

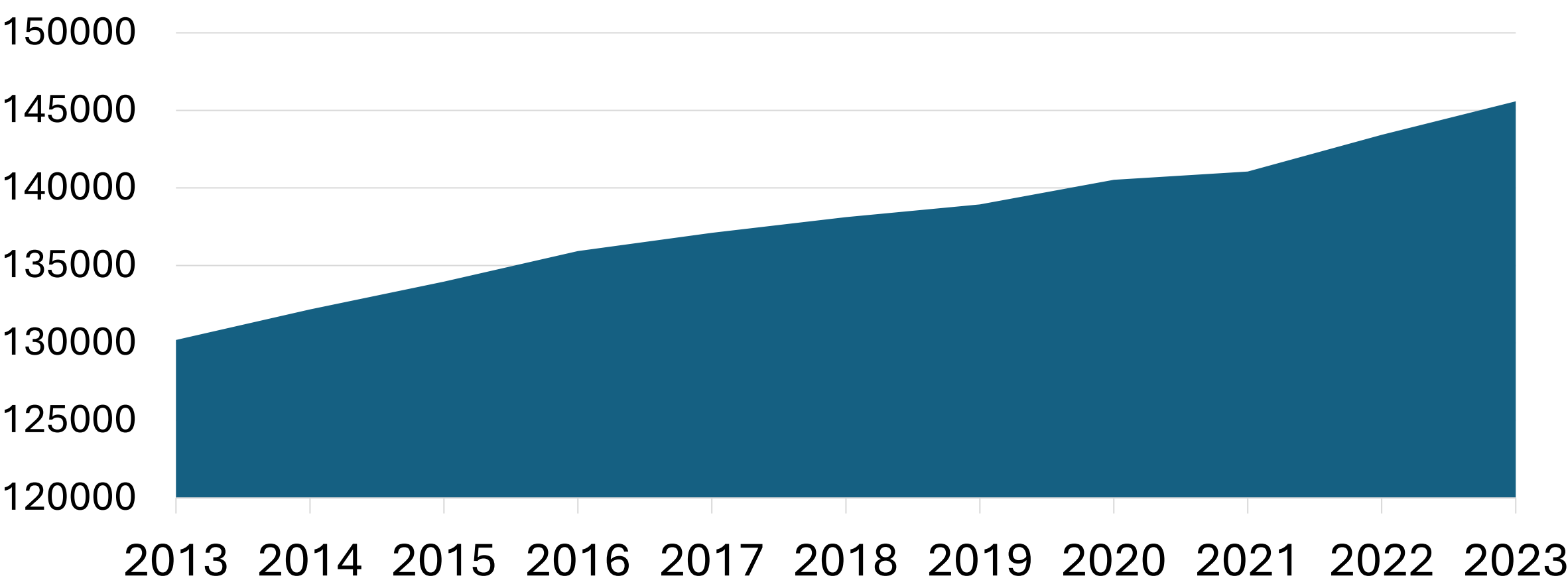
Existing Conditions in Livingston Parish

Understanding current conditions and how the Parish and the population have changed is crucial as we work to build the Comprehensive Master Plan. Part of our purpose is to guide planning decisions that will be made in a way that promotes **logical, compatible, and quality developments.**

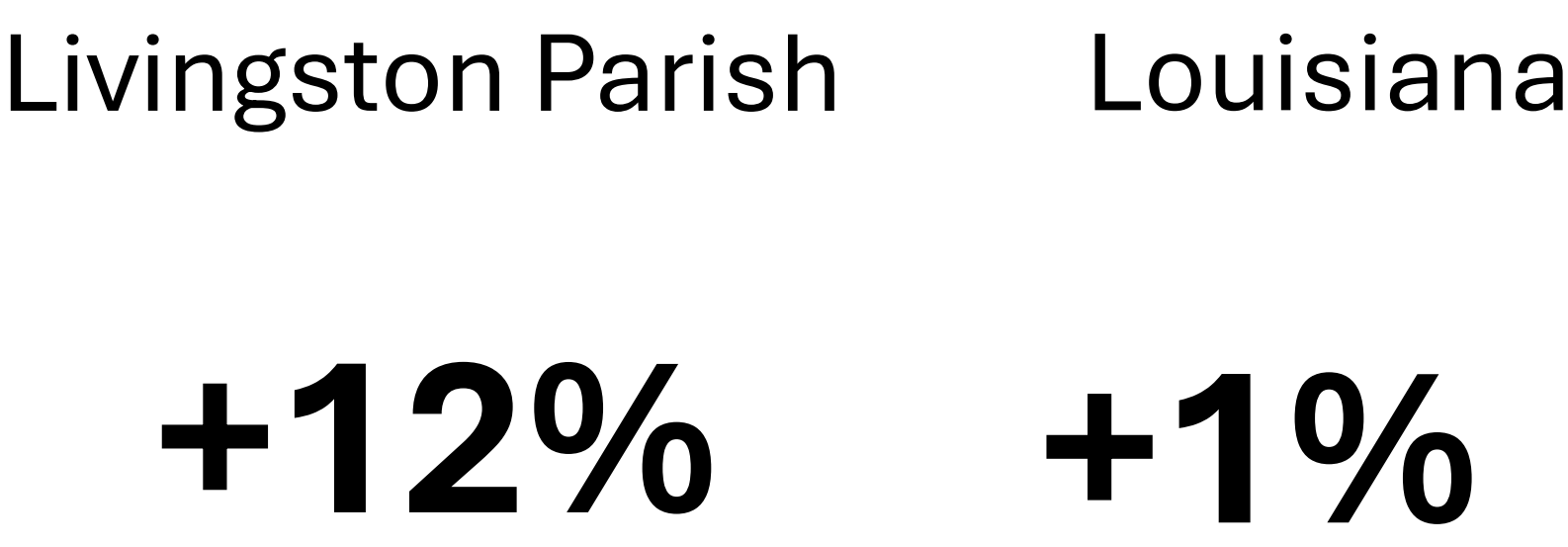
- Questions to Guide:**
- What industries are growing or declining in the Parish? How should the master plan support these trends?
 - How should the Parish balance urban development while still preserving rural areas and open space?
 - Does any of the information below surprise you?

Demographics

Population Change Between 2013 and 2023 in Livingston Parish

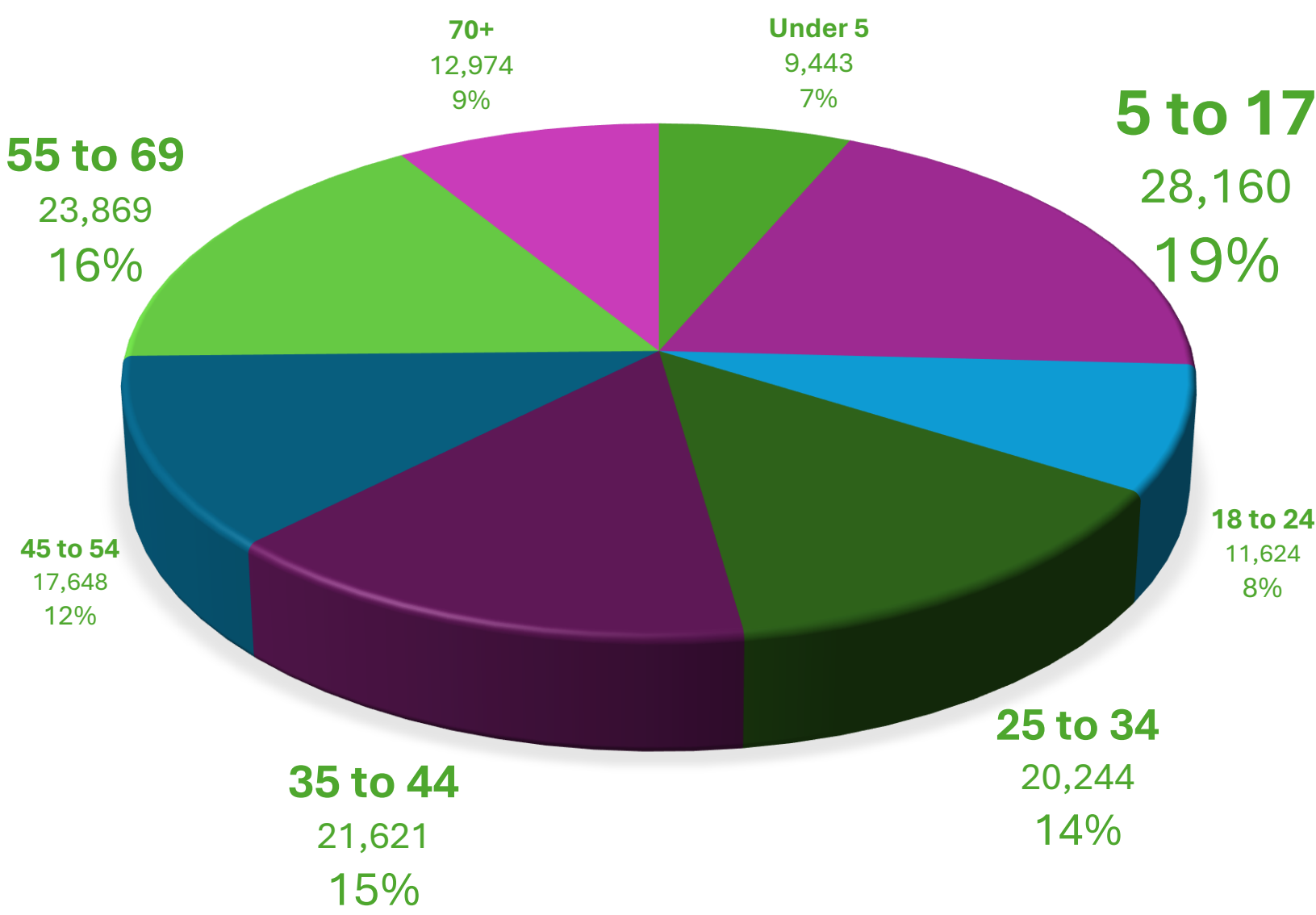


Percent Change in Population from 2013 to 2023:

