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CITY OF SLIDELL

ZONING ORDINANCE

APPENDIX A ZONING*

***Editor's note**--Zoning Ordinance No. 795, enacted July 9, 1968, effective September 15, 1968, is set out as enacted. Zoning Ordinance No. 615, enacted Oct. 6, 1959, formerly set out in Appendix A, was repealed by Part 12 of Ord. No. 795, Amendments to Ord. No. 795 will be indicated by the history note enclosed in parentheses following the amended section.

Cross reference(s)--Swine prohibited in city, § 4-13; keeping livestock near dwellings prohibited, § 4-14; planning, Ch. 13; subdivisions, App. D.

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Zoning Schedule

AN ORDINANCE establishing the comprehensive zoning regulations for the City of Slidell, Louisiana, and providing for the administration, enforcement and amendment thereof, in accordance with the provisions of the authority granted by Title 33, Section 4721-4729, Louisiana Revised Statutes, as amended.

ADOPTION

is it necessary for the purpose of promoting the health, safety, morals, or general welfare of the city to enact such an ordinance; and the city council has appointed a zoning commission to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein. The zoning commission has divided the city into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; to prevent overcrowding of land; to secure safety from fire, panic, and provide adequate light and air; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks, and other public requirements.

The zoning commission has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city. The zoning commission has made a preliminary report and held public hearings thereon and submitted its final report to the City Council. The Council has given due public notice of hearings relating to zoning districts, regulations, and restrictions.

All requirements of Title 33, Section 4721-4729 Louisiana Revised Statutes with regard to the preparation of the report of the zoning commission and the subsequent action of the City Council have been met.

NOW THEREFORE BE IT ENACTED BY THE CITY COUNCIL OF SLIDELL, LOUISIANA, AS AN ORDINANCE:

PART 1. DISTRICTS

Section 1.1. Establishment of districts.

1.101 The city is divided into four (4) types of districts:

- R Districts--Agricultural
- A District--Residential
- C Districts--Commercial
- M Districts--Industrial

1.102 The four (4) types of districts are further divided into the following specific districts:

- F--Rural
- A-1--Suburban
- A-2--Single Family

A-5--Planned Residential
A-6--Single Family Urban
A-7--Multifamily Urban
A-8--High Density Urban
A-9--Apartment
A-9-C--Apartment-Commercial
A-10--Trailer Park District
C-1--Planned Development
C-2--Neighborhood Commercial
C-3--Commercial
C-4--Highway Commercial
C-6--Regional Shopping Center
M-1--Planned Industrial
M-2--Light Industrial
M-3 --General Industrial
--Residential Redevelopment District

as shown on the official zoning map, which together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance when properly certified and attested.

1.103 If, in accordance with the provisions of this ordinance and statutes, changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be made in this official zoning map semi-annually in January and July after the amendment has been approved by the city council, and attached to this ordinance. Each such semi-annual change of the map shall be dated, signed and certified. However, amendments shall become effective when adopted by the council.

No change of any nature shall be made in this official zoning map or matter shown thereon except in conformity with the procedure set forth in this ordinance. Any unauthorized changes of whatever kind, by any person or persons, shall be considered a violation of the ordinance and punishable under Part 3 of this ordinance.

The official zoning map, which shall be located in Slidell at the city I shall be the final authority as to the current zoning status of land, buildings, and other structures in the city. The map shall be kept by the director of planning.

1.104 Classification of annexed territory. Petitions for annexation of territory to the municipal limits shall state the type district which the territory shall be upon

of the laws of the State of Louisiana and the all concerning annexation and zoning classification must be complied with, however, the annexation of territory and the zoning classification of the annexed territory may be accomplished simultaneously.

1.105 Reserved.(Ord. No. 924, 8-14-73; Ord. No. 1060, 2-28-78; Ord. No. 1142, 2-28-79; Ord. No. 1306, Art. VI, § A, 10-14-80; Ord. No. 1538, 8-24-82; Ord. No. 1635, 6-14-83; Ord. No. 1935, 4-22-86)

Section 1.2. Rules for interpretation of district boundaries.

- 1.201 Where uncertainties exist as "approximately following the center lines of streets, highways, or alleys," shall be construed to follow such center lines.
- 1.202 Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.
- 1.203 Boundaries indicated as approximately following town limits shall be construed as following town limits.
- 1.204 Boundaries indicated as following railroad lines shall be construed to be midway between the tracks.
- 1.205 Boundaries indicated as following shorelines shall be construed to follow such shoreline and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline.
- 1.206 Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- 1.207 Boundaries indicated following other boundary lines, watercourses, and other natural topographical features, such lines shall be construed to be such boundaries.
- 1.208 Where street or property layout existing on the ground is at variance with that shown on the official zoning map, or in other circumstances not covered by subsections 1 through 7 above, the board of adjustment shall interpret the district boundaries, provided such adjustment does not exceed one acre in area.

Section 1.3. Applications of district regulations.

- 1.301 No building, structure, or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed,

structurally altered unless in conformity with all of the
or the district in which it is located.

1.302 No building or other structure shall hereafter be erected or altered:

- (a) To exceed the height;
- (b) To accommodate or house a greater number of families;
- (c) To occupy a greater percentage of lot area;
- (d) To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this ordinance.

1.303 No part of a yard or other open space or off-street parking or loading space required about or in connection with any building for the purpose of complying with this ordinance shall be included as a part of a yard, open space, or off-street parking or loading space similarly required for any other building.

1.304 No yard or lot existing at the time of passage of this ordinance shall be reduced in size of area below the minimum requirements set forth herein. Yards of lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.

Within each district, the regulations set by this ordinance shall be minimum regulations and shall apply uniformly to each class of kind of structure or land.

1.305 Regulations of land underwater: All lands within the city which are under water and are not shown as included with any district shall be subject to all the regulations of the district adjacent to the water area. If the water area adjoins two (2) or more districts, the boundaries of each district shall be construed to extend into the water area in a straight line.

1.306 Location of streets and public ways: Whenever any street, alley, or other public way is vacated by official action of the governing body of the city, the zoning district adjoining each side of such street, alley, or public way shall automatically extend to the center of same and all area included therein shall then become subject to all appropriate regulations of the extended districts.

Section 1.4. Protection of major street rights -of-way.

In computing the front and side yard setback depths of every building or structure to be erected on any lot abutting on any street shown as a

et on the major street plan or future land use plan, the required setback, as hereafter shown, shall be increased by an amount equal to fifty (50) feet or one-half (½) the right-of-way as specified in the major street plan when rights-of-way larger than one hundred (100) feet are required. Such setbacks shall be measured from the centerline of the existing street or road, other sections of the ordinance notwithstanding. However, if the buildable width of a lot is reduced to less than twenty-four (24) feet then the permit application must be referred to the planning commission for recommendation as to reduction in minimum lot width or purchase of the property in question.

PART 2. SCHEDULE OF DISTRICT REGULATIONS ADOPTED

Districts are shown on the official zoning map. Within the districts established by this ordinance the following regulations shall apply:

Section 2.1. Planned District.

- 2.101 Persons desiring to use land or erect buildings within a planned district shall first submit a plan to the city council showing in detail the manner in which the land is to be used, the location, size, character, and appearance of buildings, and provisions for parking, service areas, and landscaping. Said plan shall include the entire area within an individual planned district.
- 2.102 The council shall submit such a plan to the commission who shall have forty-five (45) days in which to investigate plan and hold hearings. If commission does not report in forty-five (45) days, the council may assume that commission approves the plan in the manner required in section 2.103.
- 2.103 If commission reports to the council that:
- (1) The plan complies with all regulations of this ordinance;
 - (2) The plan provides additional setback at least twenty (20) feet beyond the space required for major street rights-of-way as shown on the major street plan;
 - (3) The plan provides protection for adjacent properties as set forth under section 2.201 ((2) (a) through (2) (f));
 - (4) The plan is for at least minimum acreage as set forth in sections 2.8, 2.15, and 2.19;

the area and parking regulations for the type of district requested as set forth in the A-5 district in the case of residential or C-2 district, in the case of a commercial or industrial district.

- 2.104 Then the council may, after public hearing, approve the plan and building permits may be issued to carry out the approved plan. Buildings and land may be used only in accordance with approved plans. Approved plans may be amended by the same procedure by which they were adopted. (Ord. No. 1010, 9-14-76)

Section 2.2. R--Rural District.

2.201 Permitted uses:

- (1) Agricultural use; any residential use except apartments which must meet the criteria of (2) below.
- (2) Apartments, commercial, and industrial uses must meet the following criteria:
 - (a) Use complies with the requirements of the board of health for disposal of waste and sewerage.
 - (b) When adjacent to residential property a solid fence or wall six (6) feet in height or plantings not less than three (3) feet in height which will grow and be maintained to six (6) feet or more shall be installed along the lot line but this requirement shall not apply within twenty (20) feet of a street or along lot lines adjacent and parallel to the street.
 - (c) Roadway entrance and exits shall be located for clear sight distance and safety not closer than forty (40) feet to a street intersection. Parking area called for in Part 4 shall, when occurring in the fronts of buildings, be arranged so that cars do not back into traffic into the street.
 - (d) Major drainage channels and culverts shall meet minimum requirements of the city engineer.
 - (e) There shall be no more than one use on a lot or lots of record.

must meet the requirements of the subdivision
e.

- 2.202 Height regulations: None except when abutting residential areas. Then set back one additional foot from the required yard line for each foot of height over forty-five (45) feet.
- 2.203 (1) Yard requirements: minimum:
- (a) Front--50 feet
 - (b) Side--50 feet
 - (c) Rear--50 feet
- (2) Lot Size:
- (a) Sixty thousand (60,000) square feet minimum unless constructed on a smaller lot which was a lot of record existing prior to adoption of this ordinance.
 - (b) Minimum lot width (frontage) of two hundred (200) feet.
- 2.204 Parking: See Part 4.
- 2.205 Loading zone required for commercial and industrial uses: See Part 4.
(Ord. No. 1010, 9-14-76)

Section 2.3. Permitted residential uses.

- 2.301 The following table is a listing of uses permitted in the residential zoning districts. ``P" stands for permitted uses, ``C" stands for conditional uses, and ``--" indicates that a use is prohibited. Conditional uses must be approved by the zoning commission and city council in accordance with the standards and procedures set out in Section 2.2215 of the zoning ordinance. All uses not listed are presumed to be prohibited.

All multi-family, civic and commercial uses shall conform with the buffering, landscaping and parking restrictions contained in Sections 2.2207, 2.2510 and 4.1.



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A-6 A-3 A-4 A-7 A-8 A-9

Single family residential	P	P	P	P	P	P	P	P
Multifamily residential	--	--	--	P	P	P	P	P
Boarding houses	--	--	--	--	--	--	P	P
Group homes	--	--	--	P	P	P	P	P
Community recreation	P	P	P	P	P	P	P	P
Manufactured housing and trailers	--	--	--	--	--	--	--	--
<i>CIVIC USES</i>								
Essential services	P	P	P	P	P	P	P	P
Minor impact utilities	C	C	C	C	C	C	C	C
Municipal government services	P	P	P	P	P	P	P	P
Public safety services	P	P	P	P	P	P	P	P
Cultural exhibits and library services	C	C	C	C	C	C	C	C
Elementary and secondary schools	P	P	P	P	P	P	P	P
Hospital and nursing care facilities	C	C	C	C	C	C	C	C
Lodge, fraternal and civic service organizations	C	C	C	C	C	C	C	C
Religious assembly	P	P	P	P	P	P	P	P
Senior service centers	--	--	--	C	C	C	C	C
Day care and preschool	--	--	--	C	C	C	C	C
Shelter for victims of domestic violence	--	--	P	P	P	P	P	P
<i>ACCESSORY USES</i>								
Home occupations as per Sec. 2.2214	P	P	P	P	P	P	P	P
Other accessory uses as is regulated by Sec. 10.4	P	P	P	P	P	P	P	P

COMMERCIAL USES

Office buildings	--	--	--	P	P	--	--	--
Personal service shops such as beauty and barber shops	--	--	--	P	P	--	--	--

(Ord. No. 2466, 8-31-92; Ord. No. 2478, 11-10-92)

Section 2.4. A-1 Suburban District.

- 2.401 In A-1 suburban district only the following uses of property shall be permitted: As listed in Section 2.3.
- 2.402 Prohibited use: All uses not permitted herein and trailers, except as used for temporary offices for construction purposes.
- 2.403 Height regulations: No building shall exceed thirty-five (35) feet in height.
- 2.404 Area regulations for all buildings except accessory use. Also see Part 10--Lot of Record.
 - (1) Yard:
 - (a) Front yard: Front building lines shall not be less than fifty (50) feet.
 - (b) Side yard: There shall be two (2) side yards, one on each side of the building having a minimum width of ten (10) feet each.
 - (c) Rear yard: There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot when lot depth is two hundred fifty (250) feet or less; the rear yard shall be not less than fifty (50) feet when lot depth is in

of two hundred fifty (250) feet.

(2) Lot size.

- (a) There shall be a lot width of a minimum of one hundred (100) feet at the building line.
- (b) Every lot shall contain an area of not less than twenty thousand (20,000) square feet per family unit.

2.405 Off-street parking regulations provided for under Part 4.

(Ord. No. 1326, 12-9-80; Ord. No. 1490, 2-24-82; Ord. No. 2416, 11-14-92; Ord. No. 2466, 8-31-92)

Section 2.5. A-2 Single-Family Residential.

- 2.501 In A-2 residential district only the following uses shall be permitted: As listed in Section 2.3.
- 2.502 Prohibited uses: All uses not permitted herein and trailers, except as used for temporary offices for construction purposes.
- 2.503 Height regulations: No building shall exceed thirty-five (35) feet in height.
- 2.504 Area regulations for all buildings except accessory uses. Also see Part 10--Lot of Record.
- (1) Yard:
 - (a) *Front yard:* Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than twenty-five (25) feet. On through lots this minimum front yard shall be provided on both streets.
 - (b) *Side yard:* There shall be two (2) side yards, one on each side of the building having a minimum width of ten (10) feet each. However, this regulation shall not be so interpreted as to reduce the buildable width of any lot existing before the adoption of this ordinance to less than twenty-four (24) feet. On corner lots the necessary reduction shall be on the side yard not abutting the street. See section 1.4.

d: There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot; provided, however, that the depth of the required rear yard shall not be less than twenty-five (25) feet and need not exceed fifty (50) feet.

(2) Lot size:

- (a) There shall be a lot width of a minimum of one hundred (100) feet at the building line.
- (b) Every lot shall contain an area of not less than twelve thousand (12,000) square feet per family unit.

2.505 Off-street parking regulations provided for under Part 4.

(Ord. No. 1010, 9-14-76; Ord. No. 1326, 12-9-80; Ord. No. 1490, 2-24-82; Ord. No. 2416, 1-14-92; Ord. No. 2466, 8-31-92)

Section 2.6. A-3 Multifamily Residential.

2.601 Permitted uses: As listed in Section 2.3.

2.602 Prohibited uses: All uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.603 Height regulations: No building shall exceed forty-five (45) feet in height.

2.604 Area regulations.

(1) Yard:

- (a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than twenty (20) feet. When there is undeveloped land for a distance of one hundred fifty (150) feet on both sides of a proposed building, the minimum building set back line shall be twenty-five (25) feet from the established street right-of-way lines. On through lots this minimum depth shall be provided on both streets.
- (b) Side yard: There shall be two (2) side yards, one on each side of the building having a minimum width of five (5) feet

however, this regulation shall not be so interpreted as to reduce the buildable width of any lot existing before the adoption of this ordinance to less than twenty-four (24) feet. On corner lots the necessary reduction shall be on the side yard not abutting the street. See section 1.4.

(c) Rear yard: There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot; provided, however, that the depth of the required rear yard shall not be less than twenty (20) feet and need not exceed fifty (50) feet.

(d) Section 2.201(2)(c) applies.

(2) Lot size:

(a) There shall be a lot width of a minimum of seventy-five (75) feet at the building line.

(b) Every lot shall contain basic area of not less than seven thousand five hundred (7,500) square feet. Where more than one family occupies the same building, an additional two thousand five hundred (2,500) square feet per family is required in addition to the base area.

2.605 Off-street parking requirements as provided for in Part 4.

2.606 Applicability of regulations: This division establishes standards and procedures that apply to any development, use, alteration, structure, or natural growth on any lot or portion thereof which is in whole or in part contained within the boundaries of any property that permits the construction of multi-family housing units. Multi-family housing units are defined as any property that contains more than one single-family residential unit.

2.607 Architectural regulations: The following architectural regulations shall apply to all multi-family housing.

(1) Exterior materials. The exterior portions of any building shall comply with the following requirements:

(a) Siding material shall consist of brick, which is the preferred material, or, in the alternative, earth tones painted horizontal lap siding, vinyl or stucco. Lap siding shall be wood or a material that exhibits wood-like

as cementitious lap siding. Vertical siding, external
ng system (EIFS), metal siding, metal trim, and block
are prohibited.

- (b) Siding material shall be consistent and uniform. Siding shall be a minimum of 75% brick. Buildings with brick on the front face only and buildings with first floor brick and second floor lap siding are prohibited.
 - (c) All exposed bricks shall not be laid in a definition of stackbond. All joints shall be tooled. Brick panel veneer systems are permitted
 - (d) The maximum allowable exposure on lap siding is eight (8) inches.
 - (e) The roof shall be constructed of asphalt shingles or a material that resembles asphalt shingles (i.e. metal roofing; roofing that resembles shake shingles). Slate roofs are permissible. Roofs shall be black, a shade of gray, or earth tones. Built-up roofs are prohibited.
 - (f) Applied trim materials shall consist of brick, painted wood, vinyl or other painted materials that exhibit wood-like properties. Metal, block stone and concrete are prohibited. Wrought iron handrails are permitted. Trim colors shall be earth tone colors.
 - (g) Foundations shall not have greater than an eight-inch exposure or shall be faced in brick or stone veneer. Exposed block, stucco, and concrete are prohibited.
- (2) Roofs. The roof of any building shall comply with the following requirements:
- (a) The main roof of the buildings shall be gabled roofs, hipped roofs, mansard roofs, or combinations thereof. Flat roofs, curving roofs, and shed roofs are prohibited.
 - (b) Roofs shall comply with section 2.607(1)(e).
 - (c) Roof overhangs of not less than eight (8) inches and not greater than twenty-four (24) inches shall be provided.
 - (d) Eave lines shall be consistent, largely unbroken, and horizontal. All eaves shall be architecturally detailed with one or more of the following elements: detail molding, crown molding, built-up fascia, or frieze board.
 - (e) Roofs shall contain at least one (1) roof projection for every one

near feet of building frontage. Roof projections may include dormers, balustrade walks, chimneys, or gables.

- (3) Massing. The massing of all buildings shall comply with the following requirements:
 - (a) Any building that is longer than one hundred (100) feet shall be designed so as to appear as multiple structures through the use of varied roof forms, building projections, or architectural details.
 - (b) The apparent exterior floor-to-floor height of each story of a building shall be limited to twelve (12) feet. Individual floors shall be delineated on the building façade through the use of window placement and horizontal details. Interior floor-to-floor heights may exceed twelve (12) feet.
 - (c) No primary eave line shall be greater than thirty-five (35) feet above grade.
 - (d) Buildings shall have at least one (1) building projection on the front façade below the eave line. Building projections consist of stoops, bay windows, covered porches, extruded entrances, and pedestrian arcades. With exception of pedestrian arcades, building projections shall not extend more than six (6) feet from the face of the building.
 - (e) Individual building walls shall be primarily rectilinear and simplified in form. With the exception of bay projections, curved walls or non-ninety-degree corners are prohibited. Front facades shall have a predominant plane from the ground to the eave and shall not be dominated by building projections.
 - (f) Buildings that are longer than one hundred (100) feet shall provide no less than ten (10) lineal feet of pedestrian arcade or covered porch.
 - (g) Porches and arcade columns shall be not less than six (6) feet wide in any direction. Metal columns are prohibited. Columns shall contain a base and a capital and shall generally align with story heights.
 - (h) The rear side of the building cannot face a public street.
- (4) Fenestration. The fenestration of all buildings shall comply with the following requirements:
 - (a) Windowed doors shall contain a solid border a minimum of six (6) inches wide and shall also contain mullions or divided lights not

) inches in any direction. Flat doors are prohibited.

- (b) Reserved.
 - (c) Primary doors shall not exceed forty-two (42) inches in width and eighty-four (84) inches in height. Oversized doors are prohibited.
 - (d) All windows shall be vertically proportioned with a height to width ratio between 3:2 and 5:2. Transom windows are not subject to vertical proportions and do not count in the overall window proportion. Slit windows, strip windows, and ribbon windows are prohibited.
 - (e) Windows shall be provided on at least ten (10) percent but no more than fifty (50) percent of the front façade. Blank facades are prohibited. Windows shall generally be spaced in an even rhythm. Windowless sections of the front façade shall not exceed thirty (30) feet in width.
 - (f) All windows shall be rectilinear, provided however, that arch top windows are permitted. Triangular or otherwise angular windows are prohibited. Round windows are permitted as accent windows in locations such as gables.
 - (g) Primary windows shall be at least twenty-four (24) inches wide and at least thirty-six (36) inches tall. Picture windows shall be no wider than five (5) feet and no taller than seven and one half (7½) feet.
 - (h) Shutters shall be constructed of wood, vinyl, or a material with wood-like properties, shall be sized to fit the window, and shall have horizontal slats, vertical boards, or raised-paneled. Shutter colors shall be equal to or similar to earth tone colors.
 - (i) On brick walls all windows shall have sill and header trim details. On non-brick walls all windows shall have sill or header trim details.
 - (j) The bottom of windows shall be at least twenty (20) inches above grade.
- (5) Fencing
- (a) All fencing shall comply with Sections 2.2202, 2.2203, and 2.2207 thru 2.2211.

2.608 Sidewalk and pedestrian crosswalks: The following sidewalks and pedestrian crosswalks and regulations shall apply to

- (1) Public sidewalks shall be located adjacent to all public streets and shall be a minimum of five (5) feet wide and four (4) inches thick and lay on a bed of a minimum of four (4) inches of sand.
- (2) Pedestrian walkways shall be located on private property and shall be located at all building entrances. All buildings shall provide a ten (10) foot minimum pedestrian zone between the building and parking area. The pedestrian zone shall contain walkways, planting areas, plazas, and similar landscaped spaces. All pedestrian walkways shall be a minimum of five (5) feet wide, laid on a minimum of four (4) inches of sand.
- (3) All public sidewalks and pedestrian walkways shall be continuous where possible and shall connect to other pedestrian areas through painted crosswalks.
- (4) All major intersections shall have well-defined pedestrian crossing signs. Traffic signals shall have mast arms.
- (5) All utilities shall be placed under ground.
- (6) The front entrance of all buildings shall be easily and safely accessible to pedestrians from the public sidewalk through a combination of pedestrian walkways and crosswalks.
- (7) Covered sidewalks that are a part of the building and that are located within the buildable area of the lot are encouraged where possible. Such covered sidewalks may be used for outdoor seating and dining and as terraces and arcades.

2.609 Landscaping: The following additional landscaping regulations shall apply to all multi-family housing.

- (1) A minimum landscape area of five (5) feet wide shall be constructed along the foundation of the building where the building faces a parking lot, street, driveway, or is visible from a public street.
- (2) The landscaping on each lot shall contain the following landscape elements: flowerbeds, shrubs, and a minimum of three (3) inch caliper trees per every twenty (20) feet.
- (3) With the exception of trees, landscape elements including shrubs shall not exceed four (4) feet in height at maturity.

required along all public streets. Street trees shall be planted a minimum of twenty (20) feet on center. Street trees shall be planted in four (4) feet by four (4) feet minimum holes, and shall be no less than ten (10) feet in height and three (3) inches in caliper. Street trees shall be delimbed to seven (7) feet above the grade. Trees shall be oak, elm or maple.

- (5) In addition to trees along public streets, a complement of shrubs shall be installed between the trees to form a visual barrier along the street. Shrubs shall not exceed four feet in height at maturity.
- (6) All medians shall be landscaped with plant material that does not interfere with vehicle safety. Concrete-only medians are prohibited.

2.610 Buffer Zone Requirements: Buffer zones shall be established in accordance with Sections 2.2207 thru 2.2212 of the Zoning Ordinance.

2.611 Lighting: The following lighting regulations shall apply to all multi-family uses.

- (1) All lots shall provide streetlights, parking lights, pedestrian lights, and indirect building lights. With the exception of indirect building lights, all light fixtures shall be of a design that is compatible with the surrounding area.
- (2) Public streetlights shall be provided along public streets at a maximum of one-hundred (100) feet on-center and shall be evenly spaced along the block face.
- (3) All utilities shall be placed under ground.
- (4) Parking lights shall be provided in all parking areas, shall not exceed twenty-five (25) feet in height, shall have light fixtures that project downward, and shall be spaced in a uniform manner so as to provide full lighting for the parking area.
- (5) Pedestrian lights shall be provided within high-volume pedestrian areas and around public and private open space. Pedestrian lights shall be spaced a maximum of twenty-five (25) feet apart and shall be evenly spaced so as to provide full lighting for pedestrian areas.
- (6) Indirect building lighting shall be provided and shall be located a maximum

the subject building. Such lighting shall not be located to impair vehicular traffic safety and shall not be directly across any pedestrian areas of travel.

2.612 Parking: The following additional regulations shall apply to all multi-family housing uses.

- (1) Each lot shall provide no less than two (2) parking spaces per dwelling unit. All parking spaces shall have equal access to the street.
- (2) Parking areas shall be separated from buildings by a planted area or other landscaped area that is no less than ten (10) feet in width.
- (3) Shared parking is encouraged. Applicants may make application to the planning department for authorization for a special exception for shared parking. Said applications shall be considered and decided by the director of planning, or his designee, pursuant to the standards and procedures set forth in Part 4 of the Slidell Zoning Ordinance. Parking lots shall be landscaped in accordance with the requirements of section 2.2514 thru 2.2518.
- (4) The use of bicycle racks is encouraged. When placed in a parking lot, the bicycle racks shall be provided at a ratio of two bicycle racks for each twenty (20) parking spaces. Bicycle racks shall be located near building entries. The racks shall be equal to or similar to Urban Accessories Circle Bike Rack Model D.

2.613 Public areas, curb cuts, and service areas: The following regulations apply to the public areas, curb cuts, and service areas in all multi-family developments.

- (1) Public plazas and outdoor dining areas are encouraged. Such areas shall be protected from vehicular traffic by location, vegetation, or landscape walls and shall be easily accessible to pedestrians.
- (2) All dumpsters and other building service areas shall be located where they are concealed from view from the public right of way. All dumpsters shall be concealed with secured gates, landscaping, and solid screening.
- (3) Curb cuts along public streets shall be minimized and shall be shared with adjacent developments where possible. Curb cuts shall be permitted only where twenty-five (25) feet away from a curb cut on an adjoining property, and shall not be permitted within twenty-five (25) feet of the intersection of any two (2) public streets. Curb cuts shall not exceed a width of twenty-four (24) feet.

2.614 Street furniture: The following regulations apply to street furniture in all multi-family

- (1) At least one (1) bench and one (1) trash receptacle per six units shall be provided on each lot and shall be located as close as possible but no more than twenty-five (25) feet from a building entry.
- (2) All benches and trash receptacles shall be accessible from a building entrance by a pedestrian walkway. Benches and trash receptacles shall be used in conjunction with other pedestrian amenities such as planters, landscaped areas, and outdoor tables. Benches and trash receptacles shall not contain signs.
- (3) Bench colors shall be earth tones. Neon colors are prohibited. Benches shall be firmly anchored to the ground.
- (4) Trash receptacles shall be constructed of non-corrosive, weather-resistant material. Wood is prohibited. Trash receptacles shall be earth tone colors. Neon colors are prohibited. Trash receptacles shall be firmly anchored to the ground.

2.615 Sign regulations: All multi-family residential areas shall comply with all requirements of Section 2.23 and 500 thru 530 of the Zoning Ordinance subject to the following additional regulations.

- (1) Signs shall be designed so as to be compatible with the style that compliments the area;
- (2) All ground signs shall be monument style ground signs with a base and framework made of brick;
- (3) Ground signs shall not exceed fifty-four (54) square feet in sign area;
- (4) No signs shall be located on the primary building façade.
- (5) Window signs are prohibited;
- (6) Banners are prohibited;
- (7) Signs shall have a finish consistent with a wood or wood-like appearance;
- (8) Sign colors shall be primarily earth tones.
- (9) All signs shall be indirectly lighted;

, gas, colored, flashing, animated, marquee, sound
rotating or otherwise moving signs are prohibited;

- (11) Sign shape and lettering shall be limited as follows:
 - (a) All signs shall be rectangular, circular, or oval in proportion.
 - (b) Sign facing shall be flat in profile and shall not exceed a thickness of eight (8) inches.
 - (c) Signs with more than two (2) faces are prohibited.
 - (d) Sign lettering shall not exceed eighteen (18) inches in height.
 - (e) Sign lettering material shall be of a material that will not permit the passage of light through the lettering.
 - (12) No sign may be placed closer than twenty-five (25) feet from the front property line.
 - (13) Building address signs shall be displayed as per existing code.
- 2.616 Design guidelines: The planning director or designee is authorized to administer the design guidelines within multi-family zoning districts. These guidelines provide acceptable architectural design controls, landscaping, detail drawings, signage, fencing, lighting, street and site furniture, and grating. These guidelines shall be used to promote proper design criteria for multi-family districts and shall guide the planning director in deciding whether a proposed design complies with the requirements of the multi-family district.
- 2.617 Plans required; certificates of compliance:
- (1) Plans required. Prior to the issuance of any land clearing or development permit, building permit, or sign permit, the applicant shall submit to the director of planning an application, full plans including a site plan, landscaping plan, building design including elevations and architectural details of proposed buildings, exterior materials and colors, and plans and elevations of all signs, all of which shall demonstrate that the proposed design is in compliance with all of the requirements of this section and the underlying zoning classification.
 - (2) Fees. Plans shall be accompanied by an application and payment of a planning review fee as follows:

Project	Fees
)	\$250
\$50,001 - \$100,000	\$500
\$100,001 - \$250,001	\$1,000
\$250,001 - \$500,000	\$2,500
\$500,001 - \$1,000,000	\$5,000
\$1,000,001 - \$5,000,000	\$5,000
	(for 1st million plus \$1,000 for each additional million)
\$5,000,001 - and up	\$10,000 max fee

If a cost estimate is not available when the plans are reviewed, the fee will be based upon a \$75 per square foot valuation.

