CHAPTER 17 – PLANNING AND DEVELOPMENT

ARTICLE IV – STANDARDS FOR SUBDIVISION OF PROPERTY

Sec. 17- 4.1 – General Design & Improvement Standards:

A. The Design and Improvement Standards in this section shall apply to all new subdivision of land unless specifically noted in other sections of this Article.

(1.) All lots will be provided with an address from the Tangipahoa Parish "911" Office. (Ord. No. 01-20)

(2.) All lots will be identified with lot numbers until the time that a structure is constructed. (Ord. No. 01-20)

B. Sewerage and Water Systems -

(1.) A sewerage discharge approval letter shall be obtained for the creation of all proposed new lots.

C. Setbacks –

(1.) Side Setbacks shall be 10 feet for all lots not otherwise specified in these standards or identified on original plats for existing lots of record.

D. Private Roads and Infrastructure

(1.) Property divisions shall be allowed on private roads in Tangipahoa Parish. All new private roads to be created must have a minimum sixty (60) foot right-of-way. The new sixty (60) foot right-of-way will include provisions for ditches along the roadside that will serve as a permanent servitude for utilities such as phone, cable, water, electricity, gas, sewer, etc. This new right of way shall be identified on the plat as separate from any lot to be created and may not be include in any lot's property description. The approved plat shall be recorded in the Office of the T. P. Clerk of Court. (Ord. No. 01-52)

(2.) Each lot's plat must state the private road will not be accepted into Parish Maintenance System unless brought up to current parish construction specifications. It shall be noted on each lot's plat that it shall be the responsibility to maintain said road of the property owner/owners residing along the private roadway. (Ord. No. 01-43)

(3.) Posting of Signs on Private Roads: Each and every subdivision developer shall post a sign at the beginning of each and every subdivision entrance notifying the public that the said street is not a public road or street but is a privately owned and maintained road or street. This notification shall be conspicuously displayed on a permanent sign that is at least two (2) foot wide by one (1) foot in height and is lettered in three (3) inches or larger letters: "Private Roadway" or any similar notice that adequately notifies the public that this is a private not a public road. The failure to post this notice is grounds for the building official to refuse to issue any building permits in the subdivision. The failure to post this notice shall also be a violation of the criminal law and subject the subdivision developer to the general criminal penalties of Section 1:13 of this code. (94-20)

Sec. 17-4.2 - Minor Subdivision Standards

A. General Standards for Minor Subdivisions pertaining to the division and partition of property –

(1.) Minor Subdivisions are considered the following:

(a) Residential Minor Partitions known as Mini Partitions, Heir Partitions, and Small Partitions.

(b) Minor Commercial Partitions

(c) These types of divisions can be administratively approved and must be submitted on 11" X 17" sheets for review. These subdivisions shall follow the following requirements unless otherwise specified in this sub-section.

(2.) Frontage – Lots shall have a minimum frontage of one hundred twenty-five (125) feet on either a public road, existing private road as recorded with the parish's 911 office or new private road as approved for certain uses in these standards.

(3.) Total Square Footage –

(a) Residential Minor Partitions - Lots shall have a minimum total square footage of twenty-one thousand seven hundred eighty (21,780) square foot or one half (½) acre.

(b) Minor Commercial Partitions - Lots shall have a minimum total square footage of forty-three thousand five hundred sixty (43,560) square foot or one (1) acre.

(4.) Residential Minor Partitions: A sixty (60) foot ROW identified as a Private Road dedicated for road access, utilities and sewage leading to a Parish maintained road is allowed to be created if the original parcels to be divided is a minimum of three (3) acres or more. The newly created Private Road must be labeled by name on plat as approved by the parish's 911 Office.

(a) A minimum sixty (60) foot right-of-way for road access, drainage, utilities and sewage must be provided for any new Private Road.

(5.) Residential Minor Partition Setbacks: Side and rear setbacks shall be ten (10) foot from property line. Front setback shall be a minimum setback of twenty-five (25) foot from public right-of-way lines. In cases when the right of way lines cannot be determined, setback line will begin 18 inches behind the backslope of the drainage ditches.