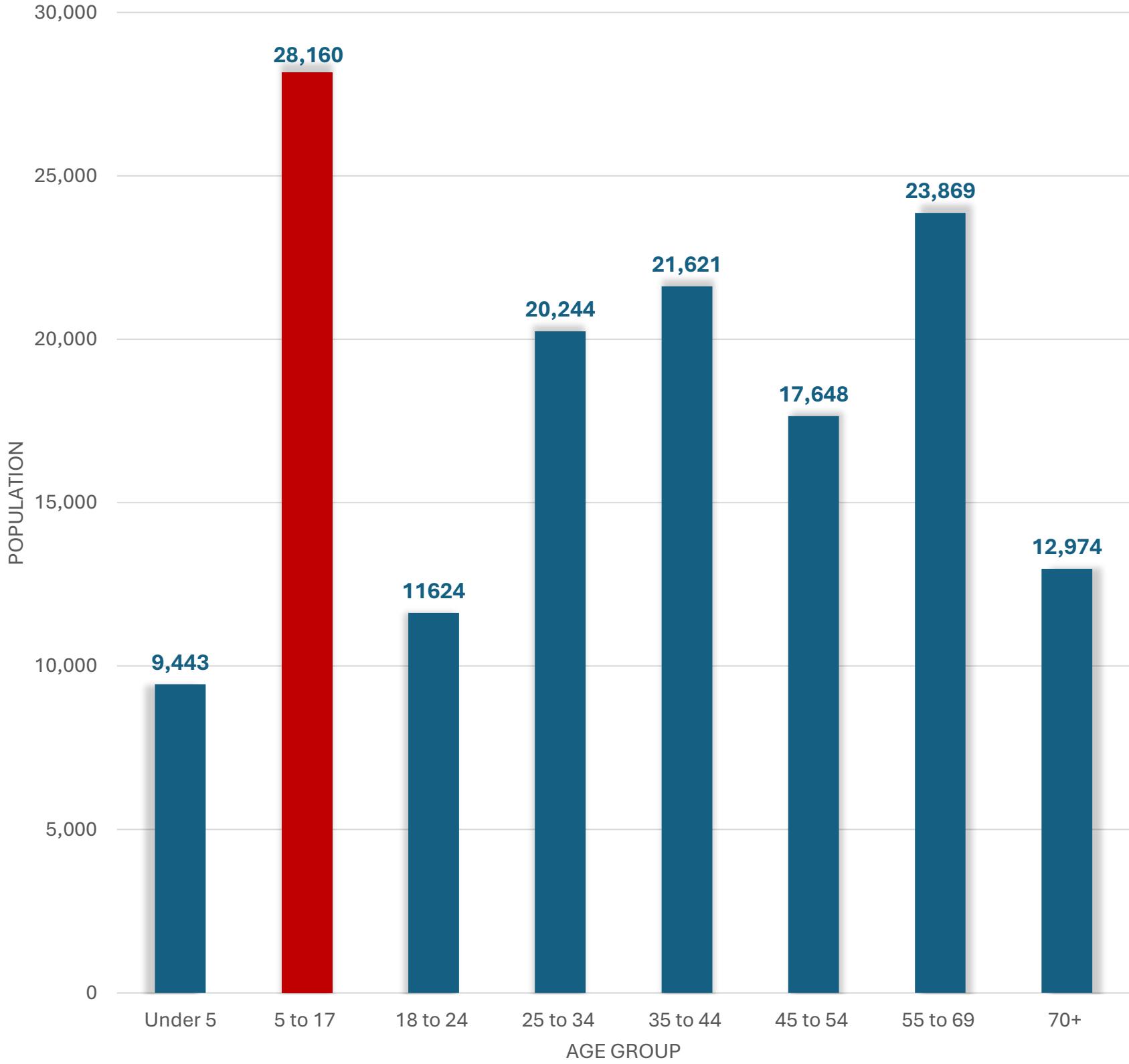


Livingston by Age (145,583 total population)

