

City of Slidell, Louisiana
Zoning Commission
Agenda

November 20, 2023 immediately after Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA
Agenda packet available at myslidell.com/planning/boards/pz
For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from October 16, 2023
3. **Consent Calendar.** This item will be scheduled for a public hearing on December 11, 2023.
 - a. **T21-01:** A request to amend the zoning map for property located at 1858 Fifth Street, identified as Lot 12A, Square 17, Brugier Addition, from A-4 Transitional to C-1 Fremaux Avenue Business.
 - b. **T23-03:** A request by the Administration to update Multi-Family Housing Regulations with a comprehensive update that improves code navigation, enforcement, and interpretation and administration.
4. **Public Hearing**
 - a. **T23-01:** A request by Administration to repeal and replace current Sign Code regulations with a comprehensive update that improves Code navigation, enforcement, and interpretation, while also updating standards related to the treatment of electronic display, billboards, murals, and enforcement provisions.
 - b. **T23-02:** A request by Administration to update Tree Preservation, Landscape, and Public Tree Management regulations to reflect best practices and industry standards, to improve application development and review, and streamline code interpretation and administration.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be December 11, 2023.



City of Slidell, Louisiana
Zoning Commission
Minutes

October 16, 2023 immediately after Planning Commission at 7:00pm
City Hall Meeting Room, 2055 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:19 p.m.

Commissioners Present

Richard Reardon, Chair
Landon Washington, Vice Chair
Gayle Green
Eric Shives

Commissioners Not Present

Sandy Hicks
Lance Grant
Michael Newton

Staff Present

Danny McElmurray, Planning Director
Theresa Alexander, Planner
Erica Smith, Planning Secretary

2. **Minutes.** Motion by Vice Chair Washington to approve minutes of September 18, 2023 as written; Commissioner Shives seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Public Hearing**

a. **Z23-08:** A request to establish the zoning classification of property petitioned for annexation (A23-04), located at the termination of Selbourne Ave on the northwest side of the street; identified as Lots 53, 54, and 55, Square 2, Central Park Subdivision, Section A; as C-4 Highway Commercial; by Walter E Ybos III, and Shannon M Ybos, Owners.

Introduced by Chair Reardon. Director McElmurray addressed the Commission and recommended approval. Vice Chair Washington made a motion to approve and forward to City Council. Commissioner Green seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **Z23-08**.

b. **T23-01:** A request by Administration to repeal and replace current Sign Code regulations with a comprehensive update that improves Code navigation, enforcement, and interpretation, while also updating standards related to the treatment of electronic display, billboards, murals, and enforcement provisions.

Introduced by Chair Reardon. Commissioner McElmurray requested that this matter be tabled until the November 20, 2023 meeting. **T23-01** has been tabled until the November 20, 2023 meeting on a motion by Commissioner Shives, seconded by Commissioner Green and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN



- c. **T23-02:** A request by Administration to update Tree Preservation, Landscape, and Public Tree Management regulations to reflect best practices and industry standards, to improve application development and review, and streamline code interpretation and administration.

Introduced by Chair Reardon. Commissioner McElmurray requested that this matter be tabled until the November 20, 2023 meeting. **T23-01** has been tabled until the November 20, 2023 meeting on a motion by Commissioner Shives, seconded by Commissioner Green and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

4. **Other Business** None

5. **General and Public Comments.** There were none.

- 6. **Adjournment.** Meeting adjourned at 7:31 p.m. on motion by Commissioner Shives, seconded by Commissioner Green, and a vote of x YAYS, 0 NAYS, 0 ABSTAIN.

DRAFT for Approval

BRIEF

Multi-Family Housing Regulations

CITY OF SLIDELL, LA: 2023 – 2024 INCREMENTAL CODE AMENDMENT STRATEGY RE:
Regulations for Multi-Family Residential Development

November 2023



SUMMARY OVERVIEW

BACKGROUND

On August 25, 2020, the City of Slidell adopted an 18-month “moratorium on the review, construction, permitting, and approval of new multi-family dwellings” (Ord. No. 3996).¹ The moratorium intended to provide time to “ensure responsible development and construction throughout the City, consistent with a comprehensive plan, and to further evaluate what impact additional multi-family dwellings within the current City footprint may have on City roads, drainage ways, water and sewage infrastructure, and the ability of City government to meet demand for services.” In 2022 (Ord. No. 4062) and 2023 (Ord. No. 4113) the City Council extended the moratorium to accommodate the comprehensive review of the zoning ordinance and provide additional time to evaluate the impact of multi-family dwellings. The 2040 Slidell Comprehensive Plan was adopted in February 2022. After almost 3 ½ years, the multi-family moratorium is currently set to expire on January 24, 2024.

This brief provides an overview of existing multi-family regulations and challenges, reviews goals of the 2040 Slidell Comprehensive Plan, and explores best practices for effectively regulating multi-family development in the City of Slidell. It also refers to concepts under consideration as part of the comprehensive update to the City’s development regulations. Additional details are provided in **Exhibit A** and **Exhibit B**.

FINDINGS

1. *Background.* Multi-family dwellings are defined by the moratorium and by Slidell’s existing code of ordinances as buildings with three or more living units. While Slidell’s residential built form consists primarily of single-family neighborhoods, research conducted during the development of the 2040 Comprehensive Plan identified several hundred multi-family developments.
2. *Development of the Unified Development Code.* The City of Slidell is undertaking the development of a Unified Development Code (UDC), which will comprehensively review and update the city’s individual development-related ordinances into a coordinated, single set of regulations, resolving any existing inconsistencies and implementing the policies of the Slidell 2040 Comprehensive Plan. Because the city intends to develop a UDC in 2024, the goal of this brief and the proposed code in **Exhibit B** is to resolve the most important issues identified when the city passed its moratorium in 2020. A comprehensive rewrite of multi-family standards, including rewriting, organizing, and formatting the code, will occur as part of the 2024 UDC development.
3. *Demographic Shifts.* Between 2010 and 2020, Slidell’s population grew by 9% (see “Demographic Patterns in Slidell”). During this time, the most significant growth patterns were among non-family households (43% increase), one-person households over the age of 65 (126% increase), and renter-occupied housing stock (19% increase). While one-person households occupy 30% of total

¹ City of Slidell. (2020, August 25). *Ordinance No. 3996*. <https://www.myslidell.com/wp-content/uploads/City%20of%20Slidell%20Public%20Documents/Ordinances/2020/3996.pdf>

households, only 11% of the housing stock is comprised of one-bedroom apartments, creating a 19% deficit between local housing need and supply.