(6.) Minor Commercial Partition Setbacks - shall follow all prescribed setbacks and buffer area requirements as set forth in Sec. 17-5.1 B in this chapter.

(7.) Residential Minor Partitions – Lots created from these partitions are for the intended purpose of single-family residential home developments. This statement must be on plats submitted for approval to be given.

(8.) Exceptions -

(a) Divisions for Utility Placement do not have specific size requirements.

(b) Residential Minor Partition lots that obtain access at the dead-end of a road shall have no minimum frontage required.

(c) Residential Minor Partition with no more than two (2) lots being created, the frontage may be waived for one (1) lot if such lot is no greater than one-half acre in total size. This is recognized as a Flag Lot and must have no less than 15 feet of frontage access for the intended use as a private driveway.

(9.) Any provision not meeting the standards of this subsection may be required to seek Planning Commission approval.

B. Mini Partitions- (Ord No. 01-20; 02-48; 08-36)

(1.) Creates a minimum of two (2) but no more than four (4) new lots of record.

(2.) A property owner shall be allowed to create only one (1) mini partition of property, in which he/she retains an ownership, after such partition is created.

(3.) A sixty (60) foot Private Road dedicated for road access, utilities and sewage leading to a Parish maintained road is allowed to be created if the original parcels to be divided is a minimum of three (3) acres or more. The newly created Private Road must be labeled by name on plat as approved by the parish's 911 Office.

(a) A minimum sixty (60) foot right-of-way for road access, drainage, utilities and sewage must be provided for any new Private Road.

(4.) The following statements shall be added to the property deed and Plats of Mini Partitions, as applicable and recorded.

(a) Any newly created Private Road dedicated for a Mini Partition, that does not meet parish specifications for road construction, will not be accepted into the Parish Maintenance System.

C. Heir Partitions- (Ord No. 01-20; 02-48; 02-50; 05-35; 07-23)

(1.) A notarized affidavit shall be required for Heir Partitions, stating relationship of recipient to donor. (05-34)

(2.) A sixty (60) foot Private Road dedicated for road access, utilities and sewage leading to a Parish maintained road is allowed to be created if the original parcels to be divided is a minimum of three (3) acres or more. The newly created Private Road must be labeled by name on plat as approved by the parish's 911 Office.

(a) A minimum sixty (60) foot right-of-way for road access, drainage, utilities and sewage must be provided for any new Private Road.

(3.) The following statements shall be added to the property deed and Plats of Heir Partitions, as applicable and recorded

(a) Any newly created Private Road dedicated for an Heir Partition, that does not meet parish specifications for road construction, will not be accepted into the Parish Maintenance System.

(b) No parcel of this Heir Partition may be sold for two (2) years after the date of partition approval.

D. Small Partitions- (Ord No. 02-48; 08-10)

(1.) Creates a minimum of five (5) lots, but no more than eight (8) new lots of record.

(2.) Lots may be allowed on existing publicly maintained roadways or on existing private roadways recorded with the 911 office prior to the date of the adoption of this standard, provided each type meet the minimum infrastructure requirements and provide all the following:

(a) A wetlands jurisdictional determination, in writing from the Corps of Engineers, is obtained; and

(b) A comprehensive drainage plan is presented, detailing where sewer effluent will be received by a public, maintained waterway.

(c) Such small partitions may be approved by the Parish Engineer and a representative if the Office of Community Development, without having to be presented to the Planning Commission.

(d) All such small partitions must be filed with the Tangipahoa Parish Clerk of Court; before any permits will be issued. The appropriate checklist shall be completed and submitted with four (4) copies of plat, drawn on a sheet measuring 24" x 36".

(e) The same regulations apply to a private small partition except the lots may front on an existing private road with each lot consisting of four (4) acres or more. Lots fronting on a cul-de-sac must have no less than 60' of frontage. Roads in a private small partition may be paved or gravel surfaced. Prospective owners must be advised of public service restrictions as stated in the Gated and Private Communities Regulations. (Ord. No. 08-01)

E. **Minor Commercial Partitions –**

(1.) General Minor Commercial Partitions - The creation of two (2) lots, but not exceeding ten (10) lots fronting on an existing road for access with the intended purpose of Commercial Developments being constructed on these lots.