LIVINGSTON PARISH - POPULATION BY AGE

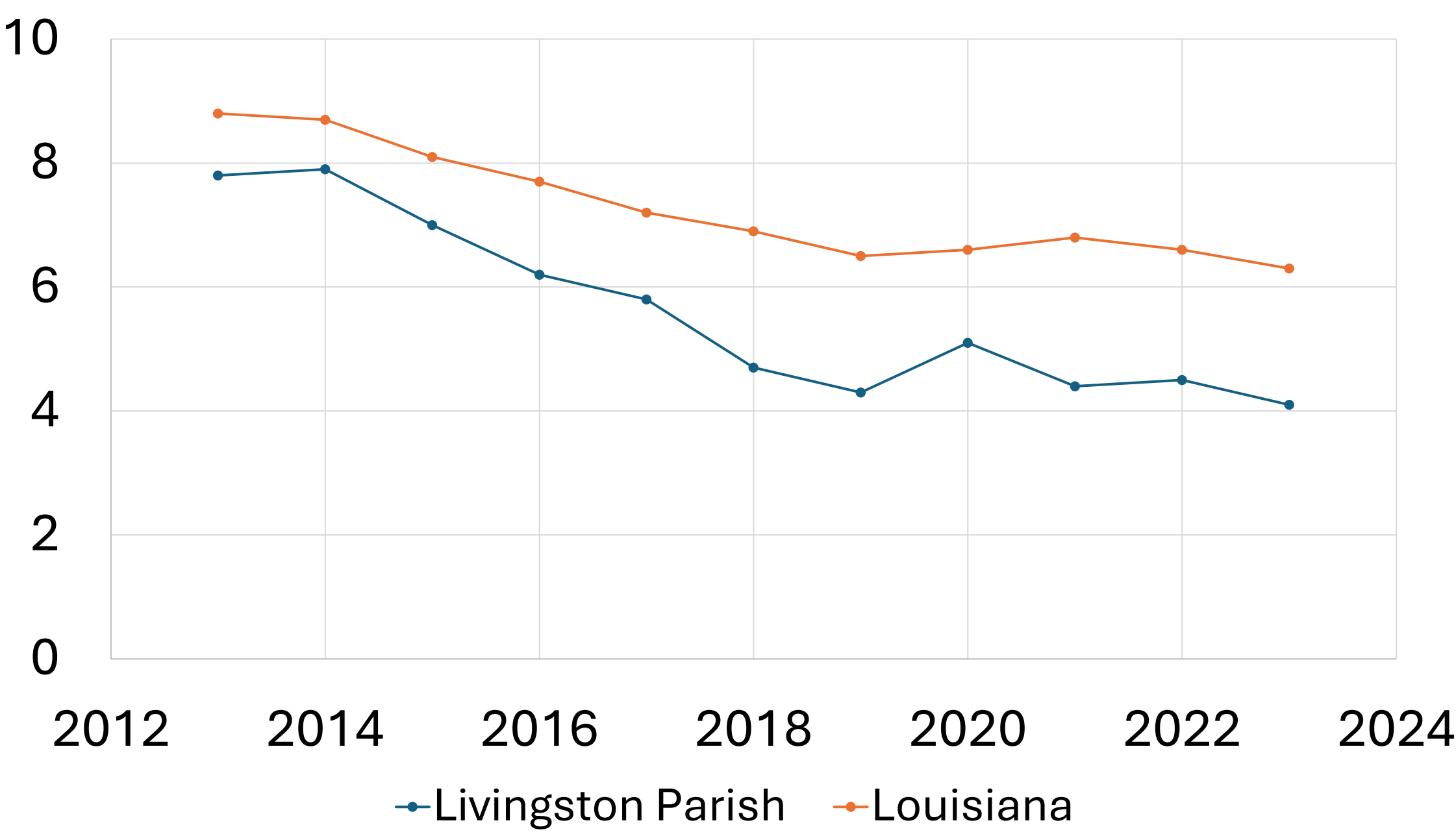


LIVINGSTON PARISH - POPULATION BY AGE

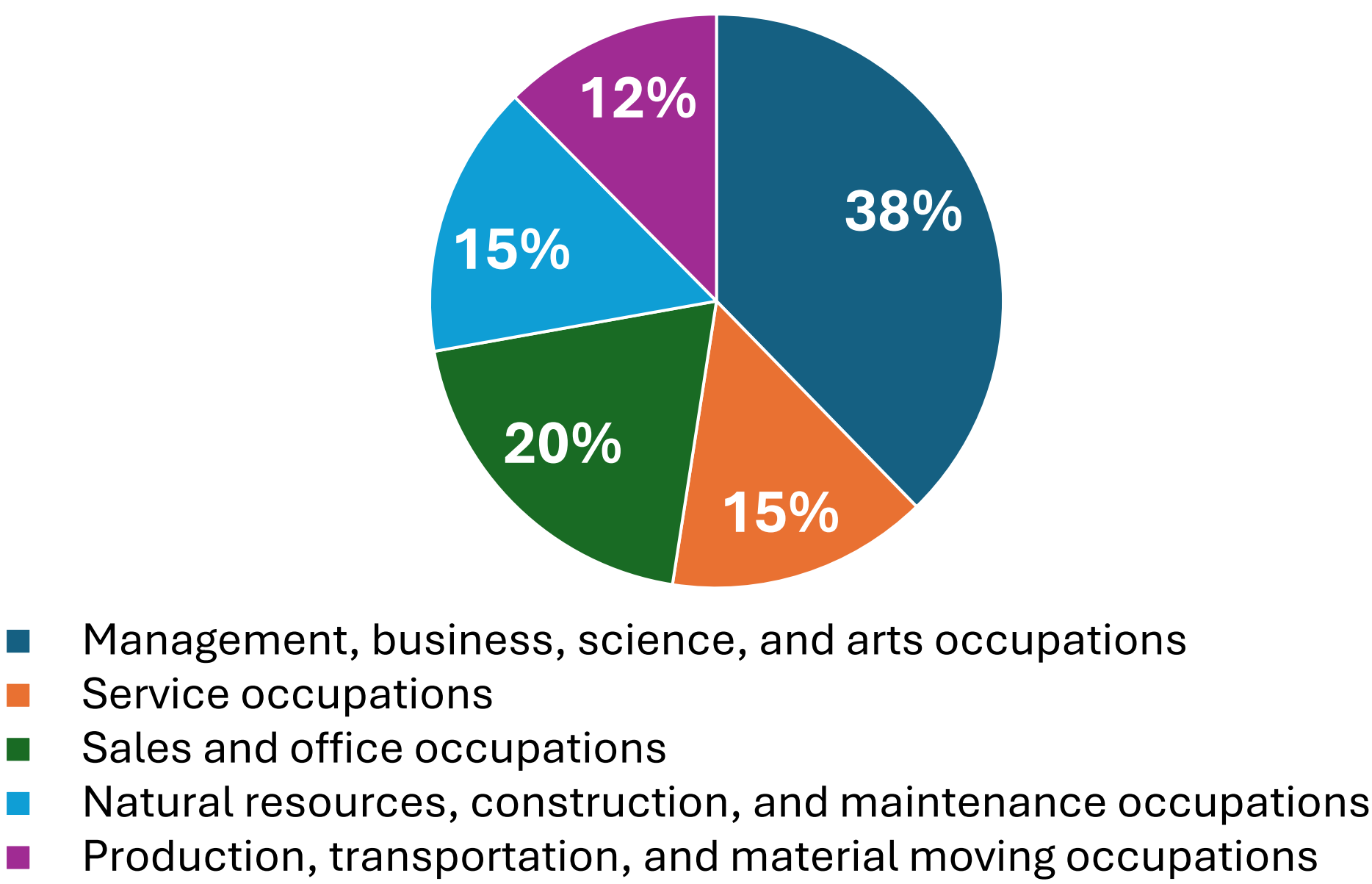


Employment

Unemployment Rate in Livingston Parish and Louisiana Between 2013 and 2023

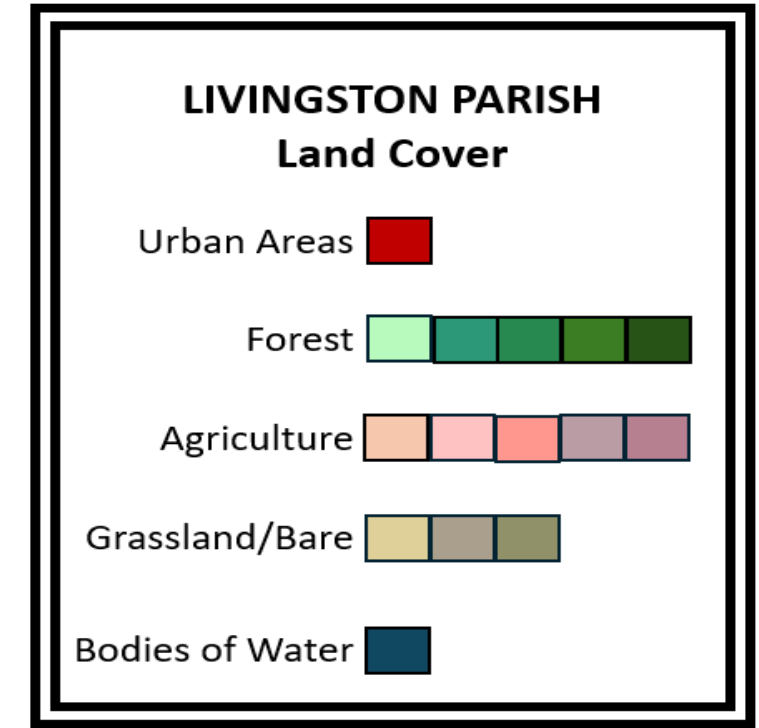


Percentage of Workers By Industry in Livingston Parish



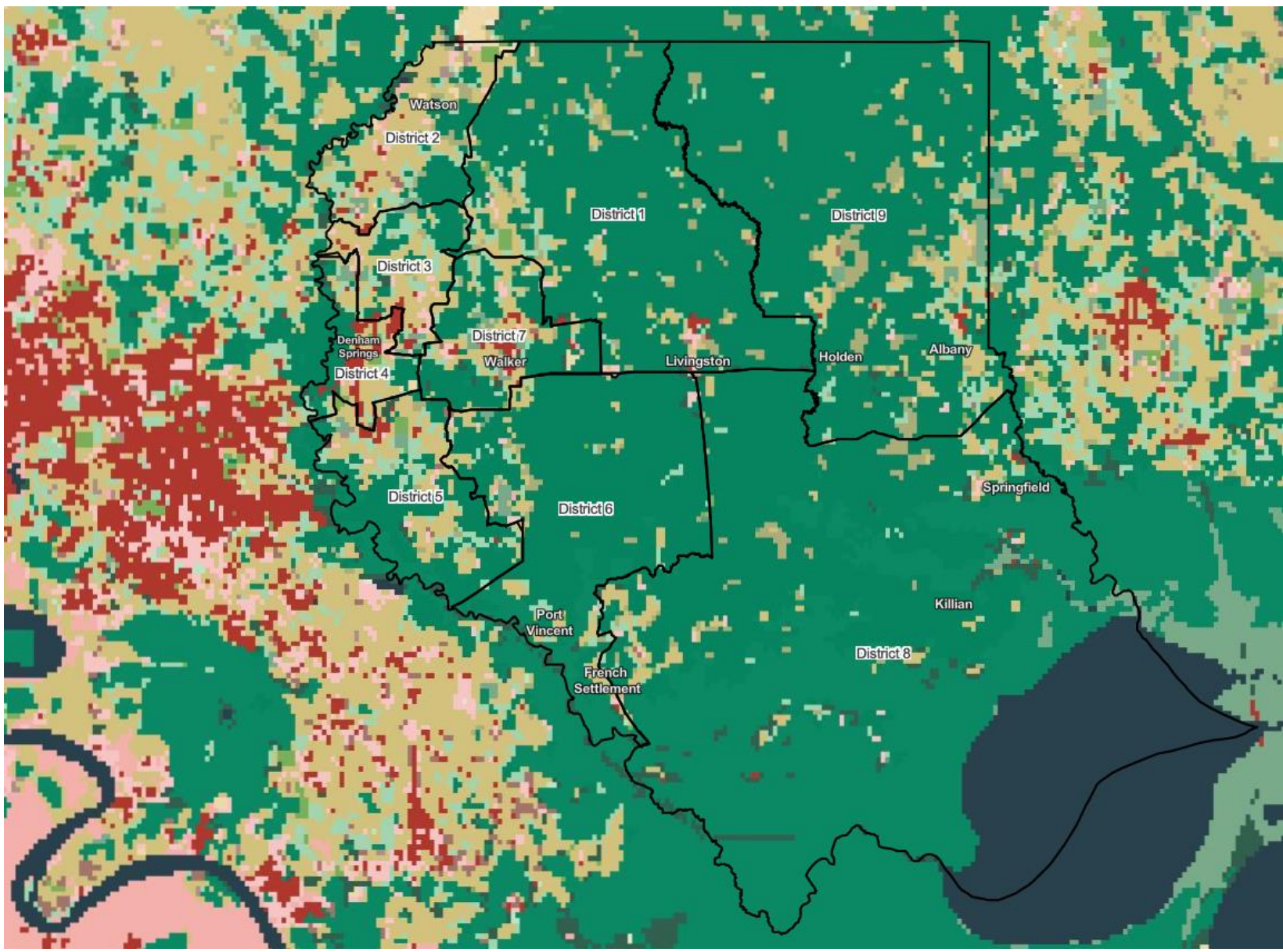
Existing Conditions in Livingston Parish

Land Cover

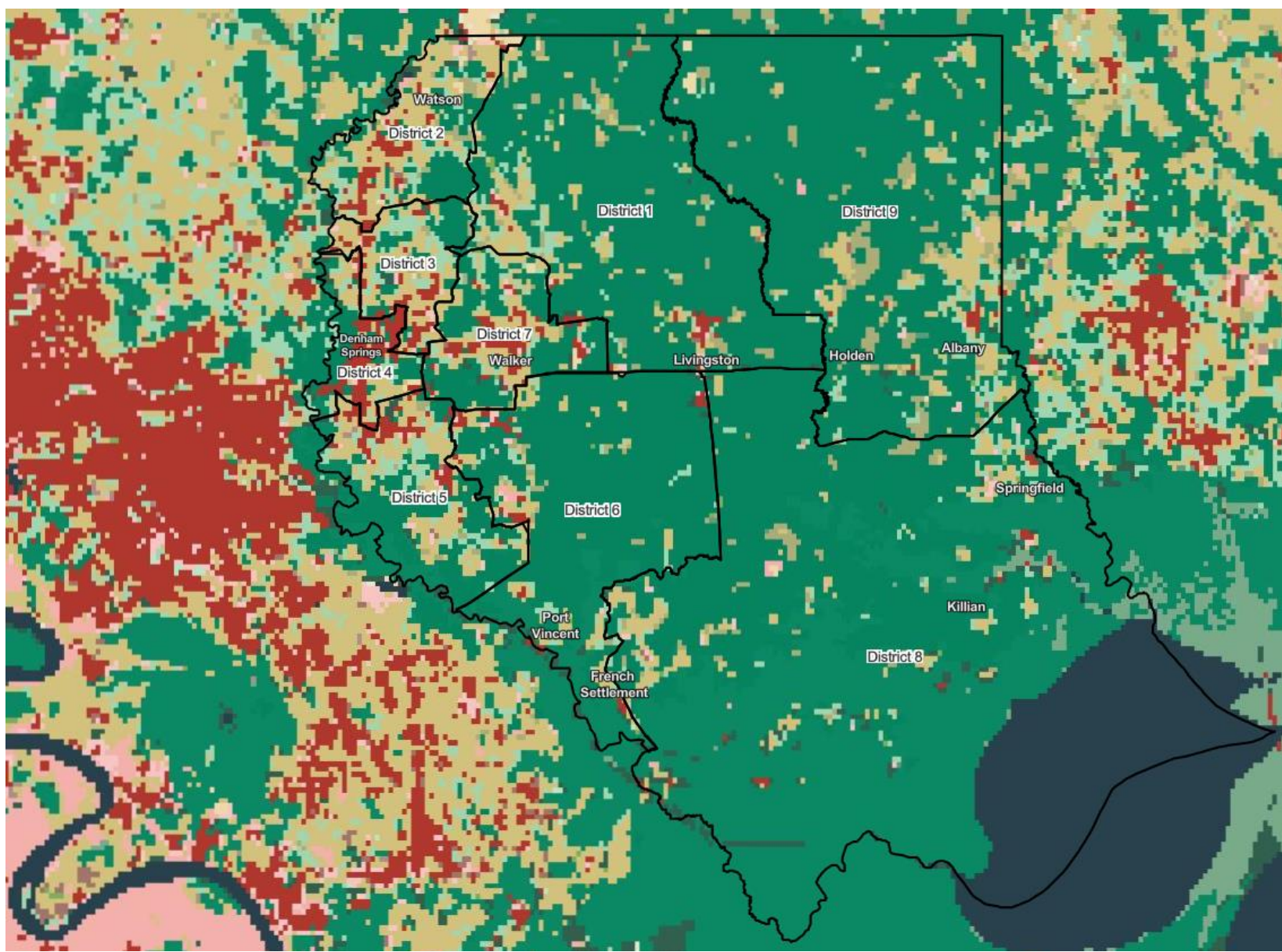


Most of the urban development over the last 20 years has occurred around municipal areas in the Parish.

2000



2020



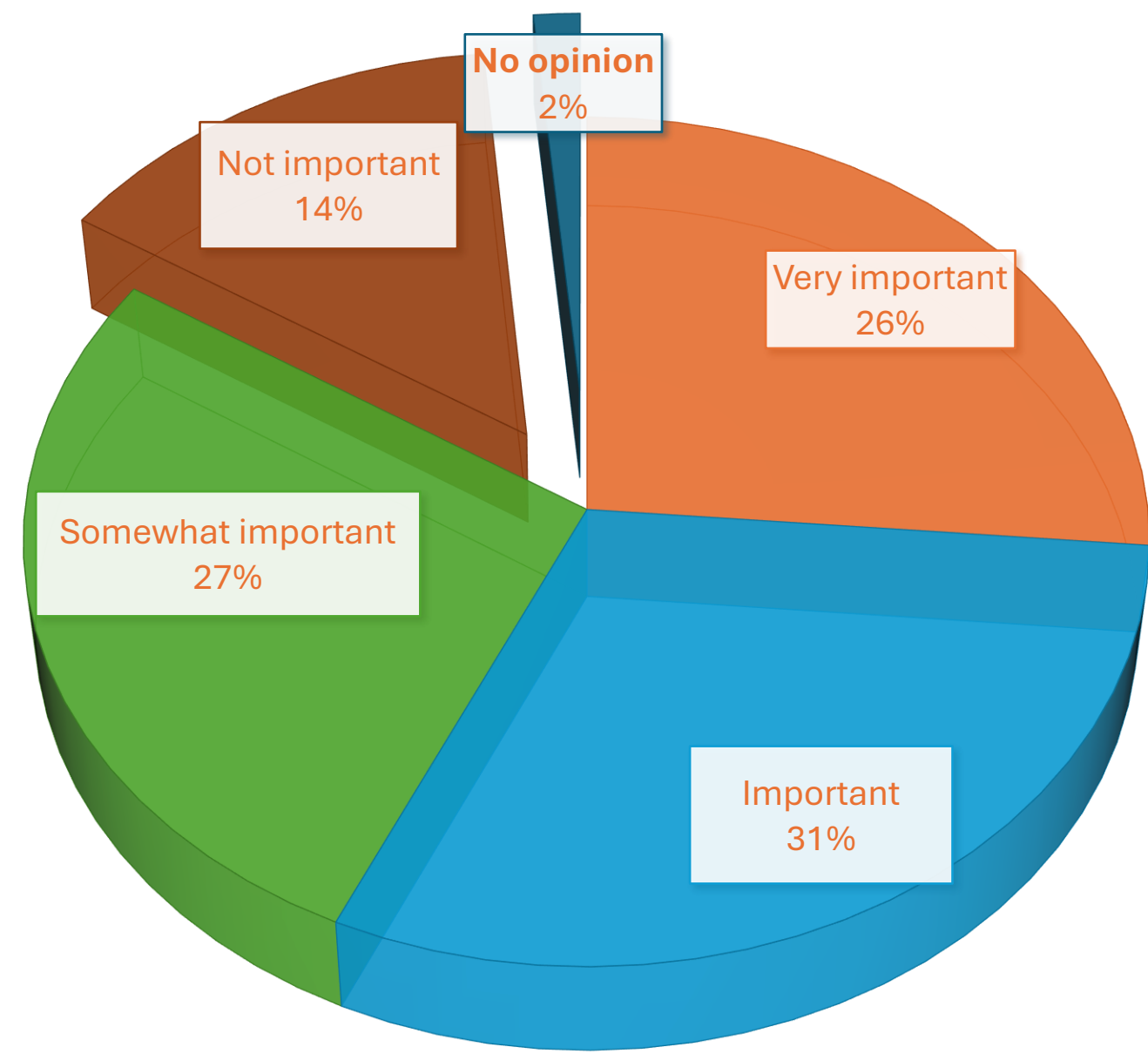
Master Plan Survey Summary – What are constituents saying?

