

NOTICE OF INTRODUCTION OF ORDINANCE

NOTICE IS HEREBY GIVEN that the following entitled ordinance was introduced in writing in the form required for adoption at a meeting of the Parish Council of the Parish of Livingston, State of Louisiana, on August 14, 2025, and laid over for publication of notice:

L.P. ORDINANCE 25-19

AN ORDINANCE TO AMEND CHAPTER 125 OF THE CODE OF ORDINANCES OF LIVINGSTON PARISH, "SUBDIVISION REGULATIONS," SECTION 125-37, "REQUIREMENTS FOR MINOR SUBDIVISIONS" AS FOLLOWS.

NOTICE IS HEREBY FURTHER GIVEN that the Parish Council of said Parish will meet on August 28, 2025, at six (6:00) o'clock p.m., at the Livingston Parish Governmental Building in the Parish Council Chambers at 20355 Government Boulevard, Livingston, Louisiana, at which time there will be a public hearing on the adoption of the aforesaid ordinance.

\s\ Sandy C. Teal

Sandy C. Teal, Council Clerk

\s\ Billy Taylor

Billy Taylor, Council Chairman

(As per rules of the Council, copies of the proposed ordinance shall be made available for public inspection in the Office of the Livingston Parish Council.)

The following ordinance which was previously introduced in written form required for adoption at a regular meeting of the Livingston Parish Council on August 14, 2025 a summary thereof having been published in the Official Journal together with a notice of public hearing which was held in accordance with said public notice, was brought up for final passage August 28, 2025 on Motion of _____ and seconded by _____.

L.P. ORDINANCE 25-19

AN ORDINANCE TO AMEND CHAPTER 125 OF THE CODE OF ORDINANCES OF LIVINGSTON PARISH, "SUBDIVISION REGULATIONS," SECTION 125-37, "REQUIREMENTS FOR MINOR SUBDIVISIONS" AS FOLLOWS.

WHEREAS, the Livingston Parish Council adopted L.P.O. 01-16, reenacting Chapter 13 of the Code of Ordinances of Livingston Parish, Subdivision Regulations, which has since been codified and adopted in L.P.O. 19-16 and is now identified as Chapter 125; and

WHEREAS, the Livingston Parish Council has adopted numerous amendments to Chapter 125 of the Code of Ordinances and now desires to amend the Chapter further by amending Sections 125-37, "Requirements for minor subdivisions" in and for the Parish of Livingston.

NOW, THEREFORE, BE IT ORDAINED by the governing authority of the Parish of Livingston, State of Louisiana: The Code of Ordinances of Livingston Parish, Chapter 125 is hereby amended to read as follows:

Sec. 125-37. Requirements for minor subdivisions.

The division or re-subdivision of a lot, tract or parcel of land, which meets the definition of a Parent Tract stated herein, for a purpose allowed by the zoning classification assigned to such lot, tract or parcel of land, into ~~nine (9)~~ six (6) lots or less, that have at least sixty (60) foot frontage on a public right of way or private non-public road meeting the requirements below ~~or a portion thereof~~ shall be deemed and referred to as a minor subdivision. All lot sizes will following the current Zoning classifications; but no lot shall be smaller than one-half (1/2) acre. The entire property (lot, tract, or parcel) as it was owned on January 1, 2020 and thereafter is the "Parent Tract" as defined in this Ordinance. The landowner or registered agent and the Parish Planning Director shall review and sign the plat for the minor subdivision if it meets the requirements set forth herein. The Planning Director ~~may~~ shall send the minor subdivision to the Planning and Zoning Commission and the Parish Council if any drainage or road infrastructure is required. Subsequent subdivision of the Parent Tract beyond the original six (6) lots as approved by the Parish shall require approval of the Planning Commission and shall be subject to all subdivision regulations in effect at the time of application to further subdivide the property. The Parish Planning Director shall notify the Councilmember in whose district the ~~re-minor~~ subdivision is located. Such minor subdivisions shall be submitted as per Section 125-36 and, upon approval, recorded as per this article.

- (1) All division of property shall be cumulative and shall not be re-subdivided within a twenty-four (24) month period pursuant to this article; however, it may be re-subdivided as a subdivision with improvements within said twenty-four (24) month period, provided that it complies with the requirements of said article. ~~As an exception, property of five (5) acres or more, where conveyance has occurred, shall begin the cumulative period upon the date of conveyance.~~
- (2) All lots shall comply with the underlying zoning of the Parent Tract and all flood protection or mitigation requirements. ~~Minimum area of sixteen thousand (16,000) square feet and a minimum footage of eighty (80') feet where an approved individual mechanical plant is to be utilized, Minimum area of twelve thousand (12,000) square feet and a minimum footage of sixty (60') feet where an approved individual mechanical plant is utilized and is followed by fifty (50') feet of modified absorption field. Minimum area of ten thousand (10,000) square feet and a minimum footage of fifty (50) feet where there is a Louisiana Department of Health and Hospitals approved community sewer system available.~~
- (3) ~~Any division of property where any lot within the division less than one (1) acre is, shall not be divided into more than seven (7) total lots.~~

~~(4)~~(3) Any division of property where any lot within the division is less than one (1) acre, shall not have more than four (4) total lots on a private, non-public road or servitude. The servitude must be a minimum sixty (60') feet in width.