(a) Lots sizes meet the minimum 125 feet road frontage;

(b) Each lot must be a minimum of one (1) acre each;

(c) These subdivisions are considered Minor Subdivisions and may be approved administratively upon signature by the Parish Engineer, Community Development Director and Drainage District Admin, if applicable.

(d) AII such partitions must be filed with the Tangipahoa Parish Clerk of Court; before any Commercial Development permits will be issued.

(e) A wetlands jurisdictional determination, in writing from the Corps of Engineers is obtained.

(f) Sewerage discharge verification is not required for the approval of these subdivisions. Details concerning where sewer effluent will be received by a public, maintained waterway will be required at time of Commercial Development Plan.

(g) Survey plat shall state that the lots are for the intended purpose of Commercial Development. No single-family residential houses or multifamily residential developments shall be allowed on parcels.

Sec. 17-4.3 - Major Subdivision Standards (17.9.1.2) (18-61)

A. General Design Standards: The Design Standards in this section shall apply to subdivisions, as defined in this section.

(1.) All proposed subdivisions as defined in this section shall meet the standards of its sub-section and all other local, state, and federal agencies requirements. All such requirements found herein are to be labeled on plats as identified to receive approval from the Planning Commission.

(2.) Streets Standards

(a) The arrangement, character, extent, width, grade, and location of all streets will conform to the specifications of the Louisiana Department of Transportation and Development (LA DOTD). (Ord. No. 01-20)

(b) Street jogs with centerline offsets of less than one hundred and twenty-five foot will be avoided. See Appendix C. (Ord. No. 01-20)

(c) A tangent at least one-hundred foot long shall be used between reverse curves. See Appendix C (Ord. No. 01-20)

(d) Streets will be laid out so as to intersect at right angles. (Ord. No. 01-20)

(e) Property lines at intersections will be rounded with a radius of thirty foot or greater. (Ord. No. 01-20)

(f) All hard surfaced, dead-end streets will end with a Cul-de-sac or “T” turn around. Cul-de-sac shall have a minimum right-of-way diameter of one hundred and twenty foot and a minimum roadway surface diameter of one hundred foot. See Appendix C. (Ord. No. 01-20) (Ord. No. 08-38)

(g) Streets that have a left or right turn with a central angle of 80-100 degrees may incorporate a semi cul-de-sac. See Appendix C. Ord. No. 09-51)

(h) No street names will be used which will duplicate or be confused with the names of existing streets filed with the 911 Office. (Ord. No. 01-20)

(i) All streets and road rights-of-way will be 60 foot or greater for open ditch subdivisions, 50 ft or greater for curb and gutter. (Ord. No. 01-20)

(j) Typical street detail will be followed with all streets. See Appendix C. (Ord. No. 01-20)

(k) All entrances to a subdivision shall be approved by the Planning Commission. (Ord. No. 01-20)

(l) Street name and safety enforcement signs shall be posted in the subdivision by the developer and shall conform to M.U.T.C.D. published by Fed. Hwy. Admin.). (Ord. No. 01-20)

(m) In the case of existing Parish maintained streets, the developer will dedicate right-of-way for this street. If the developer decides to upgrade the road, the Parish is only responsible for the maintenance of said road in the condition existing at the time of completion of the subdivision. Property owners may petition the Parish Council for upgrading and will pay for the upgrading on a front foot basis. (Ord. No. 01-20)

(n) The design engineer must certify that any improvement tests meet requirements of the LA Standard Specifications for Roads and Bridges and of the Planning Commission. (Ord. No. 01-20)

(o) Gravel Roads are allowed in subdivisions, however see Chapter 20 for restrictions on acceptance of Gravel Roads into the Parish maintenance system. (Ord. 18-42)

(3.) Wetlands Area Location and Designation:

(a) Plats shall depict the Wetlands as submitted to the Corps of Engineers on Preliminary Plat plans and as identified on an United States Army Corps of Engineers (USACE) Jurisdictional Determination letter and map on Final Plat plans submitted for approval.