(410 Respondents)

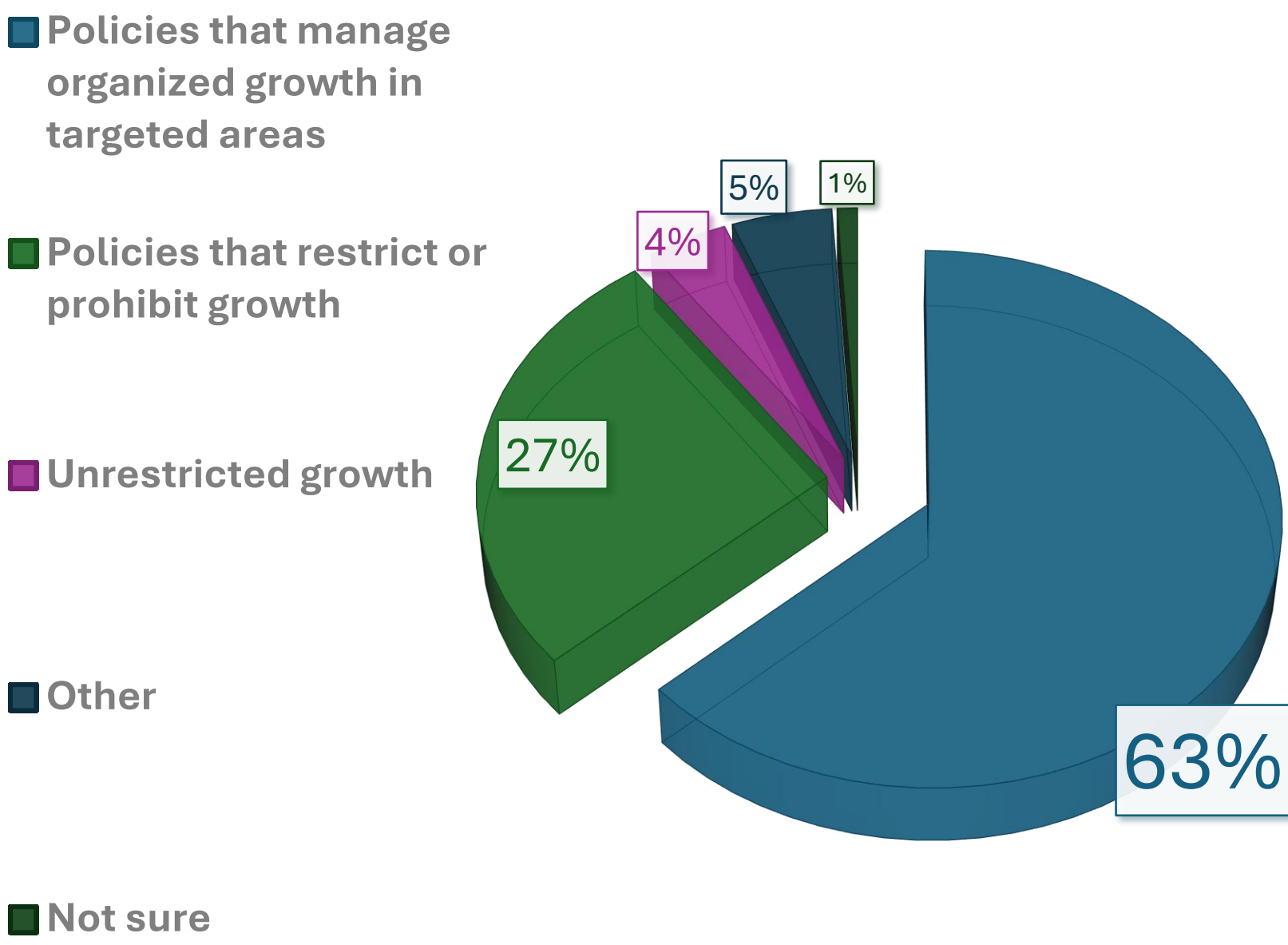
Respondents by Age								
Age Group	40-49	50-59	60-69	30-39	70+	22-29	18-21	Under 18
%	28.54	20.73	20.73	14.63	8.78	6.34	0.24	0
Count	117	85	85	60	36	26	1	0

Respondents by District											
District	Not Sure	5	2	8	6	3	1	7	9	4	Other
%	34.26	18.14	9.57	9.07	6.8	5.79	5.29	3.78	3.53	3.27	0.5
Count	136	72	38	36	27	23	21	15	14	13	2

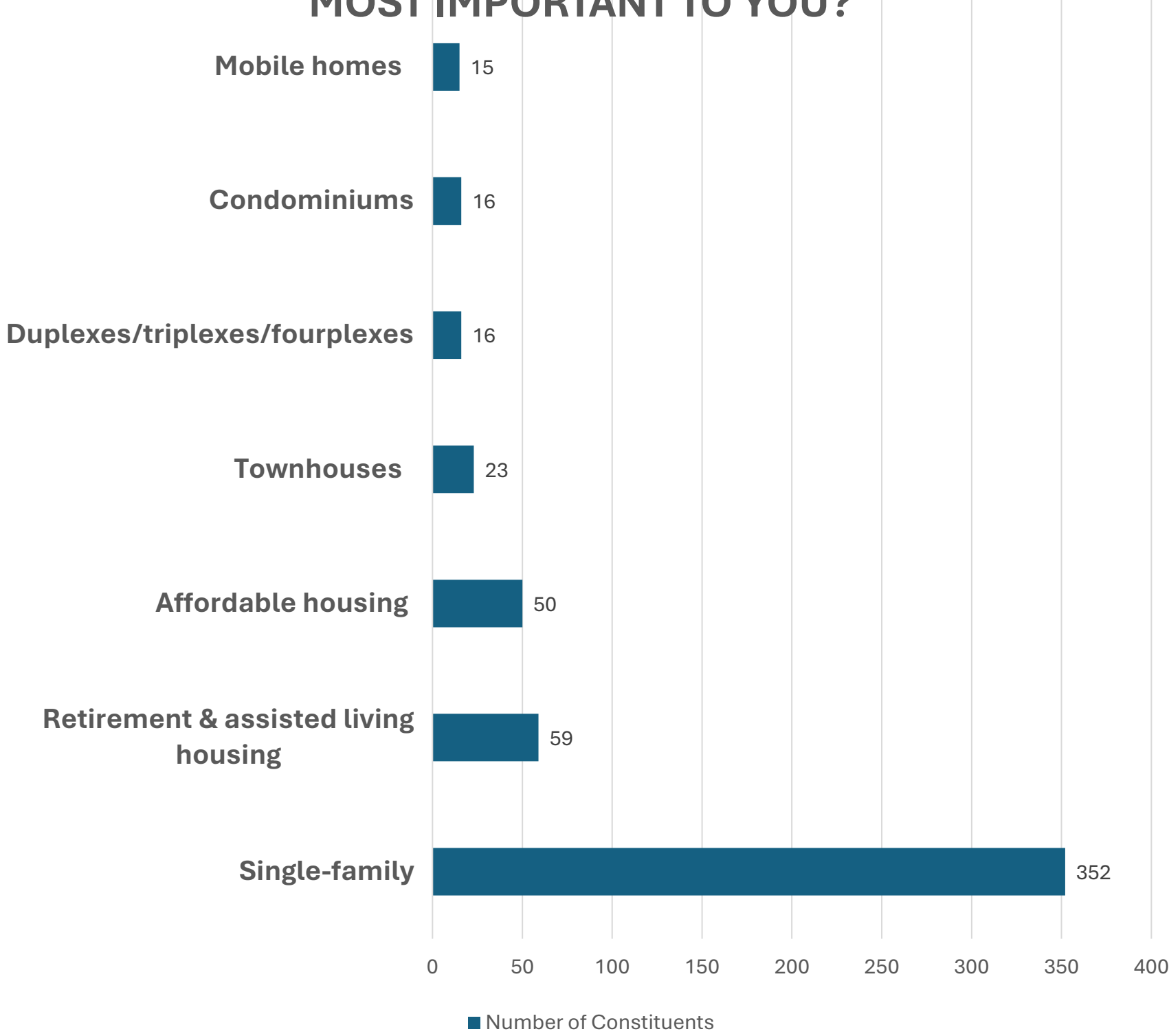
IMPORTANCE OF INCREASING THE AMOUNT OF PARK SPACE AND RECREATION OPTIONS IN LIVINGSTON PARISH