4. *Consistency with Comprehensive Plan.* Expanding opportunities for mixed-use development and walkable neighborhoods is outlined in several land-use, housing, and transportation goals in the 2040 Comprehensive Plan. Land Use Goal 7, for example, calls for the facilitation of “development patterns that enable residents to walk and bike to schools, shops and work places.”²
5. *Need for Increased “Missing-Middle Housing.”*
 - a. As documented in the 2040 Comprehensive Plan, to address the housing deficit Slidell would benefit from the development of additional “missing-middle housing,” or “housing types between a single-family dwelling and an apartment building such as duplex, tri-plex, or quadplex.”³
 - b. *Need for Infill Development.* Infill development refers to the redevelopment of an existing site or building. In contrast, “greenfield” development refers to the development of an undeveloped or “green” site. While there are some greenfield development opportunities in Slidell, more recent and future residential development has and will continue to rely on infill opportunities. With generally greater upfront cost than greenfield development, infill is often more challenging for developers to undertake. To overcome this challenge, flexible regulation and economic development programs can help to incentivize the repurposing of vacant buildings and sites. Such repurposing of abandoned or underproductive commercial sites can provide a unique opportunity to not only support rehabilitation and economic development, but also to help reduce the housing deficit through incorporation of multi-family or mixed-use development.
 - c. *Opportunity to Better Scale and Regulate Multi-Family Uses.* Current regulations group two-family units with one-family units while applying the same standards to all other multi-family buildings. Simple and clear guidelines for differently scaled developments will improve the character of development, while reducing the regulatory burden on small, “missing middle” complexes.
6. *Need for Improved Multi-Family Design Standards.*
 - a. *Lack of Clear and Consistent Design Standards.* Current ordinance language is often unclear, contradictory, or missing critical standards that can better support housing that adds value to the community. For example, there is currently no requirement for a minimum number of parking spaces in the Code of Ordinances for multi-family developments having more than 12 units. Similarly, standards on building materials and entries could be clarified and strengthened to improve neighborhood character, better distinguish entryways, and add visual interest to large multi-family buildings.
 - b. *Missing Correlation to Lot Area Limits Development of Diverse Housing Types.* Lot requirements for multi-family developments are not reasonably correlated to the typical size of a multi-family unit. For example, design standards are the same for all multi-family units, but “missing middle”

² City of Slidell. (February 2022). Slidell 2040 Comprehensive Plan. https://myslidell.com/wp-content/uploads/2022/03/Slidell2040_web.pdf

³ Ibid.

developments (such as buildings with three to 12 units) have a form and presence in a neighborhood that more closely resembles single-family residences.

- c. *Amenities Standards.* The Code of Ordinances does not require multi-family complexes to provide on-site amenities for residents. The addition of requirements for number, type, and design of on-site amenities for larger apartment complexes will likely foster increased neighbor interaction, improved civic pride, and enhanced resident quality of life.
 - d. *Need for Improved Standards for Circulation.* Current design standards do not mandate that sidewalks within developments connect to the surrounding streetscape or that vehicle entrances and exits ensure that a development is accessible and compatible with the existing character of the surrounding neighborhood.
7. *Meeting Resident Needs and Legal Compliance.* Higher standards and more complex regulations for multi-family developments can increase the cost of such developments, which can unintentionally impact their affordability. As of 2021, the median household income in Slidell is \$57,920 per year.⁴ Recent reports suggest that regulations account for a high percentage of development costs, pushing up average rents. One report suggests that nationally 40.6% of multi-family development costs can be attributed to complying with regulations.⁵ Furthermore, more stringent standards for multi-family housing than for single-family housing, without strong planning justifications, can constitute a violation of the Fair Housing Act (FHA).

RECOMMENDATIONS

1. *Definitions.* Amend and add to *Appendix A – Zoning, Part 9 – Definitions* to better define types of residential housing, consolidate housing definitions for easier access, and modernize the definition of “family.”
 - a. Add new definitions for “townhouse,” “duplex home,” and “student housing.”
 - b. Consolidate all existing and new housing definitions under “dwellings.”
 - c. Emphasize the function of a household rather than its legal form, more accurately characterizing households.
2. *Clarify Permitted Multi-Family Uses.*
 - a. Rewrite existing *Appendix A – Zoning, Part 2, Section 2.1701* to clarify that multi-family housing is permitted in C-3 Central Business District.
 - b. Modify *Appendix A – Zoning, Part 2, Section 2.301* to incorporate a table that represents all currently mapped zoning districts that permit residential uses.
3. *Establish dimensional standards based on unit sizes and set design standards based on dimensional standards.*

⁴ U.S. Census Bureau. (2021). *Quick Facts, City of Slidell.* <https://www.census.gov/quickfacts/fact/table/slidelcitylouisiana/PST045222>

⁵ Emrath, P. & Walter, C. (2022). *Regulation: 40.6 Percent of the Cost of Multifamily Development.* National Association of Home Builders and National Multifamily Housing Council. <https://www.nahb.org/-/media/NAHB/news-and-economics/docs/housing-economics-plus/special-studies/2022/special-study-regulation-40-percent-of-the-cost-of-multifamily-development-june-2022.pdf>

- a. Amend *Appendix A – Zoning, Part 2, Section 2.11 (A-8), Section 2.12 (A-9), Section 2.13 (A-9-C), and Section 2.26 (RRD)* to include Dimensional Standards tables that alter minimum lot sizes for larger apartment buildings to better reflect and appropriately scale unit sizes.
- b. Amend *Appendix B – Subdivision Regulations, Part 3, Section 3.2* (Residential Design Standards) such that buildings with up to 12 units follow the standards currently set for single-family and two-family dwellings, while buildings with more than 12 units follow the current multi-family standards. Clarify that buildings with three to 12 units must also comply with additional multi-family parking and trash standards.
4. *Ensure standards for design elements are clearly written and achieve desired community and neighborhood goals.* Amend Appendix B – Subdivision Regulations, Part 3 – Design Standards:
 - a. Add an “Architectural Principles” section to Appendix B – Part 3, Sec. 3.1 to clarify the goals and purpose of design standards.
 - b. Organize Design Standards section to improve clarity, by creating subgroups under each standard and deleting excess wording or unnecessary rules.
 - c. Require at least two materials on multi-family building facades.
 - d. Clarify and improve design standards for front entryways.
 - e. Prohibit unbroken wall surfaces longer 25 feet or more. Remove the requirement to offset wall planes but emphasize that the disruption may be accomplished by a change in plane, material, opening, or other significant design element.
 - f. Incorporate new Screening Standards that will require refuse storage to be screened from public view.
 - g. Require that all any development including the construction of parking lots with more than 10 spaces receive design approval from the Department of Planning, who shall consider the arrangement, character, extent, width, grade, and location of all parking areas.
 - h. Establish a credit for the construction and striping of on-street parking spaces, including a reduction of one required off-street parking space credit for every two on-street spaces provided in accordance with best practices, not to exceed four credits.
 - i. Establish a new standard requiring that for developments with more than 12 units, at least 50% of units must be one-bedroom or efficiency/studio units.
 - j. Establish a new standard requiring at least two amenities at developments with more than 12 units, including a menu of amenities that developers can choose from.
 - k. Establish a new circulation standard that requires developers to connect pedestrian walkways and vehicular entrances to the surrounding neighborhood sidewalk and street network.
5. *Establish minimum parking space requirements for multifamily dwellings and apartments having more than 12 units in Appendix A – Zoning, Part 4: Off-Street Automobile Parking and Loading.*
6. *Require advanced City Council awareness and understanding of proposed multi-family complexes with more than 12 units proposed in commercial districts.*
 - a. Amend Appendix A – Zoning, Part 2, Section 2.16C (C-2W), Section 2.17 (C-3), and Section 2.18 (C-4) to require applicants proposing multi-family developments with more than 12 units to present plans to the City Council prior to permit approval and issuance to promote

advanced community awareness and understanding of large developments proposed in the City of Slidell.

7. *Create flexible incentives for developers to incorporate affordable units into new developments.*

- a. In furtherance of the Slidell 2040 Plan's **Strategy H-6-1** (Increase low to moderate affordable housing availability in Slidell by working with developers to create effective new incentives and increase access to financing mechanisms):
 - Establish a new fee waiver in *Appendix A – Zoning, Part 2, Section 2.26 (RRD Residential Redevelopment District)*, which will waive the residential building permit fee and the Multi-Family Use fee for approved “Missing Middle” (three-to-12-unit multi-family developments) infill development in the RRD district.
 - Consider undertaking a study on establishing optional density bonuses, either based on height or unit density. Developers who choose to opt in could commit to providing affordable units for a minimum number of years, using greener building materials, or providing public amenities such as a plaza or a publicly accessible trail. To determine whether an optional density bonus is feasible in Slidell will require calculating whether the bonus provides a sufficiently large financial incentive to generate affordable units.⁶

⁶ See: Local Housing Solutions. (2022). Housing Policy Library: Density Bonuses. <https://localhousingsolutions.org/housing-policy-library/density-bonuses/>

EXHIBIT A – DETAILED REPORT

Detailed analysis, research, conclusions, and recommendations.