- (3) Review. The director of planning or his designee shall review each application for compliance with all requirements of the design guidelines and the underlying zoning classification. Where the director or his designee determines that said plans comply with the requirements of the design guidelines a certificate of compliance shall be issued in the form of the director or the director's designee signing the plans and drawings after which the applicant shall then apply for land clearing or development, building or sign permits. Where the director determines that said plans do not comply with the requirements of this chapter, then the director shall notify the applicant in writing stating the manner in which said applicant fails to comply with such requirements. All applications shall be considered and decided by the director of planning within sixty (60) days of receipt of a complete application. Any appeal of the director of planning's decision in this regard shall be to the zoning board of adjustments.+
- (4) In the event the environmental conditions of the site, or new design techniques are not accommodated for in the regulations, then the applicant may apply to the Slidell Planning Commission for approval of their design. Once approved by the Commission, any changes in the design must go back to the Commission for their approval. The Planning Commission may hold a public hearing on the design, and must act on the applicant's request within 60 days of the first meeting of the Commission. The applicant must bear the cost associated with advertising the public hearing.

(Ord. No. 1009, 8-24-76; Ord. No. 1010, 9-14-76; Ord. No. 1256, § 2, 3-25-80; Ord. No. 1326, 12-9-80; Ord. No. 1363, 2-24-81; Ord. No. 1381, 4-14-81; Ord. No. 1490, 2-

Section 2.7. A-4 Transitional.

2.701 Permitted uses: As listed in Section 2.3.

2.702 Prohibited uses: All those not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.703 Height regulations: No building shall exceed forty-five (45) feet in height.

2.704 Area regulations.

(1) Yard:

- (a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than twenty (20) feet. On through lots this minimum depth shall be provided on both streets.
- (b) Side yard: There shall be two (2) side yards, one on each side of the building, having a minimum width of five (5) feet each. However, this regulation shall not be so interpreted as to reduce the buildable width of any lot existing before the adoption of this ordinance to less than twenty-four (24) feet. On corner lots the necessary reduction shall be on the side yard not abutting the street.
- (c) Rear yard: There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot; provided, however, that the depth of the required rear yard shall not be less than twenty-five (25) feet and need not exceed fifty (50) feet.
- (d) See Section 1.4.
- (e) Section 2.201(2)(c) applies.
- (l) Section 2.207 applies.

(2) Lot size:

- (a) There shall be a lot width of a minimum of seventy-five (75) feet at the building line (See 10.1).

shall contain an area of not less than seven thousand five hundred (7,500) square feet. Where more than one family occupies the same building, an additional seven hundred fifty (750) square feet per family is required.

2.705 Off-street parking requirements as provided for in Part 4.

2.706 Must comply with sections 2.606 through 2.617.

(Ord. No. 1009, 8-24-76; Ord. No. 1010, 9-14-76; Ord. No. 1256, § 3, 3-25-80; Ord. No. 1326, 12-9-80; Ord. No. 1332, 12-23-80; Ord. No. 2466, 8-31-92)

Section 2.8. Reserved.

Editor's note--Ord. No. 1635, adopted June 14, 1983, provided that § 2.8, A-5 planned residential district be deleted and reserved.

Section 2.9. A-6 Single-Family Urban.

2.901 In A-6 residential district only the following uses of property shall be permitted:
As listed in Section 2.3.

2.902 Prohibited uses: All uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.903 Height regulations: No building shall exceed thirty-five (35) feet in height.

2.904 Area regulations: For all buildings except accessory uses. Also see Part 10 Lot of Record.

(1) Yard:

(a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than twenty-five (25) feet. On through lots this minimum front yard shall be provided on both streets.

(b) Side yard: There shall be two (2) side yards, one on each side of the building, having an area of twenty (20) per cent of the total lot width with a minimum of five (5) feet from any side line for lots under one hundred (100) feet and a minimum of ten (10) feet

from any side property line for lots over one hundred (100) feet in width; provided, however, that a carport, garage, utility or storage room may project to not less than five (5) feet from any side line of any lot. However, this regulation shall not be so interpreted as to reduce the buildable width of a lot existing before the adoption of this ordinance to less than twenty-four (24) feet, not permit a building to be constructed in a major street right-of-way as shown on the major street plan.

- (c) Rear yard: There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot; provided, however, that the depth of the required rear yard shall not be less than twenty-five (25) feet and need not exceed fifty (50) feet.

(2) Lot size:

- (a) There shall be a lot width of a minimum of seventy (70) feet at the building line.
- (b) Every lot shall contain an area of not less than eight thousand four hundred (8,400) square feet per family unit.

2.905 Off-street parking regulations provided for under Part 4. For uses other than single-family residential, Section 2.201(2)(c) shall apply.

(Ord. No. 1010, 9-14-76; Ord. No. 1326, 12-9-80; Ord. No. 1357, 2-10-81; Ord. No. 1490, 2-24-82; Ord. No. 1782, 2-12-85; Ord. No. 2305, 2-13-90; Ord. No. 2416, 1-14-92; Ord. No. 2466, 8-31-92)

Section 2.10. A-7 Multifamily Urban.

2.1001 Permitted uses: As listed in Section 2.3.

2.1002 Prohibited uses: All uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.1003 Height regulations: No building shall exceed forty-five (45) feet in height.

2.1004 Area regulations.

- (a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than twenty (20) feet. When there is undeveloped land for a distance of one hundred fifty (150) feet on both sides of a proposed building, the minimum building set back line shall be twenty-five (25) feet from the established street right-of-way lines. On through lots, this minimum depth shall be provided on both streets.
- (b) Side yard: Same as for A-6 side yard.
- (c) Rear yard: Same as A-6 rear yard.
- (d) Section 2.201(2)(c) applies.

(2) Lot size

- (a) There shall be a lot width of a minimum of sixty (60) feet at the building line.
- (b) Every lot shall contain an area of not less than seven thousand two hundred (7,200) square feet per family; where more than one family occupies the same building an additional two thousand five hundred (2,500) square feet per family is required.

2.1005 Off-street parking requirements as provided for in Part 4.

2.1006 Must comply with sections 2.606 through 2.617.

(Ord. No. 1009, 8-24-76; Ord. No. 1010, 9-14-76; Ord. No. 1326, 12-9-80; Ord. No. 2466, 8-31-92)

Section 2.11. A-8 High Density Urban.

2.1101 Permitted uses: As listed in Section 2.3.

2.1102 Prohibited uses: All uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

building shall exceed forty-five (45) feet in height.

2.1104 Area regulations.

(1) Yard:

- (a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than twenty (20) feet. On through lots this minimum depth shall be provided on both streets.
- (b) Side yard: Same as A-6 side yard.
- (c) Rear yard: Same as A-6 rear yard.
- (d) Section 2.201(2)(c) applies.

(2) Lot size:

- (a) There shall be a lot width of a minimum of fifty (50) feet at the building line.
- (b) Every lot shall contain an area of not less than six thousand (6,000) square feet per family; where more than one family occupies the same building an additional one thousand five hundred (1,500) square feet per family is required.

2.1105 Off-street parking requirements as provided for in Part 4.

2.1106 Must comply with sections 2.606 through 2.617.

(Ord. No. 815, 7-8-69; Ord. No. 1009, 8-24-76; Ord. No. 1010, 9-14-76; Ord. No. 1326, 12-9-80; Ord. No. 1490, 2-24-82; Ord. No. 2466, 8-31-92)

Section 2.12. A-9 Apartment District.

2.1201 Permitted uses: As listed in Section 2.3.

2.1202 Prohibited uses: All uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.1203 Height regulations: No building shall exceed forty-five (45) feet in height.

- (1) Same as A-6, except that the exterior walls of the building nearest the property lines shall be considered the front, side and rear yard areas in condominium and other similar apartments with joint ownership or common property. A front or rear yard which contains parking shall be a minimum of forty (40) feet in depth from said property line, and requirements of Section 2.202(2)(b) shall apply.
- (2) Lot size:
 - (a) There shall be a minimum lot width of seventy (70) feet.
 - (b) Every lot shall contain a minimum area of ten thousand five hundred (10,500) square feet and shall be increased by an additional area of eight hundred (800) square feet for each unit in excess of four (4) and one thousand eight hundred (1,800) square feet for each ground level unit in excess of four (4).

- 2.1205 Off-street parking regulations: Provided one and one-half (1 ½) spaces for each living unit. Also see Part 4 and 9.24, and Section 2.201(2)(c).
- 2.1206 Statement of service: There shall be presented to the commission a written statement from the fire department and utility companies serving the area assuring that adequate services are available or can be supplied.
- 2.1207 Must comply with sections 2.606 through 2.617.

(Ord. No. 1009, 8-24-76; Ord. No. 1010, 9-14-76; Ord. No. 1326, 12-9-80; Ord. No. 2466, 8-31-92)

Section 2.13. A-9-C Apartment-Commercial District.

- 2.1301 Permitted uses: All uses permitted in A-9 and C-2 Districts (except drive-in theaters, barrooms, nightclubs and lounges); apartments; row houses; office; restaurant; grocery and drugstores; filling stations; barbershops; florists; beauty shops; meat market; clinic; bank, including drive-in banks; locker plants for storage of food; appliance shop; sporting goods; hardware; department stores; launderette; bakery; cleaners; similar retail business or service which is established for the convenience of neighborhood residents; funeral homes and mortuaries; art and dance

- 2.1302 Prohibited uses. All uses not permitted herein and trailers, except as used for temporary offices for construction purposes [and other] uses detrimental due to odor, smoke, dust, gas, excessive glare, noise, vibration. See Section 2.1901 for standards.
- 2.1303 Height regulations: No building shall exceed forty-five (45) feet in height.
- 2.1304 Area regulations.
- (1) When used as apartments:
 - (a) Same as A-6 except that the exterior walls of the building nearest the property lines shall be considered the front, side and rear yard areas in condominium and other similar apartments with joint ownership or common property. A front or rear yard which contains parking shall be a minimum of forty (40) feet in depth from said property line, and requirements of Section 2.201, (2)(b) and (2)(c) shall apply.
 - (b) Lot size:
 - 1. There shall be a minimum lot width of seventy (70) feet.
 - 2. Every lot shall contain a minimum area of ten thousand five hundred (10,500) square feet and shall be increased by an additional area of eight hundred (800) square feet for each unit in excess of four (4) and one thousand eight hundred (1,800) square feet for each ground level unit in excess of four (4).
 - (2) When used as commercial:
 - (a) Yard:
 - 1. Front yard--No front yard is required except for 4. below.
 - 2. Side yard--No side yard required except for 4. below.

Rear yard--No rear yard required except for 4.
below.

4. Whenever a commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the commercial district for the entire block in which the abutment occurs and requirements of Section 2.201, (2) (b) and (2)(c) shall also apply.

(b) Lot size: None required.

(c) Section 2.207 applies.

2.1305 Off-street parking regulations.

(1) Provide one and one-half (1 ½) spaces for each living unit (also see Part 4 and 9.24).

(2) Commercial use as provided under Part 4.

2.1306 Loading zone requirements for commercial shall be provided as set forth in Part 4.

2.1307 Statement services: There shall be presented to the commission a written statement from the fire department and utility companies serving the area assuring that adequate services are available or can be supplied.

2.1308 Must comply with sections 2.606 through 2.617.

(Ord. No. 857, 1-12-71; Ord. No. 1009, 8-24-76; Ord. No. 1010, 9-14-76; Ord. No. 1159, 327-79; Ord. No. 1326, 12-9-80; Ord. No. 1332, 12-23-80)

Section 2.14. A-10 Trailer Park District.

2.1401 Permitted uses: Parking or sale of mobile home-type trailers and travel trailers. Uses permitted in A-8 provided minimum A-8 area and yard regulations are met.

2.1402 Prohibited uses: All uses not permitted herein.

2.1403 Height regulations: No building shall exceed forty-five (45) feet in height.

- (1) Yard:
 - (a) Front yard: Trailers and structures shall be set back from the front lot lines of the park a minimum distance of twenty (20) feet.
 - (b) Side yard: There shall be two (2) side yards, one on each side of the trailer park, having a minimum width of fifteen (15) feet.
 - (c) Rear yard: There shall be a rear yard having a minimum depth of fifteen (15) feet at the rear of the park.
 - (2) Lot size:
 - (a) Lot: Every trailer park shall contain a basic area for laundry, showers, recreation area, and service facilities of not less than nine thousand five hundred (9,500) square feet. A lot shall have a minimum area of five (5) acres. Where trailer spaces are to be sold as individual lots, they shall conform to the subdivision ordinance, front on a public street, and have a minimum frontage of fifty (50) feet, a minimum area of five thousand (5,000) square feet per family and one thousand five hundred (1,500) square feet for each additional family.
 - (b) Trailer spaces shall be a minimum depth of one hundred (100) feet and a minimum width of twenty-seven (27) feet at the parking line of each trailer space. There shall be a maximum of ten (10) trailer rental units per acre as an average for the entire trailer park. Trailers shall be parked not less than fifteen (15) feet apart in all directions when used as living units, and this shall include exterior storage units or wings.
- 2.1405 Off-street parking requirements: As provided for in Part 4; however, there shall be not less than two (2) off-street parking spaces for automobiles and one trailer space for each designated trailer rental unit. Section 2201(2)(c) shall apply.

(Ord. No. 1009, 8-24-76; Ord. No. 1010, 9-14-76)

Section 2.15. Planned Unit Development (PUD)*.

***Editor's note**--Ord. No. 2151, adopted December 22, 1987, repealed former § 2.15, planned development, in its entirety, and enacted new provisions therefor. Section 2.15 had previously been concerned with the C-1 Planned Commercial District. Former § 2.15 derived from Ord. No. 795, adopted July 1, 1968; Ord. No. 1009, adopted August 24, 1976; Ord. No. 1010, adopted September 14, 1976; Ord. No. 1332, adopted December 23, 1980; and Ord. No. 1635, adopted June 14, 1983.

2.1501 Purpose and intent.

- (a) The purpose of the Planned Unit Development regulations is to encourage and allow more creative and imaginative design for land developments than is possible under district zoning regulations and not circumvent zoning requirements. The Planned Unit Development also provides for more efficient use of the land and shall result in more economical land development, preservation of natural site qualities, better urban amenities, more open space, greater attention to architectural design, increased landscaping and a higher quality project.
- (b) The following objectives shall be obtained through the use of the Planned Unit Development procedure:
 - (1) To permit a maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this ordinance.
 - (2) To promote a creative approach to the use of land and related physical facilities that results in better design and development, with the inclusion of aesthetic amenities including an increased amount of landscaping.
 - (3) To combine and coordinate architectural styles, building forms, and building relationships with a possible mixing of different urban uses in an innovative design.

urage a pattern of development to preserve natural
on, topographic and geological features, and
environmentally appropriate features.

- (5) To provide for the prevention and/or control of soil erosion, surface flooding, and the preservation of subsurface water.
 - (6) To create a method for the permanent preservation of common open space for the continued use and enjoyment of the residents of the development.
 - (7) To provide for more usable and suitably located recreation facilities, schools, and other public and private facilities.
 - (8) To promote a land use which promotes the public health, safety, comfort, morals, and welfare.
 - (9) To create a method for the permanent preservation of architectural and/or historic landmarks.
- (c) The Planned Unit Development is intended to provide for projects incorporating a single type or variety of related uses which are planned and developed as a unit. The Planned Unit Development shall provide amenities not otherwise required by law and shall establish facilities and open space greater than the minimum required by law.
- (d) Such development may consist of conventionally subdivided lots to be sold, unsubdivided single ownership, separate condominium ownership of structures, or other ownership methods and shall provide for development by means of a Planned Unit Development plat which establishes the location and extent of the features of the Planned Unit Development in keeping with the purpose of the Planned Unit.
- (e) The unique and substantially different character of Planned Unit Developments require their administrative processing as a "special rezoning" in this ordinance. Planned Unit Developments are more complex and of a different character than other zoning classifications, requiring the establishment herein of specific and additional procedures, standards, and exceptions to govern the recommendations of the zoning commission and the action of the city council.

- (a) The basic provisions and requirements concerning Planned Unit Developments are as follows: The subdivision, development and use of land as an integral unit, combining more than one primary land use which may provide for single-family residential, multiple-family residential, educational, business, commercial, industrial, recreational, park and common open areas, is described as a Planned Unit Development.
- (b) In its establishment and authorization as a special zoning classification, in addition to the foregoing provisions, the following procedures, requirements, restrictions, standards, and conditions contained herein shall be observed:

The Planned Unit Development may be excepted from the provisions of the subdivision regulations and of the zoning ordinance of the City of Slidell to the extent specified in this ordinance and in the final authorization of the Planned Unit Development as specified in an ordinance approved by the city council.

2.1503 Definitions.

- (a) Final PUD plan. A Final Planned Unit Development plan is a plan for a special zoning classification on a specific parcel of land that can only be enacted by ordinance of the city council after it has been determined to be in substantial compliance with a previously approved preliminary PUD plan.
- (b) Major changes. Changes which alter the concept or intent of the Planned Unit Development including changes in density, changes in the height of buildings, changes in the bulk of buildings, changes in the design of buildings, changes in the ratio of number of different types of dwelling units, reductions in the amount of open space, reductions in the amount of landscaping, changes in accessory buildings and uses, changes in the proposed use of principal structures, changes in total bedroom counts, changes in road standards and rights-of-way, changes in drainage plans, changes in the amount and use of common areas, reductions in parking spaces, changes in agreements, changes in provisions or covenants, changes in utilities, or any other changes deemed to be major by the city planner, zoning commission, or city council.

Changes which do not conflict with those changes
being major changes.

- (d) Planned Unit Development. A parcel or tract of land having an area of not less than two (2) acres, initially under unified ownership or control, and which is or is intended to be the site for two (2) or more principal uses, or one principal building for two (2) or more principal uses and within which allowable exceptions in the district regulations are specified. A Planned Unit Development (PUD) shall also be known as a Planned Development.
- (e) Planned Unit Development plan. All plats, drawings, exhibits, documents, conditions, and regulations approved by the city council by ordinance that regulate the development of a specific site.
- (f) Planned Unit Development plat. A drawing or map made to a measurable scale upon which is presented a description and definition of the way in which the design requirements of the Planned Unit Development are to be met and intended for recording with the St. Tammany Parish clerk of court.
- (g) Preliminary PUD plan. A Planned Unit Development plan prepared in accordance with this ordinance that when approved by the zoning commission and city council authorizes the applicant to file with the city an application for a final PUD plan.
- (h) Substantial compliance. A final plan shall be deemed to be in substantial compliance with the approved preliminary plan if no major changes are made in the plan except those recommended by the zoning commission and approved by the city council during the preliminary plan stage.

2.1504 Zoning classification. A Planned Unit Development shall be granted as a zoning district classification in accordance with the procedures and standards of this section and may depart from the normal procedures, standards, and other requirements of the other sections of the zoning ordinance and subdivision regulations to the extent provided in this section 2.15. Applications shall be made on forms provided by the Slidell Planning Department and shall be accompanied by the required plats, documents, and fees. Detailed plans, drawings, and other information as specified by the ordinance shall be submitted with the application.

2.1505 Pre-application.

in conference shall be held with the planning department. At such conference, the applicant shall provide information as to the location of the proposed planned development, the uses, and approximate area of each use category, a list of any and all exceptions to the subdivision and zoning ordinances of Slidell, and any other information necessary to explain clearly the planned development to the city. The planning department shall review and consider the proposed plan as to its compatibility with the comprehensive plan, surrounding zoning and land uses, and the goals and policies for planning of the City of Slidell, and advise the applicant on the information, documents, exhibits, drawings, and any limitations on the proposal that should be included in the application to the city for Planned Unit Development zoning. The planning department's review shall not constitute approval of the proposed PUD or any portion of the PUD, but shall only be considered recommendations for completing a formal application. The applicant shall request a pre-application conference by a letter addressed to the director of planning. The applicant shall present such exhibits and written information as may be necessary to fully acquaint the planning director with the proposed development which shall include, but not necessarily be limited to the following.

- (b) Preliminary plat. A drawing of the Planned Unit Development shall be prepared at a scale that provides for a clear understanding of the way in which the property is intended to be developed. The plat shall indicate the concept of the development pattern, general circulation system, open space or park system, and major features of the development. The plat shall include:
 - (1) Contour lines for the entire area at one (1) foot intervals and certification of the elevation of the property above mean sea level (MSL);
 - (2) Boundary lines and legal description;
 - (3) Easements, general location and purpose;
 - (4) Streets on and adjacent to the tract and proposed streets including street type;
 - (5) The general location of existing and proposed structures including building types and gross density per acre and an

- of approximate building envelopes;
- (6) The general location and size of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semipublic uses;
 - (7) The existing and proposed general circulation system including bikeways, off-street parking areas, service areas, loading areas, and major points of access to public rights-of-way. Notations of proposed ownership (public or private) shall be included;
 - (8) The existing and proposed general pedestrian circulation system, including its interrelationship with the vehicular circulation system, indicating proposed treatments of points of conflicts;
 - (9) Zoning and land uses on adjacent properties including properties located on the opposite side of adjacent rights-of-way or servitudes;
 - (10) Sufficient information on land areas adjacent to the proposed planned development to indicate their relationships with the proposed development including land use, densities, circulation systems, public facilities, and unique natural features of the landscape;
 - (11) Indication of heavily wooded areas and other significant natural areas;
 - (12) Areas located within the 100-year flood hazard zone;
 - (13) Scenic views and vistas;
 - (14) Landscaped areas;
 - (15) Utilities. A preliminary engineering study providing information on existing and proposed on-site and off-site sanitary sewer, storm sewer, water, and other utilities, including cable television. The study shall determine the adequacy of existing and proposed improvements to service the development.

information. The following information shall accompany
plat:

- (1) Traffic. A preliminary traffic analysis providing information on the existing road network and future improvements deemed necessary to service the development;
- (2) Structures. Preliminary architectural concepts for the development will be presented to indicate the proposed character of the buildings in the development. The description shall include construction type and proposed building materials and a proposed signage plan;
- (3) Phasing plan. A preliminary development schedule or phasing plan indicating the extent and timing of each phase of the proposed development including the schedule for completion of all public and private improvements including recreation areas and open space. Also, a preliminary timetable of the expected starting and completion dates of each phase;
- (4) Surveys. Current legal plats of survey for all parcels of land included within the preliminary plan with individual legal descriptions for each proposed phase of development; and
- (5) Any additional information which may be required by the planning director, zoning commission or the city council.

2.1506 Preliminary plan stage.

- (a) Following the pre-application conference, the owner or his legally designated representative shall submit to the city a formal petition for a Planned Unit Development. Such petition shall be on application forms provided by the city and shall be accompanied by not less than twenty-five (25) copies of the PUD plan and associated preliminary plat information as required by this ordinance. The application shall also be accompanied by an application fee of fifty dollars (\$50.00) per acre plus publication costs.
- (b) In addition to the preliminary plan requirements specified in section 2.1505, the preliminary plan application shall contain the following information:

- es. A statement of planning objectives to be approved by the Planned Unit Development. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices of the developer.
- (2) Character. Explanation of the character of the planned development and the manner in which it has been planned to take advantage of the flexibility of these regulations and referencing the general benefits that will accrue to the public as a result of the Planned Unit Development.
 - (3) Ownership. Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the St. Tammany clerk of court.
 - (4) True copies of the recorded deed for the subject property.
 - (5) A certification from the St. Tammany Parish tax collector and the City of Slidell finance director indicating the status of property taxes or special assessments on the subject property.
- (c) Schedule. Development schedule indicating:
- (1) Stages in which project will be built with emphasis on area, density, use, and public facilities such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic material.
 - (2) Approximate dates for beginning and completion of each stage.
 - (3) If different land use types are to be included within the Planned Unit Development, the schedule shall include the mix of uses to be built in each stage.
 - (4) Covenants. Proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the Planned Unit Development and any of its common open space.

Provide information on the density of residential including the number of dwelling units per acre, the number of dwelling units by type, and the number of bedrooms in each building and dwelling units type. Also, the number of parking spaces per unit shall be indicated.

- (6) Nonresidential use. Provide information on the type and amount of ancillary and nonresidential uses, including the amount of common open space and ratio of parking spaces to gross floor area.
- (7) Commercial uses. Provide information on the type of commercial activities being proposed and the nature of the business operation including business hours, and number of employees.
- (8) Architectural plans. Preliminary architectural plans for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the buildings, and the number, size, and type of dwelling units. Also provide floor area of building types and total ground coverage of buildings. Plans shall include specification on the type of construction and building materials to be used.
- (9) Landscape plans. Preliminary plans for plant materials, earth sculpturing, berms, ground cover and aesthetic features shall be submitted.
- (10) Sign plans. Plans showing the location of all proposed building and free-standing advertising, identification and directional signs, and scaled architectural drawings showing the dimensions of the sign and overall height.
- (11) Facilities plans. Preliminary plans or information adequate to indicate that the proposed development can be serviced, shall be submitted for:
 - I. Roads, including classification, width of right-of-way, width of pavement, pedestrian walkways and separations, and typical construction details.
 - II. Sanitary sewers.

water supply system.

iv. Storm drainage.

v. Plans for other underground systems such as cable television installations.

The plans shall include the location and specifications of all adjacent off-site improvements including drainageways, storm sewers, water and sewer utilities, fire hydrants, and roadways.

- (12) School impact study. Provide information on the student load to be generated by the development and financial impact on the local school districts.
 - (13) Public services impact study. Provide information on the taxes to be generated by the proposed project and the cost to the various taxing bodies to provide the necessary services to the project.
 - (14) Traffic analysis. Provide information on the adequacy of the local transportation and thoroughfare system to handle anticipated traffic volumes generated by the Planned Unit Development. Also, an analysis shall be made on the adequacy of the internal vehicular circulation pattern for local traffic and for emergency service vehicles and service.
 - (15) Identification of procedures that will be used during development to control soil erosion.
 - (16) The zoning commission may request additional information to be provided.
- (d) The preliminary plan application shall, except when specific variances are requested, comply with the requirements of the city's subdivision ordinance, drainage ordinances, building codes and other related development codes. No variances shall be granted for required water and sewer improvements, drainage improvements, fire protection requirements, and building code regulations.

Standards. The zoning commission may recommend approval of a preliminary PUD plan if it has determined that all of the following standards have been complied with:

comprehensive plan. A Planned Unit Development must conform with the planning objective specified in the comprehensive plan.

- (2) Size and ownership. The site of the Planned Unit Development must be under single ownership and/or unified control and be not less than two (2) acres in area.
- (3) Compatibility. The uses permitted in a Planned Unit Development must be of a type and so located as to exercise no undue detrimental influence upon surrounding properties. In addition, the Planned Unit Development shall not endanger the public health, welfare, or safety, nor shall it substantially diminish or impair property values in the neighborhood in which it is to be located.
- (4) Density. The density of a Planned Unit Development (either in dwelling units--for residential uses, or in floor area--for all other uses) shall generally correspond to the density identified in the comprehensive plan and those densities on adjacent properties. The Planned Unit Development shall reflect that district's character through complimentary building types and architectural design.
- (5) When private streets and common driveways are made a part of the Planned Unit Development or private common open space or recreation facilities are provided, the applicant shall submit as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained. Such arrangements for operating and maintaining private facilities shall be subject to the approval of the city council.
- (6) Space between residential buildings. The minimum horizontal distance between buildings shall be:
 - I. Ten (10) feet between single-family detached dwellings.
 - II. Five (5) feet between clustered or "zero-lot line" single-family detached dwellings.
 - III. Fifteen (15) feet between buildings, other than single-family detached dwellings, of one, two, and two and

- one-half stories in elevation.
- iv. Equal to the height of the taller building in the case of free-standing buildings greater than two and one-half stories in elevation.
- (7) Yards. The required yards along the periphery of the Planned Unit Development shall be at least equal in width and depth to that of the adjacent zoning district. Buildings of more than twenty-four (24) feet in height shall provide a setback from any property line equal to the height of such buildings.
- (8) Design standards. The provisions of the Slidell subdivision ordinance, sewer and water ordinances, drainage ordinances, and building codes shall be complied with.
- (9) Dedications. The PUD shall comply with the public land dedication requirements of the Slidell subdivision ordinance unless specific variances are granted by the city council upon receiving the recommendation of the zoning commission.
- (10) All minimum requirements pertaining to commercial, residential, institutional or other uses established in the Planned Unit Development shall be subject to the requirements of the zoning ordinance except as may be specifically varied in the ordinance granting and establishing the PUD.
- (11) Total planting or landscaped areas shall not be less than that normally required under the zoning ordinance.
- (e) Preliminary plan application. To be placed on the zoning commission's agenda for introduction of a preliminary PUD plan a completed preliminary plan application and fees must be received in the office of the director of planning, not later than twenty (20) days prior to the meeting at which the plan is to be introduced. The preliminary plan application shall be introduced in accordance with sections 8.105 and 8.106 of the zoning ordinance. Upon introduction of the preliminary plan application, the zoning commission shall schedule a public hearing date for consideration of the preliminary PUD plan. The hearing shall be set and published in accordance with sections 8.107 through 8.109 of the

- (1) Within forty-five (45) days after the close of the public hearing, the zoning commission shall report to the city council its findings and recommendations, including the stipulations of additional conditions and guarantees that such conditions will be complied with when they are deemed necessary for the protection of the public interest. When making their findings, the zoning commission shall address the objectives and standards listed in sections 2.1501 (a) and 2.1506 © and the standards listed in (f) below. If the PUD is to be developed in phases, the preliminary plan for all phases must be approved at one time.
- (g) Findings. The zoning commission shall set forth to the city council the reasons for the recommendation, and said recommendation shall set forth particularly in what respects the proposal would be in the public interest, including but not limited to findings of fact on the following:
- (1) In what respects the proposed plan is consistent with the stated purpose of the Planned Unit Development regulations.
 - (2) The extent to which the proposed plan meets the requirements and standards of the Planned Unit Development regulations.
 - (3) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.
 - (4) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.
 - (5) The relationship and compatibility of the proposed development to the adjacent properties and neighborhood.
 - (6) The desirability of the proposed plan as it regards physical development and the positive impact on the community.

ormity with planning objectives of the city.

- (ii) Council action. The city council, after receipt of the zoning commission's findings of fact and recommendations, shall deny, approve or approve with modifications and/or conditions the preliminary PUD plan by a vote recorded in the official minutes of their meeting. Approval of the preliminary plan shall vest no rights to the applicant other than to be able to submit a final development plan. If the PUD is to be developed in phases, the council must find all phases of the plan to be in compliance with the PUD ordinance. Individual phases shall not be approved.