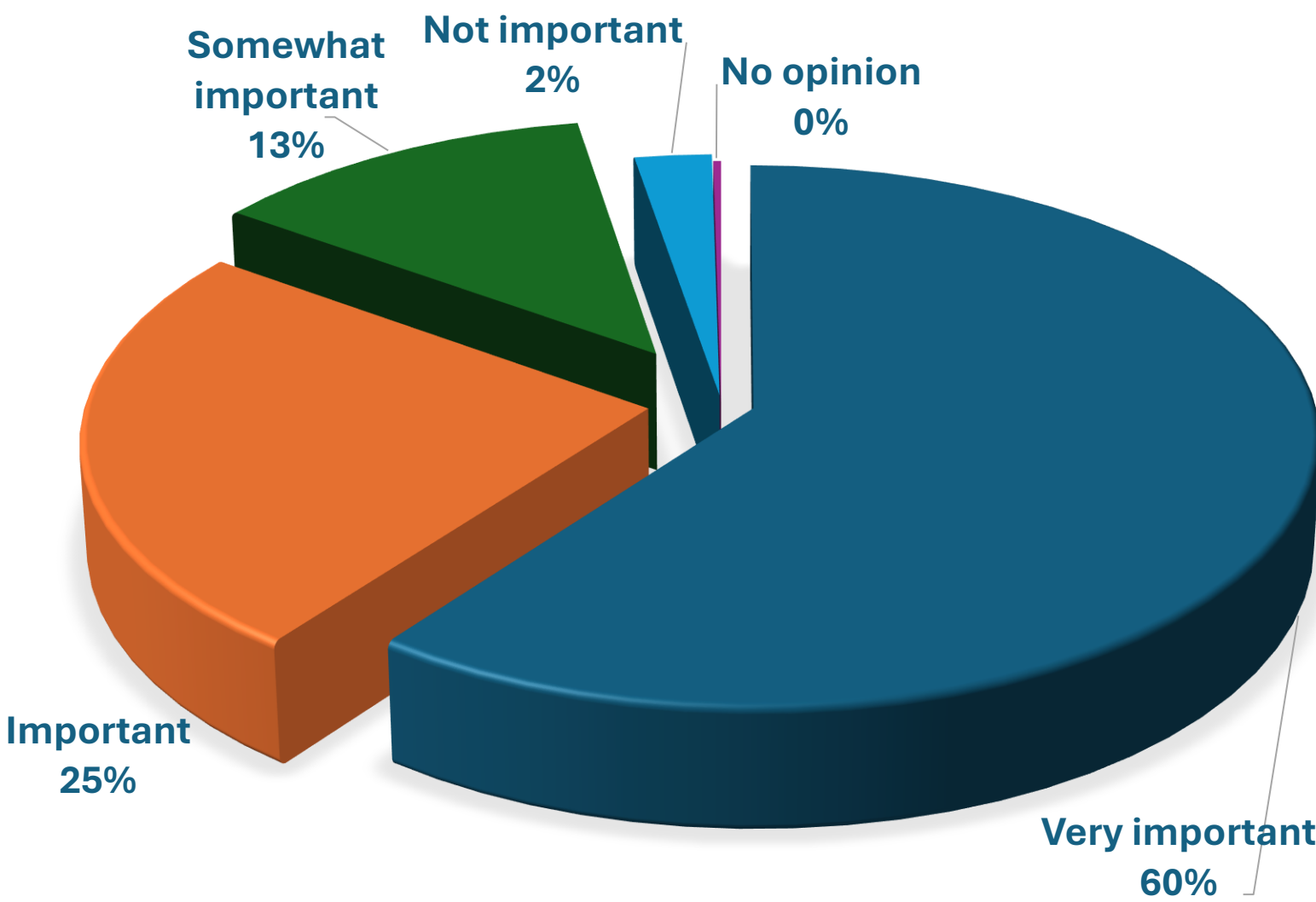
WHAT TYPES OF POLICIES SHOULD THE PARISH HAVE REGARDING GROWTH?



WHEN FUTURE DEVELOPMENT OCCURS IN THE PARISH, WHICH HOUSING TYPE(S) ARE MOST IMPORTANT TO YOU?



IMPORTANCE OF PROTECTING OPEN SPACE AND NATURAL RESOURCES IN LIVINGSTON PARISH








Housing in Livingston Parish

- Questions to guide:
- What do you think about the variety of housing types in Livingston Parish?
 - What kind of housing do you think the Parish needs more of?
 - Are we missing any housing types?

- Key Definitions
- **Housing Density:** The number of developed housing units allowed within a specific area of land
 - **Setbacks :** Required distances between the property lines and the edge of the buildable parcel, typically on the front, sides, and rear of a parcel.
 - **Zoning Districts:** Designated areas within the Parish with specific rules that regulate the types of housing and the density of which it can be built.

Housing Types in Livingston Parish								
Housing Types	Description	Picture	Maximum Density	Lot Width (Feet)	Setbacks (Feet)			Compatible Zoning Districts
					Front Yard	Rear Yard	Side Yard	
Agricultural/Rural Residential	Agricultural/rural residential housing is low density residential on 3 acre lots or greater, typically in an agricultural setting.		1 unit per 3 acres	160	25	20	7	Agricultural (AG)
Low Density Suburban Single Family Detached	This housing type refers to a building designed for and occupied by one family on a lot 1 acre, or greater.		1 unit per 1 acre	80	25	30	7	Rural Single Family (R-1) Single Family (R-1.5) (Inactive)
Medium Density Suburban Single Family Detached	This housing type refers to a building designed for and occupied by one family on a lot 1/4 acre, or greater.		4 units per 1 acre	60	25	20	6 to 7 feet depending on lot width	Single Family (R-2)
Single Family Attached	A residential dwelling unit that shares one or more common walls with adjacent units, typically in the form of townhouses, condominiums, or row houses.		Dependent on site master plan review with min. 2,000 sq. ft. per unit	60	25	20	6 to 7 feet depending on lot width	Multi-Family (Duplexes, Row Houses, and Townhomes) (R-4)
Garden Home	Garden homes are a single family detached housing type, typically on a smaller lot than a traditional suburban single detached home.		7 units per 1 acre	20	25	25	7	Garden Homes (R-3) (Inactive)
Mobile Home Park	Manufactured homes are built in a manufacturing plant and transported on a permanent chassis. This housing type can be placed in individual lots or in subdivision development lots.		7.5 units per 1 acre	Site specific	25	25	25	Manufactured Home Park (MHP)
Multi-Family	Multi-family dwellings may include both low-rise and high-rise buildings designed for high- density residential use.		Dependent on site master plan review with min. 2,000 sq. ft. per unit	Site specific	Site specific	Site specific	Site specific	Multi-Family Planned Unit Development (R-5)
Mixed-Use	Mixed-Use refers to single-family attached or multi-family housing in densely developed areas that support the integration of residential and commercial uses.		Dependent on site master plan review	75	Site specific	Site specific	Site specific	Mixed Use (MU)

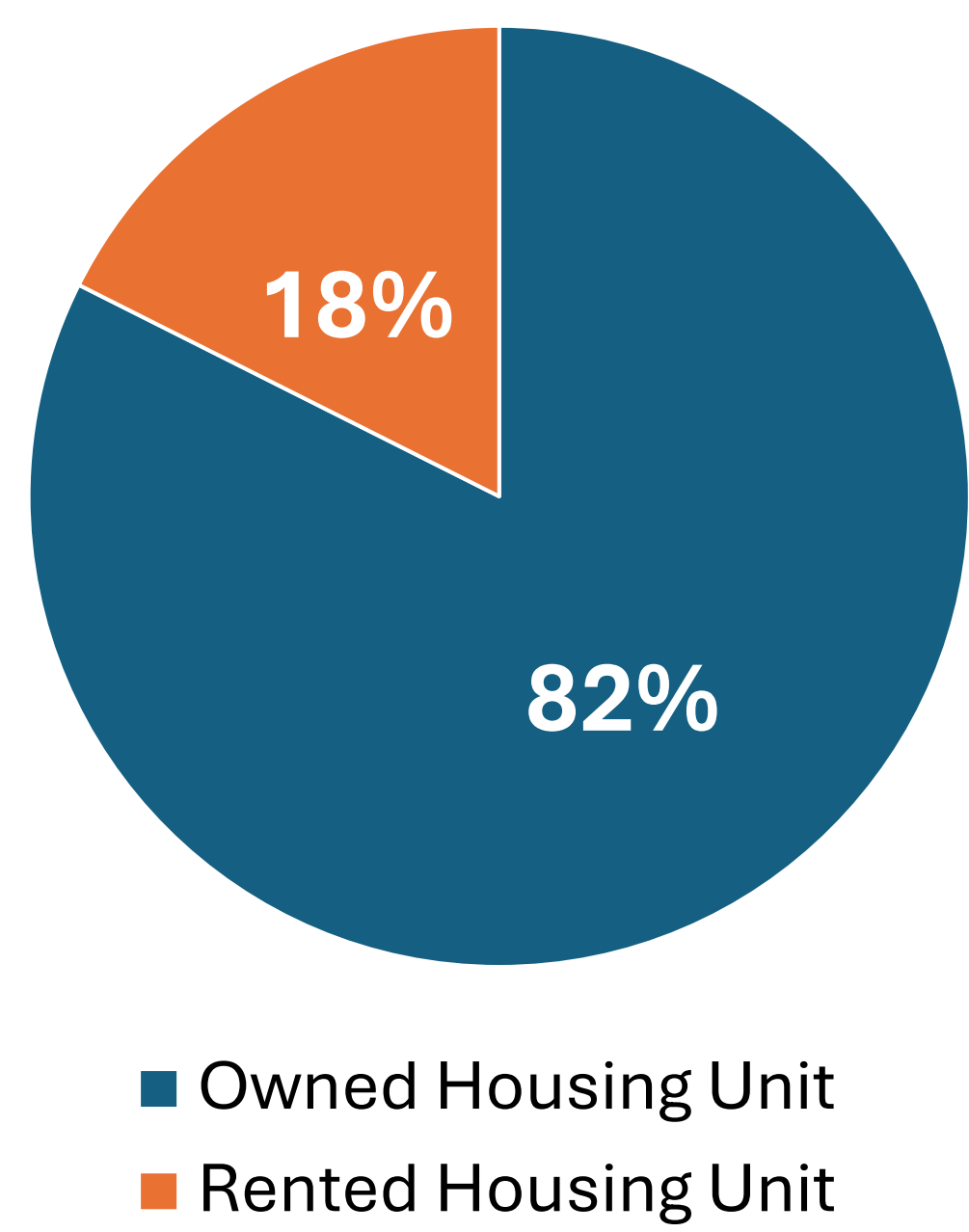
Housing Density From a Bird’s Eye View				
1 unit per 3 acre	1 unit per 1 acre	4 units per 1 acre	7 units per 1 acre	Multi-family
				

Housing Quantity in Livingston Parish

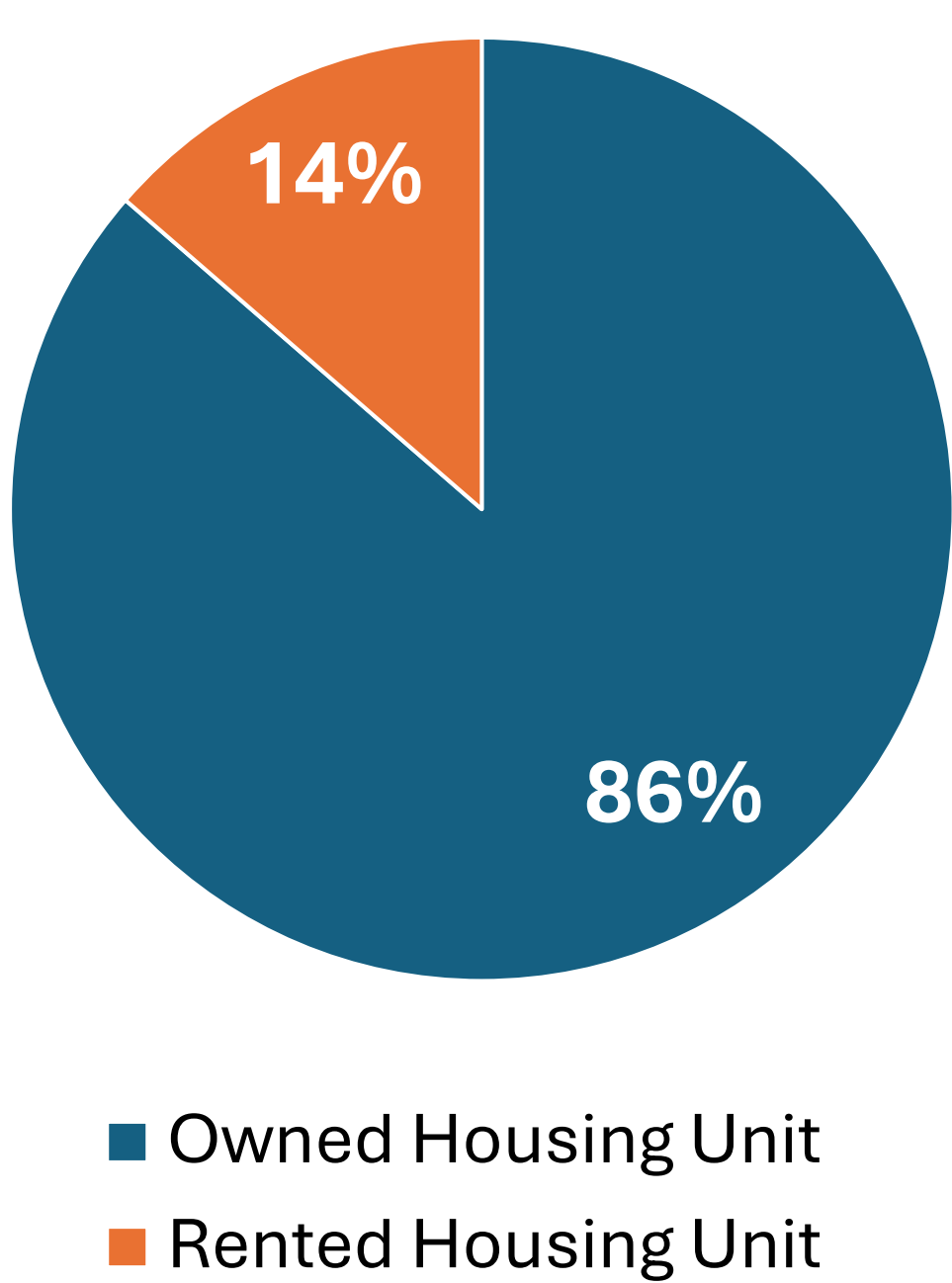
Understanding the existing housing supply is crucial as we work to build the Comprehensive Master Plan. Part of our purpose is to guide planning decisions that will be made in a way that promotes **logical**, **compatible**, and **quality developments**.

