



Livingston Parish Master Plan and Zoning Code Update

Public Meeting One

Agenda

- **Introduction**
- **Project Background**
- **Project Goals**
- **Today's Run of Show**
- **Stay Engaged**
- **Next Steps**
- **Thank You**

An aerial photograph of a school campus, featuring a large green field, several buildings, and surrounding residential areas. The image is overlaid with a semi-transparent blue filter. The text "Project Team" is centered in white, with a horizontal bar below it consisting of a blue segment on the left and a green segment on the right.

Project Team

Definitions

Parish Planning involves *Policy and Regulation*:

- The Comprehensive Plan sets policy intent for future land use/development
- The zoning ordinance is a critical tool in the planning process:
 - Coordinate with policy (Comprehensive Plan)
 - Clearly communicate what is expected in development

Zoning Regulations:

- Every parcel in the Parish will have a zoning district classification
- Zoning Districts:
 - Dictate how the land can be used and developed
 - Define allowed or prohibited uses
 - Regulate physical development of the site and structure in the site
 - Coordinate with other development regulations



Guiding Principles

1. Use industry best practices, such as those established by the American Planning Association (APA).
2. Maintain the rural character of Livingston Parish by restricting high-density development through strategic zoning.
3. Avoid creating situations of non-conforming properties/uses (e.g. a parcel too small for its zoning classification; a commercial land use in a non-allowable residential zone) as much as possible within the new zoning code.
4. The future Unified Development Code (UDC) will further refine development restrictions. The Master Plan and subsequent Future Land Use Map may suggest changes for the final zoning code which should be easily implementable within the “interim” zoning code approved prior to moratorium expiration.
 5. The zoning code should be adopted by the parish as a whole, not district by district.
 6. Reduce the overall number of zoning categories.

Project Background



Update Master Plan and Zoning Codes, Classifications and Maps across the entire Parish in a global manner

Open and transparent process

Utilizing technical evaluations and best practices

Team represented here will be supported by subject matter experts from other WSP offices across the US

Focus on zoning in response to the Moratorium expiration date

Interim Zoning by December 2024

Final Zoning to follow in 2025

Master Plan work is also ongoing, but with less urgency than Zoning due to Moratorium