ANALYSIS

The following analysis examines existing regulations and challenges, reviews goals of the 2040 Slidell Comprehensive Plan, and explores best practices for effective regulation of multi-family development in the City of Slidell. Regulations are divided between Appendix A – Zoning and Appendix B – Subdivisions, Part 3 – Design Standards. Zoning District regulations address dimensional standards related to building height, yards (or setback), and lot size. Design Standards outline requirements to better ensure new development is complementary to existing development. Best practice research includes consideration of multi-family standards to address existing challenges and ensure quality future development in the City of Slidell.

DEFINITIONS

Slidell’s Appendix A – Zoning, Part 9 – Definitions includes definitions for dwellings, mixed-use developments, trailers/manufactured housing, and trailer parks. There are no definitions for single-family dwellings, duplexes or two-family dwellings, multiplexes (more than two units), student housing, or townhomes. Some of these undefined terms are currently in use in the zoning code. Definitions related to housing can also be grouped in one place to facilitate ease in comparing housing definitions.

“Family” is defined as “an individual or two or more persons related by blood or marriage, or legal adoption or a group of not more than four persons not all related, living together as a single housekeeping unit in a dwelling unit.” In keeping with best practices, the definition of “family” has been altered in many zoning codes across the country to better incorporate common types of co-living situations. In such zoning ordinances, “family” is defined around function rather than form to more accurately include roommates and other living arrangements common in the United States.⁷

Slidell's Code of Ordinances lacks comprehensive residential definitions, which impedes the ability of code users and administrators to consistently determine land use requirements. Updating definitions to add missing terms, to group housing-related terms in one location, and to refine existing definitions to reflect best practice will significantly support streamlining and clarifying multi-family regulations in the city.

EXISTING ZONING DISTRICT REGULATIONS

Permitted Uses

Multi-family dwellings are permitted in 10 base zoning districts and as part of a Planned Unit Development (PUD) (**Table 1**). The A-3 Multi-family Residential and A-7 Multi-family Urban districts are not in active use, and all land zoned R-Rural is developed as the Camp Villere site north of Interstate 12.

⁷ See Connolly, B. & Brewster, D. (2020). Modern Family: Zoning and the Non-Nuclear Living Arrangement. <https://www.planning.org/publications/document/9199648/>

Slidell’s Future Land Use Map designates the Camp Villere site as a Community Facility. Since A-3, A-7, and R-RURAL are not actively used for multi-family development, they warrant no additional consideration as part of this analysis.

Commercial districts permitting multi-family require additional criteria but are otherwise permitted by right. The C-2W Waterfront Mixed Use District requires multi-family units to be part of mixed-use developments. The C-4 Highway Commercial District requires a market study showing the short-term and long-term need for multi-family units prior to development. The C-4 district also requires fencing with controlled entry and exit via a security gate or guardhouse on multi-family developments of 20 or more acres, while multi-family developments of 20 or less acres are required to reserve the ground floor for retail space.

Most districts specifically permit or prohibit multi-family units, except for the C-3 Central Business District where language is unclear. The C-3 Central Business District permits “all uses not specifically restricted or prohibited” in C-2, a district that expressly prohibits multi-family housing. However, it also allows any uses permitted in any of the residential districts, many of which allow for multi-family housing.

Table 1. Zoning Districts Permitting Multi-Family Uses.

Residential Uses	R	A-3	A-7	A-8	A-9	A-9C	PUD	RRD	C-2W	C-3	C-4
Single-Family Residential	P	P	P	P	P	P	P	P	P	P	P
Multi-Family Residential	C	P	P	P	P	P	P	P	P*	P**	P
Boarding-houses	P	-	-	P	P	P	-	-	-	P**	P
Group Homes	P	C	C	C	C	C	-	-	-	C**	C

Source: Slidell Code of Ordinances. *Mixed-use only. **Unclear under current ordinance language.

Distribution of Multifamily Development

To support development of the Slidell 2040 Comprehensive Plan, a survey of existing land uses was conducted that identified some of the multi-family dwellings in Slidell (**Map 1**). While this dataset is not comprehensive, the survey counted 470 dwellings. A partial survey was also conducted of dwelling scale, identifying 89 duplexes and 67 fourplexes. The remainder of multifamily developments are a part of larger multifamily buildings or complexes, such as the Pelican Point subdivision in North Slidell (22 buildings containing a total of 264 units) or the San Souci Park building along Old Spanish Trail (one building containing 32 units). According to this survey, 235 multifamily units (50%) are located in the A-8 district, 157 (33%) are located in the C-4 district, and 11 (2.3%) are located in the C-3 district.

Lot Area Requirements

Table 2 summaries lot requirements for uses in districts that allow multi-family development. Typically, lot area requirements increase incrementally for multi-family uses. For example, in the A-8 High-Density District, lot area cannot be less than 6,000 square feet for single-family uses, while an additional 1,500

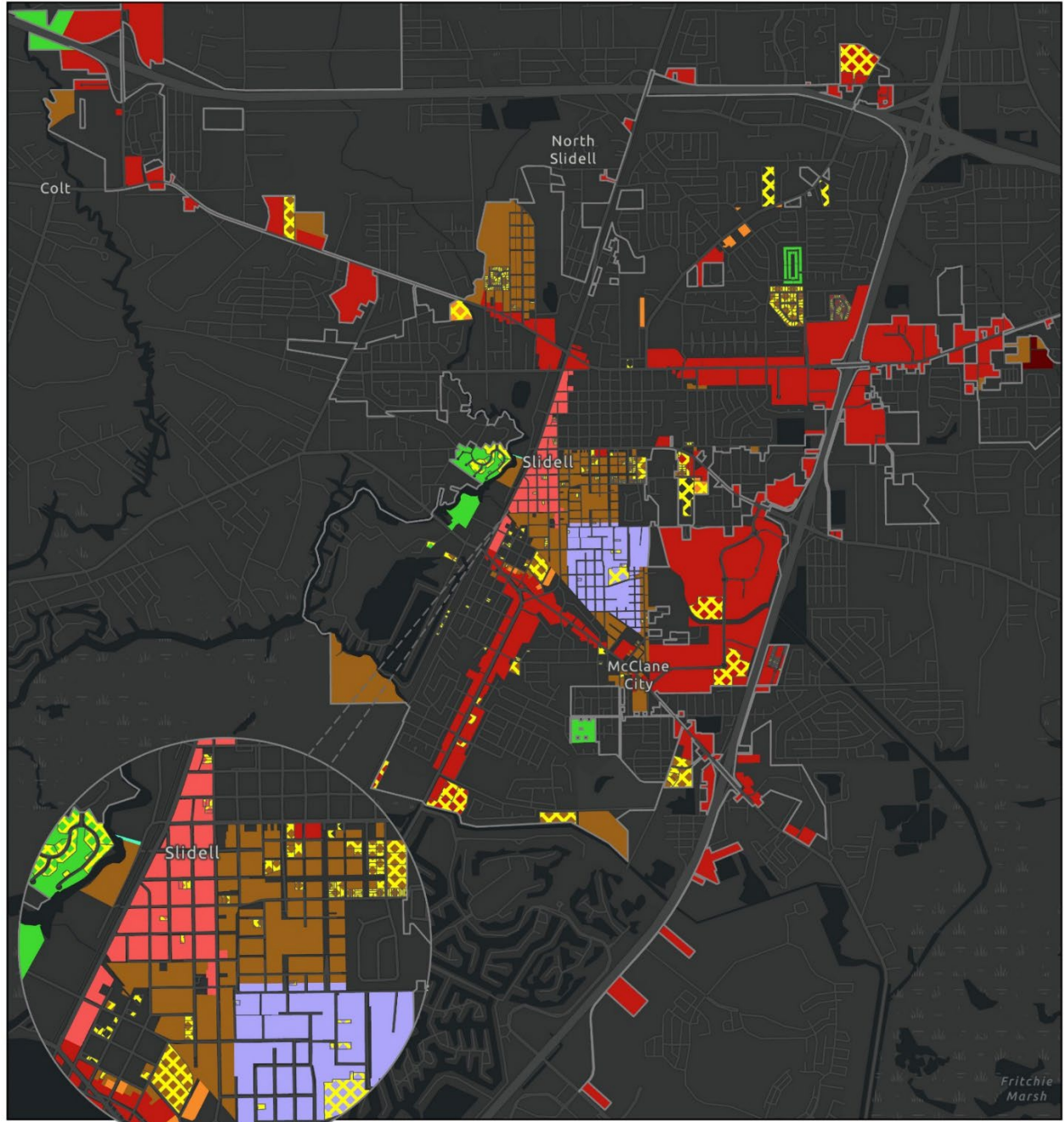
square feet is required per family unit added to the lot. In the A-8 district, a four-unit apartment would be required to have a minimum lot area of 10,500 square feet or 0.24 acres (see **Table 3**).

