed to serve or must be used for the market/stand at a time when the use they were constructed to serve is closed.
Hospitals	0.5 space per bed.
Mixed use buildings	Calculate the parking requirements using this table for each of the different uses in the building.
Hotels or motels	1 space per unit.
Restaurants or bars with indoor seating	1 space per 200 square feet of building area.
Restaurants with drive-through only service	1 space per 400 square feet of building area. All parking must be located behind the building.
Retail stores	1 space per 300 square feet of building area.
Offices and service establishments including professional offices, medical offices, and businesses (excluding retail and restaurants) serving walk-in customers including instructional studios	1 space per 400 square feet of building area.
Motor vehicle and boat sales and rental	Calculate the parking requirements using the office area (see “offices and service establishments” above). No additional required spaces.
Auto repairs and service, car washes, towing establishments, vehicle storage yards or junkyards	Calculate the parking requirements using the office area (see “offices and service establishments” above). No additional required spaces.
In-patient clinics, nursing homes, long-term care facilities, rehabilitation centers, or similar uses	0.5 space per bed or residential unit.
Gas station or truck stop	1 space per 300 square feet of building area.
Ministorage or self storage facility	1 space per 1,000 square feet of building area.
Commercial kitchens or industrial kitchens for food production, microbrewery, distillery for alcoholic beverages, or brewery, artisan manufacturing, warehousing, distributing or logistics centers, and packaging or assembly facilities	1 space per 1,000 square feet of building area.
Industrial uses	No minimum parking requirement, except for office uses as part of industrial site. See “Offices and service establishments” above.
Telecommunications towers	No minimum parking requirement.

LANDSCAPING & CLEARING



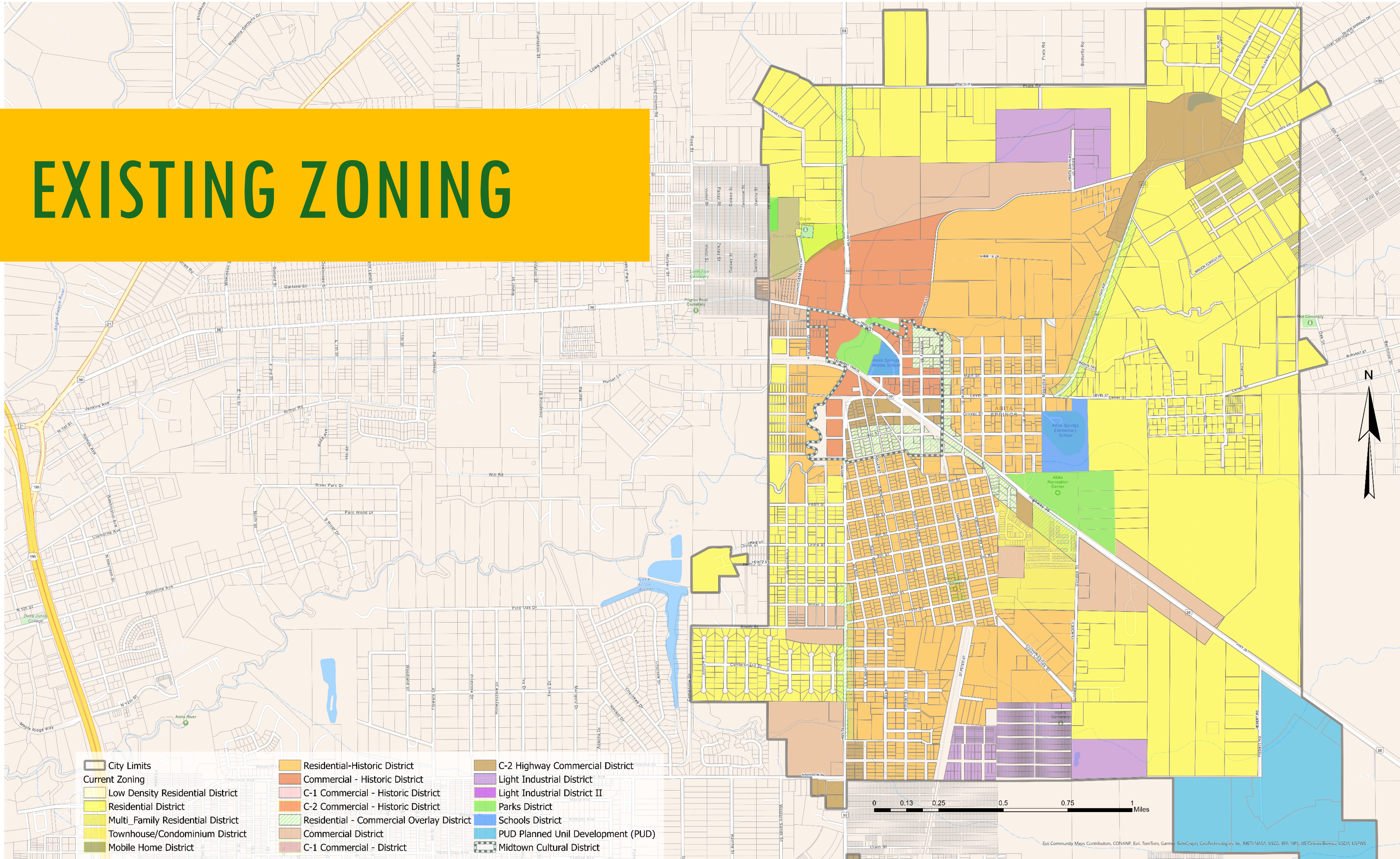
- Requires preservation of at least one tree or planting of a new tree for new single- and two-family dwellings.
- All other uses must meet current comprehensive landscaping standards.
- Gives additional discretion to the Town Arborist for determinations on tree removal, health, and land clearing.
- Adds calculations for preserving / planting new trees.