~~(5) Any division of property where all lots within the division is of one (1) acre or more, shall not be divided into more than nine (9) total lots.~~

~~(6)~~(4) Any division of property where all lots within the division ~~are is~~ of one (1) acre or more ~~may have frontage on a private non-public road or servitude but~~ shall not have more than five (5) total lots on a private, non-public road or servitude. The servitude must be a minimum sixty (60') feet in width.

~~(7)~~(5) Any division of property that utilizes a private non-public road or servitude shall provide each buyer ~~the minimum sixty (60') foot servitude access~~ with a mandatory buyer beware affidavit, ~~advising of the private non-public road or servitude and the plat for such lot~~ must note on the plat that the Parish Council has no agreement or obligation to take in or maintain this access.

(6) Subsequent subdivision of the Parent Tract beyond the original six (6) lots as approved by the Parish shall require the construction of streets to Parish construction standards for subdivisions.

~~(8)~~(7) Once the planning department has received a plat for a minor subdivision, the Parish Council clerk and any appropriate drainage district are to be notified in writing. ~~The drainage district shall provide the Planning Department with any concerns and/or the needs for a public drainage servitude for future maintenance.~~ The planning department will have ~~twenty (20)~~ no more than thirty (30) working days to approve or produce a written letter of objection to the developer or the developer's authorized representative, and the Councilmember of the area. The ~~twenty (20)~~ thirty (30) working days will begin after the erection of the sign and plat has been submitted.

~~(9)~~(8) The following signage will be required for minor subdivisions with three (3) to six (6) lots or more ~~four (4) six (6) lots or more~~. For the first subdivision of the Parent Tract under six (6) lots, signage will not be required. If the Parent Tract is subdivided, ~~subsequence to the initial subdivision, signage shall be required.~~ The O/D/S shall erect two (2) signs that will be placed corner to corner in a V-shaped formation that shall each be measured four (4') foot by eight (8') foot. The sign shall be black and white sign with a minimum of four (4") inch-high letters located with no obstructions within five (5') feet of the nearest public right-of-way leading to the original filing, any new additional filing, and any other entrance or road tied to the development for connectivity purposes. The bottom of the sign shall be at least four (4') feet from the ground. Twenty-five (25%) percent of the sign may be dedicated for advertising purposes and graphics, provided such area is contiguous. The sign shall be erected at least ten (10) days prior to the submission of the application to the Planning Department. The sign must remain visible and upright until final approval. Failure to keep the sign visible and upright is cause for project work to be stopped by the Parish and review engineer until the sign is corrected. The developer is responsible for any and all associated costs including attorney fees. The sign shall be titled "A Minor Subdivision Is Proposed For This Site" and shall contain the following information:

- a. Name, address and working telephone number of the O/D/S.
- b. Name of subdivision or development ~~if applicable~~.
- c. Number of lots.
- d. Number of acres in the development.
- e. Email address.

(9) A drainage and traffic impact study shall be conducted on all Minor Subdivisions of seven (7) lots or more and reviewed by the Parish Engineer. Anything beyond the initial Minor Subdivision will be deemed as a Major Subdivision with Improvements.

- a. Subsequent subdivision of the Parent Tract beyond the original six (6) lots as approved by the Parish shall require a drainage and traffic impact study shall be required on any Minor Re-subs of same tracts previously divided.
- b. Fees for review engineering or any other professional service fee which may be incurred for these reviews will be billed to the ODS (Owner/Developer/Subdivider) and must be paid prior to the re-sub being signed.

THEREFORE, BE IT ORDAINED by the Livingston Parish Council, governing authority of the Parish of Livingston, that if any provision of this ordinance is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance, which can be given effect without the invalid provisions, or application, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED by the Livingston Parish Council that all ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

This ordinance shall become effective upon adoption.

This ordinance having been submitted to a vote; the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

And the ordinance was declared adopted on the 28th of August 2025.

INTRODUCED _____ ADOPTED _____

DELIVERED TO PRESIDENT _____, _____ o'clock ____ .M.

APPROVED BY PRESIDENT _____
Randy Delatte Date

VETOED BY PRESIDENT _____
Randy Delatte Date

RECEIVED FROM PRESIDENT _____, _____ o'clock ____ .M.