Minimum lot area requirements for multi-family districts vary by district, with variance growing more significant for larger multi-family complexes. A theoretical 50-unit apartment complex in A-9 or A-9C districts would have a minimum lot area of 47,300 square feet or 1.09 acres, 50.8% smaller in size than a theoretical development of the same size in A-8 or C-2W (see **Table 3**). In the Residential Redevelopment District (RRD), multi-family dwellings must have 2,750 square feet or 0.06 acres for each dwelling unit (**Table 2**). 2,750 square feet per unit indicates a minimum lot area of 137,500 square feet or 3.16 acres for a 50-unit development.

While differentiation in lot requirements by zoning district protect the form and character of the neighborhood—small lot sizes are typical of the area zoned RRD, and a 50-unit development would be out of character with the neighborhood’s existing form—lot area requirements may have unintended side effects, raising development costs and encouraging building sizes that are greater than the size needed to accommodate apartments. Yardi, a commercial real estate data and research firm, reports that newly constructed apartment units in the U.S. have been shrinking in size for the past 10 years, with new one-bedroom units built in 2018 averaging 757 square feet.⁸ Neighboring jurisdictions, such as Jefferson Parish, typically provide for minimum lot requirements based on the size of the building, with larger developments generally requiring smaller square footage per family.⁹

⁸ Balint, N. (2018, November 30). *As Apartments are Shrinking, Seattle Tops New York with the Smallest Rentals in the U.S.* RentCafe. <https://www.rentcafe.com/blog/rental-market/us-average-apartment-size-trends-downward/>

⁹ See, for example, Jefferson Parish. Comprehensive Zoning Ordinance. *Article XIII – Three and Four-Family Residential District or Article XIV – Multiple-Family Residential District R-3*. https://library.municode.com/la/jefferson_parish/codes/code_of_ordinances







**Map 1. Known Multi-Family Dwellings
in Slidell, 2022.**




**Multi-Family
Permissive Districts**

Zoning District

-  A-8
-  A-9
-  A-9C
-  C-2W

-  C-3
-  C-4
-  PUD
-  R-D2

-  Identified Multi-Family Dwellings

-  City Footprint

Table 2. Lot Requirements by Residential District with Multi-Family Uses.

District	A-8	A-9	A-9C	RRD	C-2W	C-3	C-4
Height (max)	45'	45'	45'	45'	45'	65'	45'
Lot Width (min)	50'	70'	70'	50'	-	Same as A-8	Same as A-8
Lot Area (min)	6,000 sq ft	10,500 sq ft	Min 10,500 sq ft	5,000 sq ft	8,400 sq ft	Same as A-8	-
Lot Area – Additional Area Per Unit	1,500 sq ft per addtl family	800 sq ft for each unit > 4 and 1,800 for each ground unit > 4	800 addtl sq ft for each unit > 4 and 1,800 sq ft for each ground unit > 4	2,750 min sq ft per unit for MF	6,000 sq ft + 1,500 sq ft per addtl family		
Parking Setback (min)	-	40'	40'	-	-	-	-
Front Yard Setback (min)	20'	25'	none req except when abutting a residential district with such requirements	20'	25'	Same as A-8	25'
Side Yard Setback (min)	2, 20% of width w/ 5' min for <100' lot and 10 for >100' lot	2 side yards, area 20% of lot width, min 5' from side line for lots < 100' and 10 for lots > 100'	none req except when abutting a residential district with such requirements	2, 20%% of width w/ min 5' for <100' lot and 10 for >100' lot	2 side yards, area 20% of lot width, min 5' from side line for lots < 100' and 10 for lots > 100'	3' min	Same as A-8
Rear Yard Setback (min)	25' 20% of depth	25' 20% of depth	none req except when abutting a residential district with such requirements	25' 20% of depth	10' (principal structure)	Same as A-8	Same as A-8

Source: Slidell Code of Ordinances, Appendix A - Zoning.

Table 3. Required Lot Area by District and Building Size.

District	4 Unit Lot Area	10 Unit Lot Area	50 Unit Lot Area
A-8	10,500 Sq Ft	19,500 Sq Ft	79,500 Sq Ft
A-9	10,500 Sq Ft	Minimum 15,300 Sq Ft	Minimum 47,300 Sq Ft
A-9C	10,500 Sq Ft	Minimum 15,300 Sq Ft	Minimum 47,300 Sq Ft
C-W2	10,500 Sq Ft	19,500 Sq Ft	79,500 Sq Ft
RRD	11,000 Sq Ft	27,500 Sq Ft	137,500 Sq Ft

Source: Slidell Code of Ordinances, Appendix A - Zoning.

DESIGN STANDARDS

Residential Design Standards are located in Appendix B – Subdivision Regulations, Sec. 3.2, which is divided into four subsections: 3.201 Single-family and two-family standards, 3.202 Elevated residences—New and existing construction, and 3.203 Multifamily design standards, 3.204 Townhome design standards. Mixed-use developments are subject to Sec. 3.3, Commercial and mixed-use design standards.

Single-family and two-family standards

Single-family and two-family standards include the following design elements related to buildings:

1. Placement of buildings
2. Building entrances
3. Maximum number of buildings per lot
4. Façade treatments

These standards are augmented by 3.202 – Elevated residences, which regulate door openings, access screening, and landscaping with regards to elevated properties.

Multi-family design standards

Multi-family design standards are summarized include the following design elements related to buildings and sites:

1. *Exterior siding materials*: Provides a range of permitted materials for building facades, a list of prohibited materials, requirements to create variation among materials, and limited language relating to the pattern and assembly of materials.
2. *Roofs*: Provides a range of permitted roof types, overhangs, eaves, and projections; and regulates permitted materials.
3. *Building massing*: Establishes maximum building lengths, unbroken wall surfaces, primary eave lines, and exterior floor-to-floor height. Also regulates wall shape and columns.
4. *Building articulations*: Includes a list of possible building articulations.
5. *Building fronts and entries*: Regulates minimum number of entrances and fronts, as well as required design details for front entrances.
6. *Fenestration*: Regulates permitted window types, minimum window size, the maximum number of window types, the percentage of a façade that can be covered by windows, permitted window proportions, and window materials.