2.1507 Final plan stage.

- (a) A property owner who has received preliminary plan approval from the city council for a PUD plan has one year from the date of approval by the council in which to obtain final plan approval by ordinance of the city council. If a PUD plan has not received final plan approval within one year from the date that it received preliminary plan approval from the city council, the preliminary plan shall become null and void.
If a PUD plan is being developed in phases, the owner may seek final plan approval on one phase at a time; however, the first phase of development must be approved by ordinance of the city council within one year from the date the city council approved the preliminary plan. All phases of the PUD as approved by the city council in the preliminary plan shall receive final plan approval by ordinance of the city council within two (2) years from the date the city council granted approval of the preliminary plan unless otherwise specified in a phasing plan which was approved by the city council at the time the preliminary plan was approved.
- (b) Application for final plan approval shall be made on application forms provided by the city and shall be accompanied by not less than twenty-five (25) copies of the final PUD plan and associated final plat information and documents as required by this ordinance. The application shall be accompanied by an application fee of fifty dollars (\$50.00) per acre plus publication costs and subdivision fees where applicable. The final plan application shall contain the following information:
 - (1) Final plat. Final plat drawing prepared in conformance with the approved preliminary plat.

of subdivision, where applicable, prepared in accordance with the requirements of the subdivision ordinance.

- (3) Land clearing plan. A land clearing plan drawn at the same scale as the site plan containing the information described in section 2.2503 of the zoning ordinance.
- (4) Landscape plan. A final detailed landscape plan describing planting materials, planting specifications, planting schedule, and tree retention plan. The tree retention plan shall describe those precautions that will be taken both during and after construction to ensure the health of the trees being preserved.
- (5) Final phasing plan or development schedule indicating the completion date of each phase and the schedule for the completion of all public and private improvements in each phase.
- (6) Public facilities. Final detailed construction plans for all public facilities to be improved or constructed and performance bond(s) or other forms of security acceptable to the city in an amount(s) equal to one hundred twenty (120) per cent of the construction cost.
- (7) Covenants. Final agreements, provisions, restrictions or covenants and including condominium declarations which will govern the use, maintenance and continued protection of the Planned Unit Development. Such documents shall be recorded at the same time as the final Planned Unit Development plat and final plat of subdivision.
- (8) Common open space documents. All common open space shall be either conveyed to a municipal or public corporation, conveyed to a not-for-profit corporation or entity established for the purpose of benefiting the owners and residents of the Planned Unit Development, or retained by the developer with legally binding guarantees, in a form approved by the city's attorney, verifying that the common open space will be permanently preserved as open area. All land conveyed to a not-for-profit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien for maintenance and improvement of the common open

- (c) To be placed on the zoning commission's agenda for introduction of a final PUD plan a complete final plan application and fees must be received in the office of the director of planning not later than twenty (20) days prior to the meeting at which the plan is to be introduced. Introduction of the final plan application shall be in accordance with sections 8.105 and 8.106 of the zoning ordinance.
- (d) Upon introduction of the final plat application, the Zoning commission shall schedule a public hearing to consider the plan in accordance with section 8.107 through 8.109 of the zoning ordinance.
- (e) Zoning commission approval. To approve the final plan the zoning commission must first determine that the final plan submittal is in substantial compliance with the approved preliminary plan and in compliance with all regulations for a final PUD plan. Within thirty (30) days after the close of the public hearing, the zoning commission shall report its findings and recommendations, including conditions and guarantees, to the city council for final action.
- (f) City council action. The city council after receipt of the zoning commission's findings of fact and recommendation, shall deny the final plan or adopt an ordinance granting the PUD zoning designation and final PUD plan as filed with all necessary plats, documents, subdivision plats and exhibits and such conditions and modifications to the plan deemed appropriate by the city council to ensure conformance with the principles and regulations of the PUD ordinance and to protect and promote the public health, safety and welfare.

2.1508 Plan implementation and administration.

- (a) After receiving final plan approval, the final plan shall not become valid until the final plat(s) and subdivision plat(s) where applicable and all approved PUD documents have been recorded with the St. Tammany Parish clerk of court. The cost of recordation shall be borne by the applicant.
- (b) Reversion clause. All construction within an approved phase of the development including public improvements shall be completed within two (2) years from the date the final PUD ordinance or the

development was passed by the city council unless authorized or specified in the approved PUD plan ordinance. The completeness of the development shall be determined by the issuance of certificates of occupancy by the permit department and the acceptance of all public improvements by resolution of the city council. If after two (2) years from the date the phase of a PUD was finally approved by the city council the phase remains unfinished, the zoning commission and city council shall take necessary action to rezone the property to its previous classification at which time any partially completed improvements shall become nonconforming and subject to Part 6 of the zoning ordinance.

2.1509 Preliminary plan amendment.

No major change may be made in the preliminary plan by the applicant after the zoning commission has introduced the plan except those changes recommended by the zoning commission and approved by the city council. If any major changes are made in the plan after the introduction of the plan by the zoning commission, the applicant will be required to begin the preliminary plan application process again by submitting a new preliminary plan application along with required fees and charges.

2.1510 Final plan amendments.

- (a) Major changes proposed in the final plan after its approval by the city council shall require the applicant to seek an amendment to the final PUD plan ordinance by following the preliminary and final plan procedures described in sections 2.1504 through 2.1508. All changes approved by the city council shall be by an ordinance amending the original final PUD plan ordinance which upon its adoption shall be recorded with the St. Tammany Parish clerk of court.
- (b) Minor changes proposed in the final plan after its approval by the city council shall require the applicant to seek an amendment to the final PUD plan unless otherwise specified in the PUD plan ordinance for the development site.
 - (1) The following information must be filed with the planning department to seek an amendment to the final plan:
 - I. File with the city an amended final plan application

with the fees identified in Section 2.1507 (b) of this ordinance.

- II. Prepare revised plans in sufficient detail to describe the details of the change. All plats and documents submitted as part of the preliminary and final plat process shall be revised to show the proposed amendment.
 - III. Provide the city with a narrative that explains fully the nature of the change and the reason for requesting the change.
 - IV. Any other information necessary to support the change.
- (2) Upon receiving a completed application for amendment of the final plan, the application shall be processed in accordance with the requirements of section 2.1507 © through (f).
 - (3) The city council after receipt of the zoning commission's findings of fact and recommendation shall deny the amendment to the final plan or adopt an ordinance amending the original PUD ordinance and making the amendment part of the plan. Any conditions or restrictions placed upon the amendment shall also be made a part of the amending ordinance.

2.1511 Penalty clause. As prescribed under section 3.402 of the Zoning ordinance.

(Ord. No. 2151, 12-22-87)

Section 2.16. C-2 Neighborhood Commercial.

2.1601 Permitted uses: Any use permitted in A-8 residential district; office; restaurant; grocery and drug stores; filling stations; barber shops; florists; beauty shops; meat markets; clinic; bank, including drive-in banks; day care centers and nurseries; locker plants for storage of food; laundrettes; bakery; appliance shop; sporting goods; hardware; department stores; funeral homes and mortuaries; art and dance studios; publishing and distribution but not printing provided that the space devoted to warehousing does not exceed eight thousand (8,000) square feet of gross

- used for storage of explosive, flammable or
retail dry cleaning drop off and pick-up stations, dry
cleaning shops employing facilities for the cleaning and pressing of dry
goods for retail trade only, and as approved by the Fire Marshal.
However, multi-family residential uses shall not be permitted.
- 2.1601A Conditional uses: Trailers as defined by section 9.31e and in accordance
with the procedures and standards of section 2.2215.
- 2.1602 Prohibited uses in the C-2 district are: multi-family residential uses, and
all uses not permitted herein and trailers, except as used for temporary
offices for construction purposes and other uses detrimental due to odor,
smoke, dust, gas, excessive glare, noise, vibration. See section 2.1901
for standards.
- 2.1603 Height regulations: No building shall exceed forty-five (45) feet in height.
- 2.1604 Area regulations.
- (1) Yard:
- (a) Front yard--twenty-five feet (25'). Side yard and rear
yard--None is required except where a lot is used for a
dwelling or in part for a dwelling and it shall be the same as
for A-8 residential district. See (b)below. When a side yard is
provided said side yard shall not be less than three (3) feet.
- (b) Whenever a C-2 commercial district abuts on a residential
district which requires front, side rear yards, these
requirements shall apply for the C-2 district for the side on
which the abutment occurs only or one hundred fifty (150)
feet if no block exists and requirements of Section 2.201
(2)(b) and (2)(c) shall apply.
- (2) Lot size: Where a lot is used for a dwelling or in part for a dwelling,
it shall be the same as A-8 residential.
- (3) Section 2.2207 shall apply.
- (4) See Section 1.4.
- 2.1605 Off-street parking regulations as provided for under Part 4.
- 2.1606 Loading zone requirements shall be provided as set forth in Part 4.

009, 8-24-76; Ord. No. 1010, 9-24-76; Ord. No. 1357, 2-10-81; Ord. No. 1410, 6-23-81, Ord. No. 1657, 6-27-85, Ord. No. 2014, 9-23-86; Ord. No. 2240, 2-28-89, Ord. No. 2266, 6-27-89; Ord. No. 2504, 5-25-93; Ord. No. 3357, 11-28-06)

Section 2.16A. C-1 Fremaux Avenue Business District.

- 2.16A01 Purpose and intent: This district is intended to permit limited commercial activities with certain development restrictions deemed necessary to preserve the residential character of the surrounding residential neighborhood.
- 2.16A02 Boundaries of district: Only properties located within the boundaries of the following described district shall be eligible for rezoning to the C-1 zoning classification:
- That area within the boundaries identified on the official zoning map of the City of Slidell and identified as the "Fremaux Avenue Business Corridor" and all that area fronting on U.S. Highway 190 East extending two hundred (200) feet from either side of Highway 190 from the W-14 Canal to the intersection of Highway 190 and Nellie Drive.
- If a contiguous portion of a parcel which is located within the district extends beyond the limits of the district, that part may also be rezoned C-1 provided:
- (1) That portion of the parcel outside the district is contiguous to and under the same ownership as that part of the parcel that is within the district and such parcel as a whole has been under single unified ownership since January 27, 1976.
 - (2) That portion of the parcel located outside the district is not a lot of record and represents less than fifty (50) per cent of the area of the entire parcel. If that portion of the property is a lot of record, then it shall not be eligible for C-1 zoning.
- 2.16A03 Permitted uses. Any use permitted in the C-2 Neighborhood Commercial District except multifamily residential, restaurants, food stores, seafood shops, filling stations, locker plants and warehousing.
- 2.16A04 Prohibited uses. All uses not permitted herein and trailers, except as used for temporary offices for construction purposes, and other uses detrimental to the neighborhood because of excessive odor, dust, gas, excessive glare, noise and vibration as is described in section 2.1901.

Front yard. All buildings shall have a minimum front yard setback of fifty (50) feet from the front lot line.

Side yard. A five (5) foot side yard setback shall be required on each side.

Rear yard. No setback shall be required unless the lot abuts a residentially zoned lot or parcel, then a buffer zone shall be provided in accordance with section 2.2207.

2.16A06 Height regulations. No building shall exceed two (2) stories in height. If a two (2) story commercial structure is constructed on a lot or parcel that is contiguous to a residentially zoned property, there shall be no windows or doors constructed on that side of the second story facing the residential property.

2.16A07 Area regulations. Same as the C-2 zoning district (Section 2.1604).

2.16A08 Off-street parking regulations. Same as the C-2 Zoning district (section 2.1605). If a lot or parcel is contiguous to a residentially zoned parcel, no off-street parking spaces or driveways shall be constructed within twenty-five (25) feet of the rear or side lot line which is contiguous to the residential property.

2.16A09 Loading zone requirements. Same as the C-2 zoning district (section 2.1606). If a lot or parcel is contiguous to a residentially zoned parcel, no loading areas shall be constructed within twenty-five (25) feet of the rear or side lot line which is contiguous to the residential property.

2.16A10 Tree and landscaping requirements. All developments shall be designed in accordance with section 2.25 of the zoning ordinance except that the required ten (10) foot planting area required in section 2.2513 of the zoning ordinance may be reduced to five (5) feet.

2.16A11 Design standards. All new buildings, additions to buildings or improvements to buildings in existence prior to the adoption of this ordinance shall be designed and conform with the following design standards:

(a) All buildings shall be of wood frame or masonry construction.

ated buildings shall be permitted.

- (c) All buildings shall be constructed with a hip, gable, mansard or gambrel roof having a pitch of no less than four (4) inches of rise for each twelve (12) inches of run. Flat roofs are prohibited.
- (d) All buildings shall be sided on all sides with wood siding, wood-appearing siding or face brick.
- (e) False facades are prohibited.
- (f) All signs shall conform with section 500 of the Zoning ordinance except that the maximum size of building signs permitted in subsection 520.03 (B) shall not exceed two (2) times the width in feet of the building wall where such signs are to be placed and not more than one (1) monument-style, freestanding sign shall be permitted upon each street frontage bounding a development site provided that such sign conforms with the following standards:
 - (1) No sign shall exceed forty (40) square feet in total sign face area;
 - (2) No sign shall exceed five (5) feet in height from the top of the sign to the ground below;
 - (3) All signs shall be set back at least five (5) feet from the lot line.

2.16A12 Planned Unit Development shall be allowed in the Fremaux Avenue Business District zoning classifications even though said Planned Unit Development may be less than two (2) acres in size.

(Ord. No. 2167, 2-23-88)

Section 2.17. C-3 Central Business District.

2.1701 Permitted uses: Any uses permitted in C-2, all uses not specifically restricted or prohibited; amusement enterprises including bowling alleys, skating rinks and pool rooms; auto retail, wholesale, or repair services; bus and railway station; retail businesses where articles are sold at retail on the premises; storage; residential; service stations; new and used auto sales; tire sales and service, auto parts sales; car wash; grocery stores; department stores; dress shops; children's clothing stores; furniture stores; gift shops; farmers supplies and warehouses; lawn mower sales

hardware stores; general merchandise stores; office supply stores; clothing stores; sporting goods stores; toy stores; home furnishings stores; home improvement stores; electrical supply stores; hobby shops; television and radio repair service shops; taxicab company; dry good stores; ice cream stands; snack bars; snowball stands; bakeries and pastry shops; distributors of plumbing, heating and air conditioning supplies; army surplus sales; fish markets, meat markets; electrical appliance sales stores; lock and key service shops; custom draperies and carpet sales stores; shoe repair, dance studios; donut and coffee shops; package liquor stores; fruit markets; sweet shops; trailer sales; cosmetics shops; pizza parlors; photographic studios; funeral home; music stores; sporting goods stores; hotels and motels; barrooms, nightclubs and lounges except as provided in subsection 2.2213; animal hospitals, veterinary clinics, pet shops, and animal kennels with the approval of all property owners any part of whose property is three hundred (300) feet from any part of the property of the owner. Any uses permitted in C-1, C-2, C-4 and A-1 through A-9-C zones.

- 2.1701A Conditional uses: Automobile wrecker service storage yards, except auto salvage yards, and subject to the condition that storage area shall be entirely enclosed by a six-foot-high solid wood fence and conform with all required landscaping and buffering regulations. Hard surfacing of such storage area shall not be required.
- 2.1702 Prohibited uses: Rooming houses, trailers, except for the sale of trailers, and as used for temporary offices for construction purposes, and other uses detrimental to a neighborhood because of odor, smoke, dust, gas, excessive glare, light, noise or vibrations as set forth in 2.1901.
- 2.1703 Height regulations: No building or structure shall exceed sixty-five (65) feet in height. See section 10.3 for exceptions.
- 2.1704 Area regulations.
- (1) Yard:
- (a) Front yard, side yard, rear yard--None is required except where a lot is used for a dwelling or in part for a dwelling and it shall be same as for A-8 residential district. See (b) below.
- When a side yard is provided said side yard shall not be less than three (3) feet.
- (b) Whenever a C-3 commercial district abuts on a residential district which requires front, side and rear yards, these

ments shall apply for the C-3 district for the side on
the abutment occurs only and one hundred [fifty]
(150) feet if no block exists and requirements of section
2.201(2)(b) and (2)(c) shall apply.

(c) See Section 1.4.

(2) Lot size: Where a lot is used for a dwelling and in part for a
dwelling, it shall be the same as A-8 residential.

(3) Section 2.2207 shall apply.

2.1705 Off-street parking regulations: Not required.

2.1706 Loading zone requirements: Not required.

2.1707 Must comply with sections 2.606 through 2.617.

(Ord. No. 815, 7-8-69; Ord. No. 894, 12-12-72; Ord. No. 955, 11-12-74; Ord. No. 1009,
8-24-76; Ord. No. 1010, 9-14-76; Ord. No. 1256, § 4, 3-25-80; Ord. No. 1326, 12-9-80;
Ord. No. 1332, 12-23-80; Ord. No. 1410, 6-23-81; Ord. No. 1751, 8-28-84; Ord. No.
2289, 11-21-89; Ord. No. 2431, 3-24-92; Ord. No. 3357, 11-28-06)

Section 2.18. C-4 Highway Commercial.

2.1801 Permitted uses: Any use permitted in a C-3 central business district; gift
shops; stores to serve and the drive-in trade; sporting goods stores; bait
shops, boat rentals; eating establishments; warehouses; truck repairs;
drive-in theater; dental laboratories; animal hospitals, veterinary clinics,
pet shops and animal kennels with the approval of all property owners any
part of whose property is three hundred (300) feet from any part of the
property of the owner. When animal hospitals, veterinary clinics, pet
shops, and animal kennels are constructed or located in a shopping
center, then approval must be obtained from all property owners within
three hundred (300) feet of the lease site. The three hundred (300) feet
shall be measured from all front and rear corners of the leased site. Any
uses permitted in the C-1, C-2, C-3, and A-1 through A-9-C provided that
multi-family uses on developments of twenty (20) acres or more shall be
enclosed by a fence with controlled entry and exit via a security gate or
guardhouse. In multi-family uses on developments of less than twenty
(20) acres, the bottom or ground floor shall be reserved for commercial
retail space. Prior to the approval of any multi-family use in the C-4 zone,
a market study shall be performed showing the short term and long term
need for such multi-family housing units. The Planning Department shall
approve the findings of the market study prior to the issuance of final

2.1801A Conditional uses. Those light industrial activities permitted by section 2.2001(2) and 2.2002 in accordance with the procedures and standards of section 2.2215. Such activities shall also conform with the following standards:

- (1) All activities shall be conducted in a completely enclosed building having roof and walls.
- (2) All activities shall cease between the hours of 10:00 p.m. and 7:00 a.m.
- (3) All activities shall conform with the requirements and standards of sections 2.2001(4), 2.1901 and all standards applicable to the C-4 highway commercial zoning district.
- (4) If a business ceases to exist or fails to operate for 30 days, the conditional use permit shall become null and void.

2.1801B Conditional uses in the C-4 district are: mini warehouses as defined in part 9.38. Such activities shall conform with the following standards:

- (1) Minimum recommended size: Two acres, 40,000 square feet of rental space.
- (2) Yards:
 - (a) Front: 20 feet landscaped in accordance with section 2.2513. No access to storage units shall be permitted from the front yard or any yard facing a public right-of-way.
 - (b) Side: Five feet each side minimum or ten percent of lot width. If the side yard abuts a residentially zoned property, then the side yard building setback is 25 feet and landscaped in accordance with section 2.2207.
 - (c) Rear: 25 feet. When the rear yard abuts a residentially zoned property then the rear ten feet must be landscaped in accordance with section 2.2207.
- (3) Height: No building shall exceed 35 feet in height.
- (4) Driveways:
 - (a) All one-way driveways shall provide for one ten-foot parking

the 15-foot travel lane. Traffic directions and parking
designated by signing or painting.

- (b) All two-way driveways shall provide for one ten-foot parking
land and two 12-foot travel lanes.
- (c) The parking lanes may be eliminated when the driveway does
not serve storage cubicles.

(5) Parking:

- (a) One space for each ten storage cubicles, equally distributed
throughout the storage area.
- (b) Two spaces for the manager s quarters, if provided.
- (c) One space for every 25 storage cubicles to be located at the
project office for use for prospective clients.

(6) Lighting: All lights shall be shielded to direct light onto the uses
established and away from adjacent property, but it may be of
sufficient intensity to discourage vandalism and theft.

(7) Landscaping: Landscaping shall be in accordance with sections 2.25,
2.2207, 2.2211, 2.2212, 2.2513, 2.2514, and 2.2515.

(8) Fencing and screening: Fencing design and placement shall be
required as per Sections 2.2202 and 2.2203, and 2.2207 through
2.2211. In addition, the entire site shall be completely enclosed by
walls, fencing, buildings or landscape screening. All fences shall be a
minimum of six feet (6) in height with a maximum of eight feet (8) in
height, and shall be constructed and maintained with not less than
ninety percent (90%) of the surface area impervious to light. No fence
shall be constructed in the first twenty-five feet (25) of the required
front yard.

(9) Signs: Signs shall be in accordance with section 520.02. Neither
building signs nor interstate signs shall be permitted.

2.1801C

Conditional uses: Those activities conducted by methadone centers or
clinics as defined in Part 9 of this Code:

- (1) Shall not be located within one thousand feet (1,000) of any school,
church, playground, library, park, or synagogue or residentially zoned

purpose of this Section, all measurements shall be
distance from property line to property line;

- (2) Public hearing by the Planning and Zoning Commission and the Slidell City Council before final action is taken.
- (3) All conditions imposed under Section 2.2215 must be met.
- (4) If operation of a methadone center or clinic ceases for thirty30 days, the conditional use permit shall become null and void.
- (5) Show need that it will be serving primarily the citizens of Slidell.
Exception: The provisions this section 2.1801C shall not apply to methadone centers or clinics operated wholly within a public or private hospital.

2.1801 D Conditional uses in C-4 district: Adult businesses as defined in Section 9.2. Such uses shall conform to the following standards:

- (1) The distance between any adult business and any residential district or dwelling shall be a minimum of one thousand (1,000) feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the residential district or dwelling to the nearest point of the property line of the adult use or the property on which it is situated, if it is one of several business establishments on the property, whichever is greater.
- (2) The distance between any two adult businesses shall be a minimum of one thousand (1,000) feet measured in a straight line, without regard to intervening structures, from the closest property lines of each adult business.
- (3) The distance between any adult business and any existing school, child care center, church or place of worship, park or recreational area, public library, public building, any establishment licensed to sell alcoholic beverages, museum, or community center shall be a minimum of one thousand (1,000) feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the adult business to the nearest point of the property line of the school, child care center, church or place of worship, park or recreational area, public library, public building, any establishment licensed to sell alcoholic beverages, museum, or community center.
- (4) The adult business shall comply with City of Slidell Code of

er 4 Alcoholic Beverages and all necessary state
s and/or permits as required.

- (5) All activities shall cease between the hours of 10:0 p.m. and 7:00 a.m.
- (6) Live entertainment, when expressly authorized and permitted, will only be allowed when it does not adversely affect the surrounding neighborhood because of noise, crowd, and other factors.
- (7) The use of neon or similar lighting technology exposed to the exterior shall be limited to one sign unit which conforms to all other code signage requirements, is directly related to the subject facility, and is not advertisement for products or services provided or sold in the facility.
- (8) The premises on which the adult business is located and the public rights of way within one hundred (100) feet of such facility must be maintained in a clean and orderly manner.
- (9) The premises on which an adult theater establishment is located shall operate only as an adult theater and shall not contain or offer any items or services consistent with that of an adult cabaret, adult store, massage parlor, or escort agency. Any of the afore-mentioned businesses shall constitute a separate adult business and must independently conform to all of the requirements of this Section. Massage establishments shall conform to Chapter 8, Article III of the Slidell Code of Ordinances.
Adult theaters offering viewing of film, photograph material or live performances to audiences smaller in size than five (5) persons per viewing area are expressly prohibited.
- (10) Any business that less than 10 percent of its gross income from the sale of materials listed in Section 9.2(a) thru 9.2(g) shall be exempt from these regulations.

2.1802 Prohibited uses: Trailers, except for the sale of trailers, and as used for temporary offices for construction purposes, and trailers as defined by section 9.31e and in accordance with the following standards:

- (1) The semi-trailer units cannot be parked closer than one hundred (100) feet to the property line of the commercially zoned property which abuts property within zones A-1 through A-10.

units (or cargo units) may be parked upon the premises for special events and cannot encroach into the public right-of-way. Each parking period shall not exceed 30 days and each business shall be permitted no more than three (3) periods per year. The business may combine the three periods into one 90-day period.

- (3) A permit issued by the Permit Department shall be charged for each separate period in the amount of twenty-five dollars (\$25.00).

and other uses detrimental to a neighborhood because of odor, smoke, dust, gas, excessive glare, light, noise or vibrations. See 2.1901 for standards.

2.1803 Height regulations: No building or structure shall exceed forty-five (45) feet in height.

2.1804 Area regulations.

- (1) Yard:

- (a) Front yard - twenty-five feet (25'). Side yard and rear yard--None is required except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for A-8 residential district. See (b) below. When a side yard is provided, said side yard shall not be less than three (3) feet.

- (b) Whenever a C-4 commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the C-4 district for the side on which the abutment occurs only or one hundred fifty (150) feet if no block exists and requirements of section 2.201(2)(b) and (2)(c) shall apply.

- (2) Lot size: Where a lot is used for a dwelling or in part for a dwelling, it shall be same as A-8 residential.

- (3) Section 2.2207 shall apply.

- (4) See section 1.4.

2.1805 Off-street parking regulations as provided for under part 4.

ments shall be provided as set forth in part 4.

2.1807 Must comply with sections 2.606 through 2.617.

(Ord. No. 894, 12-12-72; Ord. No. 957, 2-12-75; Ord. No. 1009, 8-24-76; Ord. No. 1010, 9-14-76; Ord. No. 1326, 12-9-80; Ord. No. 1332, 12-23-80; Ord. No. 1357, 2-10-81; Ord. No. 1410, 6-23-81; Ord. No. 1857, 8-27-85; Ord. No. 2372, 2-26-91; Ord. No. 2504, 5-25-93; Ord. No. 2513, 6-22-93; Ord. No. 3357, 11-28-06)

Section 2.18A. C-6 Regional Shopping Center District.

This district is intended to provide for large shopping centers of three hundred fifty thousand (350,000) square feet or more in one or more buildings on forty (40) or more acres of land. Development within each C-6 district designation is to consist of a variety of retail, office, service, entertainment and recreation uses in building and service areas sharing internal parking and circulation. A shopping center may include peripheral parcels for sale to other commercial users as long as such parcels are identified as part of an integrated master plan for the shopping center.

- 2.18A01 Permitted Uses: Shopping malls with a minimum square footage of two hundred thousand (200,000) and those uses normally permitted in C-4 and located on the periphery of a shopping mall.
- 2.18A02 Prohibited uses: Any use prohibited in C-4 Highway Commercial and dwelling units.
- 2.18A03 Height Regulations: No building or structure shall exceed sixty (60) feet in height.
- 2.18A04 Area regulations:
- (1) Yard:
 - (a) Front yard--twenty-five (25'). Side yard and rear yard--None is required. When a side yard is provided, it shall not be less than three (3) feet.
 - (b) The maximum buffer zone required between this zoning district and any adjacent district is ten (10) feet.
 - (c) The maximum setback required between the parking area of this zoning district and any adjacent district is ten (10) feet.

requirements.

(3) Section 2.2207 shall not apply.

(4) Section 1.4 shall not apply.

2.18A05 Off-street parking regulations: As provided for under part 4 except:

(a) Section 4.101 shall apply.

(b) Section 4.217 shall not apply. For business and professional offices, one space for each three hundred fifty (350) square feet of gross floor area.

(c) Section 4.218 shall not apply. For restaurants, bars, night clubs, theaters, one space for each three and one-half (3.5) seats.

(d) Stall size: The minimum parking stall size shall be eight (8) feet ten (10) inches in width by eighteen (18) feet in length.

2.18A06 Loading zone requirements: Section 4 shall apply except that only one (1) off-street loading space ten (10) feet by forty-five (45) feet is required for each one hundred thousand (100,000) square feet of building area.

2.18A07 Sign regulation:

(1) Section 2.23 shall apply except when the development is restricted by a sign regulation covenant accepted by the city at the time of the zoning approval and recorded in the official records of St. Tammany Parish.

2.18A08 Trees and landscaping: Section 2.25 shall apply except for section 2.2514. For purposes of C-6 Zoning, the following shall apply in lieu of section 2.2514, Parking lot planting required. Parking lot shall be designed to provide at least two hundred (200) square feet of planting area within the property line per twelve (12) parking spaces plus one tree for every twelve (12) parking spaces. Tree trunks shall be placed at a minimum of two and one-half (2 ½) feet for all curbs or rear guards. Trees will be distributed uniformly throughout the planting area.

2.18A09 Liquor by the drink establishments: Section 2.2213 shall not apply.

(Ord. No. 1935, 4-22-86)

ial District.

2.1901 Environmental standards.

- (A) *Purpose:* It is the intent of these regulations to prevent land or structures, including those permitted by right or conditional use, from being used, or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive, radioactive or other hazardous condition; noise, or vibration; smoke, dust, odor or other form of air pollution; electrical or other disturbance; or other substance, condition or elements in a manner or amount as to adversely effect the surrounding area.
- (B) *Other regulations:* Compliance with the requirements of this section shall not be interpreted as authorizing any practice or operation which would constitute a violation of any other applicable statute, ordinance, rule or regulation. Where these regulations conflict with other regulations, the more stringent regulation shall apply.

No permits shall be issued for any use, activity or construction, which is subject to Louisiana Coastal Zone Management, Louisiana Wildlife and Fisheries, U.S. Army Corp of Engineers, Department of Environmental Quality (DEQ), and/or U.S. Environmental Protection Agency (EPA) approval, until after a public information hearing, on the proposed activity, has been conducted by the planning commission and all required permits and approvals have been issued by the herein stated federal and state reviewing agencies. The planning commission shall conduct its hearing within thirty (30) days after the submittal of building plans and site plans. Said hearings shall be conducted at their regular monthly meeting. To be exempt from these regulations the owner or applicant of the property shall obtain written verification, from each of the herein listed federal and state agencies, that no permits or approvals are required. This hearing process in no way preempts the regulations and standards of the zoning ordinance or shall prevent the issuance of permits upon having obtained all required federal, state and local approvals. The hearing is to provide a means by which the public can become informed about a project and to present information that may be pertinent to the project. All pertinent environmental facts will be sent to the applicable federal and state agencies. Representative of the proposed business and the homeowners associations representatives involved shall be notified of the public hearing.

- (C) *Administration and enforcement:* All uses established in all districts

operation, to the performance standards herein

- (1) The operator of a proposed use which has been determined will not comply with the standards contained in section 2.1901 may file an appeal with the board of zoning adjustments (BZA). The BZA in making its decision may require certain engineering and environmental analysis of the proposed operation by an independent consulting firm. The cost of such reviews shall be borne by the applicant.
- (2) Where a determination has been made that an existing use is in violation of the standards contained in section 2.1901, the operator may file an appeal with the BZA. Such appeal shall be made on forms obtained from the planning department and shall be filed with the planning department within ten (10) days of receiving a notice of violation from the city ordering all illegal operations to cease or be brought into compliance with the standards of the zoning ordinance. The BZA in making its decision may require certain engineering and environmental analysis of the operation by an independent consulting firm. The cost of such reviews shall be borne by the applicant.