- Questions to guide:**
- Do you think there should be more opportunities to rent or own in the Parish?
 - Do you feel like there is enough housing in the Parish? Why or why not?

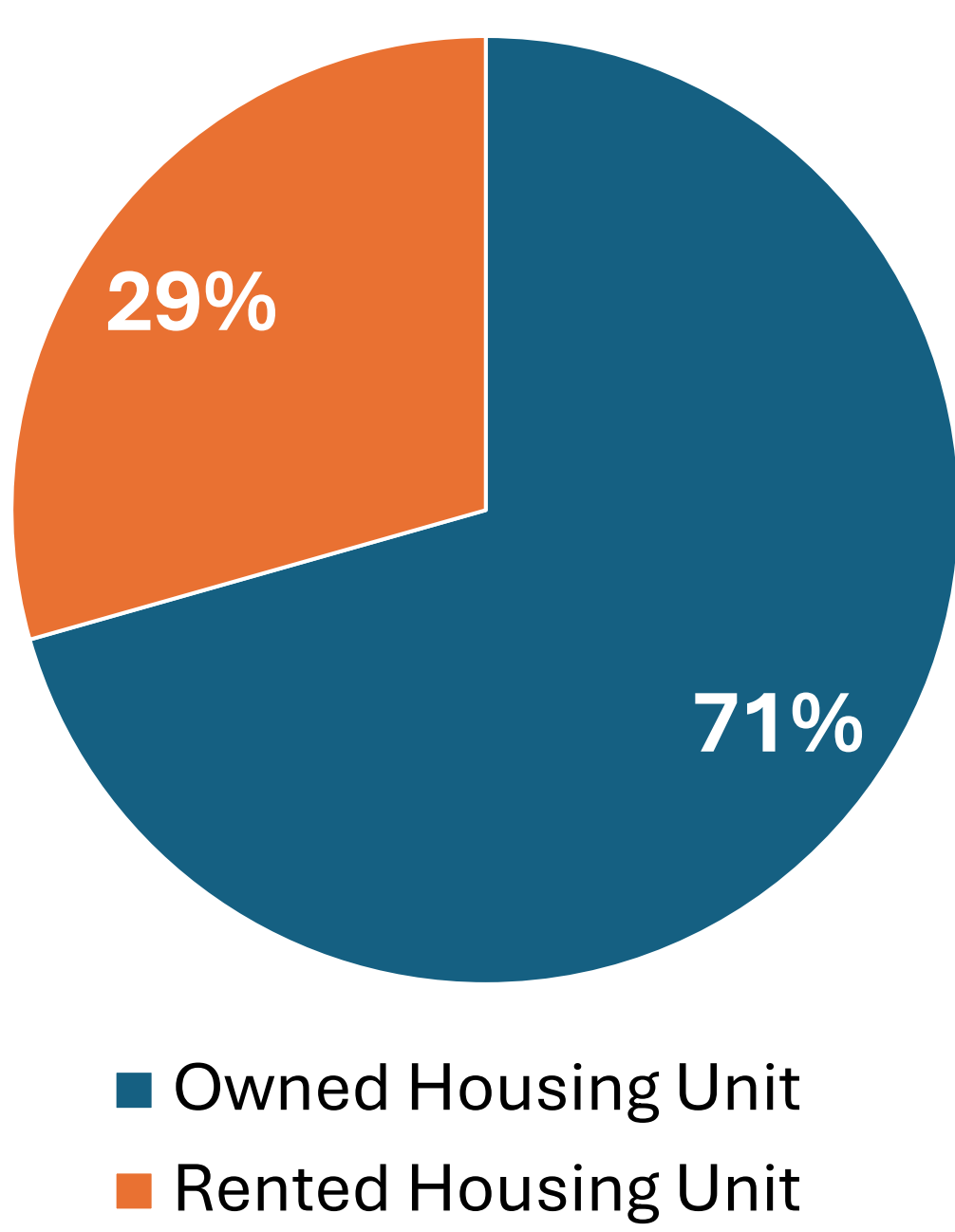
Livingston Parish: Percentage of Owner Vs. Renters in 2023



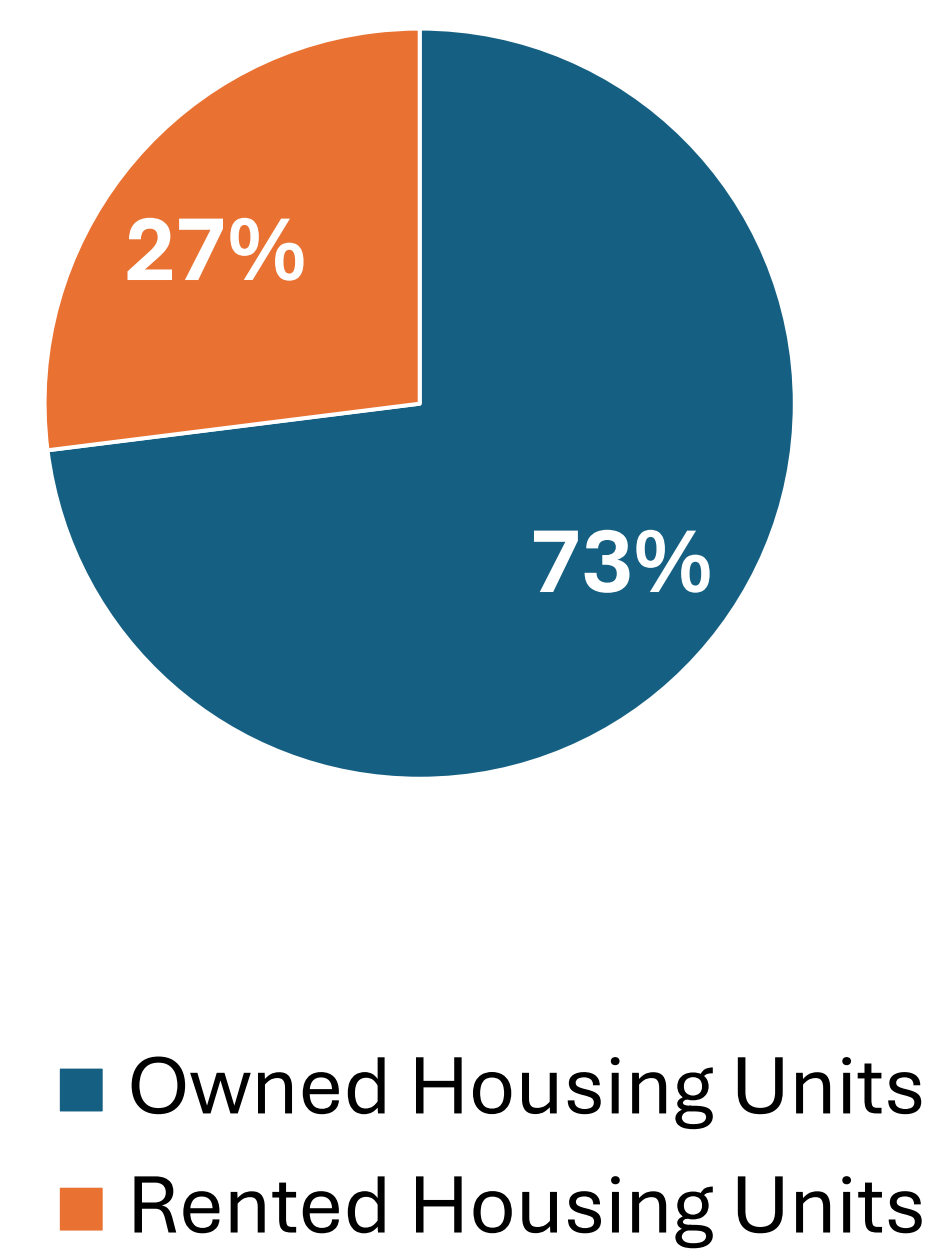
Ascension Parish Percentage of Owner Vs. Renters in 2023