7. *Materials and trim*: Requires quality and architectural interest.
8. *Utilities*: Requires utilities to be screened.
9. *Lighting*: Establishes required lighting types and spacing.
10. *Landscaping*: Includes requirements for trees, medians, and foundation planting areas, in addition to requirements in Appendix A. - Zoning Sections 2.2510 to 2.2519, Landscaping and Buffering.
11. *Buffer zone*: Reiterates that buffer zones must be in accordance with Appendix A. – Zoning Sections 2.2510 to 2.2519, Landscaping and Buffering.
12. *Parking*: Reiterates that parking shall be in accordance with Appendix A. - Zoning Sections 2.2510 to 2.2519, Landscaping and Buffering.
13. *Pedestrian facilities and amenities*: Establishes a minimum width of walkways; required benches, picnic tables, and trash receptacles and the materials of those amenities; and required pavement markings and pedestrian crossing signs.

Townhome Design Standards

In addition to multifamily standards in Section 3.203, standards for townhomes are provided in Section 3.204. The Code prohibits more than 12 contiguous townhouses and requires changes to the front building line for more than six contiguous townhouses. Townhomes are also subject to separation requirements, 25-foot yards along the side and rear of each site, and off-street parking facilities grouped in bays (insofar as practicable).

Other Applicable Standards

Multi-family developments must also follow landscaping requirements in Appendix A, Sec. 2.25. Land clearing and tree removal requires a permit, and developers are encouraged to protect trees by avoiding drastic changes to drainage patterns, utilizing pervious surfaces within the dripline, and prohibiting fill near trees. Other landscaping requirements apply specifically to new, high-density developments that include ten or more units per acre. These regulations require inclusion of a ten-foot-wide planting area, parking lot planting, pedestrian access planting, and minimum maturity heights for trees.

Parking design standards are in Appendix A, Part 4. Multi-family units with between two and 12 units are required to have 2 spaces per dwelling unit with equal access to the street and no stacking is permitted. No standards are specified for developments with more than 12 units.

Challenges and Opportunities

While multi-family developments are required to follow the above standards, challenges exist. Section 3.203B(13) (Multi-family design standards – pedestrian facilities and amenities) requires walkways to connect with each front entrance, but not to the surrounding streetscape outside of the development. The section requires picnic tables and trash receptacles, but no other amenities, such as pools, walking trails, or indoor gyms. Requirements in some sections are also unclear. For example, Section 3.203B(5) (Multi-family design standards – building fronts and entries) duplicates two sentences and requires “Front doors and front entrances shall be detailed as the obvious front entry to the building or dwelling unit.” There is no additional guidance as to what qualifies as “detailed or obvious.”

Best planning practice advocates the adoption of a simpler, “Plain English approach” to code language that “aims to maximize readers’ ability to find what they need, understand what they find, and use what

they find to meet their needs”.¹⁰ In contrast, the city code relevant to this study is often overly explanatory and difficult to interpret. For example, Section 3.203(B)1 – (Exterior siding materials) provides for 10 permitted façade materials, 15 prohibited façade materials, three permitted trim materials and three prohibited trim materials, required or prohibited patterns when changing materials (“all exposed bricks shall not be laid in a stack bond pattern”), and several regulations pertaining to foundations. Furthermore, each regulation is its own section, and they are not grouped together in organized sections. Altogether, this section contains a total of 386 words.

The City of Addison, Texas, Mixed Use Residential District regulations offer some insight regarding more typical material design standards explained more directly (totaling 77 words). They include:

1. *Materials:*
 - a. At least 80 percent of the exterior cladding of all buildings (including garages and accessory buildings) shall be masonry construction.
 - b. The exterior cladding of all buildings (including garages and accessory buildings) shall be composed of not more than two materials, excluding glass and roofing materials. Aluminum or vinyl siding is not permitted.
 - c. Glass shall be clear or tinted, not reflective.¹¹

In keeping with best planning practices, design standards should include related topics grouped together to help readers find what they are looking for. Sentences should be similarly shortened and made more concise to better ensure regulations are clear and useful for all readers. To this effect, requirements in Section 3.203(B)1 - Exterior siding materials could be grouped into a) Permitted Materials, b) Patterns, and c) Foundations to facilitate improved understanding by all.

2040 COMPREHENSIVE PLAN MULTI-FAMILY PRIORITIES

The City of Slidell adopted a series of goals related to multi-family housing in the Slidell 2040 Plan (**Table 4**). Taken together, these goals underscore the community’s desire for increased mixed-use development patterns that encourage walkability, increased diversity in Slidell’s housing stock—especially for young families and older residents—and effective utilization of development regulations to ensure that developments interact with and improve the streetscape and neighborhood character.

Land Use Goals

- **LU-2:** Encourage compatible infill development and reuse or redevelopment of existing buildings.
- **LU-4:** Ensure that new development and redevelopment are assets to Slidell’s fiscal health and community character.
- **LU-7:** Facilitate development patterns that enable residents to walk and bike to schools, shops, and work places.

Housing Goals

¹⁰ Noble, Benjamin K., “Zoning Codes in Plain English.” Zoning Practice, Issue Number 1: Practice Plain English. January 2015. American Planning Association.

¹¹ City of Addison. Article XVIII: MXR Mixed Use Residential District Regulations. Section 2.2E(1). https://library.municode.com/tx/addison/codes/code_of_ordinances

- **Goal H-1:** Increase opportunities for “live-work” and mixed-use development that allows for smaller-scale, walkable neighborhoods.
 - **Strategy H-1-1:** Allow compatible mix of residential and non-residential uses that enable people to safely walk or bike between residences, shops, workplaces, schools, and parks.
 - **Strategy H-1-2:** Ensure compatible land use transitions through the application of development standards addressing buffers, site design, building design and intensity.
 - **Strategy H-1-3:** Provide a mix of housing options that attract young families and young professionals seeking a safe but active and connected community.
- **Goal H-6:** Accommodate housing needs of aging, people with disabilities, and low-income populations.
 - **Strategy H-6-1:** Increase low to moderate affordable housing availability in Slidell by working with developers to create effective new incentives and increase access to financing mechanisms.

Transportation Goals

- **Goal T-2:** Ensure that new development and redevelopment projects are located and designed to safely accommodate projected mobility needs.
 - **Strategy T-2-1:** Land development regulations should prioritize the creation of accessible communities with a connected street grid. Smaller-scale, walkable commercial developments that are connected to residential neighborhoods are more adaptable to market trends and have evolved over time to provide what residents need.

DEMOGRAPHIC PATTERNS IN SLIDELL

Slidell’s total population has increased eight percent over the past twenty-three years with its population count totaling 25,695 in 2000¹² and 27,782 in 2020.¹³ Slidell’s Comprehensive Plan estimated a population increase of two thousand people by 2040, which reflects an average annual growth rate of 0.31 percent.¹⁴

Nationwide, the share of one-person households has increased every decade since 1940.¹⁵ Gradual increases in the percent of one-person households can also be seen in Slidell, where the percent of all household sizes decreased except for one-person and three-person households (**Table 4**). One-person households increased by 8.4% in the past decade.

¹² U.S. Census Bureau, *Profile of General Demographics*, Table DP1, (2000). U.S. Department of Commerce.

¹³ U.S. Census Bureau, *Comparative Demographic Estimates*, Table CP05, (2020). U.S. Department of Commerce.

