

Introduced March 28, 2023, by Councilman
Borchert, seconded by Councilman Tamborella,
(by request of Administration)

Item No. 23-03-3470

ORDINANCE NO. 4122

An ordinance amending the Code of Ordinances of the City of Slidell, Appendix A, Zoning, Part 4. Off-Street Automobile Parking and Loading Regulations, to add provisions that, subject to certain exceptions, prohibit the parking of vehicles on vacant lots on surfaces that are not all-weather surfaces.

WHEREAS, instances of residents, property owners, and visitors parking vehicles on undeveloped lots in residential neighborhoods appear to be increasing, to the detriment of adjacent property owners; and

WHEREAS, the City Council desires to amend the Code of Ordinances in an effort to reduce such occurrences by more clearly restricting parking on surfaces that are not all-weather surfaces; and

WHEREAS, the City Council desires to clarify vehicle parking and storage are not allowed on vacant lots, undeveloped lots, or lots without a principal structure.

NOW THEREFORE, BE IT ORDAINED by the City Council that it does hereby amend the City's Code of Ordinances within existing Part 4 of Appendix A of the Code, to read as follows:

APPENDIX A PART 4. – OFF-STREET AUTOMOBILE PARKING AND LOADING REGULATIONS.

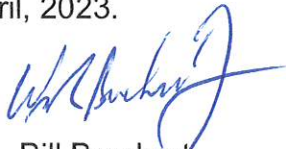
4.104. In all residential zoning districts, the following applies to off-street parking of vehicles, recreational vehicles, trailers, and boats:

- (i) No person shall cause or allow any vehicle to be stopped or parked on any lot that does not have a principal structure, except when said vehicle is stopped or parked on a properly permitted all-weather surface; in no event shall grass, sod, vegetation, dirt, clay, or sand be considered an all-weather surface.

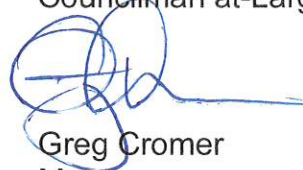
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6 BE IT FURTHER ORDAINED that this ordinance shall be effective upon
7 adoption.
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10 **ADOPTED** this 25th day of April, 2023.
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12 Bill Borchert
13 President of the Council
14 Councilman at-Large
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16 Greg Cromer
17 Mayor
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20 Thomas P. Reeves
21 Council Administrator
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DELIVERED	4/24/23
3:45 pm	to the Mayor
RECEIVED	5/2/23
8:35 am	from the Mayor

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 official shall increase the building permit fee by 100 percent.

(Ord. No. 1760, 9-25-1984; Ord. No. 1846, 6-25-1985)

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 chapter [15], article II of the Code of Ordinances, City of Slidell, Louisiana, has been issued by the administrator.

(Ord. No. 927, § 3, 11-6-1973; Ord. No. 1060, 2-28-1978; Ord. No. 1306, Art. VI, §§ A, C, 10-14-1980)

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 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 council administrator and a certificate furnished the building official. Such parking space shall be surfaced with a minimum of four 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.

4.102 Area reserved for off-street parking or loading in accordance with the provisions of this section shall not be reduced in area or changed to any other use unless the permitted use which it serves is discontinued or modified except where equivalent off-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 zoning districts,

*Cross reference—Traffic and vehicles, ch. 27.

the following applies to off-street parking of vehicles, recreational vehicles, trailers, and boats:

- a. For purposes of this section only, corner lot front yards are defined as any yard having street frontage;
- b. No vehicle, recreational vehicle, trailer, or boat may be parked on an unpaved surface in any front yard;
- c. All recreational vehicles, trailers, and boats must be parked in the side or rear yard when accessible. A fence is not cause to prevent access to the side or rear yard.
- d. No recreational vehicle, trailer or boat exceeding 32 feet in overall length may be parked in any front yard;
- e. All recreational vehicles, trailers, and boats exceeding 32 feet in overall length may only be parked in a rear or side yard on a solid surface;
- f. All recreational vehicles, trailers or boats must be parked at least 15 feet from the edge of the roadway, perpendicular to the street and may not extend over a sidewalk or public right-of-way.
- g. Not more than two recreational vehicles, trailers, or boats or any combination thereof, may be parked on any residential lot.
- h. No recreational vehicle, trailer or boat may be connected to utilities except for maintenance purposes as necessary, or for out of town visitors which shall not exceed 14 days per calendar year.

4.104.1 No commercial vehicle exceeding 1½ 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 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.

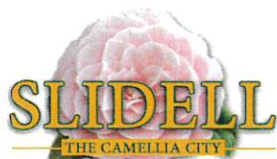
4.105 A. No person shall park any motor vehicle, trailer or watercraft upon any public or private property for the purpose of displaying such motor vehicle, trailer or watercraft for sale, hire or rental unless the property is duly zoned and permitted by the city for the transaction of that type of business upon such property. A motor vehicle, trailer or watercraft shall be presumed to be displayed for sale, hire or rental if a price, telephone number, contact person or address is displayed thereon.

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, 11-13-1979; Ord. No. 1546, 10-12-1982; Ord. No. 2168, 2-23-1988; Ord. No. 2462, 7-28-1992; Ord. No. 2908, 8-24-1999; Ord. No. 2964, 9-26-00; Ord. No. 3291, 7-26-2005; Ord. No. 3615, 5-24-2011)



Planning Department

STAFF REPORT

Case No. T22-07

Residential Parking on Vacant Properties

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Petitioner(s): Administration

Zoning: All Residential Districts

Request: Amend City Code of Ordinances, Part
4 – Off-street Parking Regulations

Location: City Wide

Planning & Zoning Commissions

Consent Agenda: February 13, 2023

Public Hearing: March 20, 2023

City Council

Consent Agenda: March 28, 2023

Public Hearing: April 25, 2023

RECOMMENDATIONS:

Planning Department

Approval

Planning & Zoning

Approval

1. *Findings.* The City of Slidell Ordinances, specifically Appendix A, Part 4, provides regulations for parking throughout the City. These ordinances identify where and how vehicles are to be kept on private property. The ordinances provide that all required parking is to be on hard surface within a residential property's front yard. Section 4.104 provides that vehicles, including recreational vehicles, trailers, and boats, can be parked on a residential lot within a side or rear yard meeting the requirements outlined in this section. Parking of any vehicle on a property that does not have a principal structure, therefore having no front, side, or rear yards, is prohibited.
2. *Background.* It has become an increasing issue in some residential districts, where residents, property owners, and visitors are parking their vehicles, recreational vehicles, trailers and boats on undeveloped properties. The parking of these vehicles creates a nuisance to adjacent property owners.
3. *Proposed Ordinance.* To provide a clearer regulation for parking vehicles on vacant properties, the proposed ordinance provides provisions that, with certain exceptions, the parking of any vehicle on vacant lots is prohibited. The exceptions are that parking on any lot that does not have a principal structure on it can only occur if the parking is on a properly permitted all-weather surface. In no case will grass, sod, vegetation, dirt, clay, or sand be considered an all-weather surface.
4. *Recommendation.* The Administration recommends the City Council approve the proposed ordinance to amend Appendix A: Zoning, Part 4: Off-Street Automobile Parking and Loading Regulations, Section 4.104 to include:
 - (i) No person shall cause or allow any vehicle to be stopped or parked on any lot that does not have a principal structure, except when said vehicle is stopped or parked on a properly permitted all-weather surface; in no event shall grass, sod, vegetation, dirt, clay, or sand be considered an all-weather surface.