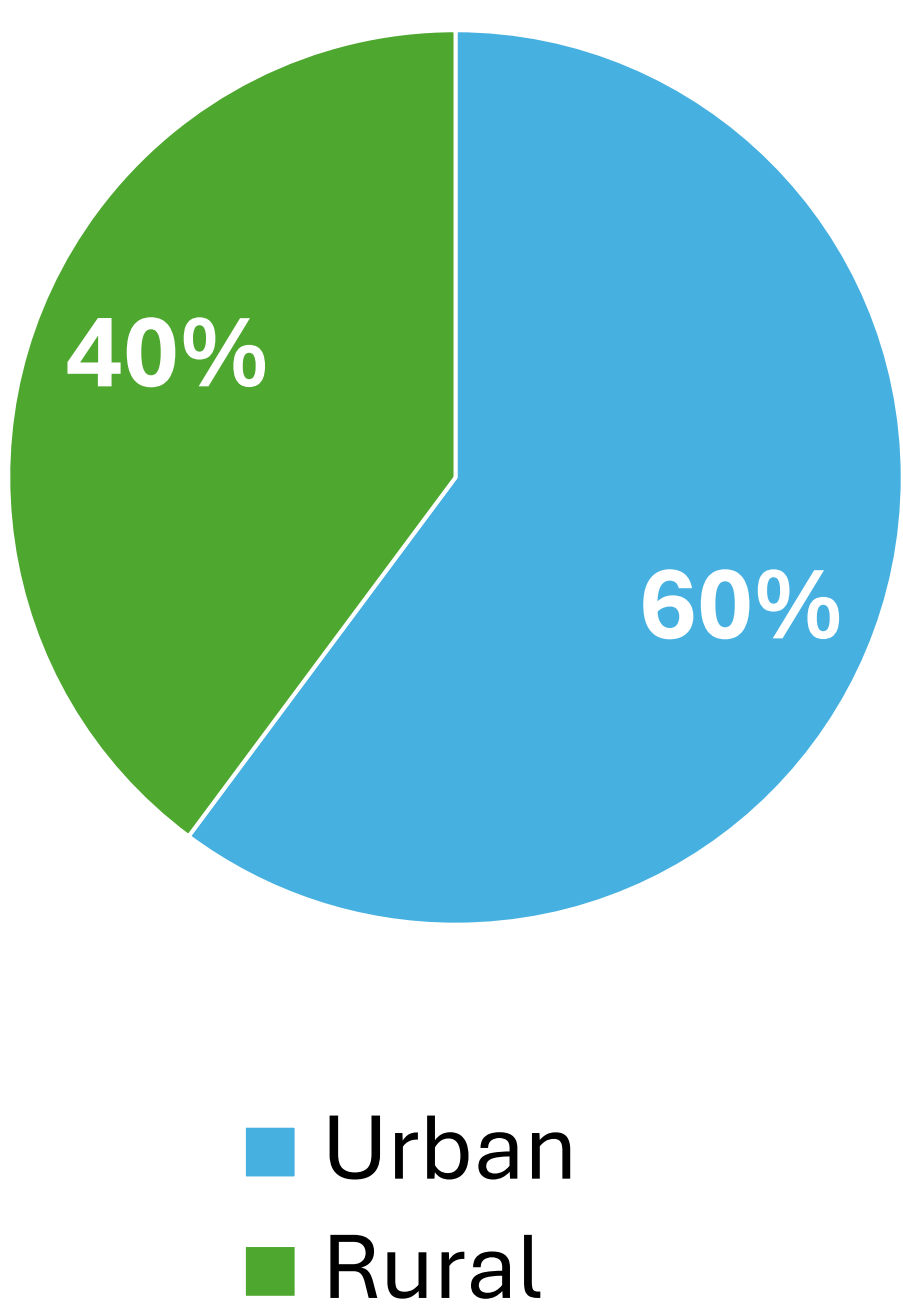
Louisiana Percentage of Owner Vs. Renters in 2023



Percentage of Owners Vs. Renters Among Movers Into Livingston Parish



Percentage of Housing in Urban Vs. Rural Livingston Parish (2020)



- Key Takeaways:**
- Livingston Parish has a higher percentage of owner- occupied housing units than the entire state of Louisiana, but a slightly lower percentage than Ascension Parish in 2023.
 - Of residents who moved into Livingston Parish in 2023, approximately 70% purchased a home.
 - 60% of the housing in Livingston Parish is located in urban areas
 - Of the zoning districts that allow residential use, the average acreage per parcel in each district ranges between 0.2 and 53 acres.

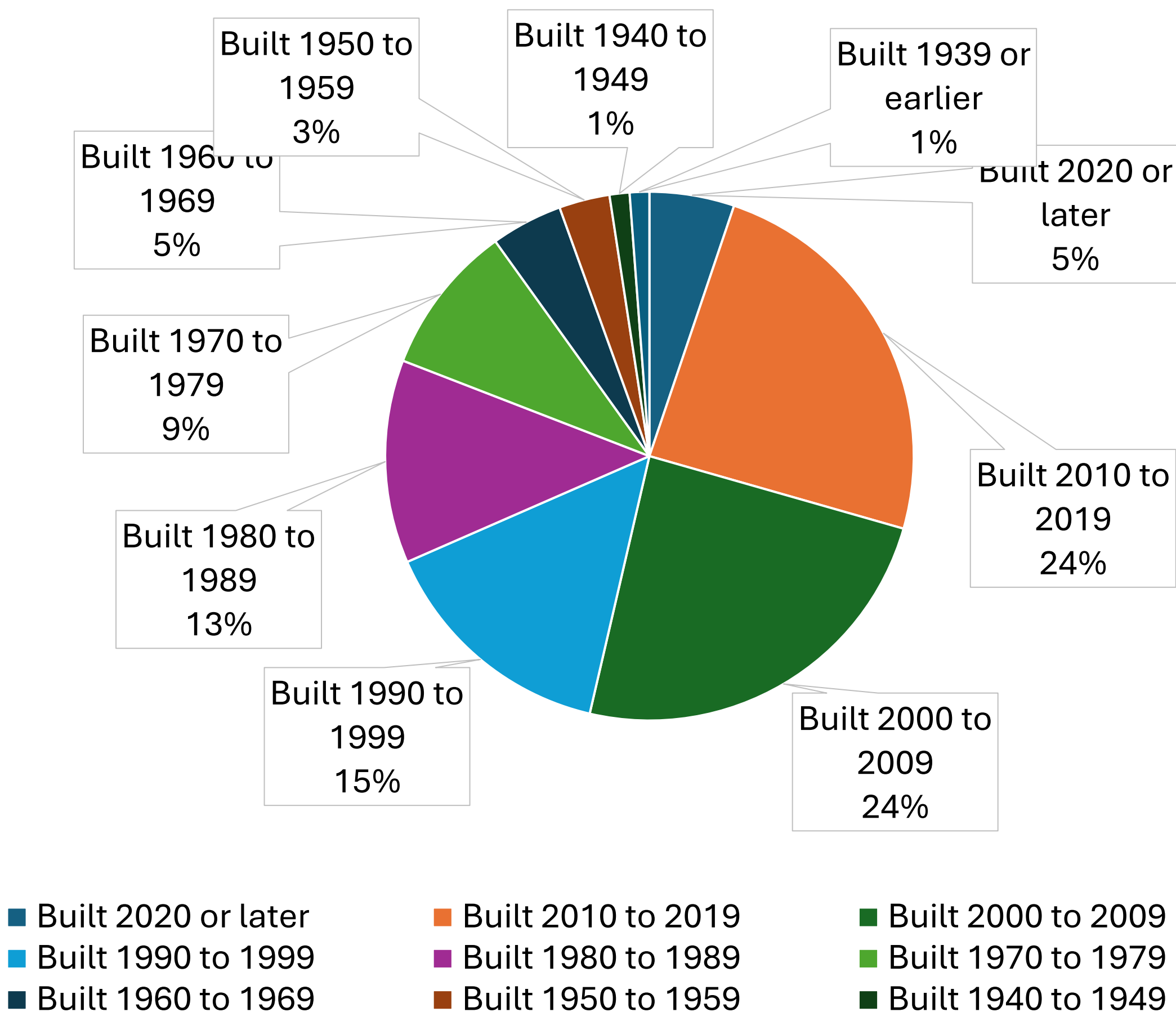
Residential Zoning District	Number of Parcels	Average Acreage Per Parcel
(AG) Agriculture	4,445	53
(RR) Riverfront Residential	5,123	1
(R-1) Rural Single Family Residential	22,639	3
(R-1.5) Single Family Residential (Inactive)	2,435	4
(R-2) Single Family Residential	26,550	0.6
(R-3) Garden Homes Residential (Inactive)	1,537	0.2
(R-4) Multi-Family Residential (Duplexes and Townhomes)	594	1
(R-5) Multi-Family Planned Unit Development (PUD)	109	1.6
(MHP) Manufactured Home Park	2327	0.5

Housing Characteristics in Livingston Parish

Understanding the existing housing supply is crucial as we work to build the Comprehensive Master Plan. Part of our purpose is to guide planning decisions that will be made in a way that promotes **logical**, **compatible**, and **quality developments**.

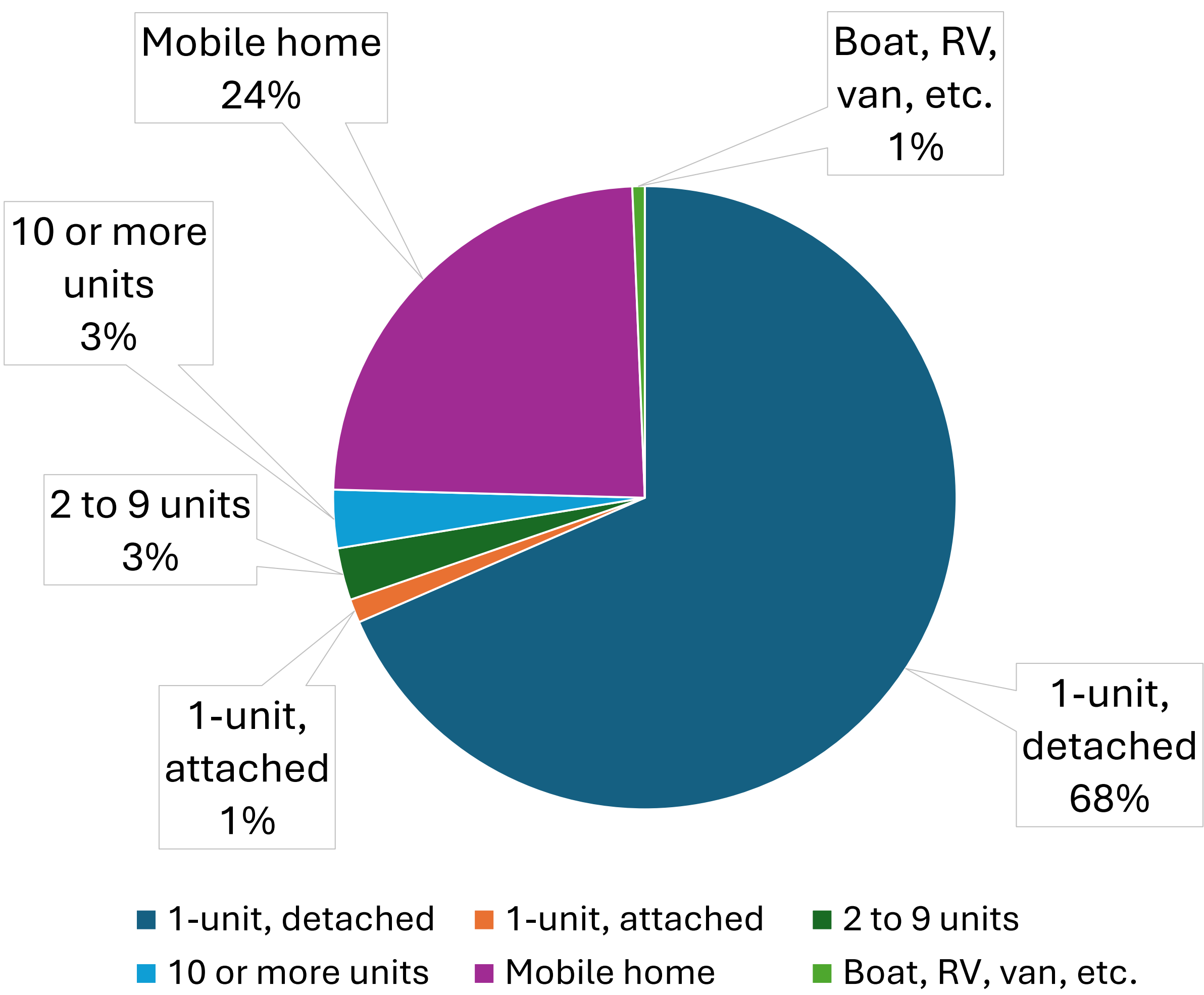
- Questions to guide:**
- What types of housing does Livingston Parish need more of?
 - What kinds of qualities should future Livingston Parish housing have?