(b) All FEMA designated **floodways** are to be plotted on the preliminary subdivision proposal map, and shall, to the maximum extent possible, remain protected and non-developed, unless a release and waiver is provided by the parish government with a no-rise certificate approved.

(4.) All FEMA identified Flood Zones (X, A, AE, V, VE Zones) are to be labeled on all subdivision plats and indicate the source of this information.

(5.) Phased Construction-

(a) No additional phases of subdivisions may be started until infrastructure (drainage, roads, ditches, water & sewer) of phases approved by the Tangipahoa Parish Planning Commission are completed as determined by Parish Engineer and/or Drainage District Administrator. (Ord. No. 06-23)

(b) As Built Plans shall depict the Wetlands as determined by the Corps of Engineers. (Ord. No. 16-18)

(6.) Sewerage and Water Systems - A community sewerage treatment plant and community water system shall be provided for any proposed subdivision containing more than eight (8) lots, unless:

(a) Each lot created is one (1) acre or greater and;

(b) Has 125' of frontage.

i. If both above standards apply, then individual sewer systems may be installed.

(7.) Minimum Lot size on a Cul-de-sac and Semi Cul-de-sac. - Lots fronting on a Semi Cul-de-sac shall not have less than 60' frontage. (Ord. No. 09-51; 18-82; 19-46) See layout Appendix C.

B. Commercial Subdivisions are identified as proposed partitions containing more than ten (10) lots or a proposed partition containing two (2) or more lots where new road access infrastructure is required to be constructed for the intended purpose of Commercial Developments.

(1.) Lots sizes meet the minimum one hundred twenty-five (125) foot road frontage.

(2.) Each lot must be a minimum of one (1) acre each.

(3.) A wetlands jurisdictional determination in writing from the Corps of Engineers is obtained.

(4.) Survey plat shall state that the lots are for the intended purpose of Commercial Development. No single-family residential houses or multifamily residential developments shall be allowed on parcels.

(5.) A comprehensive drainage plan is required if new road construction is proposed for access.

(6.) These subdivisions are considered Major Subdivisions and must be approved by the Parish Planning Commission.

(7.) AII such partitions must be filed with the Tangipahoa Parish Clerk of Court; before any Commercial Development Plans can be reviewed and permits issued.

(8.) Sewerage discharge verification is required for the approval of these subdivisions. Details concerning where sewer effluent will be received by a public, maintained waterway will be required at time of Commercial Development Plan.

C. Town Homes - A townhouse is a residential structure consisting of family dwelling units constructed in a series or group including more than two (2) units with some common walls and shall be subject to the following requirements:

(1.) Minimum Lot Size – twenty four hundred (2400) square foot.

(2.) Minimum Lot Width – twenty four (24) foot

(3.) Setbacks from property lines: Front – twenty (20) foot, Rear – fifteen (15) foot, Slides – ten (10) foot.(Ord. No. 01-20)

(4.) Lot Arrangement:

(a) No more than four (4) townhouse units shall be grouped in one (1) structure.

(b) No portion of a townhouse/condo accessory structure in or related to one group of continuous townhouses or condo's shall be closer than twenty (20) foot to any portion of a townhouse/condo or accessory structure related to another group or to any building outside of the townhouse/condo area.

(5.) Front Yard:

(a) Each townhouse/condo shall have, on its own lot, a minimum of one hundred twenty (120) square foot of front yard and a minimum of three hundred sixty (360) square foot back yard. Such yard shall not be used for off-street parking or for any accessory building.

(6.) Side yard/ back yard:

(a) Ten (10) foot side setback per buildings and fifteen (15) foot rear setback.

(7.) Off-Street Parking:

(a) Two (2) parking spaces per unit shall be supplied with at least a minimum of one (1) car space behind setback line. (Ord. No. 01-20)

D. Major Residential Subdivisions - are identified as proposed partitions containing more than eight (8) lots for the development of single-family residential homes. These proposed subdivisions as defined in this sub-section shall meet the standards of Sec 17-4.3 A and the following standards:

(1.) Proposed minimum dwelling unit size shall be stated on plats for all lots of record.