¹⁴ Burk-Kleinpeter, Inc., *Slidell 2040 Comprehensive Plan* (February 2022).

¹⁵ U.S. Census Bureau, *Home Alone: More than a Quarter of All Households have One Person*, (2023).

<https://www.census.gov/library/stories/2023/06/more-than-a-quarter-all-households-have-one-person.html>

Table 4. Slidell Household Size.

Household Size	2010	2020	% Difference
1 person	21.6%	30%	8.4% increase
2 people	37.6%	34%	3.6% decrease
3 people	15%	17%	2% increase
4 or more persons	25.8%	19%	6.8% decrease
Average Household Size	2.68	2.53	6% decrease

Source: U.S. Census Bureau, ACS 5- Year Estimates, Occupancy Characteristics, Table 2501 (2010, 2020).

Between 2010 and 2020, Slidell’s population grew by 9% (**Table 5**). The most significant growth patterns were among non-family households (43% increase), one-person households over the age of 65 (126% increase), and renter-occupied housing stock (19% increase). While one-person households occupy 30% of the housing stock, only 11% of the stock is comprised of one-bedroom apartments (**Table 7**), creating a 19% deficit between local need and supply. Two- and three-bedroom housing units roughly match local needs, but units with four or more bedrooms occupy a greater supply than need in the city, with a surplus of 14.8% of total units (**Table 6**). It is possible that some local homeowners would like to downsize but lack available options locally.

Table 5. Slidell Households, Families, and Occupancy Status.

	2010	2020	% Change
Total Households	9,949	10,805	+9%
Non-Family Households	2,902	4,164	+43%
Family Households	7,047	6,641	-6%
Households with one or more members under 18	33.9%	29.8%	-12%
Households with one or more member over 60	37.4%	50.4%	+35%
Single Person Households over the age of 65	8%	18.1%	+126%
Average Household Size	2.68	2.53	-6%
% Owner Occupied	72.2%	67%	-7%
% Renter Occupied	27.8%	33%	+19%

Source: U.S. Census Bureau, ACS 5- Year Estimates, Occupancy Characteristics, Table 2501, (2010, 2020).

Table 6. Comparison of Slidell’s Household Sizes and Housing Stock.

2020 Household Size (As a percent of occupied housing units)		2020 (As a percent of Occupied Housing Stock)	Deficit/Surplus
1 person	30%	1 bedroom: 11%	-19%
2 people	34%	2-3 bedrooms: 54.8%	+3.8%
3 people	17%		
4 or more	19%	4+ bedrooms: 33.8%	+14.8%

Source: United States Census, Tables SS01and SS2501, ACS 5-year estimates, 2010 and 2020.

According to current metrics, housing costs for Slidell renters are relatively affordable. Housing cost burden is generally defined as paying more than 30% of household income on housing.¹⁶ Most recently available census data suggests that the median Slidell household that rents pays approximately a quarter of its income (**Table 7**). Median renter housing costs have remained relatively flat when adjusted for inflation. Median income, when adjusted for inflation, has decreased 3.5% between 2016 and 2021. While rents have remained flat, Slidell households are paying more of their income in housing costs. If using the standard housing cost burden as a metric, regulations in Slidell should aspire to increase the stock of housing units that cost less than \$1,448 per month.

Table 7. Comparison of Slidell Median Income and Housing Costs, 2021 Dollars

	2021	Percent of Income 2021	2016*	Percent of Income 2016
Median Household Income	\$4,826.70 / month	100.0%	\$5,002.22 / month	100.0%
Median Renter Housing Costs	\$1,191 / month	24.7%	\$1,113 / month	22.2%

*Adjusted for inflation to 2021 dollars.

Source: United States Census, Table S2503, ACS 5-Year Estimates 2021 and 2016.

BENEFITS OF INCREASING MULTI-FAMILY HOUSING STOCK

As described in the Demographic Trends section, there is a mismatch between local household size and available housing stock. This mismatch may decrease affordability, as households may be paying for more space than they need. As residents age, more housing options will better support residents desire to downsize to smaller, less costly units.

¹⁶ Habitat for Humanity. (2023). *2023 State of the Nation’s Housing Report*. <https://www.habitat.org/costofhome/2023-state-nations-housing-report-lack-affordable-housing>

Multi-family housing, when developed with respect for a community’s character and in response to local housing demand, supports a wider range of households than traditional single-family housing¹⁷, including seniors living alone and married couples without children.¹⁸ Multi-family housing maximizes limited developable area, increases walkability, reduces commuting times, and increases tax revenues for local governments.¹⁹

Concerns regarding increased development of multi-family units often cite effects on local traffic conditions and schools, increases in crime rates, and lower home values. According to studies conducted by the U.S. Census Bureau, communities with multi-family dwellings have higher property values than communities without them. Additionally, the common perception that multi-family units increase the crime rate is closely linked to the practice of counting police calls by address; wherein large apartment buildings will invariably have higher rates of police calls than a single-family home.²⁰ A study conducted by the Arizona Multihousing Association concluded that, “In actuality, when police data is analyzed on a per unit basis, the rate of police activity in apartment communities is no worse than in single family subdivisions, and in many cases, is lower than in single family areas.”²¹

More advanced and public awareness of multi-family housing applications under review—including details on proposed maintenance, amenities, housing attributes, parking configurations, streetscape improvements, and building design—can promote a clearer, more accurate understanding by the public, avoid surprises, and position leadership to better address questions and concerns raised by constituents.

¹⁷ National Multifamily Housing Council. (2019). *Multifamily Benefits: the Housing Affordability Toolkit*. https://housingtoolkit.nmhc.org/wp-content/uploads/2019/04/D_NMHC_PDF-Sections_Multifamily-Benefits_PG-36-TO-44.pdf

¹⁸ Delaware Valley Regional Planning Commission. (2020). *Development Matters: Understanding the Opportunities and Implications of Multifamily Development*. https://www.dvrpc.org/smartgrowth/multifamily/pdf/dvrpc_18033_development_matters.pdf

¹⁹ National Multifamily Housing Council. (2019). *Multifamily Benefits: the Housing Affordability Toolkit*. https://housingtoolkit.nmhc.org/wp-content/uploads/2019/04/D_NMHC_PDF-Sections_Multifamily-Benefits_PG-36-TO-44.pdf

²⁰ Obrinsky, M. & Stein, D. (2007). *Overcoming Opposition to Multifamily Rental Housing*. Joint Center for Housing Studies, Harvard University. https://www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf

²¹ Ibid.

Figure 1. Missing Middle Housing Types.



Source: Opticos Design, Missing Middle Housing, 2020. <https://missingmiddlehousing.com/>

BEST PRACTICES FOR MULTI-FAMILY DEVELOPMENT

Multi-family housing developments should be designed to foster community, engage with, and contribute to the streetscape, and create walkable neighborhoods for residents. When possible, multi-family developments should include sidewalks, reduce barriers between residents and the streetscape (such as fencing) and offer amenities to residents that encourage community interaction.