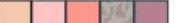


Project Goals

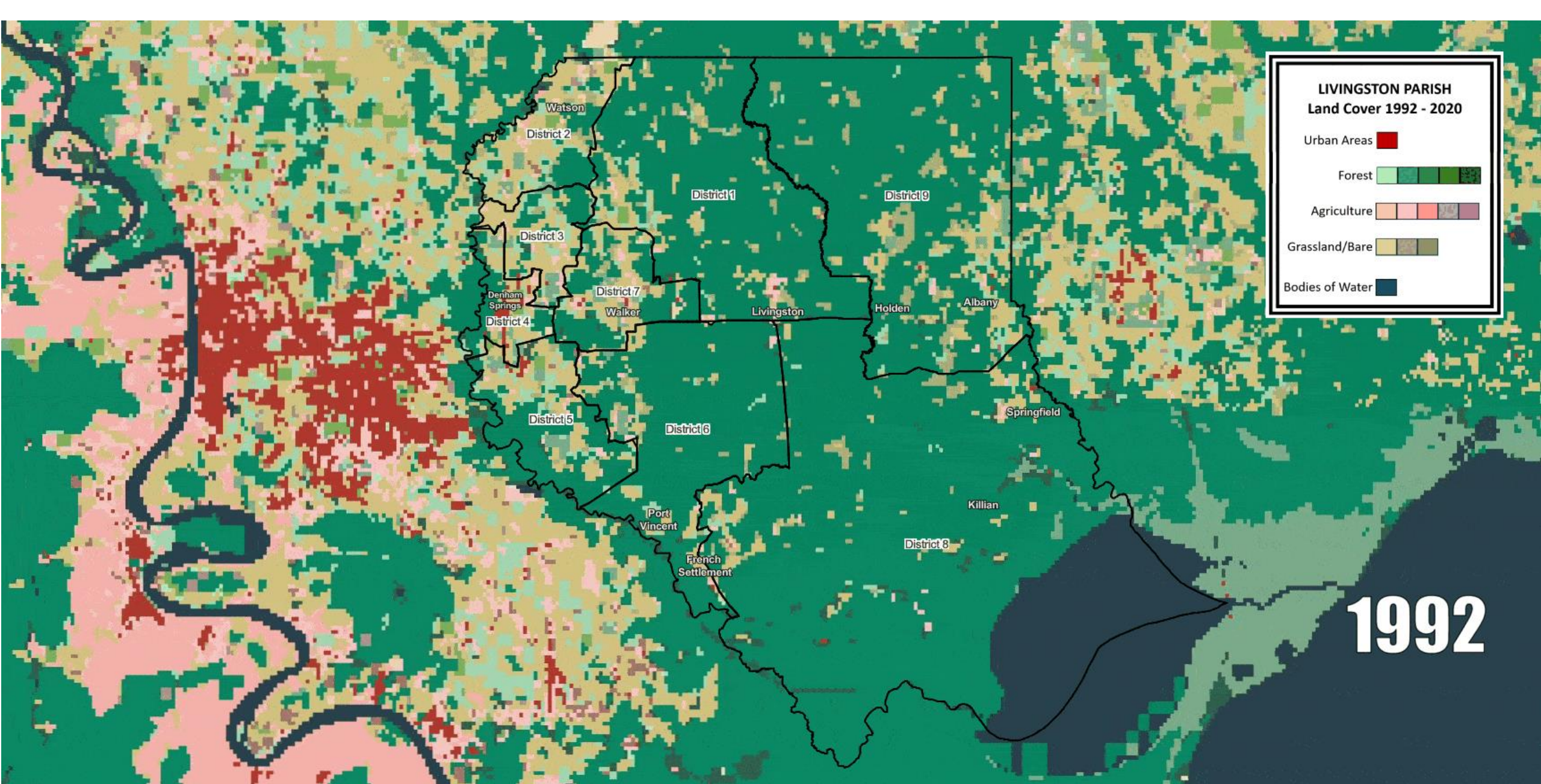
- Address changes in population and Parish growth over the last decade
- Make recommendations that reflect community wants, needs, and desires as it relates to land use, development, and Parish growth
- Make recommendations that take into consideration infrastructure, limitations, and challenges within the parish
- Develop final recommendations to update the Master Plan and zoning code in a comprehensive manner that the Council and Parish will adopt

What's Changed Between 2013 and Today?