SIGN DESIGN STANDARDS



- **Unified sign rules across all commercial districts.**
- Remain subject to Certificate of Appropriateness (COA) if located within the Historic Overlay District.
- Backlit plastic faced signs prohibited.
- Snipe signs, feather signs, harpoon signs, electronic variable message signs, and LED string lights prohibited.
- Sets dimensions and location requirements for attached and detached primary and secondary signage.
- Temporary signs require P&Z approval and may be on display for up to a maximum of 6 months.

EXISTING ZONING



NEW TAMMANY TRACE OVERLAY (TTO)

DRAFT DISTRICT STANDARDS:

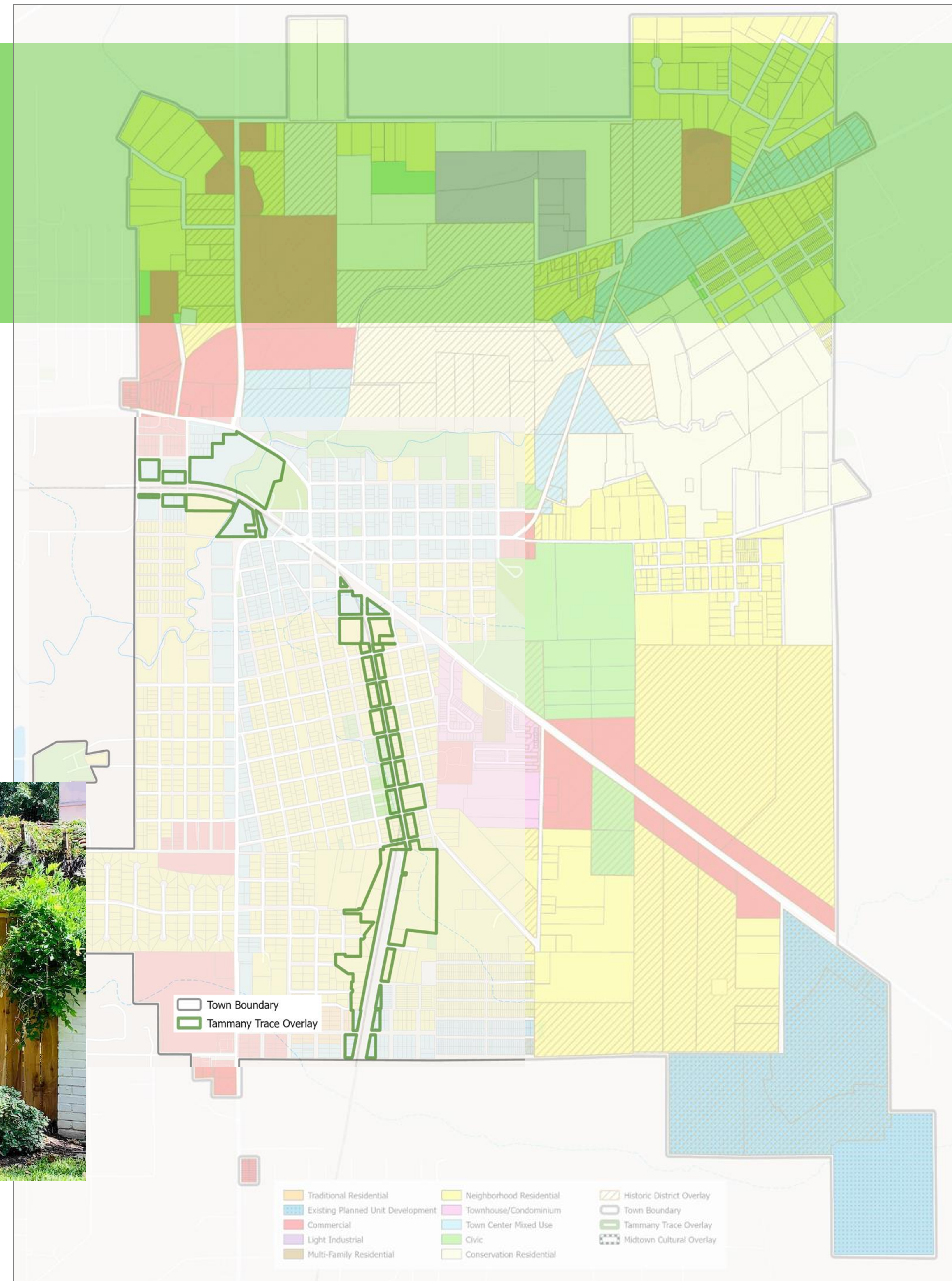
- Properties that abut the Tammany Trace have 30-foot setbacks from the Trace.
- Decorative side of the fence must face the Trace.
- Must use vertical wood planks