(2.) Open Space Area Requirement:

(a) There shall be a minimum community open space requirement of fifteen percent (15%) of the subject property being subdivided.

(b) Any preserved wetlands, 100-year floodway or Special Flood Hazard Area SFHA) may be counted towards meeting the 15% standard. The preliminary and final plat shall indicate those areas included in the minimum fifteen percent (15%) open space.

(3.) Lots Sizes and Dimensions within the Metropolitan Planning Areas (MPA) - The following set of development standards are for lots within the Parish's designated Metropolitan Planning Area (see map in Appendix B).

(a) eighty (80) foot road frontage

(b) one hundred twenty (120) foot in depth and;

(c) nine thousand six hundred (9,600) square foot minimum,

(d) ten (10)-foot-wide side setback for yards

(4.) Lots Sizes and Dimensions outside the Metropolitan Planning Areas (MPA) - The following set of development standards are for lots outside the Parish's designated Metropolitan Planning Area (see map in Appendix B).

(a) One hundred (100) foot road frontage

(b) One hundred twenty (120) foot in depth and;

(c) Twelve thousand (12,000) square foot minimum,

(d) Ten (10) foot-wide side setback for yards

(e) There will be no developable, building lots allowed in any designated wetlands or floodway outside of the MPA unless such development has received a variance from Council, Corps of Engineer's exemptions or jurisdictional compensation. These subdivisions shall provide for a minimum public open space requirement of fifteen percent (15%) of the total acreage for which wetlands can be included.

(f) Exceptions - Lots fronting onto approved cul-de-sacs, roundabouts, and/or a minimum of two lots facing onto a ninety (90)-degree road intersections within the new proposed subdivision, may have lots with frontage widths of less one hundred (100) feet. In such cases, lot widths may be sixty (60) foot wide at the building setback line but will still contain the minimum twelve thousand (12,000) square foot allowed in this subdivision. A minimum of eight (8)-foot side yard setback per side will be permitted on such approved lots. (Ord. No. 19-46)

E. Major Residential Subdivisions Exceeding 20 acres or 50 Lots - Incentivization of Wetlands and Floodplain Preservation (18-82) (19-46)

(1.)For subdivision developments exceeding 20 acres in size or exceeding 50 lots for all phases of development, the Parish hereby incentivizes the preservation of wetlands and official FEMA designated Special Flood Hazard Areas as natural open areas for increased stormwater retention, groundwater recharge areas, and outdoor recreational uses. All Corps of Engineers "jurisdictional wetlands" shall be identified on all subdivision plats, and are generally to be preserved as undeveloped open space, with no draining or filling of such, subject to the exceptions provided through Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act and those exceptions recognized by the Corps' Regional and Nationwide Permits and by the standards adopted herein by the Parish. The applicant or subdivision developer is also to indicate all FEMA identified Special Flood Hazard Areas (A, AE, V, VE zones) on the all subdivision plat and indicate the source of this information.

(a) Use of jurisdictionally defined and "permitted," compensated wetlands (subject to the Army Corps of Engineers and/or State DNR requirements) may be used for primarily road and utility crossings with proper road and cross drains provided and for other Parish-approved uses in an amount not to exceed fifteen percent (15%) of the designated wetlands acreage shown in the wetlands determination. If the maximum fifteen percent (15%) of wetlands acreage must be exceeded because of unavoidable adverse impacts or unusual property topography in which practicable avoidance and minimization has been analyzed, then the applicant or developer may bring this issue to the Parish's Subdivision Technical Review Committee for consideration of a waiver.

(b) If no wetlands are available on the subdivision site in order to incentivize the use of smaller lot sizes, then an officially-identified FEMA SFHA (A and AE zones only) can be used for similar trading in place of wetlands, as 2nd option. The use of wetlands for bonus density sites is the priority for the Parish.