(D) Noise:

- (1) *Definitions:* The following words and phrases, when used in this section shall have the meanings respectively ascribed to them:
 - (a) *A weighted sound level* means the sound level in decibels as measured on a sound level meter using the A weighting network. The level so read is designated db (A) or dBA.
 - (b) *Construction* means any site preparation, assembly, erection, substantial repair, alteration, or similar action, including demolition, for public or private rights-of-way, structures, utilities, or similar action.
 - (c) *Decibels (db)* means a unit for measuring the volume of a sound, equal to twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure, which is twenty (20) micropascals twenty (20) micronewtons

per square meter.

- (d) *Demolition* means any dismantling, intentional destruction or removal of structures, utilities, public or private rights-of-way, surfaces or similar property.
- (e) *Emergency* means any occurrence or set of circumstances involving actual or imminent physical trauma or property damage which demands immediate action.
- (f) *Emergency work* means any work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency.
- (g) *Gross vehicle weight rating (GVWR)* means the value specified by the manufacturer as the recommended maximum loaded weight of a single motor vehicle. In cases where trailers and tractors are separable, the gross combination weight rating (GCWR), which is the value specified by the manufacturer as the recommended maximum load weight of the combination vehicle, shall be used.
- (h) *Impulsive sound* means sound of short duration usually less than one (1) second, with an abrupt onset and rapid decay. Examples of sources of impulsive sound include explosions, drop forge impacts, and the discharge of firearms.
- (l) *Motor carrier vehicle engaged in interstate [commerce]* apply pursuant to Section 18 of the Federal Noise Control Act of 1972 (P.L. 92-574) as amended, pertaining to motor carriers engaged in interstate commerce.
- (j) *Motor vehicle* means any vehicle which is propelled or drawn on land by motor, such as but not limited to passenger cars, trucks, truck trailers, semitrailers, campers, go-carts, amphibious crafts on land, dune buggies, or racing vehicles, but not including motorcycles.

Motorboat means any vessel which operates on water and which is propelled by a motor, including but not limited to boats, barges, amphibious craft, jet ski, towing devices and hover craft.

- (l) *Motorcycle* means an unenclosed motor vehicle having a saddle for the use of the operator and two (2) or more wheels in contact with the ground, including but not limited to motor scooters and minibikes.
- (m) *Muffler or sound dissipative device* means a device for abating the sound or escaping gases of an internal-combustion engine.
- (n) *Noise* means any sound which annoys or disturbs humans or which causes or tends to cause an adverse psychological effect on humans.
- (o) *Noise disturbance* means any sound which:
 - (1) Endangers or injures the safety or health of humans or animals; or
 - (2) Annoys or disturbs a reasonable person's normal sensitivities; or
 - (3) Endangers or injures personal or real property.
- (p) *Noise sensitive zone* means any area designated for the purpose of ensuring exceptional quiet.
- (q) *Person* means any individual, association, partnership or corporation, and includes any officer, employee, department, agency or instrumentality of a state or any political subdivision of a state.
- (r) *Powered model vehicle* means any self-propelled airborne, waterborne or land borne plane, vessel or vehicle which is designed not to carry persons, including but not limited to any model airplane, boat, car, rocket.
- (s) *Property line* means an imaginary line along a ground

interface, and its vertical extension which separates the real property owned by one person from that owned by another person, but not including intrabuilding real property divisions.

- (t) *Public right-of-way* means any street, avenue, boulevard, highway, sidewalk, or alley or similar place which is owned or controlled by a government entity.
- (u) *Public space* means any real property or structure thereon which is owned or controlled by a governmental entity.
- (v) *Pure tone* means sound which can be distinctly heard as a single pitch or a set of single pitches and for the purpose of this section a pure tone shall exist if the one-third octave band sound pressure level in the band when the tone exceeds the arithmetic average of the sound pressure levels of the two (2) contiguous one-third octave bands five (5) dB for center frequencies of five hundred (500) Hz and above by eight (8) dB for center frequencies between one hundred sixty (160) and four hundred (400) Hz and by fifteen (15) dB for center frequencies less than or equal to one hundred twenty-five (125) Hz.
- (w) *Sound* means an oscillation in pressure, particle displacement, particle velocity or other physical parameter, in a medium with internal forces that causes compression and rarefaction of the medium. The description of sound may include any characteristic of such sound, including direction, intensity and frequency.
- (x) *Sound level* means the weighted sound pressure level obtained by the use of a sound level meter and frequency weighting network such as A, B, or C as specified in American National Standards Institute specifications for sound level meters (ANSI S1.4-1971) of the latest approved revisions thereof. If the frequency weighting employed is not indicated, the A weighting shall apply.
- (y) *Sound level meter* means an instrument which

cludes a microphone, amplifier, RMS detector, integrator or time averager, output meter, and weighting networks used to measure sound pressure levels.

- (z) *Sound pressure* means the instantaneous difference between the actual pressure and the average barometric pressure at a given point in space, as produced by sound energy.
 - (aa) *Sound pressure level* means twenty (20) times the logarithm to the base ten (10) of the ratio of the RMS sound pressure to the reference pressure of twenty (20) micropascals ($20 \times 10.6 \text{ N/n}^2$). The sound pressure level is denoted L, or SPL and is expressed in decibels.
 - (bb) *Terminology* means all terminology used in this section, not defined herein, shall be in conformance with applicable publications of the American National Standards Institute (ANSI) or its successor body.
 - (cc) *Vibration* means an oscillatory motion of solid bodies of deterministic or random nature described by displacement, velocity or acceleration with the respect to a given reference point.
 - (dd) *Weekday* means any day Monday thru Friday which is not a legal holiday.
- (2) *Enforcement:*
- (a) *Prima facie evidence of violation:* Evidence establishing that an activity is causing or has caused the permissible sound level to be exceeded, shall be deemed to be prima facie evidence of a violation of this section. Sound level measurements shall be taken in procedures as outlined in subsection (b-2).
 - (b) *Procedure and measurements:* Sound level measurements shall be made with a properly calibrated sound level meter using the weighted network in accordance and conformance with noise measurement standards based on the referenced sound pressure, promulgated by the American

ational Standard Institute and Testing Procedures (ANSI). The sound level measurement shall be taken at the point on the receiving property which is closest to the source of sound on the producing property and where practical not less than five (5) feet above ground level, but in no event less than three (3) feet above ground. A minimum of three (3) readings shall be taken at two-minute intervals. The sound level shall be the average of these readings. In the case of two-family or multifamily dwellings, the sound level shall be measured within an adjacent intrabuilding dwelling. When a noise source can be identified and its noise measured in more than one (1) land use category, the limits of the more restrictive use shall apply at the boundary and within the most restrictive land use category.

(3) *Prohibitions:*

- (a) *Maximum permissible sound levels by receiving land use:* No person shall operate or cause to be operated on private property, any source of sound in such a manner as to create a sound level which exceeds the limits as established in the following table in accordance with the time of day and zoning applicable to the receiving land use category as follows:

SOUND LEVELS BY RECEIVING LAND USE

Receiving Land Use Category	Time	Sound Level Limit dBA
Industrial	At all times	85 dBA
Commercial	7:00 a.m.--10:00 p.m.	75 dBA
	10:00 p.m.-- 7:00 a.m.	65 dBA

	a.m.--10:00 p.m.	70 dBA
	10:00 p.m.-- 7:00 a.m.	65 dBA
Two-family or	7:00 a.m.--10:00 p.m.	60 dBA
Multifamily/ intra dwelling	10:00 p.m.-- 7:00 a.m.	50 dBA

- (b) *Places of public entertainment:* In a place of public entertainment, it shall be unlawful for any person to sing or play a musical instrument individually or as a member or participant in any singing or musical instrument group or band with or without a phonograph, tape recording, loud speaker, sound amplifier or other instrument, machine or device, between 11:00 p.m. and 7:00 a.m. or to make or continue with any loud, unnecessary or unusual noise, including the singing or playing of music which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the City of Slidell. If the sound or noise is plainly audible at a distance of one hundred (100) feet of the building, structure or vehicle in which it is located, it shall be prima facie evidence of a violation of this subsection.
- (c) *Maximum permissible sound levels by motor vehicles:* No person shall operate or cause to operate any motor vehicle on a public street in such a manner that the sound level emitted therefrom exceeds eighty-five (85) dBA on one (1) measured reading from the curb of the street. The provisions of subsection (2)(b) shall not apply to measurements taken to enforce this section.
- (d) *Noise sensitive zones:* It shall be unlawful for any person to create any noise which exceeds the sound level of fifty (50) dBA as measured within twenty (20) feet from the exterior wall of a public school between the hours of 7:00 a.m. and 4:00 p.m. on weekdays

When school is in session.

(e) *Recreational motorized vehicles operating off public rights-of-way:* No person shall operate or cause to operate any recreational motorized vehicle on a public right-of-way or on private property in such a manner that the sound level emitted therefrom exceeds forty (40) dBA at or across the boundary of any private property receiving the noise. This section shall apply to all recreational motorized vehicles, whether or not fully licensed and registered, including but not limited to commercial or noncommercial racing vehicles motorcycles, go-carts, and minibikes.

(E) *Vibration:*

(1) *Limits:* Any industrial operation or activity which causes at any time and at any point along the nearest adjacent lot line earthborn vibrations in excess of the limits set forth in Chart I is prohibited. In addition, any industrial operation or activity which causes at any time and at any point along a residential district boundary line earthborn vibrations in excess of the limits set forth in Chart II is prohibited. Vibration shall be expressed as displacement in inches or centimeters, and shall be measured with a system approved by the city engineer.

CHART I

Frequency	Displacement	
	(Inches)	(Centimeters)
(cycles per second)		
0 to 10	.0008	.0020
10 to 20	.0005	.0013
20 to 30	.0002	.0005

		.0005
40 & Over	.0001	.0003

CHART II

Frequency (cycles per second)	Displacement	
	(Inches)	(Centimeters)
0 to 10	.0004	.0010
10 to 20	.0002	.0005
20 to 30	.0001	.0003
30 to 40	.0001	.0003
40 & Over	.0001	.0003

(F) *Smoke and particulate matter:*

- : Any prohibited use lawfully established prior to the date of this code shall be permitted to be altered, or modified, provided that sources of smoke or particulate matter conform to the performance standards established hereinafter. The total emission weight of particulate matter from all sources within the boundaries of the lot shall not exceed the net amount permitted after such alteration, or modification.
- (2) *Public welfare:* In addition to the performance standards specified hereinafter, the emission of smoke or particulate matter in such manner or quantity as to be detrimental to or endanger the public health, safety, comfort, or welfare is declared to be a public nuisance and shall be unlawful.
 - (3) *Chart:* For the purpose of grading the density of smoke, the Ringlemann Chart, published and used by the United States Bureau of Mines, shall be employed. The emission of smoke or particulate matter of a density greater than one (1) on the Ringlemann Chart is prohibited at all times, except as otherwise provided hereinafter.
 - (4) *Total:* The emission, from all sources within any lot area, of particulate matter containing more than ten (10) per cent by weight of particles having particle diameter larger than forty-four (44) microns is prohibited.
 - (5) *Dust:* Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, roads, and so forth within lot boundaries shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Emission of particulate matter from other sources in excess of the weight limitations specified hereinafter for the district in which such use shall be located is prohibited.
 - (6) *Smoke:* The emission of more than ten (10) smoke units per hour per stack is prohibited, including smoke of a density in excess of Ringlemann No. 1. However, once during any six-hour period, each stack may emit up to twenty (20) smoke units, not to exceed Ringlemann No. 1 when blowing soot or cleaning fires. Only during fire-cleaning periods, however, shall smoke of Ringlemann No. 2 be permitted, and then for not more than four (4) minutes per period.

The rate of emission of particulate matter from all within the boundaries of any lot shall not exceed a net figure of one (1) pound (.45 kilograms) per acre (0.45 hectare) of lot area during any one (1) hour, after deducting from the gross hourly emission per acre (hectare) the correction factor set forth in the following table.

ALLOWABLE FOR HEIGHT OF EMISSION
(INTERPOLATE FOR INTERMEDIATE VALUES NOT SHOWN IN TABLE)

Height of Emission Above Grade		Correction	
Feet	Meters	1lb/acre/hr	kgs/hectare/hr
50	15.25	0.01	0.01
100	30.50	0.06	0.07
150	45.75	0.10	0.11
200	61.00	0.16	0.18
300	91.50	0.30	0.34
400	122.00	0.50	0.56

- (8) *Net rate:* Determination of the total net rate of emission of particulate matter within the boundaries of any lot shall be

follows:

- (a) *Hourly rate:* Determine the maximum emission in pounds (kilograms per hour from each source of emission and divide this figure by the number of acres (hectare) of lot area, thereby obtaining the gross hourly rate of emission in pounds per acre (kilograms per hectare).
 - (b) *Factor:* From each gross hourly rate of emission derived in (1) above, deduct the correction factor (interpolating as required) for the height of emission set forth in the table, thereby obtaining the net rate of emission in pounds per acre per hour (kilograms per hectare per hour) from each source of emission.
 - (c) *Total:* Add together the individual net rates of emission derived in (2) above to obtain the total net rate of emission from all sources of emission within the boundaries of the lot. Such total shall not exceed one (1) pound per acre (1.13 kilograms per hectare) of lot area during any one (1) hour.
- (G) *Toxic and noxious matter:*
- (1) *Discharge:* No activity or operation shall cause, at any time, the discharge of toxic or noxious matter across lot lines in such concentrations as to be detrimental to or endanger the public health, safety, comfort, or welfare or cause injury or damage to property or business.
- (H) *Odorous or hazardous emission:*
- (1) *Regulation:* Any condition or operation which results in the creation of odors or hazardous emission of such intensity and character as to be detrimental to the health and welfare of the public or which interferes unreasonably with the comfort of the public shall be removed, stopped or so modified as to remove such odors or emissions.
 - (2) *Odor threshold:* No continuous, frequent, or repetitive emission of odors or odor-causing substances shall exceed the odor threshold at or beyond the bounding property line of the tract on which the odor emission is initiated. An odor

no more than once in any one (1) day for a period exceeding fifteen (15) minutes shall not be deemed as continuous, frequent, or repetitive within the meaning of these regulations.

(3) *Determination of threshold:* The odor threshold as herein referred to shall be determined by observation by a person or persons. In any case where the owner or operator of an odor-emitting use or activity may disagree with the enforcing inspector where specific measurement of odor concentration is required, the method and procedures specified by the American Society for Testing Materials ASTM D 1391-57, entitled "Standard Method for Measuring Odors in Atmosphere," shall be used.

(4) *Back-up safeguard system:* Any process which may involve the creation of hazardous emissions or noxious odors or which involves the use of hazardous or odorous gases and chemicals shall be provided with both a primary and secondary safeguard system to prevent leakage into the atmosphere.

(I) *Fire and explosive hazards:*

(1) *Incombustible solids:* The storage, utilization, or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted.

(J) *Glare:*

(1) *Glare from operation:* No use in any district shall be operated so as to produce direct sky-reflected glare, or direct illumination, across the adjacent property line from a visible source of illumination of such intensity as to create a nuisance, or traffic hazard, or detract from the use or employment of adjacent property.

(2) *Permitted illumination:* All permitted exterior lights, including signs, floodlights, parking lot lighting, street lights, and lighting necessary for the safety and protection of property, shall be made up of a light source and reflector so selected that acting together the light beam is controlled and not directed across any boundary line.

- Residential light standards:* With the exception of street exterior lighting fixtures within or adjacent to residential districts shall be directed or shaded wherever necessary to prohibit the intensity of light to exceed one-half foot-candle as measured at any adjacent residential property line.
- (4) *Commercial and industrial light standards:* With the exception of street lights, all exterior lighting fixtures within commercial or industrial districts shall be directed and shaded wherever necessary to prohibit the intensity of light to exceed one (1) foot-candle as measured at any adjacent property line.
- (a) *Hours of operation:* Lighting of parking or loading areas shall, except for emergency or safety lighting, cease at or before the hour of midnight when these areas face a residential district where the distance from the nearest light to the nearest residence is less than one thousand (1,000) feet (305.00 meters), except in those instances in which a business establishment is open and business is being conducted after midnight.
- (5) *Blinking or intermittent lights:* No exterior lights that blink or shine with an intermittent phase are permitted in any district, except as part of Christmas decorations.
- (K) *Heat:*
- (1) *Emissions or transmission:* No use or activity in any district shall be so operated that it emits or transmits heat or heated air or water so as to be discernible at or beyond the property line of the lot on which it is located.
- (L) *Liquid and solid waste:* All discharges shall be in conformance with EPA and DEQ.
- (M) *Radioactive materials:*
- (1) *Emission:* No activity shall be permitted which emits dangerous radioactivity beyond enclosed areas or boundary lines of the parcel on which it is located.

, discharge, and disposal: The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in conformance with:

- (a) The applicable regulations of the Nuclear Regulatory Commission; and
- (b) The applicable regulations of instrumentation of the U.S. Environmental Protection Agency and Louisiana Department of Environmental Quality.

(N) *Electromagnetic radiation:*

- (1) *Planned or intentional sources:* It shall be unlawful to operate or cause to be operated any source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, whether survey, aircraft detection, topographical survey, personal pleasure of any other use directly or indirectly associated with these purposes which does not comply with the then current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation.
 - (a) *Abnormal degradation:* Such operation, even when in compliance with the Federal Communications Commission regulations, shall be unlawful if such radiation causes an abnormal degradation in performance of other electromagnetic radiators or electromagnetic receptors of quality and proper design because of proximity, primary field, blanketing, spurious re-radiation, harmonic content, modulation or energy conducted by power or telephone lines.
 - (b) *Determination:* The determination of "abnormal degradation in performance" and "of quality and proper design" shall be made in accordance with good engineering practices as defined in the latest principles and standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers, and Electronic Industrial Association.

Conflicts in standards: In case of any conflict between the latest standards and principles of the above groups, the following precedence in the interpretation of the standards and principles shall apply:

- (i) American Institute of Electrical Engineers;
 - (ii) Institute of Radio Engineers; and
 - (iii) Electronic Industries Association.
- (2) *Unplanned electromagnetic interference:* It shall be unlawful to operate or to cause to be operated any source of electromagnetic interference, the radiation or transmission from which exceeds the maximum values tabulated on the next page.

By Radiation

Section of Electromagnetic Spectrum (from--to)	Primary Intended Service	Maximum Field Strength at Edge of Property Containing Interference Source
		(Microvolts/Meter)
10--Kilocycles 100 Kc	Communications service	500
100 Kc--535 Kc	Navigational aids	300
535 Kc--1605 Kc	AM broadcasting	200
1605 Kc--44 Megacycles	Various communications	200

		ces	
		television	150
88 Mc--174 Mc	FM broadcasting airport control		200
174 Mc--216 Mc	VHF television		150
216 Mc--580 Mc	Navigational aids citizens radio		250
580 Mc--920 Mc	UHF television		300
920 Mc--30,000 Mc	Various		500

By Transmission or Conduction

Section of Electromagnetic Spectrum (from--to)	Primary Intended Service	Maximum Voltage Measured Line to Line to Ground Where Power or Telephone Lines Cross Edge of Property Containing Interference Source
		(Millivolts)
10 Kilocycles--100 Kc	Communications service	2.50
100 Kc--535 Kc	Navigational aids	1.50
535 Kc--1605 Kc	AM broadcasting	1.00

1000 Kc--14 Megacycles	various communications services	0.50
44 Mc--88 Mc	VHF television	0.25
88 Mc--174 Mc	FM broadcasting airport control	1.50
174 Mc--216 Mc	VHF television	0.15
216 Mc--580 Mc	Navigational aids	5.00
580 Mc--920 Mc	UHF television	20.00
920 Mc--30,000 Mc	Various	150.0

(a) *Method of measurement:* For the purpose of determining the level of radiated electromagnetic interference, standard field strength measuring techniques shall be employed. The maximum value of the tabulation shall be considered as having been exceeded if, at any frequency in the section of the spectrum being measured, the measured field strength exceeds the maximum value tabulated for this spectrum section.

(b) *Power and telephone lines:* For purposes of determining the level of electromagnetic interference transmitted or conducted by power or telephone lines, a suitable, tunable, peak reading, radio frequency voltmeter shall be used. This instrument shall, by means of appropriate isolation coupling, be alternately connected from line to line and from line to ground during the measurement. The maximum value of the tabulation shall be considered as having been exceeded if, at any frequency in the section of the spectrum being measured, the measured peak voltage exceeds the maximum value tabulated for this spectrum section.

Storage areas: All outdoor storage areas shall be entirely enclosed within a continuous fence or wall constructed of solid material that is nontransparent, opaque and cannot be seen through. Said enclosures must be in a uniform height of at least six (6) feet, and any gate in the enclosure shall also be constructed of nontransparent material of at least six (6) feet in height and be kept closed at all times except when ingress and egress is being made to or from the storage space. No materials, equipment, supplies or other form of tangible personal property shall at any time be placed, stored, or kept within the storage space so as to exceed the height of the fence or wall constituting the enclosure, or so as to be visible to persons and members of the public who may walk or travel in motor vehicles adjacent to the enclosure.

- 2.1902 Buffer zone requirements: A minimum ten-foot wide landscape buffer zone and a twenty-foot building setback shall be maintained along all lot lines adjacent to residential districts or land uses. The buffer zone shall be immediately adjacent to the lot line and lies within the building setback area. Commercial districts or uses of a lesser intensity shall maintain the buffer required by section 2.2207. The buffer zone shall be landscaped with at least one tree for every twenty-five (25) lineal feet of buffer zone and a dense shrub such as Pyracantha. A solid wood buffer fence, as is described in section 2.2210, shall be constructed along the property line and the required trees and shrubs shall be planted between the property line and the buffer zone setback line. The trees shall be of nursery stock and at least two and one-half (2 ½) inches in caliper and eight (8) feet in height at planting and shall be of a variety listed in section 2.2516 of the zoning ordinance. All shrubs shall be of nursery stock and be ball and burlap size or of no less than a five-gallon container size at planting.
- 2.1903 Landscape requirements: Perimeter planting area--A fifteen-foot wide planting area shall be maintained along all property lines that abut public rights-of-way and a twenty-five-foot building setback shall be maintained from the property lines that abut public waterway and street rights-of-way. The planting area shall be landscaped with one tree for every twenty-five (25) lineal feet of lot line abutting the street and with a compliment of shrubs. All trees and shrubs shall be of the size and variety specified in section 2.2209 of this ordinance. Section 2.514, Parking Lot Planting, shall apply.
- 2.1904 Off-street requirements: Regulations as provided for under part 4 shall apply.

Editor's note--Due to the prior existence of a § 2.1901, the editor has added a portion of the provisions of Ord. No. 1332, originally designated as 2.1901 as 2.1902.

Section 2.20. M-2 Light Industrial District.

Purpose. This district is intended to create an environment that will promote and protect a strong light industry base for the City of Slidell while protecting the environment and preserving an attractive residential life style.

2.2001 Location. This light industrial district shall replace the M-2 light industrial district as said district existed on the effective date of this ordinance. The use limitations provided by this ordinance shall extend to any other land annexed by or otherwise acquired by the city for industrial purposes until a land use plan has been completed by the city and adopted by the city council after which time such acquired land may be rezoned in a fashion compatible with such land use plan. Any rezoning proposed for any Slidell industrially zoned district within three hundred (300) feet of a parish boundary shall be referred to the St. Tammany Parish Department of Development which shall be given at least thirty (30) days in which to comment in writing on such proposal before any Slidell rezoning shall take effect.

- (1) *Definitions.* The following definitions shall apply within the light industrial district of the City of Slidell:
 - (a) *Assembly.* Assembly shall be the fitting together of manufactured parts in a machine, structure or unit which is complete in and of itself or into components which may be further fitted together and where such assembly takes place within an enclosed building with both walls and roof.
 - (b) *Manufacturing.* Manufacturing shall be the process of making goods or wares from raw materials by hand or machinery when that process takes place within an enclosed building with both walls and roof.
 - (c) *Retail; retail services or retailing.* Retailing shall be the sale of goods or services to the public. Services may include cleaning, maintenance and repair insofar as these services are conducted in accordance with the environmental requirements of section 2.1901 of this code [ordinance].

of goods for retail sale or service shall meet the
requirements for storage established for wholesaling.

- (d) *Wholesaling.* The storage and sale of goods or wastes for the purpose of further sale to a distributor or retail merchant. Wholesaling shall not include final sales to the public which shall be considered retailing. A warehouse provided for wholesale goods storage shall meet requirements for warehouses in the commercially zoned area of the city.
 - (e) *Research services.* Refers to establishments primarily engaged in research of an industrial or scientific nature but shall not include chemical, biological, nuclear or animal research.
- (2) *Permitted uses.* Assembly, retailing, wholesaling, research services, as defined here in and such uses as are permitted in the C-4 commercial zone shall be permitted in the light industrial zone. No structure or land shall be devoted to any other use than a use permitted hereunder with the exception of those cases where such were lawfully established prior to the effective date of this ordinance. Any permitted use shall conform to the environmental standards and requirements of section 2.1901 of this code [ordinance].
 - (3) *Conditional uses.* Manufacturing uses as defined herein may be permitted as a conditional use in accordance with section 2.2215. Conditional uses must comply with the environmental standards contained in section 2.1901.
 - (4) *Permit required.* In addition to any building permits required, the operator of a proposed use in the industrial district shall file a written application for a zoning permit. Said application shall also be required for any expansion, enlargement, or change to any existing permits. This permit shall be designed by the planning department and will require a full description of the use to be undertaken, the method and materials to be used in any assembly, manufacturing, or wholesaling operation in the industrial district effective after the adoption of this ordinance. The use authorized by this permit shall be approved as conforming to the letter and spirit of the zoning ordinance prior to the application to the permits department for any building permit. There shall be no expansion or modification of any permitted use until a zoning review application for such improvements has been filed with the city and approved

and permit departments.

where there is a question on the part of the planning department if the proposed use might violate the environmental standards established in section 2.1901, the applicant shall furnish to the planning director, at the applicant's expense, such engineering or other environmental data that will satisfy the director that the environmental standards will be met. However, such approval of the application by the planning director shall not relieve the applicant of meeting the requirements of section 2.1901 when the approved use is undertaken. Applicants aggrieved by the decision of the planning director may file an appeal with the board of zoning adjustments (BZA). The BZA in making its decision may require engineering or environmental analysis of the proposed operation by an independent consulting firm or firms. The cost of any such reviews shall be borne by the applicant. Copies of the zoning permit application shall be kept on file at the planning department and be available for public scrutiny. Misrepresentation, falsification or significant omission on the application shall cause the permit to be null and void.

Complaints that a zoning use is in violation of the permit or environmental standards imposed by section 2.1901 shall in the first instance be investigated by the engineering department. If the department needs additional engineering or environmental analysis or consultation to make a determination it shall employ such consultation. In the event the complaint is justified, the plant operator shall be charged the cost of such analysis and consultation and shall immediately cease the operation determined to be in violation.

2.2002 Prohibited uses. The following shall be prohibited:

- (1) Residential uses.
- (2) Landfills for the disposal of solid wastes, hazardous and/or toxic substances.
- (3) Disposal or storage of hazardous waste.
- (4) Storage of more than one hundred ten (110) gallons of hazardous or toxic materials.
- (5) Wrecking yards and junk yards (including automotive).

s and fertilizer manufacturing.

- (7) Pyrotechnics, ammunition and explosives.
 - (a) Storage or sale of pyrotechnics and explosives.
- (8) Paper and pulp manufacturing.
- (9) Petroleum refining, processing or manufacturing.
- (10) Building and repair of boats in excess of ninety (90) feet in length.
- (11) Asphalt or concrete batching plants.
- (12) Rubber products manufacturing.
- (13) Automotive race tracks and drag strips.
- (14) Abattoirs, dressing of animal or poultry products, tanning and rendering fats and oils.
- (15) Iron or metal working involving foundry, drop hammer or punch press over twenty (20) tons.
- (16) Atomic energy generation.
- (17) Uses of land or structures in any manner that would create dangerous, injurious, noxious or otherwise objectionable fire explosive, radioactive or other hazardous condition, noise or vibration; smoke, dust, odor or other form of air pollution; electrical or other disturbance; or other substance, condition or elements in a manner or amount as to adversely effect the surrounding areas.
- (18) Any use that fails to meet the environmental standards and requirements established in section 2.1901 of this code [ordinance].

2.2002.1 Environmental standards: Same as section 2.1901.

2.2003 Height regulations: No limit except when a building abuts on a residential district in which case it shall not exceed the maximum height permitted in the residential district unless it is set back from all yard lines (abutting residential areas) by one foot for each foot of additional height in excess of the height so permitted.

ents: Same as section 2.1902.

regulations as provided for under part 4.

2.2006 Loading zone requirements shall be as provided under part 4.

2.2007 Landscape requirements: Same as section 2.1903.

(Ord. No. 894, 12-12-72; Ord. No. 1009, 8-24-76; Ord. No. 1010, 9-14-76; Ord. No. 1332, 12-23-80; Ord. No. 1430, 8-25-81; Ord. No. 2005, 8-26-86; Ord. No. 2264, 6-27-89; Ord. No. 2297, 1-23-90; Ord. No. 2342, 7-24-90; Ord. No. 2382, 5-14-91)

Section 2.21. Reserved.

Editor's note--Ordinance No. 2382, adopted May 14, 1991, deleted former § 2.21 in its entirety, which section pertained to the M-3 general industrial district and derived from Ord. No. 1010, adopted Sept. 14, 1976; Ord. No. 1332, adopted Dec. 23, 1980; Ord. No. 1364, adopted Feb. 24, 1981; Ord. No. 2264, adopted June 27, 1989; and Ord. No. 2342, adopted July 24, 1990.

Section 2.21A. A Airport Zone.

This zone has been established to regulate activities on those properties under the jurisdiction of the City of Slidell. This zone shall permit airport uses as well as related support facilities and other uses permitted in the M-2 Light Industrial Zone provided such permitted uses are not detrimental or hazardous to the safety of aircraft using the Slidell Airport. All regulations that apply to the M-2 Zone shall also apply to the Airport Zone accept where such regulations conflict with FAA regulations.

(Ord. No. 2288, 11-21-89)

Section 2.22. Supplementary district regulations.