NON-DECORATIVE SIDE

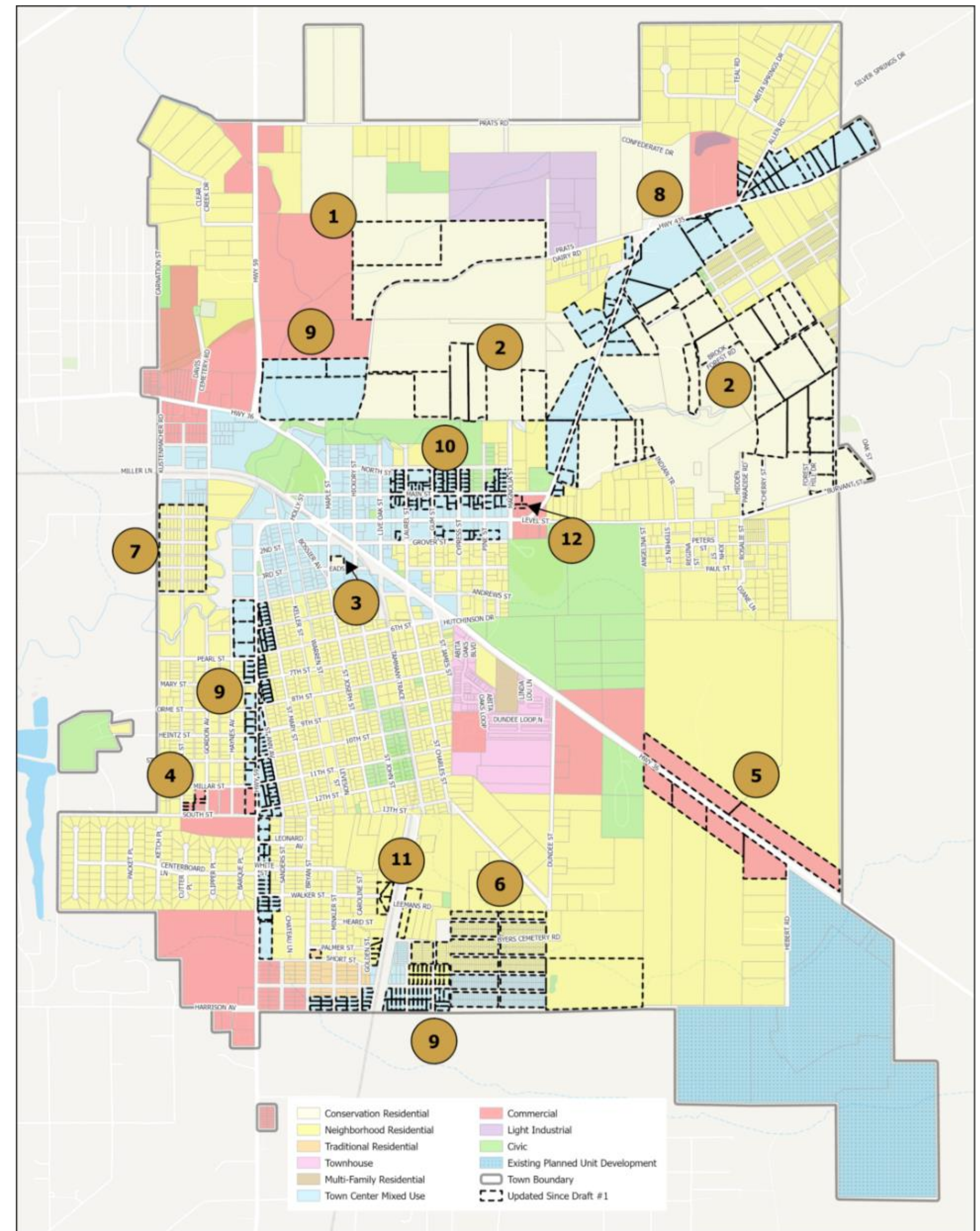


DECORATIVE SIDE



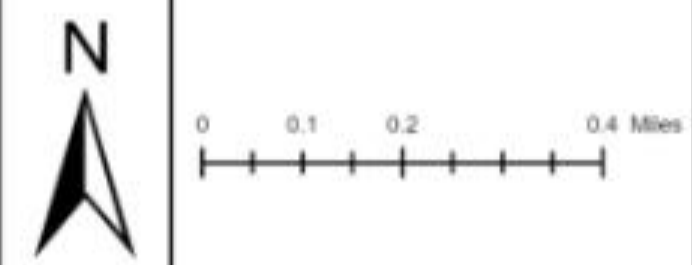
UPDATED DRAFT ZONING MAP

Refer to Updated DRAFT Zoning Map handout.



Produced by:
Matthew Wilson
Desire Line LLC
matt@desire-line.com

Town of Abita Springs, LA Updated DRAFT Zoning Map



Data Source(s): ESRI, Geographic Computer Technologies LLC,
St. Tammany Parish Assessor's Office

Map Date:
06/23/2025



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

MICRO SURVEY

Topics

- Support for duplexes in Neighborhood Residential
- Support for new Traditional Residential Zoning District
- Support for new Conservation Residential Zoning District

Results

- INSERT RESULTS
- POLL CLOSES 6/26
- CONFIRM WITH KRISTIN THIS POLL WAS POSTED ON FB



TONIGHT'S GOALS

PUBLIC INPUT COLLECTED AS PART OF AN **ITERATIVE** PROCESS

JUNE 26 – P&Z

- Review Packet No. 3
- Discuss final policy decisions
- Review updated zoning map
- Questions and discussion
- Determine if ready for public hearing and a vote

July 31 – P&Z

- Meeting OR Workshop to recap new zoning code content
- Public comment

August - Council

- Brief Council update on code contents
- Take potential feedback from Council Members
- Determine if ready for hearing and vote



THANK YOU!



WELCOME
TO
ABITA SPRINGS
LOUISIANA
"WHERE NATURE PERFORMS MIRACLES"