



CITY OF HAMMOND

PLANNING DEPARTMENT

P. O. BOX 2788 • HAMMOND, LOUISIANA 70404

219 East Robert Street – Hammond, Louisiana 70401

Phone (985) 277-5649 Fax (985) 277-5658

Mayor
Pete Panepinto
panepinto_p@hammond.org

Director of Administration
Lacy Landrum
landrum_l@hammond.org

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Dear City Council,

I am writing to recommend approval of TA-2024-04-00035 regarding supplemental use standards.

The idea of supplementary standards are to override other articles when doing so is preferable to standard application of the zoning requirements. The concept can be found in several sections of the code as it exists today. However, the establishment of a new article with these general provisions is an essential first step toward the kind of code reforms that have been discussed by the Planning and Zoning Commission or introduced to it by ordinances, and their organization moving forward.

The elements regarding accessory structures demonstrate how the Article can be used. In public meetings, there was a sentiment that the accessory structures have to be build “in the middle of the yard.” In some circumstances, say for ADUs / granny flats, the current setbacks are practical. However, an accessory garage should generally be nearer the street if there is no potential obstruction of public equipment. By way of this amendment, the issue of accessory garage location, which is common throughout all zoning districts, can be regulated without reliance on variance procedure.

If passed, our UDC’s 15th article offers many opportunities to improve upon the code in general and will grow in importance in future years.

Sincerely,

Edward H. Campany II
City Planner