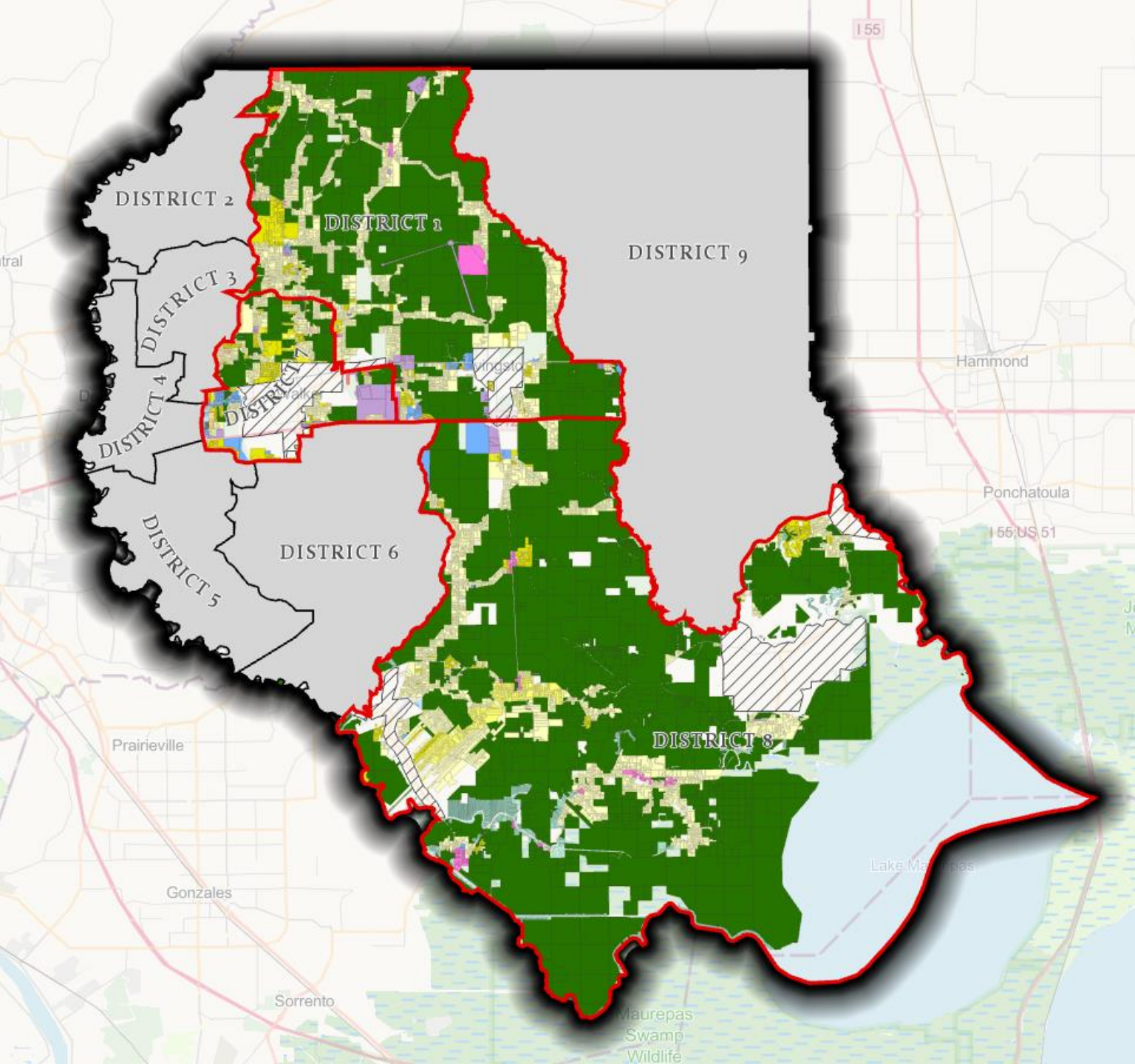
- Post-Katrina population changes
- COVID-19 economic, demographic impacts
- Continually growing economic opportunity in Baton Rouge metro region (e.g. Ascension Parish)
- Large-scale developments (residential and commercial) have been proposed or implemented, with or without infrastructure improvements
- New legislation (Zoning Ordinance) has attempted to address these issues