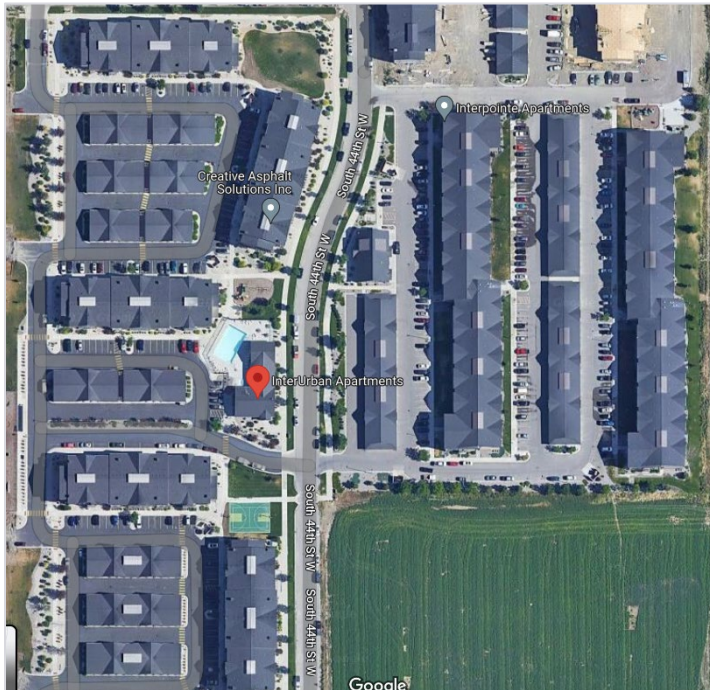
Figure 2. InterUrban Apartments, Billings, Montana.



Source: Google Maps Street View. (2021).

At the InterUrban Apartments in Billings, Montana, parking is located behind two- and three-story apartment units. Inclusion of balconies and use of different building materials and paint colors help prevent a plain, monolithic structure (**Figure 2**). The apartment complex's amenities (including a clubhouse, playground, and pool) are located at the front of the development, where street trees and wide sidewalks enhance the existing streetscape.

Figure 3. Layout of Entry and Exits to InterUrban Apartments.



The InterUrban Apartments feature multiple types of off-street parking, with garage parking beneath some structures and rows of parking lining the interior streets of the development (**Figure 3**). On-street parking is designed as part of some of the development’s service lanes.

The apartments also include multiple entry and exit points on both sides of the street, avoiding a cul-de-sac design for the neighborhood (**Figure 3**). Developments with multiple entry and exit points are easier to incorporate into future development, ease congestion, and provide multiple means of exit during an emergency.

Source: Google Maps Street View. (2021).

While fenced off from the street, the Audubon Trace apartments in Jefferson Parish also highlight best practices in multi-family design. The two-story buildings feature balconies and bay windows that break up the buildings’ massing (**Figure 4**). Landscaping throughout the development provides shade, beautification, and serves as a buffer to the street.

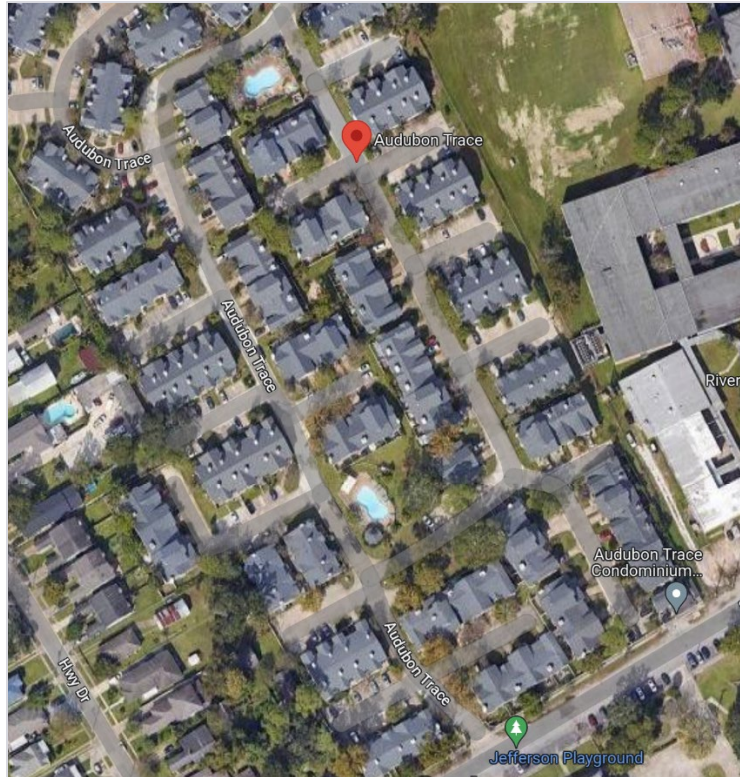
Figure 4. Audubon Trace Apartments, Jefferson, LA.



Amenities, including two pools and a club house, are spread throughout the neighborhood, encouraging walkability (**Figure 5**). The apartments are also broken up into small clusters of buildings, allowing the complex to better fit into the surrounding single-family neighborhood.

Source: Google Maps Street View. (2021).

Figure 5. Form of Audubon Trace Apartments.



Source: Google Maps Street View. (2021).

ADDITIONAL ANALYSIS, APPROACHES, and CONCLUSIONS

Table 8 (*below*) outlines additional analysis, approaches, and conclusions that support recommended code amendments aimed at more effectively managing multi-family residential development in the City of Slidell.

Regulation	Additional Analysis, Approaches, and Conclusions
Definitions	<p>To improve the application of multi-family regulations the types of multi-family buildings must be more clearly defined. Common terms used to define and regulate single- and multi-family development include:</p> <ol style="list-style-type: none"> 1. Duplex or Two-Family 2. Multiplex 3. Townhome 4. Student housing
Applicability	<p>Triggering regulations for multi-family residential development for three or more dwelling units on a parcel is not supporting the 2040 Vision for the city. The following approach to multi-family development is more reasonable and predictable in its application and scaling:</p> <ol style="list-style-type: none"> 1. Require increased standards for multi-family housing based on the size of property or by unit density. 2. Reduce the regulatory burden on buildings including 2-4 dwelling units to avoid fourplexes being held to the same design standards as large apartment complexes and disincentivizing their development. 3. Reduce the regulatory burden on small, infill, mixed-use, multi-family developments to reduce cost and incentivize the redevelopment of vacant and abandoned structures into live-work districts.
Dimensional Standards (Appendix A)	
Building Height	<p>Establish a uniform maximum height in accordance with the underlying zoning district. When adjacent to single family housing, applying either of the following approaches can support building scaling:</p> <ol style="list-style-type: none"> 1. <u>Stepbacks</u>: The building setback increases at a certain height or number of stories. They serve to reduce the scale of the building while emphasizing the building’s ground elements. 2. <u>Height Slope or Proximity Slope</u>: The building height increases based on a diagonal line drawn from the property line of the residential use.
Setbacks (Yards)	<p>Require setbacks that conform to the existing form and character of the neighborhood.</p> <ol style="list-style-type: none"> 1. <u>Residential Proximity</u>: Setting multi-family buildings farther back if located in proximity to a lower-density residential district. 2. <u>Parking Setbacks</u>: Setting back any new parking area or an extension of a parking area from the residential building line. <i>See below for additional parking considerations.</i> 3. <u>Establishing Maximum Setbacks</u>: Providing a range of setbacks to ensure that multi-family residential developments match the existing form of the neighborhood. 4. <u>Front Yard Exemptions</u>: Exempting elements from setback requirements, including elements such as porches or stoops.