(c) Wetlands and SFHA Areas Identification and Designation: Any property including identified wetlands being utilized as a trade for lot density incentives as stated above must be contiguous with the developed property and identified on any plat submitted for review by the Parish Planning Commission. Furthermore, the identified wetlands must be designated as undevelopable through one of the following methods:

i. The identified wetlands are deed restricted in clear and unambiguous language on both the deed and the recorded plat as being undevelopable and the designated areas shall remain undisturbed in their natural state in perpetuity; or

ii. The identified wetlands are donated to the Parish of Tangipahoa, State of Louisiana, or an agency thereof, for the purpose of creating a conservation area, or other deed restricted parcel ensuring the identified wetlands remain undisturbed and in their natural state.

iii. Any act of donation or other act transferring the property to the Parish, state, or subdivision of either, which includes the identified wetlands shall include provisions ensuring the identified wetlands remain undisturbed and in their natural state in perpetuity. (Ord. No. 19-46)

(2.)Lot Sizes for Density Bonus for wetland and floodplain preservation within MPA Areas (MPA) - Allows for use of minimum and mixed lot sizes or “clustered” developments in approved lot density bonus areas in which wetlands or SFHA have been preserved and traded for smaller lot sizes. The following set of development standards are allowed for each acre preserved in an acre for acre trade off.

(a) seventy (70) foot wide road frontage,

(b) one hundred twenty (120) foot in depth,

(c) minimum eight thousand four hundred (8,400) square foot per lot

(d) ten (10) foot side setbacks for yards,

(e) For areas that are considered “density bonus sites”, the parish must verify an acre for acre trade for preserved wetlands for the density bonus site and it indicated on the official preliminary and final plat.

(f) Exception: Lots fronting onto approved cul-de-sacs, roundabouts, and a minimum of two lots facing onto ninety (90)-degree road intersections within the new proposed subdivision may have lots with widths of less than seventy (70) foot. In such cases, lot widths may be sixty (60) foot wide at the building setback line but will still contain the minimum eight thousand four hundred (8,400) square foot allowed in this subdivision. A minimum of eight (8)-foot side yard setback per side will be permitted on such approved lots.

(3.)Lot Sizes for Density Bonus for wetland and floodplain preservation outside MPA Areas (MPA) - Allows for use of minimum and mixed lot sizes or “clustered” developments in approved lot density bonus areas in which wetlands or SFHA have been preserved and traded for smaller lot sizes. The

following set of development standards are allowed for each acre preserved in an acre for acre trade off.

(a) Eighty (80) foot wide road frontage,
(b) one hundred twenty (120) foot in depth,
(c) minimum nine thousand six hundred (9600) square foot per lot
(d) ten (10) foot side setbacks for yards,
(e) For areas that are considered "density bonus sites", the parish must verify an acre for acre trade for preserved wetlands for the density bonus site and it indicated on the official preliminary and final plat.
(f) Exception: Lots fronting onto approved cul-de-sacs, roundabouts, and a minimum of two lots facing onto ninety (90)-degree road intersections within the new proposed subdivision may have lots with widths of less than eighty (80) foot. In such cases, lot widths may be sixty (60) foot wide at the building setback line but will still contain the minimum nine thousand six hundred (9,600) square foot allowed in this subdivision. A minimum of eight (8)-foot side yard setback per side will be permitted on such approved lots.

F. Private and/or Gated Communities - All proposed subdivisions as defined in this sub-section shall meet the standards of Sec 17-4.1 D; Sec 17-4.3 A; and Sec 17-4.3 D for dimensions as well as all of the following:

(1.) Each subdivision developer shall post a sign at the beginning of each and every subdivision entrance notifying the public that the said street is not a public road or street but is a privately owned and maintained road or street. This notification shall be conspicuously displayed on a permanent sign that is at least two (2) foot wide by one (1) foot in height and is lettered in three (3) inches or larger letters: "Private Roadway" or any similar notice that adequately notifies the public that this is a private not public road. (Ord. No. 94-20)

(2.) The Commission may approve private subdivisions with gated or guard house entrances or entrance signs notifying the public of the private nature of the subdivisions and their improvements. Said subdivisions must meet all of the requirements of Tangipahoa Parish Regulations, Chapter 17- Planning and Development' except the streets may be paved, or gravel surfaced. Improvements in a private subdivision shall remain private improvements rather than public improvements. (Ord. No. 08-02)

(3.) The responsibility for maintenance and upkeep of the improvements shall be vested in the developer and/or subdivision residents as spelled out in detail in the recorded subdivision restrictions and shall address the following issues:

(a) school buses and emergency vehicle access;
(b) garbage and trash collection and disposal;
(c) public utilities access;
(d) maintenance of streets, drainage, and other improvements; and
(e) policing of parking restrictions.