LIVINGSTON PARISH
Land Cover 1992 - 2020

- Urban Areas 
- Forest 
- Agriculture 
- Grassland/Bare 
- Bodies of Water 



1992



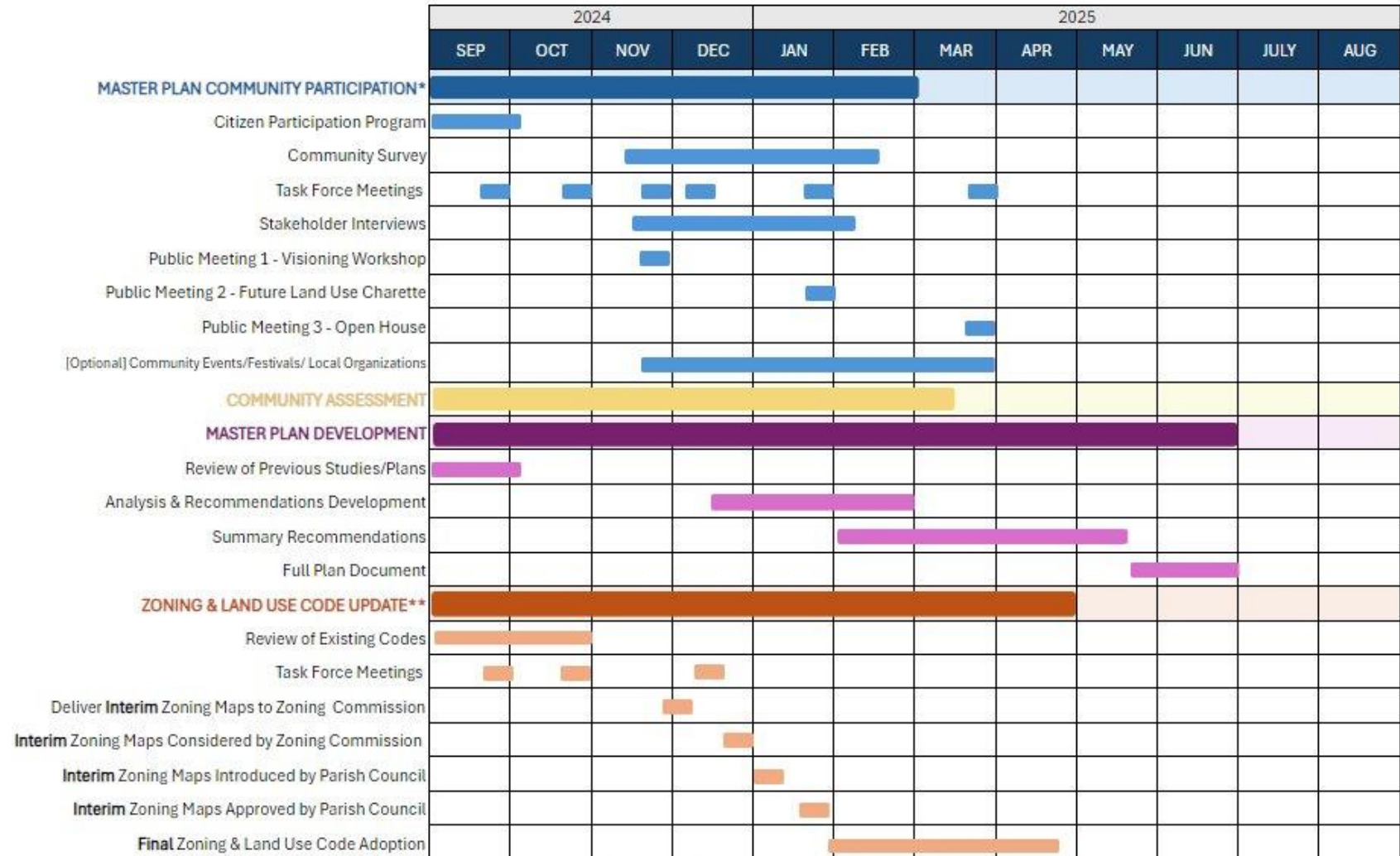
Current Adopted Zoning



Recommended Zoning Classifications

Zoning District	Full District Name	Modifier	Minimum Lot Size	Maximum Density	Minimum Lot Width
AG	Agriculture		3 acre	N/A	160 ft
R-1	Rural Single Family Residential		1 acre	N/A	80 ft
R-1.5	Single Family Residential	INACTIVE	N/A	2.5 units per acre	70 ft
R-2	Single Family Residential		7,200 sf	4 units per acre	60 ft
R-3	Garden Homes Residential	INACTIVE	4,000 sf	7 units per acre	40 ft
R-4	Multi-Family Residential (Duplexes and Townhomes)		2,000 sf		20 ft
R-5	Multi-Family Planned Unit Development	PUD	3 acres*	none**	N/A
MHP	Manufactured Home Park		3 acres*	7.5 units per acre	200 ft
MUDP	Mixed-Use Planned Development	PUD	9,000 sf	none**	75 ft
SNB	Small Neighborhood Business		11,200 sf		80 ft
C-1	Light Commercial		6,500 sf		65 ft
C/I	Commercial/Light Industrial		5,000 sf		65 ft
I-2	Heavy Industrial		1 acre		225 ft
RR	Riverfront Residential		0.5 acre		70 ft