2.2201 Visibility of intersections in residential districts: On corner lots in any residential district, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of thirty (30) inches and ten (10) feet above the centerline grades of the intersecting streets in a triangle area bounded by the street right-of-way lines on such corner lots and a side line joining points along right-of-way lines thirty-five (35) feet from the intersection right-of-way corner.

2.2202 Fences, walls, and hedges: Notwithstanding other provisions of this ordinance, fences, walls and hedges may be permitted in any required yard, or along the edge of any yard provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over (4) feet in

obstructed above two and one-half (2 ½) feet, signs are filed for which permission may be granted by the board of adjustment when the neighborhood will be improved by such exception and no undue safety hazard will result. Height measurement shall be measured vertically from ground level in the adjacent yard.

- 2.2203 In all commercially zoned districts, fences shall be constructed of wood, iron, vinyl, aluminum, brick, or chain link. Barbed wire, razor-ribbon, corrugated sheet metal, may not be used. Chain link may not be used between the building or building setback and a street right-of-way.
- 2.2204 Land rehabilitation: In all districts where temporary sand or other extraction may take place, before abandoning all excavations the banks will be graded to a slope ratio of not less than one and one-half (1 ½) foot horizontal to one foot vertical, and seeded to a stand suitable to reduce erosion. Abandoned borrow pits shall not be left in a condition to cause a health or safety hazard.
- 2.2205 Airport hazard height limitations: There are hereby created certain height limitations over all of the land lying within the flight approach zones, horizontal zones, and conical zones of any official airport within the jurisdiction of this ordinance. Such zones are shown on the official zoning map and when in effect over an established zoning district it is intended that the most restrictive height limits shall apply.

(A) Definitions:

- (1) *Airport* means the Slidell Airport and any future official airport which shall be constructed.
- (2) *Airport elevation* means the established elevation of the highest point on the usable landing areas. (This point is fifteen (15) feet mean sea level at the Slidell Airport).
- (3) *Airport hazard* means any structure, tree, or use of land which obstructs the airspace required for or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.
- (4) *Airport reference point* means the point established as the approximate geographic center of the airport landing area and so designated.

For the purpose of determining the height limits set forth on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.

- (6) *Landing area* means the area of the airport used for the landing, take-off or taxiing of aircraft.
- (7) *Nonconforming use* means any structure, tree, or use of land which is lawfully in existence at the time the ordinance is adopted or amended to cause a nonconforming use.
- (8) *Noninstrument runway* means a runway other than an instrument runway.
- (10) *Runway* means the paved surface of an airport landing strip.
- (10) *Structure* means an object constructed or installed by man, including but without limitation buildings, towers, smokestacks, and overhead transmission lines.
- (B) Airport height zones:
 - (1) *Instrument approach zone*: At such time as an instrument approach is installed at an airport in the parish the instrument approach zone shall extend from each end of the instrument runway at a distance of two hundred (200) feet, with a width of one thousand (1,000) feet. It shall widen uniformly thereafter for a distance of fifty thousand two hundred (50,200) feet with an ultimate width of sixteen thousand (16,000) feet. Its centerline shall be the continuation of the centerline of the runway. There were no runways in the parish with instrument approaches in 1965.
 - (2) *Noninstrument approach zone*: A noninstrument approach zone is established at each end of all noninstrument runways for noninstrument landings and take-offs. The noninstrument runway shall have a width of two hundred fifty (250) feet at a distance of two hundred (200) feet beyond each end of the runway widening thereafter uniformly to a width of two thousand two hundred fifty (2,250) feet at a distance of ten thousand two hundred (10,200) feet beyond each end of the runway, its centerline being the continuation of the centerline of the runway.

Transition zones: Transition zones are hereby established adjacent to each instrument and noninstrument runway and approach zone as indicated on the zoning map. Transition zones symmetrically located on either side of runways have variable widths as shown on the zoning map. Transition zones extend outward from a line two hundred (200) feet on either side of the centerline of the noninstrument runway for the length of such runway plus two hundred (200) feet on each end and five hundred (500) feet on either side of the centerline of the instrument runway, for the length of such runway plus two hundred (200) feet at each end and are parallel and level with such runway centerlines. The transition zones along such runways slope upward and outward one foot vertically for each seven (7) feet horizontally to the point where they intersect the surface of the horizontal zone. Further, transition zones are established adjacent to both instrument and noninstrument approach zones for the entire length of the approach zones. These transition zones have variable widths as shown on the zoning map. Such transition zones flare symmetrically with either side of the runway approach zones from the base of such zones and slope upward and outward at the rate of one foot vertically for each seven (7) feet horizontally to the points where they intersect the surfaces of the horizontal and conical zones. Additionally, transition zones are established adjacent to the instrument approach zone where it projects through and beyond the limits of the conical zones, extending a distance of five thousand (5,000) feet measured horizontally from the edge of the instrument approach zones at right angles to the continuation of the centerline of the runway.

- (4) *Horizontal zone:* A horizontal zone is hereby established as the area within a circle with its center at the airport reference point and having a radius of five thousand (5,000) feet. The horizontal zone does not include the instrument and noninstrument approach zones and the transition zones.
- (5) *Conical zone:* A conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a distance of three thousand (3,000) feet. The conical zone does not include the instrument approach zones.

is: Except as otherwise provided in this ordinance, no structure or tree shall be erected, altered, allowed to grow, or maintained in any zone created by this ordinance to a height limit herein established for such zone. Such height limit actions are hereby established for each of the zones in question as follows:

- (1) *Instrument approach zone:* One foot in height for each fifty (50) feet in horizontal distance beginning at a point two hundred (200) feet from and at the elevation of the end of the instrument runway and extending to a distance of ten thousand two hundred (10,200) feet from the end of the runway; thence one foot in height for each forty (40) feet in horizontal distance to a point fifty thousand two hundred (50,200) feet from the end of the runway.
- (2) *Noninstrument approach zones:* One foot in height for each twenty (20) feet in horizontal distance beginning at a point two hundred (200) feet from and at the elevation of the end of the noninstrument runway and extending to a point ten thousand two hundred (10,200) feet from the end of the runway.
- (3) *Transition zones:* One foot in height for each seven (7) feet in horizontal distance beginning at any point two hundred fifty (250) feet normal to and at the elevation of the centerline of noninstrument runways extending two hundred (200) feet beyond each end thereof and five hundred (500) feet normal to and at the elevation of the centerline of the instrument runway, extending two hundred (200) feet beyond each end thereof, extending to a height of one hundred fifty (150) feet above airport elevation. In addition to the foregoing, there are established height limits of one foot vertical height for each seven (7) feet horizontal distance measured from the edges of all approach zones for the entire length of the approach zones and extending upward and outward to the points where they intersect the horizontal or conical surfaces. Further, where the instrument approach zone projects through and beyond the conical zone, a height limit of one foot for each seven (7) feet of horizontal distance shall be maintained beginning at the edge of the instrument approach zone and extending a distance of five thousand (5,000) feet from the edge of the instrument approach zone measured normal to the centerline of the runway extended.

al zone: One hundred fifty (150) feet above the airport elevation or a height of one hundred sixty-eight (168) feet above mean sea level.

- (5) *Conical zone:* One foot in height for each twenty (20) feet of horizontal distance beginning at the periphery of the horizontal zone, extending to a height of two hundred seventy-three (273) feet mean sea level above the Slidell Airport elevation.

Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail.

Nothing in this ordinance shall be construed as prohibiting the growth, construction or maintenance of any tree or structure to a height up to forty-five (45) feet above the surface of the land.

- (D) Use restrictions: Notwithstanding any other provisions of this ordinance, no use may be made of land within any zone established by this ordinance in such a manner as to create electrical interference with radio communication between the airport and aircraft, make it difficult for flyers to distinguish airport lights and other, result in glare in the eyes of flyers using the airport, impair visibility in the vicinity of the airport, or otherwise endanger the landing, taking-off, or maneuvering of aircraft.
- (E) Nonconforming uses:
- (1) *Regulations not retroactive:* The regulations prescribed by this ordinance shall not be construed to require the removal, lowering, or other changes or alterations of any structure or tree not conforming to the regulation as of the effective date of this ordinance or otherwise interfere with the continuance of any nonconforming use. Nothing herein contained shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this ordinance and is diligently prosecuted.
- (2) *Marking and lighting:* Notwithstanding the preceding provision of this section, the owner of any nonconforming structure or tree is hereby required to permit the installation,

... and maintenance thereon of such markers and shall be deemed necessary by the airport authority to indicate to the operators of aircraft in the vicinity of the airport, the presence of such airport hazards. Such markers and lights shall be installed, operated and maintained at the expense of the airport authority.

2.2206 Minimum slab or floor elevation: Notwithstanding other provisions of this ordinance, except as provided in Section 2.301 of this ordinance, the main slab or floor elevation shall not be less than seven (7) feet above mean sea level in all districts.

2.2207 Buffer zone requirements [shall be as set forth in subsections 2.2208 through 2.2212 below.]

2.2208 Purpose: The location of intense residential uses, commercial uses and industrial uses adjacent to single-family and other low density residential uses negatively affect the desirability and consequently the value of the low density residential properties. Similar problems can exist between commercial and industrial uses. Buffer zones can modify and minimize these impacts. The intent of this section of the Slidell zoning ordinance is to assure that protection is afforded adjacent property users.

2.2209 Applicability: The buffer zone will be required as per the following table:

	L.D.R.	H.D.R.	C.	L.I.	H.I.
Low Density Res. (LDR)		X*	X	X	X
High Density Res. (HDR)			X	X	X
Commercial (C)				X	X
Light Industrial (LI)					X
Heavy Industrial (HI)					

indicates buffer zone required.

The developer will be responsible for installing and the landowner for maintaining the buffer zone. In situations where a property use predates the enactment of this ordinance, and a lower intensity development containing two (2) or more lots is proposed for an abutting parcel, the low intensity developer is required to install a buffer zone as per the provisions of this ordinance.

2.2210 Buffer zone fence required: A six-foot opaque fence shall be constructed on the abutting lines requiring a buffer zone. In all cases, said fence shall extend six (6) feet above the highest point of ground elevation of the property requiring a buffer zone or the property to be buffered, whichever is higher. The fence will be constructed according to the following performance standards:

- (1) Fences shall have a minimum of 1 5/8 inches diameter galvanized pipe supports.
- (2) Supports shall be placed no more than seven (7) feet apart.
- (3) Fencing shall be constructed of weatherproofed wood of Grade 1 or Grade 2 lumber.
- (4) Fencing shall be solid with no spacing between pickets.
- (5) Fence style shall be of notched picket or combinations thereof.
- (6) When fence is constructed of soft pine or other soft wood there shall be three (3) rails. Cedar and other hardwoods require only two (2) rails.

The fence shall be installed prior to issuance of a building permit.

In the event that there exists on the property in either zone a fence meeting the construction requirements, said fence being within twelve (12) inches of the abutting property lines, no additional fence shall be required to be built if one of the following conditions is met:

- (1) The fence and property on which it is situated are owned by the owner of the higher density property;

owner of the higher density property obtains from the owner of the low density property permission to be responsible for the maintenance and necessary repairs of the fence and assure its continued effectiveness as a buffer in perpetuity. This agreement shall be in writing and recorded with the clerk of court for the Parish of St. Tammany prior to issuance of a building permit.

Further, if in response to federal flood zone requirements, city drainage requirements or other events the grade of the high density, commercial or industrial zoned property is raised, the owner of said property will at that time be required to provide a buffer zone fence meeting the requirements of this section.

- 2.2211 Buffer zone landscape requirements: A ten-foot landscaped area shall be provided by the developer. Trees shall be planted in the ten-foot strip so as to provide a further screening of the development from the abutting property.
- 2.2212 Trees selection, installation and inspection: See Sections 2.2516, 2.2517, and 2.2518.
- 2.2213 Liquor by the drink establishments prohibited in shopping centers; exception. Lounges, barrooms and similar establishments selling low- and high-content alcoholic beverages by the drink to be consumed on the premises are hereby prohibited from locating within shopping centers. The provisions of this section shall not apply to bonafide restaurants and cafeterias as defined by section 3-18© [3-4(3)(e)] of the Slidell Code of Ordinances or to dinner theaters showing legitimate theatrical stage plays or movies to patrons seated at tables.
- 2.2214 Home occupation: In all residential districts, any home occupation shall be permitted provided that:
- (a) All business activities conducted upon the premises are conducted within the dwelling by a member or members of the immediate family by blood or marriage residing in the dwelling and such business activities are incidental and secondary to the use of the dwelling for dwelling purposes. The dwelling used for the home occupation must be the principal residence of the resident conducting the home occupation, evidenced by voter registration or driver's license registration at that location.

located from a detached or attached accessory building, including garages, carports, porches, or utility sheds or any addition to the dwelling that is not a part of the principal structure or accessible from within the principal structure. Swimming pools may be used to conduct swimming lessons.

- (c) It does not involve or require any alterations to the interior or exterior of the building that would in any way affect the use of the building as a dwelling or make the building appear in any way as anything but a dwelling.
- (d) Not more than twenty-five (25) per cent of the floor area of a story of the dwelling where the activity is to be conducted shall be used for the home occupation.
- (e) There is no display or activity that will indicate from the exterior of the dwelling that it is being used in whole or in part for any other use than a dwelling. Nothing shall be done to make the building appear in any way as anything but a dwelling.
- (f) No mechanical equipment or materials used in the operation of the business shall be used or stored on the premises except equipment and materials that are normally found in the home.
- (g) No goods or materials shall be kept on the premises that require receipt or delivery by transportation other than U.S. Postal Service, messenger service, private delivery services in vehicles not exceeding one and a half (1 ½) tons rating, or the passenger automobile of the person conducting the home occupation. No business such as a shop or store shall be conducted upon the premises, that is, there shall be no sales of goods or products upon the premises.
- (h) A home occupation conducted by a professional person shall be only for consultation or instruction.
- (i) Child-care services may be provided in a single-family residence for no more than seven (7) children at any one time excluding those residing in the dwelling.

2.2215

Conditional use permits: In order to accomplish the general purpose of these regulations, there are certain uses which must be recognized in addition to the regular permitted uses of a district because of unusual characteristics or the service they provide the public. Because the

This zoning ordinance is to promote an orderly compatible building and land uses, these conditional uses require special regulation to achieve a compatibility with existing or planned development. Often the effect of these uses on the surrounding environment cannot be foreseen and evaluated until a specific site has been proposed. The conditions controlling the location and operation of such conditional uses are established by the following provisions of this ordinance.

- (A) *Approval.* The Slidell City Council with the recommendation of the zoning commission shall have the authority to permit the conditional use of land or structures for uses designated as conditional uses in each zoning district in accordance with the procedures, conditions, and standards in this ordinance.
- (B) *Conditions.*
 - (1) The proposed special use will comply with all applicable regulations in the zoning district in which the property in question is located.
 - (2) Zoning commission may attach such conditions to the conditional use as are necessary to assure continuous conformance to all applicable standards and requirements so as to prevent the use from negatively impacting on adjacent land uses and to protect the health, safety, and welfare of the public.
 - (3) Failure to observe the conditions of the commission, imposed pursuant to the issuance of the conditional use, shall be deemed to be a violation of these regulations and may be grounds for revocation of the conditional use. Any person found to be in violation of a conditional use permit shall be subject to the penalties prescribed in section 3.402 of the zoning ordinance.
 - (4) The zoning commission may approve uses subject to the regulations, and to any additional requirements imposed in the public interest to cover circumstances unique to the selected site including drainage, traffic and environmental analysis of the site and surrounding property by an independent engineering firm to be selected by the city. The cost of such studies shall be borne by the applicant.

rds.

- (1) The location and size of the use, the nature and intensity of the operation involved in (or conducted in connection with) the use, the size of the site in relation to the use, and the location of the site with respect to neighboring land uses and to streets giving access to the site shall be such that the use will be in harmony with the land uses in the district in which it is located.
 - (2) Time limit requirement for length of permit use.
 - (3) Hours of operation for use, buffering and/or landscaping above the minimum ordinance requirements.
 - (4) The location, nature and height of structures, walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.
 - (5) Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid so as to achieve maximum safety.
 - (6) Adequate utilities, drainage and other necessary facilities have been or will be provided.
 - (7) Environmental safety devices shall be employed as is necessary to insure the health, safety and welfare of the public.
- (D) *Application.* A written application verified by the owner of record or authorized agent of said owner of the property involved shall be filed with the planning department for the attention of the zoning commission upon a form prescribed therefore, which shall contain, or be accompanied by, all required information. The written application shall be in such a form and accompanied by such information as shall be prescribed from time to time by the zoning commission, but shall in any event include the following:
- (1) *Identification.* The petitioner's name, address, and interest in the petition, and the name, address, and interest of every person, firm, corporation, or governmental agency

ited by the petitioner in the petition.

- (2) *Legal description.* A legal description of the land proposed to be covered by the special use permit.
 - (3) *Plat of survey.* A current legal plat of survey of the property showing the flood zone that the property is located in, all existing structures, easements and rights-of-way.
 - (4) *Arguments.* A statement containing a summary of the circumstances, factors, and arguments that the petitioner offers in support of the proposed special use permit.
 - (5) *Zoning and use.* The present zoning of the property and description of intended use.
 - (6) *Site plan.* A site plan drawn to a scale of not less than one (1) inch to one hundred (100) feet or as designated by the planning director, 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 three hundred (300) feet of the subject site.
 - (7) *Other materials.* Such other data or materials as the zoning commission finds necessary to appraise the need for or effect of the special use.
- (E) *Public hearing.* Upon the planning department's receipt of a complete application, a public hearing shall be scheduled before the zoning commission.
- (1) *Notice of hearing.* Notice of a public hearing shall be published in the official journal at least twice prior to the date of the public hearing with one (1) of the publication dates being at least ten (10) days prior to the hearing. This notice shall include a legal description of the property, time, and place of the public hearing, a general description of the property's location and a general description of the proposed use.

ation. The zoning commission shall, within forty-five days after the close of the public hearing, render its decision. The zoning commission may recommend approval or denial of the special use permit or approval with the addition of special conditions or restrictions deemed necessary to secure the standards found in section 2.2215. Upon rendering its decision the secretary of the commission shall, within seven (7) working days, report the commission's decision and findings to the clerk of the council. Upon receiving the recommendations of the zoning commission the city council may approve or deny the special use permit request in accordance with the recommendation of the zoning commission or establish its own conditions or restrictions upon the construction, location, and operation of a special use as it deems necessary to secure the required standards found in section 2.2215(c).

- (F) *Period of validity.* Every special use permit shall become null and void six (6) months after the date it is granted by the city council, unless:
- (1) A certificate of occupancy is obtained pursuant to such special use permit and the special use is actually established within the six-month period; or
 - (2) A building permit is obtained pursuant to such special use permits and construction work pursuant to such building permit is actually begun within the six-month period, and the construction work is carried on diligently to completion in accordance with such building permit.
 - (3) The city council may extend the time period for an additional six (6) months where such extension is deemed reasonably necessary.
 - (4) Abandoned or discontinued. If any special use is abandoned, or is discontinued for a continuous period of one (1) year, the special use permit for such use shall become null and void, and such use may not thereafter be reestablished unless a new special use permit is obtained in accordance with the provisions of this code [ordinance].
 - (5) Transfer of permit. Unless differently conditioned in the requirements of the permit, or unless revoked by the city

or abandoned, special use permits shall remain a specific special use on a specific piece of property, even though that use or property may change ownership, manager, occupancy, or operator, provided that the special use complies with the requirements and regulations of the special use permit.

- (a) *Required acknowledgment.* The owner of a parcel of property which is the subject of a special use permit shall supply all successive owners, all managers, occupants, and operators of the special use on the property or the property itself with a copy of the permit authorizing the special use and all related requirements and regulations. Such successive owners, managers, occupants and operators shall forward to the planning director written acknowledgment that they have read the ordinance and related requirements and regulations and agree to comply herewith.

(Ord. No. 820, 11-11-69; Ord. No. 838, 6-25-70; Ord. No. 1010, 9-14-76; Ord. No. 1332, 12-23-80; Ord. No. 1575, 12-14-82; Ord. No. 1490, 2-24-82; Ord. No. 1751, 8-28-84; Ord. No. 1761, 9-25-85; Ord. No. 1889, 11-26-85; Ord. No. 2047, 12-16-86; Ord. No. 2168, 2-23-88; Ord. No. 2382, 5-14-91; Ord. No. 2400, 9-24-91)

[Section 2.23. Sign regulation]*

***Editor's note**--Ord. No. 2020, adopted Oct. 28, 1986, deleted former § 2.23, relative to sign regulation and enacted in lieu thereof new sign regulations which have been codified herein as [§ 2.23], § 500 (501--530). The numbering of sections within the sign regulations enacted by said Ord. No. 2020 has been retained and set out herein as adopted. The provisions of former § 2.23 derived from the following ordinances:

Ord. No.	Date	Ord. No.	Date
1490	2-24-82	1690	5- 8-84

		1730	7-10-84
1686	4-24-84	1809	5-14-85
1687	4-24-84	1849	7- 9-85
1689	4-24-84	1876	10- 8-85

Section 500. Sign regulation

501. State of purpose.

The purpose of this ordinance is to provide a feasible standard for the erection and maintenance of street graphics which communicate to the public and which use sight lines created by the public right-of-way.

The intent of this ordinance is to promote the safety of persons and properties, to allow for efficient communication between people and their environment, to enhance and preserve the appearance and economic value of the environment, to prevent physical, visual and traffic hazards caused by distracting street graphics, and to reduce the nuisance factor which street graphics pose to users of public rights-of-way and adjacent properties.

502. Definitions. The following definitions shall be applicable to the provisions of this ordinance:

502.01 *Attached sign.* Any sign attached to, applied on, or supported by any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee).

502.02 *Balloon.* An inflatable bag filled with a gas and often tied to poles or a horizontal support to serve as an attention-getting device.

502.03 *Banner.* A piece of flexible material such as cloth or plastic sheet attached to one (1) or more supports.

502.04 *Billboard.* Any off-premises structure in excess of seventy (70) square feet, whether free-standing or affixed to another structure, upon which posters or poster sheets can be mounted or pasted thereon or on which message(s) and/or

or otherwise applied directly thereto.

502.05 *Canopy sign.* A sign which is mounted on a permanently roofed shelter covering a sidewalk, driveway, or other similar area.

502.05.1 *Changeable copy display.* Any permanently mounted sign panel upon which interchangeable letters, numbers or symbols can be attached.

502.06 *Complex.* A building or set of buildings composed of two (2) or more sections or interrelated parts.

502.06.1 *Complex sign.* A sign displaying the name and/or address of the shopping complex and displaying business identification signs for two (2) or more businesses operating within the complex.

502.07 *Construction announcement signs.* Signs identifying the architects, engineers, contractors, and other individuals involved in the construction of a building.

502.08 *Flashing signs.* Signs which have flashing, blinking, changing or fluttering lights or other similar illuminating devices.

502.09 *Free-standing sign.* A permanent sign which is supported by one (1) or more uprights or braces in or upon the ground and not attached to any building or wall which may include a changeable copy display.

502.10 *Garage sale sign.* A temporary sign announcing a garage or yard sale.

502.11 *Identification sign.* An on-premises sign that displays no more than the name, numerical address, crest, insignia or trademark, occupation or profession of an occupant of the premises or name of any building on the premises.

502.12 *Illuminated sign.* Any sign in which a source of light is used in order to make readable the message shall be defined as an illuminated sign.

502.13 *Inoperative vehicle.* Any vehicle that cannot operate under its own power or is not currently legal for highway use.

502.14 *Institutional bulletin board.* An on-premises sign containing a surface upon which is displayed the name of a religious institution, school, library, or community center and the announcement of its service or activities.

502.15 *Integral sign.* Such signs for churches, temples or names of public buildings, dates of erection, monumental citations, commemorative tablets and

...ed into stone, concrete, or other building material,
... or other permanent type of construction and made
an integral part of the structure to which they are attached.

502.15.1 *Laser lights.* A device or series of devices which emits an intense monochromatic beam of light.

502.16 *Nonconforming sign.* A sign which was in existence prior to the adoption of this ordinance which does not conform to the provisions of this ordinance.

502.17 *Obsolete sign.* The signs of any business operating at the time of the passage of this ordinance which are included under subsection 527.04B. When that business ceases operation, subsection 527.04B no longer applies and its signs are henceforth considered obsolete. Signs advertising a product or service no longer provided or rendered are also considered obsolete signs.

502.18 *Off-premises sign.* A sign, which is not a billboard, relating its subject matter to premises other than the premises on which it is located.

502.19 *On-premises sign.* A sign, which is not a billboard, relating its subject matter to the premises on which it is located.

502.20 *Portable sign.* Such sign that are not firmly anchored and secured to either a building or the ground. A firmly anchored sign is any sign attached to a rigid support such as a wood or steel post which is firmly set in the ground and secured in a concrete base.

502.21 *Political sign.* Any sign which indicates the name, cause or affiliation of anyone seeking public office, or which indicates any issue for which a public election is scheduled to be held.

502.22 *Premises.* Any lot or unplatted tract, or any combination of contiguous lots or unplatted tracts held under single ownership.

502.23 *Primary building sign.* A sign which is mounted against, painted on or affixed to a building, wall fascia, awning or sloping roof and directs attention to a business, commodity, service, entertainment or other activity conducted on the premises upon which the sign is located.

502.24 *Private traffic directional signs.* Such signs directing vehicular or pedestrian traffic movement into a premises or within a premises.

502.25 *Projecting sign.* A sign attached to and supported by a building or other structure and which extends therefrom.

Signs that are not located on the premises of the business or organization being advertised, but are located on public property.
502.27 *Public signs.* Signs of a noncommercial nature, and in the public interest,

erected by or upon the order of a public officer in the performance of his public duty, such as safety signs, zoning signs, memorial plaques, signs of historical interest and all similar signs, including signs designating hospitals, libraries, schools, airports, and other institutions or places of public interest and concern.

502.28 *Public warning signs.* Any sign which warns the public of possible danger or informs the public of certain restrictions (such as "Beware of the Dog" or "No Trespassing").

502.29 *Real estate signs.* Temporary signs advertising the sale, rental, or lease of the premises or part of the premises on which the signs are displayed.

502.29.1 *Revolving beacon.* A light can or a series of light cans which move or rotate in a random orbit.

502.30 *Roof.* The top covering of a building or area designed and constructed to shield the area underneath from the weather. The term "roof" includes the term "canopy."

502.31 *Roof sign.* A sign erected upon or above a roof or canopy of a building and affixed to that roof or canopy.

502.32 *Sign.* The term "sign" shall mean and include every sign, billboard, ground sign, wall sign, roof sign, illuminated sign, projecting sign, temporary sign, marquee, awning, canopy, and street clock, and shall include any announcement, declaration, demonstration, display illustration or insignia used to advertise or promote the interests of any person when the same is placed out of doors in view of the general public.

502.33 *Reserved.*

502.34 *Sign face.* That area of a sign contained in a rectangle enclosed by continuous non-bisecting straight lines connecting the extreme points or edges of a sign or individual letters and/or graphics mounted on or painted on a building.

502.35 *Snipe sign.* A sign which is attached to trees, utility poles, or fences except public warning signs. This does not refer to snipe signs as used in billboards.

any sign or display which advertises an event such as a fair, grand openings, anniversaries, or special designated city-wide or annual events.

502.37 *Subdivision markers.* A sign which identifies a subdivision when located within the subdivision limits.

502.38 *Trademark flags.* A flag bearing the recognized logo or symbol of an organization, business or corporation.

502.39 *Under-canopy sign.* A sign which is located beneath or projecting below a permanent roofed shelter covering a sidewalk, drive, or other similar area.

502.40 *Unsafe sign.* Any sign which, because of its location, coloring, illumination, or animation, interferes with a motorist's perception of vehicular or pedestrian traffic, or intersectional traffic, or traffic control devices, or the traffic direction signs. Any sign which, because of its construction or state of repair, is likely to fall or blow down or cause possible injuries to passers-by.

502.41 *Vehicle sign.* A nonchargeable copy sign that is either:

- (1) Painted on the body of an operable motor vehicle, with the total dimensions measuring not more than sixteen (16) square feet per side of the vehicle.
- (2) Permanently attached to an operable vehicle, with the total dimensions of all attached signs measuring no more than sixteen (16) square feet per side of a vehicle and extending no more than eighteen (18) inches above or below the part of the body of the vehicle to which they are attached.

502.42 *Wall sign.* Any sign painted on or attached flat or parallel to the exterior wall or surface of a building.

503. General regulations; permits required. It shall be unlawful for any person to erect, alter the original specifications of, or relocate with the City of Slidell any sign as defined in this ordinance, without first obtaining an erection, alteration, or relocation permit from the building official and making payment of the fee required by section 505. All illuminated signs shall, in addition, be subject to the provisions of the electrical code, and the permit fees required thereunder.

504. Application for erection permit. Application for erection permits shall be made upon blanks provided by the building official, and shall contain or have attached thereto the following information:

Telephone number of the applicant.

- B. Location of building or structure shall be given by street address or lot number to which or upon which the sign is to be attached or erected.
 - C. A sketch showing position of the sign in relation to nearby buildings or structures.
 - D. Two (2) copies of the drawing of the sign or advertising structure showing dimensions, plans, specifications, type of construction, and attachment to building or in the ground.
 - E. Name of person, firm, corporation or association erecting the structure.
 - F. Any electrical permit required and issued for said sign.
 - G. A statement, where applicable, signed by a registered engineer or architect certifying the sign meets the wind pressure and deadload requirements of section 510. Duplicates or previously approved engineering calculations may be accepted by the building official for identical structures.
 - H. Application for a free standing sign shall include plat or survey of the property showing where the sign is to be located.
 - I. Such other information as the building official shall require to show full compliance with this and all other laws and ordinances of the city.
505. Permit fees. Every applicant, before being granted a permit hereunder, shall pay to the building official the following permit fee for each such sign regulated by this ordinance:

[Type of Sign] Permit Fee

Free standing signs and/or street or wall clocks requiring submittal of stress sheets and calculation . . . \$ 30.00

All other signs requiring permit, including the replacement of sign faces in existing signs, except temporary signs . . . 15.00

Where existing signs are modified and still in conformance with the ordinance, no fees shall be charged.

al may inspect at such times as he deems for advertising structure regulated by this ordinance for the purpose of ascertaining whether the same is secure to insecure, and whether it is in need of removal or repair.

507. Revocation. All rights and privileges acquired under the provisions of this ordinance or any amendment thereto are mere licenses revocable at any time by the city council, and all such permits shall contain this provision.

508. Unsafe and illegal signs.

508.01 Unsafe signs. If the building official shall find that any sign regulated herein is an immediate peril to persons or property, he shall cause it to be removed summarily and without notice. Signs determined by the building official to be unsafe or insecure or a menace to the public shall be removed within five (5) days after written notification by the permit department. Removal of such sign by the building official shall be at the expense of the owner of the sign or the owner of the property on which the sign is located.