(4.) These subdivision restrictions shall be approved and filed prior to acceptance of the final plat. (Ord. No. 08-02)

(5.) Subdivisions with streets which have been retained in private ownership subject to a servitude in favor of the public which must be shown on the recorded plat, may be excluded from those provisions of the Chapter 20 specifying surface materials, provided the following requirements are met:

(a) A program of continued maintenance of all streets shall be submitted to the Tangipahoa Parish Planning Commission. The submission shall include agreements, contracts, corporation documents, deed restrictions, sureties or other legal instruments to guarantee the construction and continued maintenance, with adequate funding provisions of such streets.

(b) Such program providing for continued maintenance shall become part of the deed restrictions.

(c) A written declaration in authentic form is placed of record in the conveyance records of Tangipahoa Parish and a certified copy filed with the Tangipahoa Parish Planning Commission stating that said street be maintained as set forth in the program submitted to the Tangipahoa Parish Planning Commission, the Tangipahoa Parish Council, or other governing body shall not be required to maintain or resurface said streets.

(d) Minimum surface material standards for such roads shall be as follows:

i. 6” sand clay gravel, Class B; or

ii. 2” road gravel applied on dirt surface or incorporated herein;

iii. 3” clam or reef shell or a combination thereof;

iv. 2” limestone

v. Other materials to depths as provided and approved by La. State Department of Transportation and Development’s standard specifications for roads and bridges. (85-5B)

(e) All materials must meet or exceed minimum standards of State of Louisiana, Department of Transportation and Development, as they may be revised from time to time. (85-5B)

G. Property Division Fronting on a Private Road – (Existing private roadways as recorded with the 911 office, prior to the date of the adoption of this standard). A 35 foot wide easement dedicated for sewer leading to a public maintained waterway may be required to be identified on existing private road. These proposed subdivisions as defined in this sub-section shall meet the standards of Sec 17-4.1 D; Sec 17-4.3 A and the following standards:

(1.) A tract of land consisting of 4-10 acres and fronting on an existing private road may be subdivided into parcels of 80,000 square foot with 200’ frontage on the private road.

(2.) A tract of land consisting of 10-20 acres and fronting on an existing private road may be subdivided into no more than 5 parcels of at least 4 acres with each parcel having a minimum of 200’ frontage on the private road. A 35’ easement dedicated for sewer leading to a public maintained waterway may be required.

(3.) A tract of land consisting of 20-35 acres and fronting on an existing private road may be subdivided into no more than 7 parcels of at least 5 acres with each parcel having a

minimum of 250’ frontage on the private road. A 35’ wide easement dedicated for sewer leading to a public maintained waterway may be required.
(4.) A tract of land consisting of 35-60 acres and fronting on an existing private road may be subdivided into no more than 10 parcels of at least 6 acres with each parcel having a minimum of 300’ frontage on the private road. A 35’ wide easement dedicated for sewer leading to a public maintained waterway may be required.
(5.) A tract of land consisting of 60-up acres and fronting on an existing private road may be subdivided into no more than 10 parcels of at least 10 acres with each parcel having a minimum of 400’ frontage on the private road. A 35’ wide easement dedicated for sewer leading to a public maintained waterway may be required.
(6.) Survey must include a note saying, “After this property division, no further division is allowed until the private road is upgraded to Parish construction standards”. (Ord. No. 07-66)
(7.) Roads in this type of partition may be paved or gravel surfaced. Prospective owners must be advised of public service restrictions as stated in Sec 17-4.1 D.