Project Timeline



*Note that a portion of the Community Participation period occurs during a period of several holidays (Thanksgiving, Christmas, New Years, etc.). WSP recognizes the desire for Livingston to adhere to an aggressive timeline, but can adjust/delay certain meetings during the Community Participation portion of the scope to account for potential disruptions.

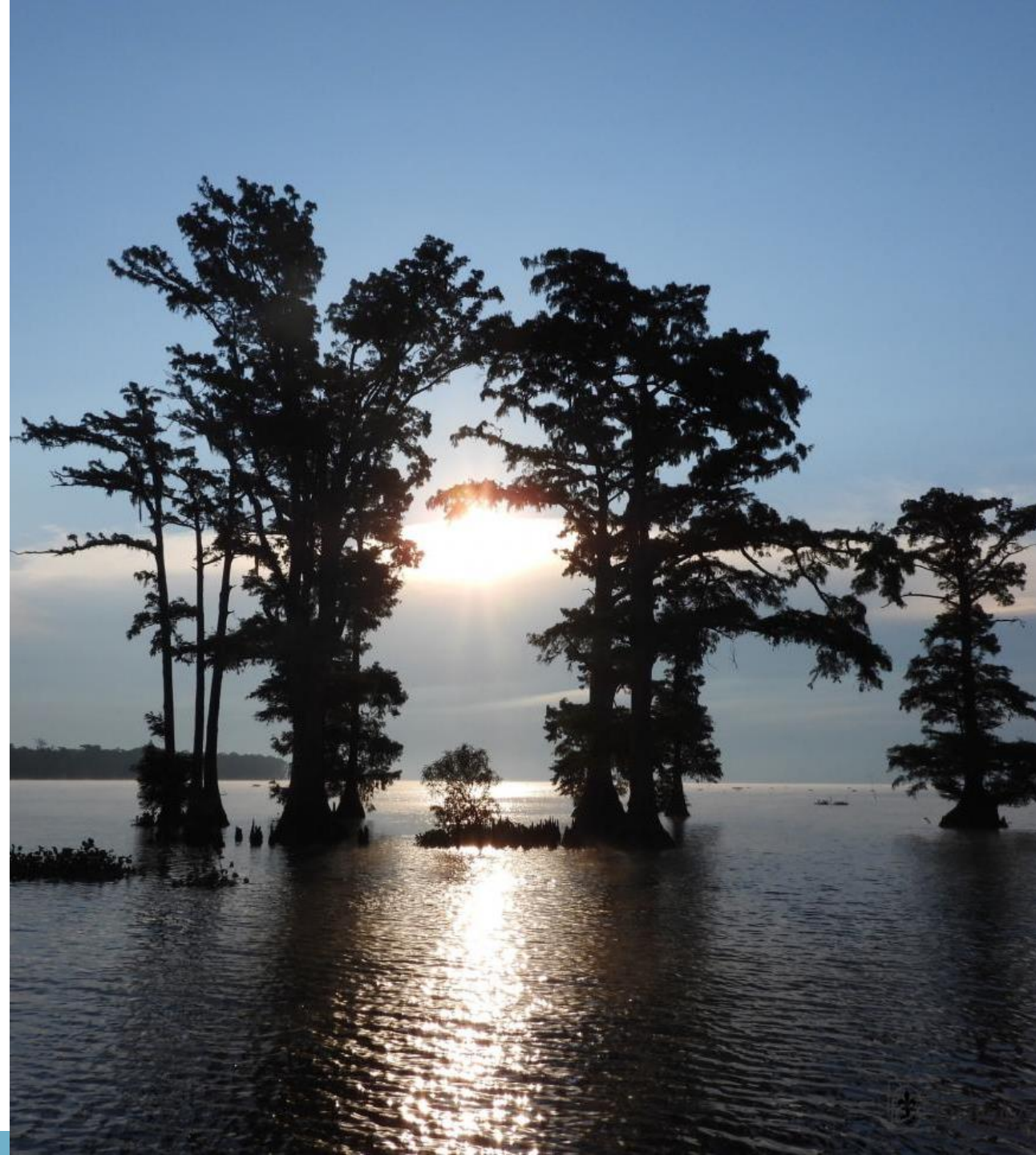
**WSP recognizes the desire for Livingston to adhere to an aggressive timeline. A typical timeline for updating the zoning code and land development codes was modified to include interim recommendations to the zoning code update in order to address the pending January 2025 expiration of the Parish's active development moratorium.

