SETBACKS

Setbacks will vary depending on Zoning Districts.

Residential: Minimum Setbacks

A-6 Single Family Residential

Front Yard:	25'	
Rear Yard:	25'	
Side Yards:	5'	if lot is less than 100' wide
	10'	if lot is greater than 100' wide
Height:	35'	
Lot Area:	8400	square feet
Lot Width:	70' at Building Line	

A-7 Multi-Family Urban

Front Yard:	20'
Rear Yard:	25'
Side Yards:	Same as A-6
Height:	45'
Lot Area:	7200 square feet at Building Line
Lot Width:	60' at Building Line
Each Additional Family/Building:	Add 2500 square feet

A-8 High Density Urban

Front Yard:	20'
Rear Yard:	25'
Side Yards:	Same as A-6
Height:	45'
Lot Area:	6000 square feet
Lot Width:	50' at Building Line
Each Additional Family/Building:	Add 1500 square feet

A-9-C Apartment - Commercial District (When used as apartments)

Front Yard:	25' (Except when used as parking - 40')
Rear Yard:	25'
Side Yards:	5' Lots 99' or 10' Lots Over 100'
Lot Area:	Less than 10,000 Sq. ft. + 800 sq. ft. / Each Unit in excess of 4
	1800 sq. ft. Ground Level Units in Excess of 4
Height:	45'
Lot Width at Building Line:	70'
When Used as Commercial:	See C-2 Neighborhood Commercial

Commercial: Minimum Setbacks

C-1 Fremaux Avenue Business District

Front Yard:	50'
Rear Yard:	10'
Side Yard:	5'
Height:	2 stories
Lot Area:	No Minimum

C-2 Neighborhood Commercial

Front Yard:	25'
Rear Yard:	0', But When Abutting Residential District, Meet Its Setback
Side Yard:	0' or 3' or Greater
Height:	45'
Lot Area:	No Minimum

C-3 Central Business District

Front yard:	10'
Rear Yard:	Same as C-2
Side Yard:	0' or 3' or Greater
Height:	65'
Lot Area:	No Minimum

C-4 Highway Commercial

Front Yard:	25'
Rear Yard:	Same as C-2
Side Yard:	Same as C-2
Height:	45'
Lot Area:	No Minimum

C-6 Regional Shopping Center

Front Yard:	25'
Rear Yard:	0'
Side Yard:	0'
Height:	60'
Lot Area:	No Minimum

M-2 Light Indusrial

Front Yard:	15'
Rear Yard:	Same as C-2
Side Yard:	Same as C-2
Height:	No Limit. When abutting residential, must meet residential district.

Lot Area: Structure Can Not Cover More Than 60% of Lot Area

Note: All lot lines adjacent to residential uses shall have 10' buffer zone and 25' building setback

Note: A 15' wide planting area must be maintained on all property lines that abut public waterways or r-o-w's and have a 25' building setback.

RD Residential Redevelopment District - Single Family Residential

Front Yard:	20'
Side Yard:	5'
Rear Yard:	25'
Height:	45'
Lot Area:	5000 sq. ft.
Lot Width:	50' at building line
Multifamily Dwellings:	Must have 2750 sq. ft. for each dwelling unit.

Conditional Uses: Manufacturing Housing

1) Must be limited to single family only
2) Owner Occupied
3) Permanently installed
4) Rental prohibited

Front Yard:	20'
Side Yard:	10'
Rear Yard:	20'
Lot Area:	5000 sq. ft.
Lot Width:	50' minimum
Parking:	2 off-street hard-surfaced spaces

Skirting Around Trailers: See Section 2.2609 (4)

Conditional Uses: Commercial, C-2 Permitted Except Filling Stations and Auto Repair

Front Yard:	20'
Side Yard:	5' if lot is less than 100' wide
Rear Yard:	25'
Height:	45'
Lot Area:	5000 sq. ft.
Lot Width:	50' at the building line
Signs:	Section 2.2307 of Ordinance #1490 applies
Open Space:	24% of lot to left in green space, space in rear yard will not count towards credit for open space
Parking:	See Part 4 - Off-Street Parking

PD Planned Development

A two-step process for rezoning a particular parcel of land. The first step consists of a conceptual Development Plan which is to allow approval of a planned development zoning change or annexation based on a preliminary design concept. Step two consists of a detailed plan Development which must be approved prior to issuance of a Building Permit. For details see Section 2.15 Planned Development (Ordinance #1635 Appendix A - Zoning, City of Slidell Code of Ordinances).

PARKING REGULATOINS:

Off-Street Parking Requirements Generally Depend on Use.

General Mercantile: 1 Space for every 300 sq. ft. of gross floor area.
Offices: 1 Space for every 200 sq. ft. of gross floor area.
Restaurants, Bars: 1 Space for every 150 sq. ft. of gross floor area.
Single Family Residential: 2 Spaces for each Dwelling Unit.
Duplex: 2 Spaces for each Dwelling Unit.
Multi-family (3 or more units): 1.5 Spaces for each Dwelling Unit.
Supermarkets: 1 Space for every 200 sq. ft. of gross floor area.

For other parking space requirements, see Section 4.2 of the Slidell Code of Ordinances, Appendix A - Zoning.

All Parking Spaces, Ingress - Egress Driveways and Travel Lanes Shall be Hard Surfaces.

BUFFER ZONEl

A Buffer Zone is Required W High density residential abutts low density residential.

Commercial abutts residential (low & high density).

Commercial abutts light and heavy industrial.

Light and heavy industrial abutts high and low density residential.

In those areas where a buffer zone is required, it shall be a 10' wide landscaped area. A six-foot high opaque fence be constructed on the abutting lines requiring the buffer zone.