



Staff Report
Amendment to the UDC
Definitions

Attachments: Definitions

Work Session: Thursday August 7, 2025
Public Hearing: Thursday, August 14, 2025
City Council Introduction: Tuesday, September 23, 2025
City Council Public Hearing: Tuesday, October 14, 2025

Request:

Update to the UDC Definitions by the City Planner. Amended definitions are shown in red.

City Planner Recommendation:

Staff recommends approval.

Public Hearing:

For: 3
Against: 0

Commission Recommendation:

Motion:

Recommend approval for an amendment to the UDC (appendix A) regarding definitions.

For: Kylan Douglas, Ron Matthews, Monica Perez
Against: None
Abstain: None
Absent: Trey Tycker, Trey St. Romain

Ordinance to Read:

WHEREAS, on August 14, 2025 the Hammond Zoning Commission held a public hearing and recommended approval for an amendment to the UDC regarding Definitions.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on October 14, 2025 and approved the amendment to the UDC regarding Definitions.

Amendments to the following definitions in the Unified Development Code:

Base Flood Elevation - ~~The elevation shown on the flood insurance rate map (FIRM) and found in the accompanying flood insurance study (FIS) for Zones A, AE, AH, A1—A30, AR, V1—V30, or VE that indicates the water surface elevation resulting from the flood that has a one (1%) percent chance of equaling or exceeding that level in any given year—also called the base flood.~~ **(BFE).** The elevation of surface water resulting from a flood that has a 1% annual chance of equaling or exceeding that level in any given year. The BFE is shown on the Flood Insurance Rate Map (FIRM) for zones AE, AH, A1–A30, AR, AR/A, AR/AE, AR/A1– A30, AR/AH, AR/AO, V1–V30 and VE. [Glossary Section: National Flood Insurance Program]

Building ~~—Any temporary or permanent structure built for habitation by or use of persons, or animals, and for the storage or use of material.~~ Any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels, or property of any kind, including any part or component of such a structure. [R.S 33:4771(1)] A building is a structure but not all structures are buildings.

Improvements ~~—Industrial building or buildings, outbuildings appurtenant thereto, parking areas, loading areas, fences, masonry walls, hedges, lawns, mass plantings and new structures of any type or kind located above ground.~~

Improvement. Any permanent alteration, addition, embellishment, or betterment of immovable property or any modification of land by man, including but not limited to roads, pipelines, sewerage facilities, grating, drainage facilities, levees, or other flood control facilities. [R.S 33:4771(7)]

Manufactured Home ~~—A factory-built structure constructed after June 15, 1976 and under the authority of 42 U.S.C. § 5403 on an integral chassis and designed for residential occupancy when connected to the required utilities. For the purposes of this zoning code, a manufactured home is a single-family home.~~ A residential dwelling unit that is factory-built and is constructed to standards and codes as promulgated by the United States Department of Housing and Urban Development, (HUD), under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq., as amended, and that bears the permanently affixed seal of the United States Department of Housing and Urban Development. [RS 9:1149.2(5)] A manufactured home is built on a permanent chassis, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or when erected on site, is 400 or more square feet, and which is built on or after June 15, 1976, according to regulations promulgated under the Act.

Mobile Home. A factory-built home on an integral chassis that is:

- ~~1. Built before June 15, 1976, and~~
- ~~2. Not built to a uniform construction code. A mobile home is designed to be transported for installation or assembly at the building site.~~

A residential dwelling unit that is factory-built and is constructed to voluntary standards or constructed prior to the passage of the National Manufactured Housing Construction and Safety Standards Act of 1974. [RS 9:1149.2(8)] Mobile homes were built prior to June 15, 1976 and not built to a uniform construction code.

Modular Structure-

~~(with chassis) A structure transportable in one (1) or more sections, which is designed for use only with a permanent slab/foundation and left ON an integral chassis/undercarriage. Which uses standard sheathing, roofing, siding, electrical, plumbing, and heating systems which comply with the City's adopted building codes, and which is approved by the State Fire Marshall.~~

~~(without chassis) A structure which is transportable in one (1) or more sections, without an integral chassis, which can be lifted into place on a permanent concrete foundation slab, or chain wall and piers system. Must be joined together to make a single building. Structure must be under one~~

~~common roof with a minimum of a 4 ½ pitch gable or hip. The structure must meet all City of Hammond, LA adopted building codes and have been approve by the state fire marshal~~

Modular Home. a residential dwelling unit that is factory-built and is constructed to the International Residential Code standards as adopted by the Louisiana State Uniform Construction Code Council. [RD 9:1149.2(9)] A modular home is manufactured in one or more sections in a factory for installation on a permanent foundation at its final location. The term does not include manufactured housing as defined by the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §§ 5401-5426).

Parking, shared shall mean the use of the same off-street parking space to satisfy the minimum parking requirement for two (2) or more uses.

Portable Storage Unit (PSU). A transportable, prefabricated structure with no permanent foundation that is designed to store materials on site temporarily. Portable storage units include but are not limited to shipping containers, tractor trailers, and other similar repositories.

Site plan. A site plan drawn to a scale of not less than one inch to 100 feet or as designated by the Planning Department, showing the subject site, the length and location of its boundaries, the location and proposed use of all existing and proposed structures and the proposed use of all areas of the site not enclosed by a building including parking areas, storage areas, maintenance areas, loading areas, and production areas, the site plan shall also indicate the zoning of all land within 300 feet of the subject site.

Structure. ~~Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including buildings, fences, gazebos, signs, radio and television antennae (including supporting towers), swimming pools, satellite dishes, solar panels and wind generation equipment.~~ Anything constructed or erected, the use of which requires a location on the ground or which is attached to something having a location on the ground. Katsoff v. Lucertini, 103 A.2d 812 (1954), held that a building is always a structure, but not all structures are buildings.