Critical Path Milestones

	ANTICIPATED DATE	STATUS
Public Meeting 1	11/19/2024	On Schedule
Thanksgiving - Parish Closed (11/28)		
Task Force Meeting 4	12/3/2024	Scheduled Task Force Meeting
Parish Council Meeting	12/5/2024	Scheduled Council Meeting
Final Markup of Existing Zoning Code	12/6/2024	On Schedule
Final Memo of Changes to Existing Zoning Code	12/6/2024	On Schedule
Final Zoning Maps ("Interim")	12/6/2024	On Schedule
1st Public Notice of Public Hearing: Zoning Commission Recommendation	12/12/2024	Livingston Parish News Publish Date
2nd Public Notice of Public Hearing: Zoning Commission Recommendation	12/19/2024	Livingston Parish News Publish Date
Christmas - Parish Closed (12/25)		
3rd Public Notice of Public Hearing: Zoning Commission Recommendation	12/26/2024	Livingston Parish News Publish Date
New Years - Parish Closed (12/31 and 1/1)		
Zoning Commission Hearing to Recommend Changes	1/9/2025	Scheduled Zoning Commission Meeting
Parish to Vote on Proposed Changes	1/9/2025	Scheduled Council Meeting
Additional Meeting for Council Action	1/23/2025	Scheduled Council Meeting
Expiration of Moratorium (1/31/25)		

Today's Run of Show

- Review district maps on the boards to see what the project team has in mind for zoning
- Encourage feedback via comment cards and/or to the project team
- Discuss details with project team



How to Stay Engaged

Project Webpage

Livingstonparishcouncil.com/council/page/zoning



Project Facebook

Livingston Parish Master Plan and Zoning Update



Share Your Feedback Today

- Comment Cards for written detailed comments with at the sign in Table
- Engage with the team at the boards to provide verbal feedback and ask questions

Provide your feedback online



Share Your Feedback Later

Take the Project survey and provide feedback on the interactive Map.