508.02 Illegal signs. Except for signs that constitute a safety hazard or violate public property or propriety (i.e. 516.03, 516.04, 516.06 and 516.09) persons having an illegal sign as defined in section 516. shall be notified, in writing, by the permit department, and be informed that they have a right to apply, within two (2) working days of the time of receipt of the written notice, for a meeting before the head of the planning department to be held within the time period set forth below.

The head of the planning department shall set such meeting at the earliest possible time that his schedule permits. Failure by the owner of the illegal sign to appear at the appointed time shall not be a reason for delaying removal of the sign in question. Illegal signs shall be removed after proper notice according to the schedule below.

Illegal Signs (As defined in subsection 516)	Contact Requirements	Time Requirements
516.01	written	48 hours
516.02	written	48 hours

	written	48 hours
516.04	written	48 hours
516.05	written	48 hours
516.06	written	48 hours
516.07	written	48 hours
516.08	N/A	Immediately
516.09	N/A	Immediately
516.10	(2) written	30 days
516.11	N/A	Immediately
516.12	(2) written	30 days

In subsections 515.09, 515.11 and 515.12 the following provision shall apply to the time period: In the case of five (5) days' and thirty (30) days' time period option for removing a sign, the building official will make a determination as to whether a sign could easily be removed or not. If easily removed, five (5) days is allowed; if not, thirty (30) days is allowed.

509. Maintenance. All signs shall be maintained in good structural condition at all times. All signs shall be kept neatly painted, including all metal parts and supports thereof that are not galvanized or rust resistant metals. The building official shall inspect and shall have authority to order the painting, repair, alteration or removal of a sign which constitutes a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation or obsolescence. Such removal shall be at the expense of the owner of the sign or the owner of the property upon which the sign is located.

and requirements. All free standing signs and other signs shall be designed to meet wind pressure and dead load requirements in accordance with Section 1606 of the 1994 Standard Building Code as amended. Signs shall be certified by a registered civil or structural engineer as designed in accordance with Section 1606.

Editor's note--Attachment A referred to above is not set out herein, but is on file and available for inspection in the offices of the city.

511. Obstruction to doors, windows, or fire escapes. No sign shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape.
512. Signs not to constitute traffic hazard. No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device; or which makes use of the words "STOP", "LOOK", "DRIVE-IN", "DANGER", or any other word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic.
513. Permit issued if application in order. It shall be the duty of the building official upon the filing of an application for an erection permit to examine such plans and specifications and other data and the premises upon which it is proposed to erect the sign, and if it shall appear that the proposed sign is in compliance with all the requirements of this ordinance and all other laws and ordinances of the City of Slidell, he shall then issue the erection permit. If the work authorized under an erection permit has not be completed within six (6) months after date of issuance, the said permit shall become null and void. However, this permit may be extended for a one-time, six month period by the building official.
514. Exemptions. The permit provisions and regulations of this ordinance shall not apply to the following signs, provided, however, the signs shall be subject to the provisions of subsections 508.01, 511. and 512.

(Signs permitted in all zones)--Banners, balloons, pennants, ribbons, streamers, etc. as exempted by section 516; construction announcement signs, garage sale signs, institutional bulletin boards, integral signs, political signs, private traffic directional signs, public signs, public warning signs, real estate signs, subdivision markers, and vehicle signs. A small identifying sign not to exceed one (1) square foot may be placed upon a manufactured or constructed product.

515. Sign permitted in all zones. Signs hereinafter designated shall be permitted in all

515.01 Construction announcement signs. In residential zones (All A Zones) signs not to exceed six (6) square feet. All signs shall be removed within thirty (30) days of occupancy.

515.02 Garage sale signs.

515.03 Institutional bulletin boards. Said sign shall not exceed a maximum size of thirty- two (32) square feet, shall not exceed a maximum height of fifteen (15) feet, and shall have a minimum setback of five (5) feet from the public right-of-way.

515.04 Integral signs.

515.05 Official government flags and official state flags.

515.06 Political signs. Signs shall be removed no later than thirty (30) days after the candidate or political issue is no longer a part of the election process.

515.07 Private traffic directional signs. Signs shall not exceed four (4) square feet in area per sign face and forty-two (42) inches in height. Horizontal directional signs painted on, or installed flush with paved streets, shall not be subject to the regulations of this provision. The use of private directional signs is prohibited except where needed for the safe and efficient movement of traffic.

515.08 Public signs and City-sponsored community promotional signs or banners erected in the public right-of-way. Promotional signs or banners erected in the public right-of-way shall be subject to the following conditions:

1. Advertising space shall be limited to no more than the bottom 25% of the banner.
2. Banner placement shall be limited to C-3 and C-4 zones only.
3. Banners shall be removed and replaced a minimum of once a year or when damaged.
4. There shall be a limit of only one (1) banner per utility pole, and placed no less than 20 feet from the street level. All banners shall be uniform in height.
5. No banner shall be placed on the new decorative street light poles in Olde Towne.
6. Banners placed on Gause Boulevard and on Old Spanish Trail shall be placed on utility poles located within the median only, if a median exists.
7. Banners shall be grouped together with a standardized design theme.
8. Banners shall not block visibility of existing business signs.

be approved by the Planning Department prior to

515.09 Public warning signs.

515.10 Real estate signs in all residential zone (all A zones) area; commercial zone (all C zones) area; and industrial (all I zones) area.

- A. Residential zones (all A zones). One (1) such sign shall be permitted not to exceed six (6) square feet per face. On a corner lot, two (2) signs may be displayed on the day of an open house. Such signs in residential zones shall be located on the property for sale, rent or lease. Such signs shall be removed within thirty (30) days after the act of sale.
- B. Commercial zones (all C zones) and Industrial zones (all I zones). Such signs shall conform with the standards contained in section 520.02C. One (1) sign shall be permitted for each side of a lot or parcel fronting a public street.

515.11 Subdivision markers. Subdivision identification signs shall be permitted when located within the subdivision limits.

515.12 Vehicle signs.

516. Illegal signs. Signs hereafter designated shall be illegal in all zoning districts.

516.01 Banners, balloons, pennants, ribbons, streamers, spinners, or other similarly moving devices, whether or not part of any sign, including banners. Exception: Banners may be used for fairs, anniversaries, grand openings, special sales, special city-wide and annual events. For such events a business may display banners up to a combined total of ninety (90) days per calendar year, which may be divided into six (6) separate increments, upon obtaining the appropriate permits. Banners promoting charitable, religious or civic events being sponsored by not-for-profit organizations, churches or schools are permitted on commercial properties. The time period in which such banners are displayed shall be charged to the not-for-profit entity who shall be restricted to a total of ninety (90) days for such displays during the calendar year. Not more than one (1) such banner shall be permitted at any one (1) time on any commercial lot or parcel. All banners shall be maintained in good and safe condition. Banners may not exceed eighty (80) square feet and, when affixed to a building, shall not extend past the width of the side of the building on which it is displayed. One (1) additional banner may be displayed on a side of a building that faces a public thoroughfare, or a parking lot which is at least forty (40) feet in width, if displayed at one and the same period(s) of time. In no case shall more than two (2)

A business or nonprofit organization may display a fan-forced cold air balloon upon the premises where a special promotional event is being held. For such events a business may display a balloon up to a total of seven (7) days, one event per calendar year, after obtaining the appropriate permit. The balloon shall be securely attached to the ground or building and shall not project into the public rights-of-way or obstruct the vision of vehicles or pedestrians who may be entering or exiting the premises. The balloon shall be promptly removed from the premises upon the expiration of the permit.

A. A permit fee of twenty-five dollars (\$25.00) shall be charged.

516.02 Banners across thoroughfares shall be illegal. Exception: Banners across thoroughfares shall be permitted to promote Community Bargain Days, the Slidell Trade Fair. The Slidell Freedom Fest and events sponsored by public veterans, charitable, educational, fraternal, civic or service organizations. Such display shall be limited to two (2) weeks per year per event. A letter of no objection, issued by the Louisiana Department of Transportation and Development, shall be submitted with the permit application. A permit fee of fifteen dollars (\$15.00) shall be charged. Such banners shall be removed within five (5) days after the conclusion of the event. If the banners are not removed within this time the city shall remove said banners and charge the offending organization for this action at a charge equaling the actual removal cost. Banners erected across thoroughfares without a permit shall be removed within two (2) working days after the person(s) or organization(s) responsible have been notified by any means of communication. Failure to remove the sign shall result in the city doing so at a charge of the actual removal cost and fines as per section 516.01B.

516.03 Signs which have flashing, blinking, changing or fluttering lights or other similar illuminating devices which are within structures but can be clearly seen from the outside of the structure are also prohibited. Time and temperature signs are exempt from this provision.

516.04 Gooseneck reflectors, spot lights, and flood lights.

Gooseneck reflectors, spot lights, and flood lights shall be permitted, provided however, the reflectors, spot lights, or flood lights shall be provided with proper glass lenses concentrating the illumination upon the area of the sign so as to prevent glare upon the street or adjacent property.

516.05 Inoperative vehicles used as signs.

It shall be unlawful for any person to display upon structure any obscene, indecent or immoral matter.

516.07 Portable signs.

516.08 Signs projecting into the public right-of-way. Buildings constructed within five (5) feet of the public right-of-way may have signs which project no more than five (5) feet from the building.

516.09 Public property signs. No sign shall be located on public property except subdivision markers when located within the subdivision limits, or public signs.

516.10 Roof signs.

516.11 Snipe signs prohibited. It shall be unlawful for any person to attach any sign to trees, bushes, landscape materials, utility poles or fences.

516.12 Obsolete signs.

516.12 Signs without permits and signs constructed contrary to permitted requirements.

517. Single-family residential zone regulations (A-1, A-2, A-6, and A-10). Only those signs in section 515. (signs permitted in all zones), shall be permitted with the additional provision that no sign shall be permitted within five (5) feet of any property line except public warning and traffic directional signs.

518. Multi-family zone regulations (A-3, A-7, A-8, and A-9).

518.01 No sign shall be permitted within five (5) feet of any property line except public warning and traffic direction signs.

518.02 One (1) on-premises identification sign that displays no more than the name, numerical address, crest, insignia or trademark of the premises or name of any building on the premises, per complex, will be allowed (whether attached or detached) to be based accordingly.

2--4 units: Twenty-four (24) feet;

5--12 units: Thirty-two (32)square feet;

13 or more units: Forty (40) square feet, and not to exceed two (2) faces, said faces to be parallel, if detached. Additional on-premises identification signs may be placed on each adjacent street on which the complex is

units may display a temporary "for lease" sign which provisions for residential real estate signs.

519. A-4 transitional zone regulations.

519.01 No sign shall be permitted within five (5) feet of any property line except public warning and traffic directional signs.

519.02 One (1) attached sign per business or home occupation not to exceed nine (9) square feet shall be permitted.

519.03 One (1) on-premises identification sign that displays no more than the name, numerical address, crest, insignia or trademark, occupation or profession of an occupant of the premises or name of any building on the premises, per complex, in excess of one (1) acre will be allowed (either attached or detached) to be no larger than thirty-two (32) square feet and single faced if attached, or forty (40) square feet not to exceed two (2) faces, said faces to be parallel, if detached. Multi-family units shall be governed by section 518.

520. On-premises commercial and industrial zone regulations (all C and M zones).

520.01 General requirements.

- A. Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device.
- B. Time and temperature displays are allowed on a permitted sign.

520.02 Permitted signs: Free-standing.


- A. One free-standing sign is allowed per street bounding a property except where a side(s) of the building face(s) property in any "A" residential zone.
- B. A complex may only erect one (1) free-standing sign for the purpose of identifying the complex and/or the identification of each business located within the complex, except that a complex having four hundred and fifty feet (450) of frontage along a public right-of-way other than an alley, may erect one (1) additional tree-standing sign. The size of a "complex sign" shall conform with the standards contained in section 520.02(c)(1) except that within a complex having six (6) or more separate tenant spaces and at least ten thousand (10,000) square feet of total floor area, the size of

the standards contained in section 520.02(c)(1) by one-quarter (1.25) times. Also, within a complex, building fronting upon a public right-of-way which has a minimum separation of fifty (50) feet from any other building in the same complex, is permitted one (1) non-complex sign provided that such free-standing sign is at least fifty (50) feet from any other sign in the complex.

C. Size, height, and location:

1. Free-standing signs shall comply with the following requirements with respect to size, height, and location:

Requirements for On-premises Free-Standing Signs							
Distance From Street Right-of-Way Line (ft.)	Maximum Height Above Grade (ft.)	Maximum Size Allowed Per Face (sq. ft.)					
		Right-of-Way Width (ft.)	Right-of-Way Width (ft.)				
		40--60	61--95	96+	40--60	61--96	96+
5	18	20	26	40	60	120	
10	20	22	30	60	70	160	
15	22	24	32	80	90	190	
20	26	28	34	90	110	210	
25	28	30	40	140	150	210	
30	30	32	40	160	175	210	



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			40	190
			200	210

2. The maximum size for freestanding signs shall be two hundred and ten (210) square feet per face.
3. The maximum height for freestanding signs shall be forty (40) feet as measured above grade.
4. No sign shall be permitted within five (5) feet from any property line except public warning and traffic directional signs.
5. Free-standing sign shall be set back from the street right-of-way line according to the provisions of this section. Any such setback shall be measured from the street right-of-way line at the street to which the sign face is most nearly parallel or perpendicular. When any freestanding sign is located at the intersection of two (2) dedicated public streets, the required setback shall be measured from both of the street right-of-way lines involved. The maximum permitted height and maximum size allowed may be prorated from the heights and sizes shown in subsection 1. above as the distance from the right-of-way increases in one (1) foot increments to the forty (40) foot limit.

- D. One (1) trademark flag per business is permitted.
- E. When electrical service is provided to free-standing signs or ground signs, all such electrical service shall be underground where available.

520.03 Permitted signs--Primary building sign. Each legal entity operating a business within a building shall be permitted not more than two (2) primary building signs on each exterior building wall enclosing such occupancy provided said wall contains a public entrance serving only such occupancy, or it faces a public street, or a parking lot of forty (40) feet in width, and conforms with the following conditions:

- A. Primary building signs may be mounted against or painted on or affixed to the side of a building wall, fascia, awning, canopy or sloping roof. No building sign may project more than five (5) feet horizontally from a building and shall not project into or over vehicular access drives, property lines, required setback areas, or required landscape planting areas. The

of a multi-faced projecting sign shall be used in
limited amount of signage.

- B. No building sign or the combined area of two (2) or more signs shall exceed three (3) feet times the width in feet of such building wall.
- C. Signs mounted on the side of a fascia, awning, or canopy shall not be less than eight (8) feet above grade elevation directly below.
- D. No more than thirty (30) per cent of the area of a building sign may extend above the highest point of the roof.
- E. Where more than one (1) business occupies the same building, the combined area of all building signs shall not exceed the allowable area described in subsection B above.
- F. When a building is of irregular shape, no more than one (1) wall shall be recognized as facing a public street.
- G. No primary building sign is permitted on the side of a building that abuts residentially zoned property.
- H. If a business does not display building signs where such signage is permitted, such signage may be used on a side of the building where signage is not permitted provided that:
 - 1. The total square footage of the sign(s) being installed does not exceed the maximum amount of signage permitted on the side of the building from where the signage is being swapped, or three (3) times the width in square feet of that side of the building where said signage is to be installed, whichever is least.
 - 2. The wall, fascia, canopy, or sloping roof where said signage is to be installed, must be immediately adjacent to and enclose the space of the business being advertised.
 - 3. All signs shall conform with all other provisions of section 520.03 of the Zoning Ordinance.
- I. All signage in multi-family zoning districts shall comply with the additional requirements of 2.615.

520.04. In all C and M zones, a business or nonprofit organization may display a

at upon the premises where a special promotional display period shall not exceed five (5) days and each no more than four (4) periods per year. The shall be securely attached to its transporting vehicle and shall not project into the rights-of-way, or obstruct the vision of vehicles or pedestrians who may be entering or exiting the premises. Equipment used to operate this equipment shall be subject to the provisions of section 9-79, unnecessary noise, of the Criminal Code.

A special permit shall be obtained from the Permit Department for each display. The revolving beacon or laser light shall be promptly removed from the premises upon the expiration of the permit. A permit fee of twenty-five (\$25.00) shall be charged for each separate period.

522. Permitted signs--Special events. For a period of seven (7) days prior to the date of a special event, no more than forty (40) special event signs may be installed at major intersections and along major streets within the city, but not in the public right-of-way. For approval, the following criteria must be met.
- A. The signs must be professionally made in appearance and be no more than three (3) feet by three (3) feet in size.
 - B. Approval of the use of such signs for special events rests with the permit department and a permit must be secured at least seven (7) days prior to the special event.
 - C. The applicant shall be required to post a one thousand dollar (\$1,000.00) cash bond along with his application. The bond will be solely to insure that the signs are removed by the applicant within twenty-four (24) hours of the conclusion of the special event. Any signs left standing after the required twenty-four (24) hours will be picked up by the city. For each sign requiring removal by the city, a twenty-five dollar (\$25.00) deduction will be made from the cash bond to the maximum of one thousand dollars (\$1,000.00). The posting of a bond is not required if the permit is issued to a non-profit or charitable organization recognized as non-profit.
 - D. Signs that advertise events occurring within St. Tammany Parish, Ward 8 and Ward 9, are permitted.
523. Theater signs--Free-standing or attached. Theaters, playhouses, and other culturally oriented establishments may be permitted an additional sign to those detailed in this section to display changeable copy. Said sign shall not exceed seventy-five (75) square feet per face. Multiple screen theatres may be permitted additional sign area, not to exceed twenty-five (25) square feet per additional screen. Said sign shall not have more than two (2) faces. Attached theater signs may have blinking or flashing lights.



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ons (A-5, C-1, and M-). The sign regulations for a to this sign ordinance.

525. Billboards.

525.01 General requirements. Billboards are prohibited in all zoning districts within the City of Slidell.

526 Off-premise signs.

526.01 Off-premises signs are permitted in C-4 Highway Commercial zoning only.

526.02 Off-premises signs are permitted upon public streets in the C-3 Central Business district under the special conditions contained in this section.

A. The signage shall be restricted to directional signage only.

B. Only one sign shall be placed at each intersection along Front Street (Erlanger, Bouscaren, Cousin, and Robert Streets) on the western right-of-way, or along Fremaux Avenue at Second Street, on Erlanger at First, Second and Third Streets, and on Robert at Carey, First, Second, and Third Streets.

C. Signs placed under this section shall be no closer than three hundred feet (300) apart measured in any direction.

D. The City must approve design of the sign.

E. Prior to the installation of any signs, a plan for maintenance and locations shall be submitted for approval.

F. No sign along Front Street shall be larger than five feet (5) high by four feet (4) wide.

1. Sign lettering on the signs along Front Street will be a minimum of four inches (4) Condensed Serif/San Serif Typestyle.
2. Signs will be constructed of polyurethane material and treated 4x4 wooden posts for lasting durability and quality
3. Signs shall bear the City of Slidell seal. Colors shall be white (post), blue or teal (background), royal blue or white (letters).
4. Signs shall have low, permanent landscaping around the signs as approved by the City.

When a business closes, the closed business sign shall be removed by the business within 30 days of closure. If it is not removed within 6 months, the City will remove the closed business sign.

G. Signs at the other locations in Olde Towne shall not exceed the current street directional signs.

1. Lettering will be 3 ½ inches high consistent with current signs.
2. Signs will be constructed of polyurethane material and treated 4x4 wood posts for lasting durability and quality.
3. Signs shall bear the city of Slidell seal. Colors shall be white (post), blue or teal background), royal blue or white (letters).
4. Low, permanent landscaping will be placed around the sign as approved by the City.
5. When a business closes, the closed business sign shall be removed by the business within 30 days of closure. If it is not removed within six (6) months, the City will remove the closed business sign.

The provision herein contained shall only apply to non-profit organizations recognized as non-profit under the Internal Revenue Code.

Off-premises free-standing signs are permitted in C-4 Highway Commercial and shall be subject to the same requirements as subsection 520.02 C.

526.03 Off-premises signs along the same street or roadway shall be located five hundred (500) feet apart including across the public right-of-way.

526.04 Hotels and motels which have at least seventy (70) per cent of their occupancy from transient persons domiciled outside of the greater Slidell area (the postal mailing address areas of Slidell, Lacombe and Pearl River, Louisiana), and which said hotels or motels are not located on one of the following main thoroughfares: Pontchartrain Drive and Front Street (U.S. Highway 11), Old Spanish Trail (La. Highway 433), Cause Boulevard (U.S. Highway 190 East) the extension of Gause Boulevard designated as U.S. Highway 190 West, and Interstate 10 Service Roads, may erect one only off-premise sign, not to exceed four (4) feet in height and eight (8) feet in length, including any frame or border, on private property or city right-of-way located on the main thoroughfare, as named above, which is the main thoroughfare nearest to said hotel or motel, as a directional sign to assist persons in locating said hotel or motel. Copy on said

me of the hotel or motel, its address, directional
ny emblem of an established franchise or
association and times during which the hotel or motel is open. The property on
which such off-premise sign is located must be zoned C-1, C-2, C-3, C-4, M-1,
M-2, or M-3 or [be] city right-of-way. The sign may have two (2) faces, be
illuminated and its total height from ground level may not exceed twelve (12)
feet. Such sign must conform with all requirements in section 503 of this
ordinance (Ordinance Number 2020). Any sign constructed within the city right-
of-way shall be subject to review and approval by the city engineer. Applicant
shall execute a hold harmless agreement in favor of the city.

527. Special Requirements for obsolete, prohibited, and nonconforming signs.

527.01 Any sign lawfully erected prior to the effective date of this ordinance and in compliance with this ordinance shall not be required to be removed. Any sign lawfully erected prior to the effective date of this ordinance but not in compliance with this ordinance shall be permitted as provided in section 527.03.

527.02 Unlawful and/or unsafe signs shall be removed in accordance with section 508.

527.03 In implementing this ordinance the permit office shall inspect each sign in the city to evaluate its conformance with all provisions of this ordinance. The following procedures shall apply to signs constructed prior to the effective implementation date of this ordinance.

- A. Previously permitted signs in conformance with all the provisions of this ordinance shall be issued a valid permit;
- B. Previously permitted signs not in conformance with the provisions of this ordinance shall be removed unless they meet the provisions of section 527.04B.

527.04 All signs lacking valid permits shall be allowed to apply for a permit:

- A. If the sign meets all the provisions of this ordinance, a permit shall be granted;
- B. If the sign is not in conformance with the provisions of this ordinance, but is conforming to the provisions of the ordinance in effect at the time it was constructed, a permit limited to the existing sign shall be granted. Said signs may be repaired or reconstructed provided that all of the following conditions are met:
 - (1) The shape of the sign is not changed;

of the business advertising on the part of the sign to be repaired or reconstructed has not changed;

- (3) The nature of the business, as classified by the U.S. Department of Commerce "Standard Industrial Code," advertising on the sign to be repaired or reconstructed has not changed; and
- (4) The cost of the repair or reconstruction does not exceed sixty (60) per cent of the replacement cost of said sign.

528. Any violation of this ordinance shall be considered a misdemeanor and shall result in a fine of not less than twenty-five dollars (\$25.00) nor more than two hundred fifty dollars (\$250.00) per day for each day the violation exists. In addition, the general violation provisions of the zoning ordinance (Sec. 3.4) shall apply to this ordinance except that the fines stated therein are replaced by the amounts indicated in this section.

529. Severability clause. The sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance are declared unconstitutional or invalid by the judgement of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance.

530. Effective date. The original ordinance (Ordinance Number 1490) shall be in full effect on March 15, 1982. Revisions adopted on October 28, 1986 shall be effective on November 15, 1986.

(Ord. No. 2020, 10-28-86; Ord. No. 2066, 3-10-87; Ord. No. 2153, 12-22-87; Ord. No. 2201, 8-9-88; Ord. No. 2343, 7-24-90; Ord. No. 2376, 4-23-91; Ord. No. 2442, 5-12-92; Ord. No. 2505, 5-25-93)

Section 2.24. Reserved.

Editor's note--Ord. No. 1490, adopted Feb. 24, 1982, provided for the deletion of § 2.24, Outdoor advertising in area adjacent to the national systems of interstate and defense highways and the federal aid primary system. For applicable provisions, see § 2.23, preceding. Prior to deletion, § 2.24 was derived from Ord. No. 795, adopted July 9, 1968, and Ord. No. 1001, adopted Apr. 27, 1976.

Section 2.25. Protection of existing trees and landscaping requirements.

development.

ause of the beneficial qualities and character they retained to the maximum feasible in any

2.2502 *Land clearing or protected tree removal permit required.* Any land clearing or protected tree removal undertaken within Slidell shall require a permit. Permit for land clearing or protected tree removal shall only be issued in relationship to a specific development proposal or the removal of dead or diseased trees or trees which pose a safety hazard to buildings. The permit fee shall be waived for trees which pose a safety hazard. Land clearing or protected tree removal is defined as follows:

- (1) Removal of more than five (5) trees per platted lot, with said trees being greater than six (6) inches in diameter as measured twenty-four (24) inches above grade;
- (2) Removal of any of the trees larger in diameter than those identified in section 2.2503(2)(b);
- (3) A combination of number (1) and (2) above.
- (4) Permits shall be required for the removal of all trees as defined above.

A land clearing or protected tree removal permit will be granted under the following conditions:

- (1) Necessity to remove trees which pose a safety hazard to pedestrian or vehicular traffic or threaten to cause disruption of public services.
- (2) Necessity to remove trees which pose a safety hazard to buildings.
- (3) Necessity to remove trees weakened by disease or insects.
- (4) Necessity to remove trees weakened by age, storm, fire or other injury.
- (5) Necessity to remove trees in order to construct proposed improvements as a result of need for access to the building site for construction equipment, essential grade changes, surface water drainage and utility installations, or location of the proposed structure so as to avoid unreasonable economic hardships.
- (6) Necessity to remove trees to observe good tree maintenance practices which will strengthen and protect existing trees as is

necessary by the planning department.

2.2502(a) Special restrictions for removal of pine trees on developed residential lots or parcels.

- (1) All regulations specified under section 2.2502 shall apply except on a developed residential lot the applicant shall be given a one-time permit to remove three (3) protected pine trees that do not conform with any of the conditions specified in section 2.2502 provided that each tree removed is replaced with a hardwood or evergreen tree having a minimum height of three (3) feet. Said replacement may be anywhere on the premises.
 - (a) *Penalty.* A penalty of up to one hundred dollars (\$100.00) per tree may be assessed for failure to comply with the provisions of this section.
- (2) A protected pine tree may be removed if:
 - (a) Its branches overhang any principle structure, accessory building, driveway, or swimming pool;
 - (b) Its roots are damaging or threatening to cause damage to the principle structure, sidewalk, driveway, patio, or other immovable structure;
 - (c) Its roots are causing damage or threatening to cause damage to sewer or drain lines;
 - (d) It is interfering with the proper maintenance of hardwood trees.

2.2502(b) Tree removal policy for city construction projects. The City of Slidell shall attempt to design construction projects that will avoid damage or require the removal of trees, especially hardwood trees, larger than four (4) inches DBH (diameter breast height). The engineering and planning departments shall decide if the construction activity will cause severe damage to the trees and determine the need for their removal. If the tree is removed from the city's right-of-way, easement, or servitude, an appropriate species of tree shall be replaced if space is available. The City shall not pay monetary compensation for the loss of trees.

2.2503 Application requirements. Application for a land clearing permit shall include the following items:

- (1) A plot plan of the proposed development.

h identifies:

- (a) Existing stands of trees on the development site.
- (b) The specific location of live oak and magnolia trees twelve (12) inches in diameter and other trees fifteen (15) inches in diameter as measured twenty-four (24) inches above grade.
- (c) Trees or stands of trees proposed for retention on the site.
- (d) The intended method for marking reserved trees prior to land clearing shall be identified in the application. The preferred method of marking is stapling all weather plastic tape to trees. The use of spray paint for this purpose is specifically prohibited.

2.2504 *Application review.* Within ten (10) days after acceptance of land clearing permit application, the planning director shall either cause the permit to be issued or provide the applicant in writing with his reasons for rejecting the permit application as presented.

2.2505 *Pre-clearing inspection required.* The party issued a land clearing permit shall notify the building official in writing twenty-four (24) hours before starting the land clearing activity. The building official or his designated representative shall inspect the clearing site prior to the start of clearing to assure that the protected trees are identified on site as indicated in the land clearing permit application.

2.2506 *Techniques for protection of trees.* The following efforts shall be utilized to retain existing trees:

- (1) Parking areas and building sites shall be located to preserve existing trees.
- (2) Grates or other pervious surfaces shall be utilized within the drip line (outermost limit of horizontal branch extension) of existing trees to allow water and air to reach the tree roots.
- (3) Fill shall be prohibited in areas under the drip line of existing trees.
- (4) Drastic changes in drainage patterns which might negatively affect existing trees shall be avoided.
- (5) All trees to be retained shall have a perimeter fencing at the extreme outer edge of the tree canopy. The fencing shall be flagged with yellow caution tape or yellow pennants, and shall remain in place throughout the

There shall be no activity of any kind inside the perimeter of all protected trees and tree stands until the perimeter of all protected trees and tree stands have been properly fenced.

- (6) Any person who intentionally damages a protected tree shall be in violation of section 2.25 and subject to the penalties prescribed in section 2.2509.

2.2507 *Permit fee established.* A land clearing permit fee of ten dollars (\$10.00) per acre or part thereof is hereby established.

2.2508 *Waiver of application resubmittal fee.* There shall be no fees assessed for resubmittal of a land clearing permit application if the application is resubmitted within six (6) months of the original application rejection.

2.2509 *Violation.* Any person who violates the provisions of section 2.5 of the Slidell Zoning Ordinance shall be guilty of a misdemeanor and upon conviction be punishable by a maximum fine of five hundred dollars (\$500.00) per tree illegally removed.

2.2510 *Landscaping requirement.* [The landscaping requirements are set forth in the following subsections 2.2511 through 2.2518.]

2.2511 *Purpose.* The purpose of these provisions is to prescribe standards for landscaping and screening within Slidell. The existing street trees by the character they give to established streets should be preserved. The general appearance of the community through the use of plant material as the unifying element should be improved. Materials should define spaces and articulate the use of specific areas. The effects of climate should be mitigated by the provision of shade and shelter and these materials should also aid the conservation of energy by the provision of shade during the summer months any (and) by buffering winds during the winter.

2.2512 *Applicability.* Developers or landowners are responsible for providing and maintaining the landscaping herein required. These standards shall apply to new high density residential, (ten (10) or more units per acre) commercial and industrial development.

