



**CITY OF HAMMOND  
ORDINANCE No. \_\_\_\_\_**

**An Ordinance to Amend the Hammond Unified Development Code  
Regarding Multi-Family Developments**

**BE IT ORDAINED** by the City Council of Hammond, Louisiana, that the Hammond Unified Development Code, be amended as follows:

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1- Changing the definition of multi-family. Appendix A, page A-52 shall be revised to read as follows:

**“Multi-Family Development-** a development of more than four (4) residential units whether comprised of single-family homes, duplexes or other multi-family dwellings.

**“Large Multi-Family Development-** a development of more than fifty (50) units.”

2- Changing the gross density/max units. UDC section 6.3.1 shall be revised to read as follows:

“For apartments the gross density (maximum units per acre) is 12 (page 6-29).

3. Requiring all waivers and variances of the requirements of floodways and floodplains requirements be approved by the City Council. The following sections of the UDC are amended to include the following:

Section 12.1.3 (D) Variance procedures shall be revised to read as follows:

**“D. Variance procedures.**

- (1) The Hammond City Council shall hear and make a final decision on approval of requests for variances from the requirements of this chapter.
- (2) The Hammond City Council shall render its decision considering the recommendation of the floodplain administrator and the Planning and Zoning Commission.
- (3) Any person or persons aggrieved by the decision of the Hammond City Council may appeal such decision in the courts of competent jurisdiction.
- (4) The floodplain administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- (5) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this chapter.
- (6) Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (½) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood elevation, providing the relevant factors in Paragraph 12.1.3 C(2) have been fully considered. As the lot size increases beyond the one-half (½) acre, the technical justification required for issuing the variance increases.
- (7) Upon consideration of the factors noted above and the intent of this chapter, the Hammond City Council may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this chapter (Sub-Section 12.1.1 C).
- (8) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (9) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.”

Section 12.2.1 (B) **Waivers** shall be revised to read as follows (changes in underline and strike through text):

**B. Waivers:** Developers may request a waiver of the Drainage Impact Study to the Planning Commission. If such a request is granted, the Planning Commission will forward its recommendation to the Hammond City Council for a final decision on approval of the waiver. A copy of the waiver authorization shall be forwarded to the City Planner, and no detailed Drainage Impact Study shall be required for the development. A waiver must be requested in writing and contain sufficient information regarding the specific details of the proposed development. A waiver shall be considered for approval provided:

...

4. Change 12.2.1 Drainage Impact Study revised to read as follows: (changes in strike through text):

...

(2) Watershed Map: Delineate drainage boundaries; indicate the acreage of overall watershed and sub-drainage areas; and show slope of basins, and peak runoff rate(s) for the 10 year, 25 year, and 500 year design storm at entry and exit points of the development. The watershed map should indicate the location of existing channels, ditches, natural drains, proposed major drainage structures, channel realignments, and cross section locations. The latest U.S.G.S. seven and one-half (7½) minute quadrangle map or better at scale of one inch equals five hundred feet (1:500) or less may be used as the base for the watershed map.

(3) Hydrologic Design:

(a) The Drainage Impact Study shall indicate existing condition (pre-development) peak flow rate(s) for the 10 year, 25 year, and 500 year rainfall events.

(b) The Drainage Impact Study shall indicate future condition (post-development) peak flow rate(s) for the 10 year, 25 year, and 500 year rainfall events.

(c) Design for stormwater appurtenances, including ponds, collection system inlets and pipes, and retention/detention ponds shall be based on the 500 year event.

(d) Utilize generally accepted software for modeling of watershed(s).

(e) Acquire (by survey field work or detailed GIS/LIDAR mapping) adequate topographic information to confirm drainage patterns and watershed boundaries. (f) Utilize NOAA Atlas 14, Volume 9, Version 2.0, to ascertain two (2) hour rainfall intensities for the 10 year, 25 year, and 500 year rainfall events.

(g) Utilize Best Management Practices to retain on-site all rainfall volume created by the post-development analysis in excess of the pre-development rainfall volume for a 500 year – 2 hour rainfall event.

(h) Verify the discharge from the development to the receiving stream does not exceed predevelopment peak flow.

(i) In the case of open-ditch subdivision, driveway pipes and roadside ditches SHALL NOT BE acceptable for retention/detention calculations. (j) Parking lots SHALL NOT be allowed for retention/detention calculations.

(k) In the case of subdivisions, interior storm drain pipes may be designed for \_\_\_\_\_ year rainfall event. [Note: this exception does not change the outfall and retention/detention requirements for the overall development to comply with the 500-year event].

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5- Change the parking requirements in Table 14.2.2 (B) for apartments as follows:

Apartments: 1.7 spaces per bedroom

6- Amend the UDC to add Article 15 re: large multi-family developments (50 +) units to read as follows:

### **Article 15 Large Multi-Family Developments.**

**15.1 General.** This Article shall apply to large multi-family developments of more than fifty (50) units.

**15.2 Special Provisions.** The following special provisions shall apply to large multi-family developments. In the event of the conflict of the below provisions and other provisions of the UDC, the more restrictive provisions shall apply to large multi-family developments.

For Large Multi-Family Developments, the gross density is 8 per acre.

A complete traffic impact study must be completed to the nearest state highway or the interstate system.

All traffic infrastructure from the development to the state highway or interstate system must be sufficient to handle the traffic impact or improved by Developer.

Large Multi-Family Developments are subject to a \$1,000 per unit impact fee.

Large Multi-Family Developments must install wireless water meters.

Large Multi-Family Developments must maintain operational video surveillance systems that retain video footage for at least 30 days, provide reasonable coverage of the perimeter of all structures and common areas, being at least 8 camera per structure.

The City may revoke occupancy permits should a Large Multi-Family Development violate any Special Provision.

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The above and foregoing ordinance having being duly submitted to the Hammond City Council in writing; introduced at a public meeting on \_\_\_\_\_, 2023 of the Hammond City Council and discussed at a public meeting held on \_\_\_\_\_, 2023; after motion and second was submitted to the official vote of the Hammond City Council.

On motion by Councilman \_\_\_\_\_ and Second by Councilman \_\_\_\_\_ the foregoing ordinance was hereby declared adopted on \_\_\_\_\_, 2023 by the following roll call vote:

**Votes: Councilman Wells ( ), Councilman DiVittorio ( ), Councilman Andrews ( ), Councilwoman Gonzales ( ), Councilman Leon ( ).**

**WHEREFORE** the above and foregoing ordinance was declared duly adopted on the \_\_\_\_ day of \_\_\_\_\_, 2023, at Hammond, Tangipahoa Parish, Louisiana.

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**Kip Andrews**  
**President, Hammond City Council**

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**Honorable Pete Panepinto**  
**Mayor, City of Hammond**

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**Lisa Cockerham, Clerk**  
**Hammond City Council**