Percent of Housing Units by Year Built in Livingston Parish in 2023



- Since 2000, 55% of the Parish housing has been built in the last 25 years.
- Less than 20% of Parish housing was built prior to 1980.

Percentage of Existing Housing Units by Type in Livingston Parish in 2023



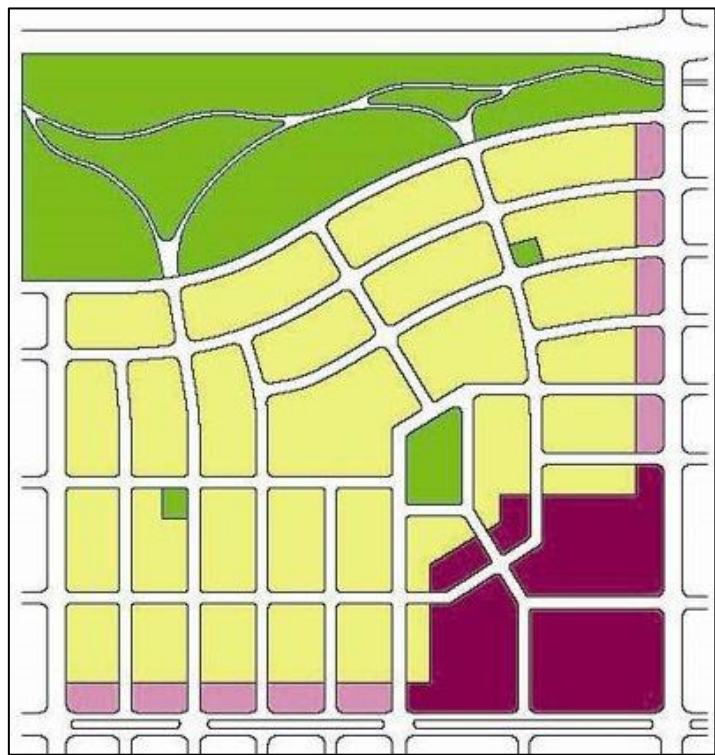
- Over 90% of housing units in the Parish are either single-family detached or mobile homes.
- Less than 10% of housing units in the Parish are apartments, duplexes, or townhomes.

Land Use in Livingston Parish

Land use planning starts with a **framework**. To establish a Livingston Parish framework, we start with **community building blocks**. Part of our purpose is to guide planning decisions that will be made in a way that promotes **logical, compatible, and quality developments**.

What are Community Building Blocks?

- **Describe:**
 - General development pattern for a particular area
 - Character and future development or preservation
- **These are the building blocks of a well-designed, cohesive community**
 - Open Space
 - Neighborhoods
 - Activity Centers
 - Corridors
 - Rural Communities



Livingston Parish Context	Community Framework Elements	Preliminary Anticipated Land Uses
Developed/ Developing Areas	Activity Centers and Corridors	Office
		Civic
		Light Industrial
		Heavy Industrial
		Commercial/Mixed Use
	Neighborhoods	Single-Family
		Multi-Family
	Open Space	Parks and Recreation
Rural (Not Developed/ Not Developing Areas)	Rural	Rural Residential
		Forestry, Agriculture
		Open Area
		Environmental Preserve

Developed/Developing Livingston Parish

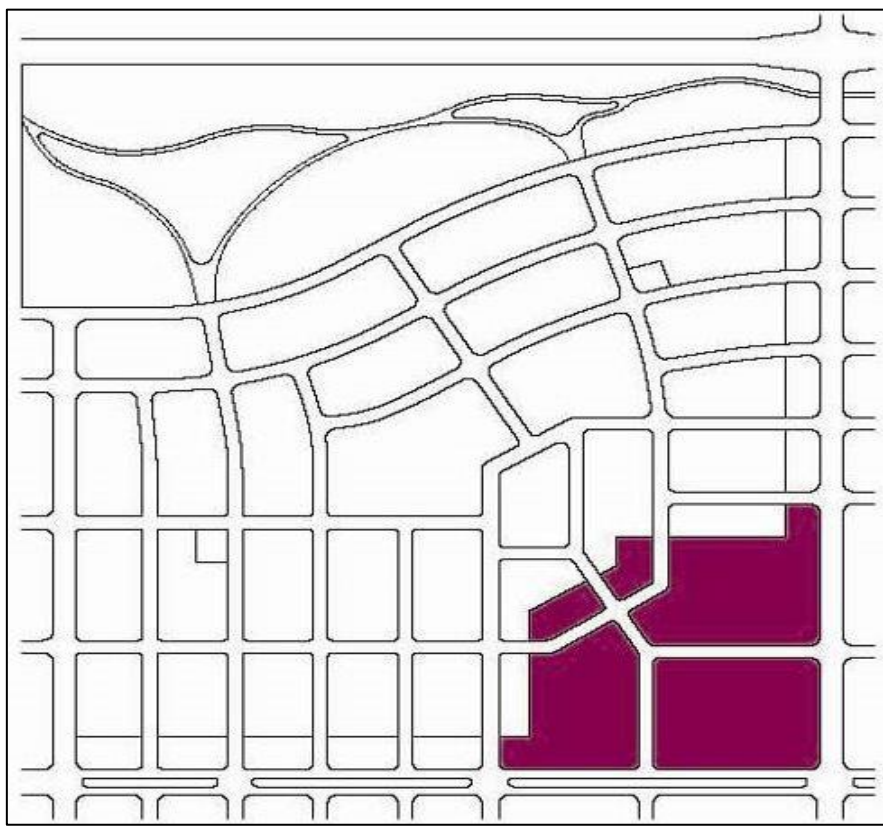
Open Space



Generally:

- Parks
- Floodplain
- Greenspace
- **Intent:** No/limited development

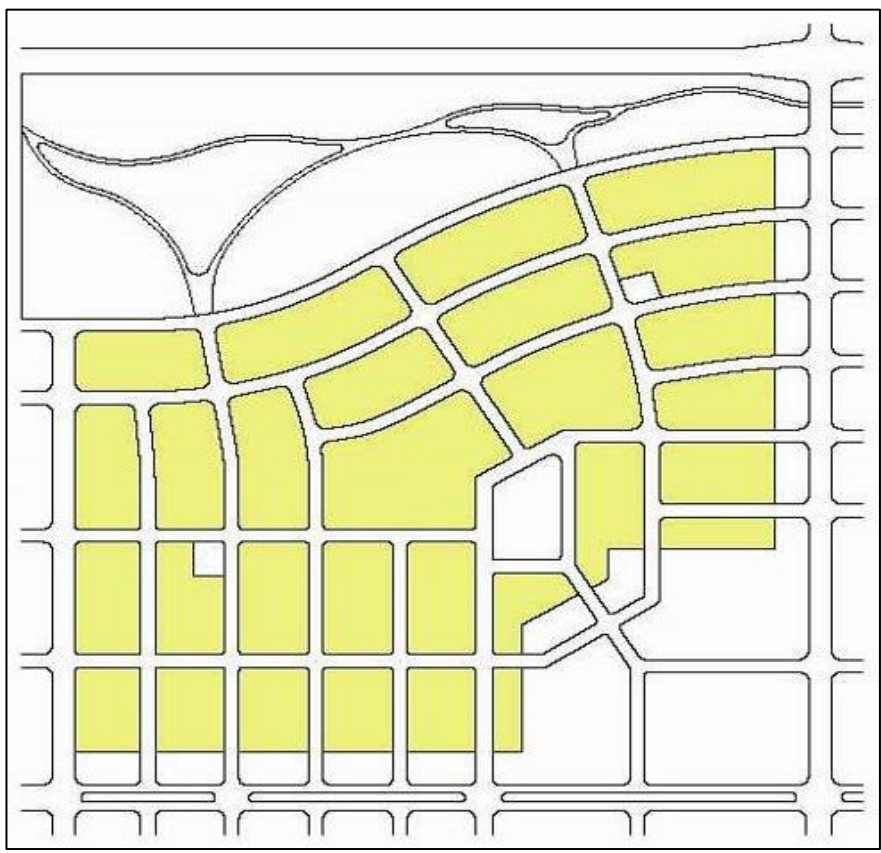
Activity Centers



Generally:

- Retail, civic/public, office/business, mixed-use, etc.
- Highest intensity of activity
- **Intent:** Concentrate various uses and mixed-use development

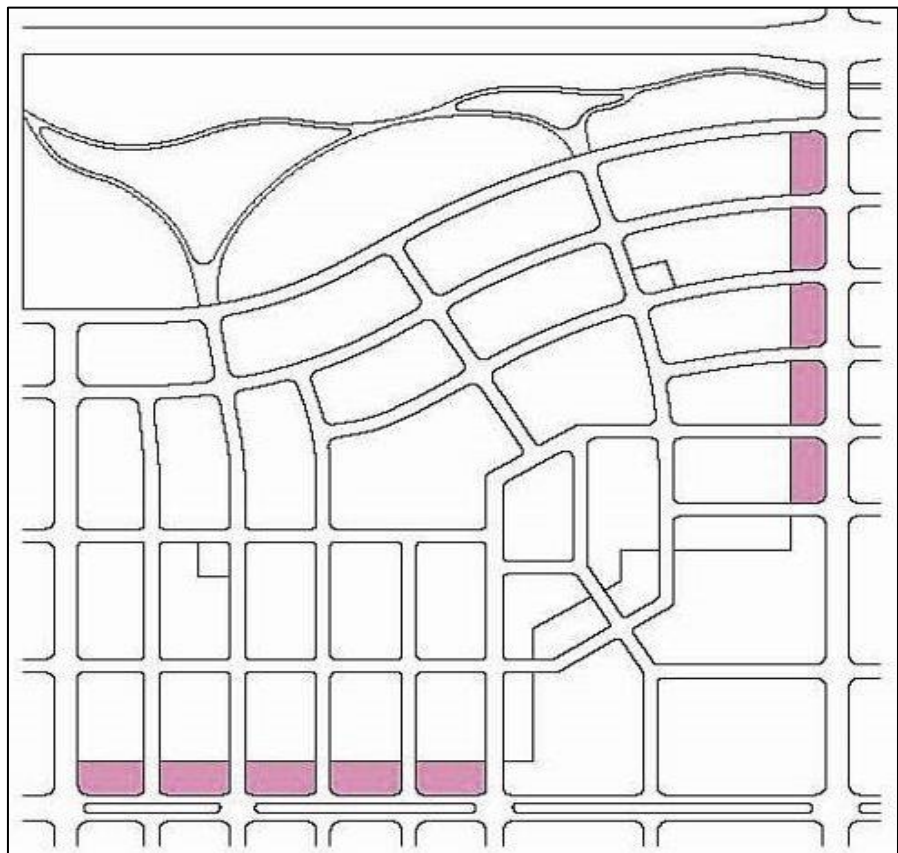
Neighborhoods



Generally:

- Existing neighborhoods
- Areas suitable for new housing development
- **Intent:** Protect established neighborhoods; develop new construction at suburban densities

Corridors



Generally:

- Commercial/business use
- Links activity centers and neighborhoods
- Primarily transportation corridor
- **Intent:** Function as thoroughway or destination, depending on land use

Rural Livingston Parish

Rural Livingston Parish generally has the following uses:

- Very low-density residential
- Forestry management and agricultural activities
- Open space and nature preserves
- Marshes and wetlands

Questions to guide:

- Where should rural areas be preserved?
- What are your thoughts on the community building blocks in Livingston Parish?
- What kinds of community building blocks do you think Livingston Parish needs more of?