2.2513 *Ten-foot wide planting area required.* A planting area ten (10) feet in width shall be established off public rights-of-way between the public rights-of-way and parking areas or structures. Materials installed should achieve a balance between low lying vertical and horizontal shrubbery and trees.

! Parking lot interior shall be designed to provide at least twelve (12) parking spaces. Each tree shall be located in a landscaped island at least two hundred (200) square feet and tree trunks shall be placed at a minimum of five (5) feet from all curbs or wheel guards. Trees will be distributed uniformly throughout the parking lot so as to provide a canopy effect.

2.2515 *Pedestrian access planting required.* Landscaped areas must be provided between the building face and the parking lot. Such areas should provide two hundred (200) square feet of landscape open space for each fifty (50) feet of linear building face. No planting area shall be less than five (5) feet wide and planting materials should achieve a balance between low lying and vertical shrubbery and trees.

2.2516 [Trees]. Trees selected shall have a minimum maturity height of at least twenty (20) feet. The following list identifies trees suggested for planting and the minimum sizes acceptable for planting:

Trees	Height in feet	Caliper Diameter in inches
River Birch (multi-trunk)	8	1 ½*
Chinese Elm	8	1 ½
Red Maple	8	1 ½
Sweet Gum	8	1 ½
Water Oak	8	1 ½
Sweet Bay Magnolia	8	1 ½
Sycamore	8	1 ½
Slash Pine	6	1

		1
Holly	4	1
Foster I		
Howard I		
Savannah		
or equivalent		

*Caliper diameter measured four (4) inches above planting container.

2.2517 *Landscape installation.* All trees shall be installed with adequate support staking.

2.2518 *Required inspections.* The landscaping will be inspected by the permit office and approved prior to issuance of a certificate of occupancy.

(Ord. No. 1086, 9-26-78; Ord. No. 1574, 12-14-82; Ord. No. 1731, 7-10-84; Ord. No. 2144, 11-24-87; Ord. No. 2171, 3-22-88; Ord. No. 2390, 7-23-91; Ord. No. 2472, 10-13-92; Ord. No. 2495, 4-27-93)

Section 2.26. Residential redevelopment district.

2.2601 Persons desiring to use land or erect buildings according to residential development district guidelines shall meet the criteria of a residential redevelopment district.

2.2602 Criteria for designation as a residential redevelopment district are as follows:

- (1) Area of land shall [be] in one parcel and shall contain a minimum of one hundred (100) acres.
- (2) Area of land shall have seventy-five (75) per cent of income persons in low and moderate income category as defined by the latest U.S. Census.
- (3) Area of land shall have ten (10) per cent of the housing classified as substandard as defined by the latest U.S. Census.

thirty-five (35) per cent undeveloped.

2.2603 The proposal for requesting designation as a residential redevelopment district must be submitted to the planning commission for review as to compliance with criteria in section 2.2602. The proposal will be processed in accordance with section 8.1, entitled: Amendments.

2.2604 Permitted uses in the residential redevelopment district are uses permitted in A-6 district, multifamily dwellings; philanthropic uses; lodge halls and day care centers.

2.2605 Prohibited uses: All uses not permitted herein.

2.2606 Height regulations: No building shall exceed forty-five (45) feet in height.

2.2607 Regulations for permitted uses:

(1) Yard:

- (a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than twenty (20) feet. When there is undeveloped land for a distance of one hundred fifty (150) feet on both sides of a proposed building, the minimum building setback line shall be twenty-five (25) feet from the established street right-of-way lines. On through lots, this minimum depth shall be provided on both streets.
- (b) Side yard: Same as for A-6 side yard.
- (c) Rear yard: Same as for A-6 rear yard.

(2) Lot size:

- (a) There shall be lot width of a minimum of fifty (50) feet at the front building line.
- (b) Every lot shall contain an area of not less than five thousand (5,000) square feet per a single-family dwelling; two-family dwellings and multifamily dwellings must have two thousand seven hundred fifty (2,750) square feet for each dwelling unit.

(3) Parking: Off-street parking regulations provided for under Part 4 (Ordinance No. 1010, 9-14-76).

2.2609 Reserved

2.2610 Conditional uses: Any use permitted in C-2 neighborhood commercial except filling stations and auto repair.

2.2611 Regulations for conditional uses: C-2 neighborhood commercial.

(1) Yard:

- (a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than twenty (20) feet. When there is undeveloped land for a distance of one hundred fifty (150) feet on both sides of a proposed building, the minimum building setback line shall be twenty-five (25) feet from the established street right-of-way lines. On through lots, this minimum depth shall be provided on both streets.
- (b) Side yard: Same as for A-6 side yard.
- (c) Rear yard: Same as for A-6 rear yard.
- (d) Section 2.201(2)(c) applies.

(2) Lot size:

- (a) There shall be a lot width of a minimum of fifty (50) feet at the building line.
- (b) The minimum lot size for a commercial use shall contain an area of not less than five thousand (5,000) square feet.
- (c) All commercial buildings shall be built to give visual appearance of a residence and utilize standard materials used in residential construction.
- (d) Signs: Section 2.2307 of the Sign Ordinance No. 1490 shall apply. In addition, a freestanding sign shall not exceed ten (10) feet in height.
- (e) Open space: Twenty-five (25) per cent of the commercial lot shall

open space. The space in the rear yard setback will
d credit for open space.

- (f) Parking for commercial uses off-street parking regulations as provided for under Part 4. Parking will not be allowed in the front five (5) feet of the property within five (5) feet of the side property line.

2.2612 Location of residential redevelopment district limited.

- (1) A residential redevelopment district shall be permitted only in that area of land within the city herein described:
 - (a) Beginning at the northwest corner of Ninth Street and Daney Street go north along the west right-of-way of Ninth Street 110 feet to a point on the back lot line of lots facing on Daney Street, thence go in a westerly direction paralleling Daney Street to a point on the east right-of-way of Fourth Street; thence go south along the east right-of-way of Fourth Street continuing this line to a point along the northeast boundary line of Pine Crest Subdivision; thence go along this boundary line in a southeasterly direction approximately 1,300 feet to a point on the west right-of-way of Lincoln Avenue; thence go east approximately 500 feet on a line that is 110 feet off the south right-of-way of Tupelo Street and which parallels Tupelo Street to a point which is 100 feet east from the eastern right-of-way of Washington Street; thence go south approximately 100 feet to a point 110 feet southwest of the southwest right-of-way of Louis Street; thence go approximately 670 feet in a line paralleling Louis Street to a point on the southeast right-of-way on Adams Street; thence go approximately 180 feet northeast to a point on the northeast right-of-way of Louis and Adam Streets; thence go 350 feet southeast in a line continuing from the northeast right-of-way of Louis Street to a point 130 feet from the southern right-of-way of Elder Street: thence go east approximately 100 feet to a point 110 feet west of the western right-of-way of Terrace Avenue; thence go north on a line which parallels Terrace Avenue and is a distance of 110 feet from the west right-of-way of Terrace Avenue to a point which is 110 feet north of the north right-of-way of Ash Street; thence go east to the Slidell city limits which is 110 feet east of the east right-of-way of Terrace Avenue; thence go north along the city limits boundary to a point on the north right-of-way of Daney Street; thence to west along the north rights-way of Daney Street to the point of beginning.

PART 3. ADMINISTRATION AND ENFORCEMENT

Section 3.1. Administration and enforcement.

An administrative official designated by the mayor shall administer and enforce this ordinance. He may be provided with the assistance of such other persons as the mayor may direct. If the administrative official shall find that any of the provisions of this ordinance are being violated he shall notify in writing the persons responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations, or structural change thereto; discontinuance of any illegal work being done; or shall take other action authorized by law to insure compliance with or to prevent violation of its provisions.

(Ord. No. 1846, 6-25-85)

Section 3.2. Duties of administrative official, board of adjustment, city council, and courts on matters of appeal.

It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the administrative official and that such questions shall be presented to the Board of Adjustment only on appeal from the decision of the administrative official and that recourse from the decision of the Board of Adjustment shall be to the courts as provided by law.

3.201 Enforcing officer and building permit districts: For the purpose of administering and enforcing this ordinance there is hereby created an Office of Permits and Inspections. The chief of this office, who shall be appointed by the mayor, shall be charged with the responsibility of administering and enforcing the provisions of this ordinance.

(Ord. No. 1846, 6-25-85)

Section 3.3. Permits and certificates.

Building permits required: No building or other structure shall be erected, moved, added to, or structurally altered without a permit therefor, issued by the administrative official. Nor shall any man-made change begin on improved or unimproved real estate, including but not limited to mining, dredging, filling,

or drilling operations, without a permit therefor, administrative official. No building permit shall be issued except in conformity with the provisions of this ordinance except after written order from the board of adjustments.

- 3.301 Application for building permits: All applications for building permits shall be accompanied by plans in duplicate, drawn to a scale of not less than 1/8 inch to 1 foot, showing the actual dimensions and shape of the lot to be built upon; the exact size and location of the buildings already existing, if any; and for the location and dimensions of the proposed building or alteration. The application shall include such other information as lawfully may be required by the administrative official including existing or proposed building or alteration; existing rental units the building is designated to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with and provide for enforcement of this ordinance.

One copy of the plans shall be returned to the applicant by the administrative official after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. The second copy of the plans, similarly marked, shall be retained by the administrative official.

- 3.302 Certificates of occupancy for new, altered, or nonconforming uses: It shall be unlawful to install permanent utilities in or to use or occupy or permit the use or occupancy of any part of any building or premises hereafter erected, created, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of occupancy shall have been issued therefor by the administrative official stating that the proposed use of this building or land conforms to the requirements of this ordinance.

No permit for erection, alteration, moving, or repair of any building shall be issued until an application has been made for a certificate of occupancy and the certificate shall be issued in conformity with the provisions of this ordinance upon completion of the work.

A temporary certificate of occupancy shall be issued for a period not exceeding six months, only in the case of an addition to an existing single family residence. Then and only then may a temporary certificate be issued to allow occupancy while work is in progress, provided that all necessary precautions have, in the opinion of the building inspector, been taken to assure safety to the occupants.

The administrative official shall maintain a record of all certificates of occupancy and copies shall be furnished upon the request to any person.

Failure to obtain a certificate of occupancy shall be a violation of this ordinance

Section 3.4, "Violations."

3.303 Expiration of building permits; special building permits: If the work described in any building permit has not begun within ninety (90) days from the date of issuance thereof, said permit shall expire and be canceled by the administrative official and written notice thereof shall be given to the persons affected.

If the work described in any building permit has not been substantially completed within one year of the date of issuance thereof, said permit shall expire and be canceled by the administrative official and written notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled permit shall not proceed unless and until a special building permit has been obtained.

(Ord. No. 868, 12-14-71; Ord. No. 1060, 2-28-78; Ord. No. 1162, 4-24-79)

Section 3.4. Violations.

3.401 Complaints regarding violations: Whenever a violation of this ordinance occurs or is alleged to have occurred, any persons may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the administrative official. He shall record properly such complaint, immediately investigate, and take action thereon as provided by this ordinance.

3.402 Penalties for violations: Violations of the provisions of this ordinance or failure to comply with any of its requirements shall constitute a misdemeanor. Any persons who violate this ordinance or fail to comply with any of its requirements shall upon conviction thereof be fined not less than fifty dollars (\$50.00), nor more than two hundred dollars (\$200.00), or imprisoned for not more than thirty (30) days or both, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

The owner or tenant of any building, structure, premises, or part thereof, any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.

When a person has deliberately commenced a project without a permit and it is a second violation of this ordinance by the offender, then the building inspector shall increase the building permit fee by one hundred (100) per cent.

Section 3.5. Flood control.

No permit for any construction or development in any flood hazard area shall be issued until a development permit, as defined and regulated in the Flood Hazard Ordinance No. 1306 [, codified as Chapter 7, Article IV,] has been issued by the administrator.

(Ord. No. 927, § 3, 11-6-73; Ord. No. 1060, 2-28-78; Ord. No. 1306, Art. VI, § A, C, 10-14-80)

Editor's note--Ord. No. 927, adopted Nov. 6, 1973, did not expressly amend the zoning ordinance. Its addition as § 3.5 was at the discretion of the editor.

PART 4. OFF-STREET AUTOMOBILE PARKING AND LOADING REGULATIONS

Section 4.1. General requirements.

Off-street parking facilities for one family and two-family dwellings shall be located on the same lot or plot of ground as the building to be served. The location of off-street parking facilities for other uses shall not be more than three hundred (300) feet distance measured along the nearest pedestrian walkway; provided, however, that the zoning classification for such land is the same or less restrictive than the classification of the lot upon which the main use is located.

Such parking space to be used in conjunction with the principal use shall be reserved as such through an encumbrance of the title of the property to be designated as a required parking space, such encumbrance to be valid for the total period of the use or uses for which the parking is needed are in existence.

Such agreement or covenant shall be duly recorded in the office of the clerk and recorder and a certificate furnished the building inspector. Such parking space shall be surfaced with a minimum of four (4) inches of concrete or similar all-weather surface and such entrances shall be similarly surfaced.

- 4.101 All off-street parking facilities, vehicular maneuvering areas, loading facilities and accessways shall be subject to the review and recommendation of the current city engineer with final approval by the director of planning of the City of Slidell. Should the City of Slidell not have a full time director of planning, then final approval shall rest with the city engineer.

parking or loading in accordance with the provisions reduced in area or changed to any other use unless service is discontinued or modified except where equipment or street parking or loading space is provided.

- 4.103 For uses not mentioned in this section, the requirements for off-street parking and loading facilities for a similar use specifically mentioned in this section shall apply.
- 4.104 In all residential zones provided in the Slidell Zoning Ordinance, it is not permissible to park a recreational vehicle, boat or trailer, nor is it permissible to park any vehicle other than those listed in sections 9.27a, 9.31 and 9.4a, whose overall length exceeds twenty (20) feet or whose overall height exceeds seven (7) feet from ground level to top of vehicle, except in the following manner:
- a. Parking is permitted inside any enclosed structure or carport which conforms to the zoning requirements of the particular zone where located;
 - b. Parking is permitted outside in the side yard or rear yard;
 - c. Parking is permitted in the front yard on a driveway of four (4) inches of concrete or similar impermeable all-weather surfacing provided all of the following conditions are met:
 1. Inside parking is not possible.
 2. There is no reasonable access to either the side yard or rear yard.
 - (a) A corner lot is always deemed to have reasonable access to the rear yard.
 - (b) A fence is not deemed to prevent reasonable access.
 3. The unit is parked perpendicular to the front lot line.
 4. The maximum number of recreational vehicles, watercraft, or trailers that may be parked in the front and side yard may not exceed two (2). For purposes of this subsection, the term watercraft includes a trailer upon which the watercraft is conveyed from place to place. The provisions of this subsection are not intended to supercede any restrictive covenant or subdivision rule or regulation which is more restrictive than the provisions of this subsection.
 - d. The nearest part of the recreational vehicle, boat, trailer or other vehicle as defined in section 4.104 must be at least fifteen (15) feet from the edge

- e. No part of the unit may extend over the public sidewalk or public right-of-way;
 - f. Parking is permitted only for storage purposes and any recreational vehicle, boat or trailer shall not be:
 - 1. Used for dwelling purposes, except for overnight sleeping for a maximum of fourteen (14) days in any one calendar year, not to exceed seven (7) days at any one time. Cooking is not permitted at any time;
 - 2. Connected to sewer lines, water lines or electricity except for maintenance purposes;
 - 3. Used for storage of goods, materials or equipment other than those items considered to be part of the unit or essential for its immediate use.
 - g. Notwithstanding the provisions of three (3) subsections above, a unit may be parked anywhere on the premises during active loading or unloading; the use of electricity or propane fuel is permitted when necessary to prepare a recreational vehicle for use.
 - h. The unit shall be owned by a resident of the property on which the unit is parked, except for vehicles which belong to visitors to Slidell who shall apply for a permit from the Slidell office of permits and inspections to so park vehicles for a period of not to exceed fourteen (14) days from the date of issuance. The permit shall be applied for during the first working day following the arrival of the visitor(s).
- 4.104.1 No commercial vehicle exceeding one and one-half (1 ½) tons rating shall be parked upon any residentially zoned lot or parcel except while in the process of making a pickup or delivery. Not more than one (1) commercial vehicle associated with the home occupation (a vehicle registered in the name of a business or used in the conduct of a business) may be parked upon a residentially zoned lot or parcel. This restriction shall not apply to automobiles, in which case the limit shall be two (2).
- 4.105 A. No person shall park any motor vehicle, trailer or watercraft upon any public or private property for the purpose of displaying such motor vehicle, trailer or watercraft for sale, hire or rental unless the property is duly zoned and

the transaction of that type of business upon such , trailer or watercraft shall be presumed to be rental if a price, telephone number, contact person ereon.

- B. This section shall not prohibit any person from parking any motor vehicle, trailer or watercraft displayed for sale, hire or rental on private property provided that express permission from the property owner is prominently displayed on the motor vehicle, trailer or watercraft. No property owner shall give such permission more frequently than three (3) times per calendar year without having obtained a proper dealer s license.
- C. This section shall not prohibit any person from displaying for sale any personally owned motor vehicle when such display is incidental to such person s normal daily activities.

4.106 Violations shall be handled as provided in Section 3.4 of this ordinance.

(Ord. No. 1219, 11-13-79; Ord. No. 1546, 10-12-82; Ord. No. 2168, 2-23-88; Ord. No. 2462, 7-28-92)

Section 4.2. Off-street parking requirements.

Off-street automobile parking space shall be provided on any lot on which any of the following listed uses are hereafter established and in accordance with the schedule shown. When a use is increased in capacity by the addition of dwelling rooms, guest rooms, floor area or seats, the minimum off-street parking shall be provided for such increase. Said parking space, ingress and egress driveways and travel lanes on any such lot shall be hard surfaced with either concrete or asphalt.

	Use	Parking Space Required
4.201	Single family dwelling	2 spaces per dwelling unit.
4.202	Two family dwelling	2 spaces per dwelling unit. Spaces shall have equal access to street. No stacking is permitted.
4.203	Multi-family dwellings and apartments--3 to 12 units	2 spaces per dwelling unit with equal access to

		streets. No stacking is permitted.
	More than 12 units	3 spaces for each 4 dwelling units when public transit is available.
4.204	Hotels, transient	1 space for each guest bedroom plus one additional space for each 4 employees.
4.205	Motels and tourist homes	1 space for each guest bedroom plus one additional space for resident manager.
4.206	Boarding and lodging homes	1 space for each 3 bedrooms plus one additional space for resident manager.
4.207	Clinics	1 space for each 200 square feet of gross floor area.
4.208	Clubs and lodges	1 space for each 8 members at time of construction or structural alterations.
4.209	Hospitals	1 space for each 2 beds plus one space for each staff doctor, plus one space for each 2 employees including nurses.
4.210	Nursing and convalescence homes	1 space for each 8 beds.

	Institutions	
	churches, temples, and places of worship and mortuaries	1 space for each 5 seats in the main auditorium or 64 square feet where there are no seats.
4.212	Theaters, auditorium, sport arenas and places of public assembly	1 space for each 5 seats.
4.213	Skating rink, dance hall, exhibit hall, gym	Space equal to two times the gross floor area.
4.214	Kennels and animal hospitals	Space equal to two times the enclosed area in such kennel.
4.215	Bowling alleys	3 spaces per alley.
4.216	Schools, public and private	Elementary: 2 spaces per classroom, laboratory or manual training shop. Junior high: 4 spaces per classroom, lab or manual training shop. Senior high: 6 spaces per classroom, lab or manual training shop. Colleges, universities, trade, industrial and business schools: 11 spaces per classroom, lab, or other teaching room.
4.217	Business and professional offices	1 space for each 200 square feet of gross floor area.
4.218	Restaurants, bars,	1 space for each 150 square feet of gross floor

	clubs	area.
	mobile repair shop	1 space per each 200 square feet of floor space.
4.220	General business, commercial and personal service establishments but not including "supermarkets"	1 space per each 300 square feet of gross floor area.
4.221	Supermarkets	1 space per each 200 square feet of gross floor area.
4.222	Riding stables	Space equal to 50 per cent of the covered area of such stable.
4.223	Libraries and museums	Space equal to 50 per cent of the floor area devoted to public use.
4.224	Roadside stands	5 spaces for each such establishment.
4.225	Commercial, manufacturing and industrial establishments not catering to retail trade	1 space for each 5 employees on the largest work shift plus 1 space for each company vehicle operating from the premises.

(Ord. No. 1799, 3-20-85; Ord. No. 1858, 8-27-85)

Section 4.3. Off-street loading requirements.

4.301 Every hospital, institution, hotel, commercial or industrial building or use having a gross floor area in excess of 7,500 square feet of space and requiring the receipt

Material and merchandise shall have at least one off-street loading space 10 feet x 45 feet for each 7,500 square feet of gross floor area or fraction thereof and so located as not to hinder the free movement of pedestrian and vehicles over sidewalks, streets, and alleys.

- 4.302 Retail operations, wholesale operations, and industrial operations with a gross floor area of less than 7,500 square feet shall provide sufficient off-street loading space (not necessarily full berth if shared by an adjacent establishment) so as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street, or alley.

PART 5. SCHEDULE OF FEES, CHARGES AND EXPENSES

The City Council shall establish a schedule of fees, charges, and expenses and a collection procedure for building permits, certificates of occupancy, appeals, and other matters pertaining to this ordinance. This schedule of fees shall be posted in the office of the administrative official and may be altered or amended only by the City Council.

No permit, certificate, special exemption, or variance shall be issued unless or until such costs, charges, fees, or expenses have been paid in full, nor shall any action be taken or proceedings before the Board of Adjustment unless or until preliminary charges and fees have been paid in full.

Section 5.1. Recommended schedule of fees.

- 5.101 Zoning changes: Before any action shall be taken as provided in this article, the party or parties proposing or recommending a change in the zoning ordinance, either text change or map change, shall deposit with the director of planning the sum of \$25.00 for each text change not involving acreage or \$25.00 for each acre of land or portion thereof for which a change of classification is proposed or recommended to cover the approximate cost of this procedure, however, the maximum fee shall not exceed \$200.00, irrespective of the size of the area involved and under no condition shall such sum or part thereof be refunded for failure of such changes to be adopted by the legislative body. The party or parties proposing or recommending a change in zoning classification shall also be responsible for the cost of all legal advertisement as may be required by law. The fees as set forth are subject to change by ordinance of the City Council.

Board of Adjustment: A fee of \$30.00 shall be paid to the building inspector at the time the notice of appeal is filed. In addition, the party or parties requesting B.Z.A. action shall be responsible for the payment of all costs for legal

quired by law.

5.103 Building permits. See Chapter 7 of the Code of Ordinances of the City of Slidell.

(Ord. No. 1846, 6-25-85; Ord. No. 1997, 7-22-86)

PART 6. NON-CONFORMING LOTS; NON-CONFORMING USES OF LAND; NON-CONFORMING STRUCTURES AND NON-CONFORMING USES OF STRUCTURES AND PREMISES

Section 6.1. Intent.

Any building, structure, or use lawfully existing at the time of enactment of this ordinance may be continued as a non-conforming use even though such building, structure, or use does not conform with the provisions of this ordinance for the use district in which it is located. Similarly, whenever a use district shall be changed thereafter, the then existing lawful use may be continued.

Section 6.2. Non-Conforming uses.

- 6.201 No building, structure, or premises containing a non-conforming use shall hereafter be extended unless such extension or alteration shall conform to provisions of the use district in which it is located.
- 6.202 Structural repairs and alterations to a nonconforming building or structure may be permitted to the extent of fifty (50) per cent of its replacement value.
- 6.203 Any nonconforming building or structure which has been damaged to the extent of not exceeding fifty (50) per cent of its replacement valuation by reason of fire, flood, explosion, earthquake, riot, war, or act of God may be reconstructed and reused as before if completed within eighteen (18) months from the time such damage occurred. If such damage is greater than fifty (50) per cent of the replacement valuation such building or structure may only be reconstructed to conform with the provisions of the use district in which it is situated. Per cent of insured value shall be used to determine fifty (50) percentile estimate. When not insured, local appraisal shall govern.
- 6.204 No building or structure or premises where a nonconforming use has ceased for reasons other than those stated in section 6.203 for a period of more than twelve (12) months or has changed to a permitted or conforming use, shall again be used as a nonconforming use.
- 6.205 Reserved.

enclosed within the confines of a building existing at the time of enactment or subsequent amendment of this ordinance but not in conformity with its provisions may be continued not longer than six (6) months from and after the enactment of this ordinance or after the determination of nonconformance. Such use shall only be allowed to continue operation as a nonconforming use provided that they are enclosed and screened from view by walls and/or fences and/or plantings of not less than six (6) feet in height in a manner prescribed by the building inspector, and provided that they conform with the other regulations of this section.

(Ord. No. 1431, 8-25-81; Ord. No. 1490, 2-24-82)

PART 7. BOARD OF ADJUSTMENT

Section 7.1. Creation of board; [Powers; Meetings; Variances.]

There shall be a board of adjustment, the membership, terms of office, and rights and duties of which shall be as provided in Title 33 Section 4727 of the Louisiana Revised Statutes as amended. The board shall adopt rules in accordance with the provisions of this section. Meetings for the board shall be held at the call of the chairman and at such times as the board may determine. All meetings shall be open to the public and preceded by due advertisement.

The board shall further ensure that a printed notice in bold type shall be posted for not less than ten (10) consecutive days prior to the hearing on a proposed variance. The signs shall be not less than one and one-half (1 ½) square feet in area, prepared, furnished and placed by the building official on each block of each street adjoining the property involved in the variance request. Said signs shall contain an accurate description of the requested variance and also the time and place of the public hearing.

(Ord. No. 1286, 9-9-80)

Section 7.2. Powers of the board.

7.201 (A) The board shall hear and decide upon:

- (1) Appeals from alleged error in the zoning officer's decision;
- (2) Interpretation of the provisions of this ordinance;

variances where exceptional and peculiar hardship is caused by enforcement of the regulations in this ordinance and where such variance would not substantially deviate from the intent of this ordinance but not otherwise.

- (B) Appeals to the board of adjustment may be taken by any person aggrieved or by any officer, department, board, or bureau of the municipality affected by any decision of the administrative officer. Appeals shall be taken within a reasonable time, as provided by the rules of the board, by filing with the officer from whom the appeal is taken and specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken.
- Requests for re-hearing of an appeal shall not be granted by the board of zoning adjustment unless the applicant has additional relevant evidence to present which was not presented at the first hearing. Only one request for a re-hearing shall be allowed.
- (C) An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board of adjustment after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would in his opinion, cause imminent peril of life or property. In such case proceedings shall not be stayed otherwise than by a restraining order that may be granted by the board of adjustment or by a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown.
- (D) For purpose of this section, the word "appeal" includes requests for variances and ordinance interpretations.
- (E) Any person requesting an appeal for a condition which is in violation at the time of filing of the appeal or which would become in violation during the pendency of the appeal if the appeal had not been filed, must deposit with the permit office the amount of one hundred fifty dollars (\$150.00). If the board rules against the applicant, the deposit shall be forfeited if the board specifically finds that the appeal was for a matter over which the board has no authority to act. If, in the opinion of the planning department, permit department, or city attorney, the board has no authority to act on the matter requested, the applicant shall be so notified in writing at the time of the application on a form to be provided by the planning officer and signed by the applicant. If the deposit is not forfeited, it shall be returned to the applicant within ten (10) days after the board's decision on

- 7.202 (A) The board shall not be authorized to grant variances in the use of land or to take any other action the result of which would constitute a change in the district boundaries.
- (B) Standards for variations: The board of adjustment shall not vary the regulations of this ordinance, unless it shall make findings based upon the evidence presented to it in each specific case that each of the following standards is complied with:
- (1) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if a strict letter of regulations were not carried out.
 - (2) The conditions upon which the petition for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classification.
 - (3) The alleged difficulty or hardship is caused by the ordinance and has not been created by any person presently having an interest in the property.
 - (4) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - (5) The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property value within the neighborhood.
 - (6) The variation will not serve as a precedent which, in effect, will rewrite a provision of this ordinance.
- (c) The board of adjustment may impose such conditions and restrictions upon the premises benefitted by a variation as may be necessary to comply with the standards established in this subsection, to reduce or minimize the effect of such variations upon other property in the neighborhood and to better carry out the general intent of the ordinance.

power and authority to appoint a secretary who shall not necessarily be a member of the Board, in which event the salary of such secretary shall be fixed by the Board. It shall be the duty of the secretary to keep a true and correct record of all proceedings at such meetings, both general and special of said Board, in a book or books to be kept specially for that purpose. Certified copies of such proceedings shall be furnished to the chairman of the zoning commission.

(Ord. No. 2000, 8-12-86; Ord. No. 2043, 12-9-86)

Section 7.3. Fee.

A fee as set forth in Part 5 of this ordinance shall be paid the building inspector at the time the notice of appeal is filed which shall be credited to the general revenue of the city.

Section 7.4. Salaries.

The Board shall fix the salary of its secretary and of such other employees as are necessary to perform its functions. The salary, fees, and other expenses of the Board shall not exceed the amounts appropriated for its use by the governing body of the city.

Section 7.5. Appeals from the board of adjustment.

Any person or persons or any Board, taxpayer, department, or bureau of the parish aggrieved by any decision of the Board of Adjustment may seek review by a court of record of such decision in the manner provided by the laws of the State of Louisiana.

[Section 7.6. Reserved.]

Section 7.7. Vote required to transact business.

All motions, resolutions, and all other official actions of the board of zoning adjustments of the City of Slidell shall be passed upon the favorable vote of a majority of the authorized membership of said board.

(Ord. No. 1374, 3-24-81)

PART 8. AMENDMENTS

ment, or change of the zoning ordinance or
re unless and until:

- 8.101 Property owner(s) submits the form titled "petition for amendment of zoning ordinance," in quadruplicate, to the secretary of the planning department and zoning commission in the city planning department no later than seventeen (17) calendar days prior to the meeting of the planning and zoning commission at which it is first to be considered. The form must be properly completed, signed and notarized. Forms are available in the city planning department.
- 8.102 Property owner(s) deposits with the Slidell permit department the sum of twenty-five dollars (\$25.00) for each acre of land, or portion thereof, for each change of classification proposed. The maximum sum shall not exceed two hundred dollars (\$200.00). This fee must be deposited no later than seventeen (17) calendar days prior to the planning and zoning commission meeting at which the petition is to be first considered.
- (a) The planning and zoning commission may suspend the seventeen-day deadline for a petition or deposit if in the opinion of the commission a delay to the following meeting would cause property owner(s) unusual hardship or expense. Late petitions must include all requirements as set forth in Section 8.103.
- 8.103 When the request is for a change of the district map, the petitioner(s) must submit four (4) copies of each of the following:
- (a) The "petition for amendment of zoning ordinance" (properly completed, signed, and notarized).
- (b) A map of the petitioned property drawn to a scale of one inch equals two hundred (200) feet or larger.
- (c) A legal description of the petitioned property.
- 8.104 City planning department shall make a preliminary review of the petition.
- 8.105 City planning department shall notify the petitioner(s) in writing of the date, time, and place of the commission meeting at which the petition will be presented for acceptance.
- 8.106 At least one of the petitioners, who shall be sufficiently knowledgeable of the petition to answer questions and who shall be empowered to make changes in the petition shall be present at the commission meeting at which the petition is presented for acceptance. If the petitioner is a corporation, the person

shall be an officer of the corporation. Failure of a
ent may result in the petition being rejected.