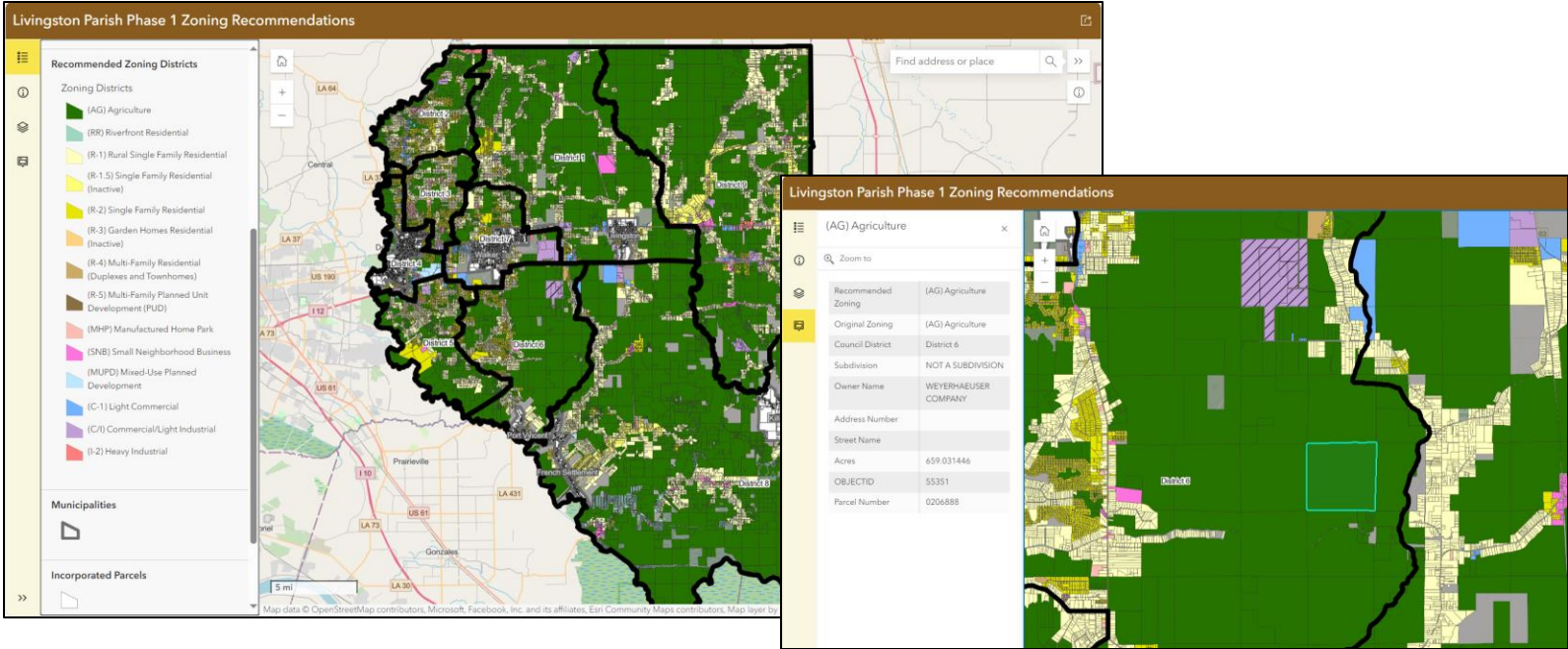
Project Survey is available now and the interactive Map is coming soon

LPMasterplan.com



Interactive Map (linked below)

[Livingston Parish Phase 1 Zoning Recommendations](#)



Livingston Parish Phase 1 Zoning Recommendations

Recommended Zoning Districts

- (AG) Agriculture
- (RR) Riverfront Residential
- (R-1) Rural Single Family Residential
- (R-1.5) Single Family Residential (Inactive)
- (R-2) Single Family Residential
- (R-3) Garden Homes Residential (Inactive)
- (R-4) Multi-Family Residential (Duplexes and Townhomes)
- (R-5) Multi-Family Planned Unit Development (PUD)
- (MHP) Manufactured Home Park
- (SNB) Small Neighborhood Business
- (MUPD) Mixed-Use Planned Development
- (C-1) Light Commercial
- (C/I) Commercial/Light Industrial
- (I-2) Heavy Industrial

Municipalities

Incorporated Parcels

Livingston Parish Phase 1 Zoning Recommendations

(AG) Agriculture

Recommended Zoning	(AG) Agriculture
Original Zoning	(AG) Agriculture
Council Districts	District 6
Subdivision	NOT A SUBDIVISION
Owner Name	WEYERHAEUSER COMPANY
Address Number	
Street Name	
Acres	659.031446
OBJECTID	55351
Parcel Number	0206888

Next Steps

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