At this meeting, the commission shall be permitted to discuss the petition among themselves, with the petitioner, and with city officials. The commission shall have the privilege of making any comments or recommendations. However, the commission is specifically denied the right to direct or order the petitioner to change in any way the petition presented, or to deny holding a public hearing on a petition if a qualified petitioner is present at this meeting. (The discussion at this meeting shall not replace a public hearing and no input from the general public shall be permitted at this commission meeting. However, experts requested by the commission or the petitioner(s) may be heard.)

Should the petitioner(s) choose to modify the "petition for amendment of zoning ordinance," the petitioner(s) may do so at this meeting. Before the conclusion of the meeting, the commission shall set a date for a public hearing on the petition as presented or as modified by the petitioner(s) at the meeting.

- 8.107 There shall be a public hearing regarding the petition before the planning and zoning commission at which parties in interest and citizens shall have an opportunity to be fully heard.
- 8.108 Notice of the proposed change and date, time and place of the public hearing shall be published in accordance with law.
- 8.109 A printed notice in bold type shall be posted for not less than ten (10) consecutive calendar days prior to the public hearing, on signs not less than one and one-half (1 ½) square feet in area; prepared, furnished, and placed by the Slidell building official on each block of each street adjoining the area proposed for a change in zoning classification. Said signs shall contain an accurate statement of the change(s) proposed and also the date, time and place of the public hearing as provided above.
- 8.110 Within one hundred twenty (120) days dated from the introduction of a petition in its correct form, the planning and zoning commission shall submit its final report and recommendations regarding the change(s) to the secretary of the city council. This report shall be made within ten (10) calendar days of the commission meeting at which the final action has taken place. The city council shall not take action on the proposed change(s) until it receives the final report of the commission.
- 8.111 The city shall hold a public hearing on the petition.
- 8.112 Any amendment that has failed to receive the approval of the planning and



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be passed by the city council except by an
y of the authorized membership of the legislative
body.

- 8.113 A final ye and nay vote shall be taken on the proposal by the city council within one hundred and twenty (120) days dated from the introduction of the ordinance in correct form.
- 8.114 However, in case of a protest against such a change signed by the owners of twenty (20) per cent or more of the lots immediately adjacent, extending two hundred (200) feet from the nearest property lines of the lots proposed for change, or those directly opposite thereto extending five hundred (500) feet from the street frontage of such opposite lots, such amendment(s) shall not become effective except by favorable vote of at least the majority of the authorized membership of the legislative body.
- 8.115 After publishing notice required by Section 8.1, the city council may hold any public hearing required by this article or the statutes of Louisiana pertaining to zoning jointly with any public hearing required to be held by the planning and zoning commission, but the legislative body shall not take action until it has received the final report of the commission.

(Ord. No. 1309, 11-11-80; Ord. No. 2280, 9-26-89)

PART 9. DEFINITIONS

- 9.1 *Accessory building and use:* Subordinate building or a portion of the main building, the use of which is incidental to that of the main building or land not used for a place of habitation or a living room, kitchen, dining room, parlor, bedroom, or library. An accessory use is one which is incidental to the main use of the premises. A swimming pool is an accessory use.
- 9.2 Adult Businesses
 - 9.2a Adult Theater: Any place or establishment that as a substantial or significant portion of its business features or provides for viewing on site (i) films, motion pictures, video or audio cassettes, slides, or other visual representations or recordings that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas, or the conduct or simulation of specified sexual activities; or (ii) live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas or the conduct or simulation of specified sexual activities. Adult theaters offering viewing of film, photograph

to audiences small in size than five (5) persons per
ited.

- 9.2b Adult Cabarets: Any place or establishment that has a substantial or significant portion of its business features or provides any of the following:
- (1) Persons who appear semi-nude, or
 - (2) Live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas or the conduct or simulation of specified sexual activities, or
 - (3) Film, motion pictures, video or audio cassettes, slides, computer displays, or other visual representations or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas, or the conduct or simulation of specified sexual activities, or,
- 9.2c Adult Store: Any place or establishment which sells, offers for sale or rents, for any form of consideration, any one or more of the following:
- (1) Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations or recordings, novelties and devices, which have as their primary or dominant theme, matter depicting, illustrating, describing or relating to specific sexual activities or specified anatomical areas; or
 - (2) Instruments, devices or paraphernalia, which are designed for use in connection with specified sexual activities.
- 9.2d Specified anatomical areas:
- (1) Less than completely and opaquely covered:
 - a. Human genitals or pubic region;
 - b. Human buttocks
 - c. Human female breasts below a point immediately above the top of the areola; and
 - (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.
- 9.2e Specified sexual activities:

- of sexual stimulation, arousal or swelling;
bestiality, buggery, cunnilingus, coprophagy,
coprophilia, fellatio, flagellation, masochism, masturbation, necrophilia,
pederasty, pedophilia, sadism, sadomasochism, sapphism, sexual
intercourse, sodomy, urolagnia or zoerasty;
- (3) Fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breast; and
 - (4) Excretory functions as part of or in connection with any of the activities set forth in subsections (1) through (3) of this subsection.

9.2f Escort:

A person who, for compensation, agrees or offers to engage in any of the following acts:

- (1) Privately to model lingerie with the intention of and for the purpose of providing sexual stimulation or sexual gratification to the customer.
- (2) Privately to disrobe for another person with the intention of and for the purpose of providing sexual stimulation or sexual gratification to the customer.
- (3) Agrees to come to a specified location for the purpose of disrobing and for the purpose of providing sexual stimulation or sexual gratification to the customer.
- (4) To perform a massage for the purpose of providing sexual stimulation or sexual gratification to the customer.

9.2g Escort Agency

A person or business association who, whether on or off the licensed premises, furnishes, offers to furnish, or advertises to furnish escorts, as defined herein, for compensation.

9.3 *Agriculture*: A farm of ten (10) acres or more for the production of crops and livestock including greenhouse and nurseries for the raising of plants and sale of farm products raised on the premises but shall not be construed to mean the commercial processing of farm products such as slaughterhouses, canning plants, feed mills, etc.

9.4 *Board* means the board of adjustment established in Part 7.

9.4a *Boat*: A vehicle for traveling in or on the water, not exceeding thirty-two (32) feet

in width, or twelve (12) feet in overall height from
mounted on a trailer, height limit also includes the
trailer.

- 9.5 *Building*: Any structure designed or built or used for the support, enclosure, shelter or protection of persons, animals, chattels or property of any kind.
- 9.5a *Business complex*: A commercial development containing one or more tenants sharing common access, parking, or other amenities. In such circumstances, where a commercial development shares common access, parking, etc., the following guidelines shall be utilized to determine whether a particular building, set of buildings, or parcel of land constitutes one or more complexes:
- (1) Leasehold interest alone shall not allow a particular building, set of buildings, or parcel to constitute an additional complex.
 - (2) Each lot legally platted prior to October 31, 1984, shall constitute a separate complex.
 - (3) Lots legally platted after October 31, 1984, shall not constitute separate complexes.
- 9.6 *Commission*: Planning and zoning commission of Slidell.
- 9.7 *City Council*: City council of Slidell.
- 9.7a *Community recreation*: Refers to recreational, social, or multi-purpose uses typically associated with parks, playfields, golf courses, or community recreation buildings.
- 9.7b *Cultural exhibits and library services*: Refers to museum-like preservation and exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art, or library collection of books, manuscripts, etc., for study and reading.
- 9.7c *Day care centers, preschools, nursery schools*: Refers to facilities authorized to provide supervisory or day care services licensed for such activities by the State of Louisiana.
- 9.8 *District*: A part of the city wherein regulations of this ordinance are uniform.
- 9.9 *Dwelling*: A building used entirely for residential purposes and shall not be construed to include trailers. A single family dwelling is a building that contains only one living unit; a two-family dwelling is a building that contains only two (2)

dwelling is a building that contains more than two (2) units and must include accessory uses.

- 9.9a *Elementary and secondary schools:* Refers to public and private elementary and secondary schools having a general education curriculum.
- 9.9b *Essential services:* Refers to public services which are necessary to support principal use type development and involves only minor structures such as lines and poles, phone booths, and mailboxes, which are necessary to support principal development.
- 9.10 *Family:* An individual or two (2) or more persons related by blood or marriage, or legal adoption or a group of not more than four (4) persons not all related, living together as a single housekeeping unit in a dwelling unit.
- 9.11 *General terms:* The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as individual. The present tense includes the future. The singular includes the plural and the plural, the singular. The word "shall" is mandatory, the word "may" is permissive. The words "used" or "occupied" include the words "intend", "designed", or "arranged" to be used or occupied.
- 9.11a *Group home:* Refers to services provided by facilities certified or licensed by the state for the personal care or supervisory care of five (5) to fifteen (15) individuals not related by blood, marriage or adoption. These facilities provide supervisory or personal care of individuals who are mentally or physically handicapped requiring supervision in a noninstitutional family home setting.
- 9.12 *Home occupations:* As defined in Part 2, section 2.2214 of the zoning ordinance.
- 9.12a.1 *Hospitals:* An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities, professional offices and training facilities.
- 9.12a *Kennel, commercial:* Any establishment within the city limits of Slidell which maintains more than twelve (12) domestic animals in any combination, and which is operated primarily for commercial boarding, breed, buying, selling or rearing of animals. Animal hospitals operated by a licensed veterinarian, pet stores and animal shelters operated by a public jurisdiction are hereby declared exempt from this definition. Commercial kennels cannot be located in a residential zone and must be located within the proper commercial zone as set forth by current zoning laws of the City of Slidell.

- s) who maintains more than a total of six (6) domestic animals over the age of four (4) months on a residential property within the city limits of Slidell; said animals can be in any combinations.
- 9.13 *Living unit:* The rooms occupied by a family. The living unit must include a kitchen.
- 9.13a *Lodge, fraternal, and civic service organizations:* Refers to meetings and activities primarily conducted for their members. Excluded from this type are uses classified as group residential, group care, and transient habitation (all types). Typical uses include meeting places for civic clubs, lodges, or fraternal or veteran organizations.
- 9.14 *Lot:* A plot, parcel or tract of land with fixed boundaries, adequate for occupancy by a permitted use, together with such yards or open spaces within the lot lines as may be required by the Slidell Zoning Ordinance, and fronting upon a public street. A lot is intended as a unit for the transfer of ownership or for building development or both, including the development of one ownership with two (2) or more buildings for separate occupancy, except or provided for townhouses.
- 9.15 *Lot corner:* A lot which abuts two (2) or more streets at their intersection, or upon a curved street, provided that the two (2) sides of the lot intersect to form an interior angle of not more than one hundred thirty-five (135) degrees.
- 9.16 *Lot depth:* The distance between front and rear lot lines. If these lines are not parallel, the mean dimension shall be deemed to be the lot depth.
- 9.17 *Lot, interior:* A lot which is not a corner lot.
- 9.18 *Lot line, front:* The front line of an interior lot is the line separating the lot from the street or easement of principal access. The front lot line of a corner lot shall be the lot line with the least frontage.
- 9.19 *Lot line, rear:* The rear lot line is the boundary opposite and generally parallel to the front lot line. The rear lot line of a triangular or irregularly shaped lot shall be for the purpose of this ordinance a line not less than ten (10) feet long, lying wholly within the lot, more or less parallel to and the greatest distance from the front lot line.
- 9.20 *Lot line side:* A side lot line is any lot boundary line not a front line or a rear lot line. A side lot line separating a lot from a street line is an exterior side lot line. Any other side lot line is an interior side lot line.

which runs through a block from street to street and street.

at the building setback line measured parallel to the street right-of-way line, or measured at the street line if no front yard is required.

- 9.22a *Minor impact utilities*: Refers to public utilities which have a local impact on surrounding properties and are necessary to provide essential services. Typical uses are electrical and gas distribution substations, and radio, microwave, and telephone transmitters.
- 9.22b *Municipal government services*: Refers to those facilities operated by the City of Slidell.
- 9.23 *Office buildings*: A building designed for or used as the offices of professional, commercial, industrial, religious, public or semi-public persons or organizations.
- 9.24 *Parking space*: One automobile parking space shall be an area not less than nine (9) feet by twenty (20) feet and the access to the parking space for a public street or alley shall be provided in addition to the space necessary for parking, a total space of four hundred (400) square feet in area per car when parking is on one side of an access driveway and three hundred (300) square feet in area per car when parking is along both sides of an access driveway.
- 9.25 *Planned district*: A planned district shows in detail the manner in which the land will be used by designating the type and location of buildings, roadways, off-street parking, service areas, set back requirements, landscaping and character of a development in conformance with requirements of all other parish ordinances, minimum area, and specific districts of the zoning ordinance.
- 9.26 *Planning commission*: It shall act as a zoning commission at such time as this ordinance shall go into effect.
- 9.26a *Public safety services*: Refers to the providing of protection by a district or entity pursuant to fire, life, and safety code sections together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations, police stations, ambulance services.
- 9.27 *Recreation use*: An area offering recreational facilities to the public for boating, boat launching, fishing, swimming, picnicking, camping, outdoor games, horseback riding, parks, playgrounds, and may include community centers.
- 9.27a *Recreational vehicle*: A vehicular unit not exceeding thirty-two (32) feet in over all length, eight (8) feet in width, or twelve (12) feet in overall height from ground level, primarily designated as a temporary living quarters for recreational,

er has its own motive power or is designed to be
otorized vehicle. Recreational vehicle includes
avel trailer and camping trailer.

9.28 *Region*: Governmental area covered by this ordinance.

9.28a *Religious assembly*: Refers to religious services involving public assembly such as customarily occur in synagogues, temples, and churches.

(1) *Rooming House*: a building where lodging is provided for rent for more than one consecutive week.

9.28b *Senior service centers*: Facilities providing meals, education, entertainment and social services to the elderly.

9.28c *Shelter for victims of domestic violence*: Refers to a State of Louisiana licensed residential facility, operated by a non-profit social service corporation, which serves as a temporary safe-house for victims of domestic violence and provides shelter, meals, child care, and counseling to such victims. Such a facility may be no closer than three and one-half (3 ½) miles to any similar facility, shall have a residential character and appearance typical of other residential structures in the area, and shall be located on a lot having no less than fifteen thousand (15,000) square feet of lot area and at least one (1) hard-surfaced off-street parking space for each four (4) occupants.

9.29 *Setback*: The minimum distance away from a property line where buildings may be constructed, a building line; usually a line parallel to the front property line.

9.29a *Shopping center*: A commercial development having at least five thousand (5,000) square feet and/or at least three (3) tenants sharing common access, parking and other amenities.

In such circumstances where a commercial development has at least five thousand (5,000) square feet and/or three (3) tenants sharing common access, parking, etc., the following guidelines shall be utilized to determine whether a particular building, set of buildings, or parcel of land constitutes one or more shopping centers:

- (1) Leasehold interest alone shall not allow a particular building or parcel to constitute an additional shopping center.
- (2) Each lot legally platted prior to October 31, 1984, shall constitute a separate shopping center.
- (3) Lots legally platted after October 31, 1984, shall not constitute separate shopping centers.

- 9.30 *Boundary*: The dividing line between a lot, its property line or lines, and a public right-of-way, a public street, road, or highway, or a private street, road, or highway over which two (2) or more abutting owners have an easement or right-of-way.
- 9.30a *Structure*: Anything constructed or erected, the use of which requires more or less permanent or semi-permanent location on the ground or the attachment to something having a permanent location on the ground. This includes, but is not limited to, buildings, gasoline pumps, advertising signs, billboards, fences, vending machines, radio and TV towers, mobile homes and sheds. It excludes vehicles, sidewalks, streets, driveways, parking areas and patios.
- 9.30b *Methadone centers or clinics*: A methadone center or clinic sponsored or operated by a non-profit, charitable or for-profit entity or by a public agency and subject to licensure by the State of Louisiana whose purpose is the dispensing of controlled substances in connection with or related to the rehabilitation of drug abusers.
- 9.31 *Trailer*: A vehicle without motive power, designed so that it can be drawn by a motor vehicle.
- 9.31a *Trailer park*: A parcel of land under single ownership which has been planned and improved for the placement of mobile homes.
- 9.31b *Trailer, travel*: A vehicular, portable structure built on a chassis designed as a temporary dwelling for travel, recreation, and vacation use with a body width not exceeding eight (8) feet and a body length not exceeding thirty-two (32) feet.
- 9.31c *Trailer, manufactured housing*: A structure, transportable in one or more sections, which is twelve (12) body feet or more in width and is sixty (60) body feet or more in length, and which is built on a permanent chassis, and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.
- 9.31d *Transient habitation, lodging*: Lodging services involving the provision of room and/or board for a period of less than a month. Typical uses include hotels, motels or transient boarding houses.
- 9.31e *Trailer-semi*: A freight trailer that when attached, is supported at its forward end by the fifth wheel device of the truck trailer.
- 9.32 *Yard*: A required open space unoccupied and unobstructed by any structure or

(6) inches above the general ground level of the lot, however, that fences and walls may be permitted in any yard subject to height limitations as indicated herein.

- 9.33 *Yard, front:* That part of a lot between the front lot line and the front(s) of the principal building on the lot, and extending to both side lot lines. In case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages.
- 9.34 *Yard, front depth:* Depth of required front yards shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost points of the side lot lines, in the case of rounded property corners at street intersections shall be assumed to be the point at which the side and front lot lines would have met without such rounding. Front and rear front yard lines shall be parallel.
- 9.35 *Yard, side:* That part of a lot not surrounded by building and not in the front or rear yard.
- 9.36 *Yard, side width:* Width of required side yards shall measure at right angles to a straight line joining the ends of front and rear lot lines on the same side of the lot. This inner side yard line of the required side yard shall be parallel to the straight line so established.
- 9.37 *Yard, rear depth:* Depth of required rear yards shall be measured at right angles to a straight line joining the rearmost points of the side lot lines. The forward rear yard line of a required rear yard shall be parallel to the straight line so established.
- 9.37a *Yard, rear:* That part of a lot between the rear lot line and the back(s) of the principal building on the lot, and extended to both side lot lines.
(Ord. No. 893, 12-12-72; Ord. No. 1066, 5-23-78; Ord. No. 1219, 11-13-79; Ord. No. 1490, 2-24-82; Ord. No. 1494, 3-23-82; Ord. No. 1545, 9-28-82; Ord. No. 1721, 6-12-84; Ord. No. 1759, 9-25-84; Ord. No. 1762, 10-9-84; Ord. No. 1932, 4-22-86; Ord. No. 2168, 2-23-88; Ord. No. 2416, 1-14-92; Ord. No. 2466, 8-31-92; Ord. No. 2478, 11-10-92; Ord. No. 2504, 5-25-93)

PART 10. MODIFICATIONS AND EXCEPTIONS

Section 10.1. Reserved.

3, adopted March 11, 1980, repealed § 10.1,
transition zone, derived unchanged from the original
zoning ordinance. Ord. NO. 1256, § 1, adopted March 25, 1980, repealed § 10.101
concerning permitted uses in a transition zone.

Section 10.2. Lot of record, restrictions of record.

The minimum lot size requirement, Part 2, Zoning Schedule notwithstanding, a single-family detached dwelling and its accessory buildings may be erected on any lot of record as follows:

- (a) Construction of single-family detached dwellings and accessory buildings on lots having a lot width of at least fifty (50) feet, or a combination of lots having a combined lot width of at least fifty (50) feet. Construction of single-family detached dwelling and accessory buildings is permitted on such lots.
- (b) Construction of single-family detached dwellings and accessory buildings on lots having a lot width of less than fifty (50) feet or a combination of lots having a combined lot width of less than fifty (50) feet. Construction of single-family detached dwelling and accessory buildings on such lots is permitted only if the owner of such lot or lots or his ancestors in title owned no other contiguous property on the effective date of this ordinance which could be combined with such lot or lots to provide a lot with a lot width of at least fifty (50) feet.
- (c) Any dwelling erected as permitted under this section must:
 - (1) Be a single-family detached dwelling, unless the lot is located in a zoning district, which permits other than a single-family detached dwelling and the lot is sufficient in area to meet the minimum requirements for the zoning district.
 - (2) Be placed on the lot or lots so as to provide a yard on each side of the dwelling.
 - (3) The sum of the widths of the two (2) side yards on such lots shall not be less than the smaller of (a) twenty-five (25) per cent of the widths of the lot or combined lots; or (b) the minimum total for both side yards prescribed by the regulations of said zoning district; and
 - (4) No side yard shall be less than three (3) feet.
 - (5) Front and rear yards shall meet the regulations of said zoning district.

Ordinance shall not negate the restrictions of record, however, the more restrictive of the zoning law for the zoning class in question or the preceding part of this section, if applicable, or the restrictions of record, shall apply, but if it shall not be the duty of the building official to enforce the restrictions of record.

(Ord. No. 1740, 7-24-84; Ord. No. 1770, 12-11-84)

Section 10.3. Exceptions to height requirements.

The height regulations as stated in this ordinance with the exception of the airport hazards covered in section 2.1405 shall not apply to:

- (1) Churches, schools, hospitals, sanitariums, public and semi-public; public service buildings and institutions. There shall be no restrictions on the height of such buildings and institutions, except in airport approach and transition zones. There shall be no restrictions on the height of such buildings, provided the front, side, and rear yards required in the district in which such building is to be located shall be increased an additional one foot for each foot of height that the building exceeds the maximum height permitted in such districts.
- (2) Barns, silos, and other farm structures when located on farms; belfries; cupolas; domes, flagpoles and monuments; water towers; transmission towers; windmills; chimneys; smokestacks; radio towers; waste and aerial conveyors; fire towers; and oil derricks.
- (3) Bulkheads, elevator penthouses; water tanks; cooling towers; scenery lofts; and similar structures provided that such structures shall cover not more than twenty-five (25) per cent of the total roof area of the building of which such structure is located.
- (4) Compensating bulk with open space. In any district any main structure may be erected or altered to a height in excess of that specified for the district in which the structure is located, provided that each required front, side and rear yard is increased one (1) foot for each one (1) foot of such excess height.

Section 10.4. Accessory buildings and uses.

10.401 *Detached carport and accessory buildings.*

ports, garages, and accessory buildings are not allowed in front yards.

- (b) Side yards: Every projection of the accessory structure shall be at least three (3) feet from the side lot lines. Accessory buildings shall not encroach into servitudes or easements unless written permission is granted from those persons, corporations, agencies, or governmental agencies having rights to the servitude or easement.
- (c) Rear yards: Every projection of the accessory structure shall be at least five (5) feet from the rear lot line. Accessory buildings shall not encroach into servitudes or easements unless written permission is granted from those persons, corporations, agencies, or governmental agencies having rights to the servitude or easement.
- (d) An accessory building shall not exceed sixteen (16) feet in height and shall not occupy more than twenty-five per cent of the rear yard.
- (e) A copy of a plat of survey showing all existing buildings on the lot or parcel of land where the accessory building is to be located shall be submitted with the required building permit application.
- (f) Building permits shall be required for all accessory buildings; however, a permit fee shall not be charged for a detached accessory building having less than one hundred (100) square feet of area unless such structure will have plumbing or electricity.
- (g) Snowball stands not exceeding two hundred fifty (250) square feet in area shall be permitted in C-2, C-3, C-4, or C-6 zoning districts upon any conforming or nonconforming lot, development site, or parcel provided they conform with the following regulations:
 - (1) The structure shall not encroach upon any required planting areas.
 - (2) All such structures shall be setback at least ten (10) feet from any lot line that abuts a public street right-of-way.
 - (3) Off-street parking shall not be required; however, if provided, it may be surfaced with shells rather than a hard

- (4) Any building used to house a snowball business that does not meet the requirements of Sections 4.2, 4.220, 2.2209, 2.2210, 2.2211, 2.2513, 2.2514, and 2.2515 of the Zoning Ordinance shall be considered temporary in nature and shall not be occupied or used for purpose between October 15th and March 15th.
- (5) Any snowball stand that is permitted by this section may not be used to sell any item other than snowballs and ice cream items.
- (6) The only signs permitted are those that will be attached to the building provided that they do not violate the applicable sections of the Sign Ordinance.

10.401.1 *Attached carport and accessory buildings.*

- (a) Attached carports, garages, and accessory buildings and uses shall meet the required front yard, side yard, and rear yard setbacks of the zoning district in which they are located.
- (b) A copy of a plat of survey showing all existing buildings on the lot or parcel of land where the accessory building is to be located shall be submitted with the required building permit application.

10.402 *Swimming pools.* The following setback requirements shall apply to swimming pools:

- (a) Front yard. Swimming pools are not allowed in front yards.
- (b) Side yards. The inside wall of the swimming pool shall not be closer than five (5) feet from a side lot line. Pools shall not encroach into servitudes or easements unless permission is granted from owner or lessee of the servitude or easement.
- (c) Rear yards. The inside wall of the swimming pool shall not be closer than five (5) feet from any lot line. Pools shall not encroach into servitudes or easements unless permission is granted from owner or lessee of the servitude or easement.

10.403 *Communications, television and radio antenna or towers and satellite dishes.*

s, television and radio antennas or towers including antennas and supporting structures servicing only the occupants of the lot where the structure is located are permitted uses in residentially zoned districts in side and rear yard areas and roof tops provided they conform with the following criteria:

- (1) Any antenna or tower structure exceeding ten (10) feet in height, or dish antenna having a diameter exceeding four (4) feet shall be prohibited from being mounted on any roof. These regulations shall not prohibit the practice of anchoring a free-standing tower or structure adjacent to a building.
- (2) No freestanding television or radio antenna or tower shall exceed a height of forty-five (45) feet from the top of the foundation of the principal structure on the lot where installed except this restriction shall not apply to radio towers for licensed amateur radio stations, for which a building permit has been obtained, or to a church duly incorporated as a nonprofit tax exempt corporation provided that its towers or antennas shall not exceed one hundred and fifteen (115) feet, and have a set back of one and one-half (1 ½) times the height of the tower from any residential lot line.
- (3) All antenna structures and satellite dishes including their anchorage and similar supportive structures shall be at least three (3) feet from any side lot line and five (5) feet from a rear lot line, except that support anchors may extend across lot lines where the owner of the tower has secured a valid easement/servitude for placement of anchoring structures on adjacent property and where such anchoring devices do not encroach upon or over public rights-of-way and/or public utility or drainage easements.
- (4) A dish antenna exceeding four (4) feet in diameter shall not exceed an overall height of twenty (20) feet from the ground around the base of the dish. Dishes less than four (4) feet in diameter may project to a maximum height of forty-five (45) feet.
- (5) Building permits shall not be required for antenna structures less than ten (10) feet in height or dish antennas having a diameter less than four (4) feet. A building permit shall be required but no fee charged for antenna structures between

and twenty (20) feet in height or dish antennas four (4) feet and twelve (12) feet in diameter. A building permit and fees shall be charged for any structure exceeding twenty (20) feet in height or any dish antenna exceeding twelve (12) feet in diameter. Roof mounted structures shall be firmly secured to the roof and meet wind resistance standards.

- (6) An application for a building permit must include construction specifications; a plot plan showing the location of the proposed structure, except when such structure is mounted on a roof and an approved structural analysis, when it is deemed necessary by the building official. Manufacturer's specifications may be accepted for premanufactured structures.
 - (7) Satellite antennas measuring four (4) feet or less in diameter may be attached to the main structure in the rear, side and front yard or may be free standing in the rear or side yard. No antenna may be attached to any tree.
- (b) Communications, television and radio antennas or towers for commercial use or providing service to users beyond the lot where the structure is installed are permitted uses in commercial and industrial zoned districts in rear and side yard areas provided they conform with the following criteria:
- (1) No structure may extend beyond the lot line or encroach upon or extend over any required landscape areas or buffer zone, except that support anchors may extend across lot lines where the owner of the tower has secured a valid easement/servitude for placement of anchoring structures on adjacent property and where such anchoring devices do not encroach upon or over public rights-of-way and/or public utility or drainage easements.
 - (2) All installations shall conform with Section 10.403, (a)(5) and (a)(6).
 - (3) Where these regulations conflict with applicable FCC regulations, the FCC regulations shall prevail.
- (c) Where this ordinance conflicts with any other section of the zoning ordinance, this ordinance shall prevail.

Section 10.5. Existing railroads and mineral deposits.

Existing railroads may continue to operate and be maintained in dwelling and commercial districts. Mineral deposits may be mined but residential areas shall be protected as set forth under Section 2.1.

Section 10.6. Area.

10.601 Yard regulations: Where the yard regulations cannot be reasonably complied with or their application determined on lots of peculiar shape, location, or topography, such regulations may be modified by the Zoning Board of Adjustment.

10.602 Set-back; side yard waived: For the purpose of side yard regulations, the following dwellings with common party walls shall be considered as one building occupying one lot: semi-detached dwellings, row dwellings, and apartments.

10.603 Projections into yard: cornices, sills, eaves, belt courses, chimney, unroofed platforms, landings, steps, or balconies may extend or project into a required yard two feet. In no case may any part of the projection extend closer than three feet to any property line. This is not to be construed to include air conditioning compressors or any other similar accessory equipment.

Section 10.7. Agricultural Use.

Agricultural use is exempt from permits except when in or within 150' of residential zones A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9 in which case area regulation requirements in force in the district the agricultural use is in or nearest to shall apply. However, construction of residences on farm properties are not exempt from permits.

PART 11. SEPARABILITY CLAUSE

Should any section or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared unconstitutional or invalid.

PART 12. REPEALS OF CONFLICTING ORDINANCES



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inances in conflict herewith or incompatible with ce are hereby repealed.

PART 13. SHORT TITLE AND EFFECTIVE DATE

This ordinance may be cited and otherwise referred to as the "Slidell Zoning Ordinance."

This ordinance shall be effective on September 15, 1968.

This ordinance having been submitted to a vote, the vote thereon was as follows:
Yeas 4, Nays 0, Absent 1 and the ordinance was declared adopted on this 9th day of July, 1968.

John F. Swenson City Clerk	s/s F.N. Cusimano President, City Council
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