Lot Size	<p>Limit the amount of land covered by structures on parcel or lot. Some cities, including Slidell, establish lot width as well as area.</p> <ol style="list-style-type: none"> 1. <u>Traditional</u>: Regulate lot area by the number of units. 2. <u>Flexible</u>: Developer has flexibility to meet all other requirements, such as design elements and amenities. Sets minimum lot size for each type of multi-family.
Unit Size	<p>Define unit size based on number of bedrooms.</p> <ol style="list-style-type: none"> 1. <u>Rely on Building Code</u>: Reliance on IBC standards for unit sizes. 2. <u>Setting minimum unit sizes</u>. Establishing sizes for each type of unit. 3. <u>Other Considerations</u>: <ol style="list-style-type: none"> a. <u>Variation in Unit Layout</u>: Some regulations require developments to provide more than one unit layout to increase the diversity of form in the apartment building. b. <u>Variation in Unit Size</u>: Larger developments are sometimes required to produce different unit sizes, with a certain percentage of studio, one-bedroom, or three-bedroom apartments. These requirements increase housing options within a complex²².
Design Standards (Appendix B)	
Windows and Entries	<p>Creating windows and entries that break up monolithic walls and ensure sufficient access and natural light.</p> <ol style="list-style-type: none"> 1. <u>Regulating by Percent of Façade</u>: Requiring that a fixed percentage of the façade be covered by windows. 2. <u>Materials</u>: Regulating the material of the windows (such as whether they include decorative or frosted glass). 3. <u>Alignment</u>: Requiring alignment of windows and entries, such as horizontal or vertical alignment with openings on adjacent buildings or in proportion with openings on the ground floor of the building.
Blank Walls	<p>Setting requirements for walls to be broken up by the presence of design features, such as bay windows, balconies, or other features that reduce the monolithic appearance of a wall.</p> <ol style="list-style-type: none"> 1. <u>Regulating Color</u>: Some communities regulate dominant colors of buildings, to promote a uniform color scheme in a neighborhood. 2. <u>Number of Materials</u>: Some communities require at least, or no more, than two materials on a building surface to promote a more interesting building façade. 3. <u>Requirements against Unbroken Surfaces</u>: Requiring that wall surfaces include design elements at a set number of feet and prohibiting plain and monolithic surfaces.
Roof Pitch and Materials	<ol style="list-style-type: none"> 1. <u>Prohibitions on Roof Types</u>: Prohibiting flat roofs or other roof types. 2. <u>Specifying Types of Roofs by Slope and Pitch</u>: In addition to or instead of outright prohibitions, communities set permitted roof types and slopes. 3. <u>Materials</u>: Types of materials can be recommended for roof cladding, or specific materials can be prohibited.

²² See City of Mesquite. (2019). Ordinance No. 4676. Chapter 2-501 – Multifamily residential development standards. Section 2501(E) – Dwelling unit requirements. https://apps.cityofmesquite.com/city_secweb/ordinances/4676.pdf or City of Austin. Article 7 – Residential Infill and Neighborhood Urban Center Special Uses – Section 25-2-1534 – Development Requirements. https://library.municode.com/tx/austin/codes/code_of_ordinances.

<p>Types of Materials</p>	<p>Specifying or prohibiting types of materials that can be used on building facades, fences, driveways, or other features.</p> <ol style="list-style-type: none"> 1. <u>Regulating building materials</u>: Setting the types of building materials that can be used for facades. 2. <u>Porous or nonporous surfaces</u>: Requiring driveways and other surfaces to be porous or nonporous, for purposes of stormwater management.
<p>Refuse Facilities</p>	<p>Regulating adequate trash receptacles and their enclosures.</p> <ol style="list-style-type: none"> 1. <u>Regulate in each Zoning District</u>: Place regulations governing trash receptacles in each zoning district. 2. <u>Regulate via the Design Standards</u>: Place regulations governing trash receptacles in the overall design standards for multifamily buildings.
<p>Lighting</p>	<p>Ensuring that exteriors of building areas, including pedestrian walkways, entryways, and driveways include sufficient lighting for residents.</p> <ol style="list-style-type: none"> 1. <u>Requiring street lighting</u>: Setting street lighting or lampposts every set number of feet. 2. <u>Requiring lighting in public spaces</u>: Ensuring lights are available in public entryways or around community amenities.
<p>Recreational Facilities and Amenities</p>	<p>The number and type of amenities can be set to the size of the complex.</p> <ol style="list-style-type: none"> 1. <u>Developer to Set Number of Amenities</u>: Do not set a minimum requirement for amenities. 2. <u>Require Number of Amenities by Development Size</u>: Sets a minimum required number of amenities for developments depending on the expected density or number of units. 3. <u>Require Number of Amenities by Development Size, with Specific Options Available</u>: Some communities allow developers to pick from lists of possible amenities.
<p>Landscaping</p>	<p>Ensuring appropriate landscaping elements for a community.</p> <ol style="list-style-type: none"> 1. <u>Greenspace and open space</u>: Can be required as a percentage of a lot or connected to a number of units. 2. <u>Shade requirements</u>: Setting recommended or required pathways that must offer shade. 3. <u>Incorporating street trees</u>: Setting required tree planting along public rights-of-way.
<p>Off-Street Parking</p>	<p>Additional standards could be developed that allow for parking beneath the building, such as carports and garages.</p> <ol style="list-style-type: none"> 1. <u>Regulating Height of Parking Garages</u>: Limiting the height of parking garages lower than neighboring buildings. 2. <u>Screening</u>: Requiring landscaping or an architectural wall or trellis to screen a parking lot from the surrounding environment. 3. <u>Requiring or Encouraging Parking Beneath Buildings</u>: Standards for carports or garages, or standards requiring a diversity of parking types, can incentivize building parking under structures rather than only in lots. 4. <u>Minimum Parking Requirements</u>: Parking requirements could be matched to the size of apartment units, i.e., one required spot for one-bedroom units, two for two-bedrooms, and two ½ spots for units with more than two bedrooms. 5. <u>Streetscape Design</u>: Incorporating on-street parking along interior streets or service lanes within a development.

Streetscape Design	<ol style="list-style-type: none">1. <u>On-Street Parking</u>: Designing additional on-street parking on city streets near a new or major development to decrease the need for off-street parking. These measures can also induce traffic calming.2. <u>Pedestrian Amenities</u>: Encouraging or discouraging amenities that are accessible by the street, such as bicycle racks, street furniture, playgrounds, or walking trails.
Internal Circulation	<ol style="list-style-type: none">1. <u>Sidewalk inclusion</u>: Requiring sidewalks that connect a new development to the existing streetscape. Notably, walkability is a key focus of the Slidell 2040 Comprehensive Plan.2. <u>Require variation in the number of entries and exits to the development</u>: Ensuring sufficient exits and improved site connectivity to the surrounding area in case of an emergency.
Incentivizing Sustainable Development	<p>To increase aging in place and other trends, cities develop approaches to incentivize development, including:</p> <ol style="list-style-type: none">1. <u>Density Bonuses</u>: Allow developers to increase the maximum allowable development in return for a public policy goal, such as a percentage of affordable units or a percentage of units that best accommodate seniors (i.e., one bedrooms on the first floor, etc.)2. <u>Amenities Waiver</u>: Similar to a density bonus, a developer could apply to reduce costs and save lot space on one of its required amenities in return for the addition of a certain number of affordable units.3. <u>Fees Waiver</u>: Some cities waive permitting or impact fees for developers who agree to implement public policy goals on their development, such as a certain number or percentage of affordable units.

RECOMMENDATIONS

The following recommended amendments address clarifying the role of multi-family housing in the community, streamlining standards, and modernizing the code to encourage infill development and clear standards that improve residents’ quality of life.

Table 8. Recommended Amendments to the Existing Code.

Regulation	Recommendation
Definitions	<ol style="list-style-type: none"> 1. Better Define Types of Residential Housing. Update Appendix A – Zoning, Part 9 – Definitions by adding proposed new definitions for “townhouse,” “duplex,” “multiplex,” and “student housing.” 2. Consolidate definitions for improved access. Consolidate all existing and new housing definitions under “dwelling” (currently 9.9). 3. Update the definition of “family” (currently 9.10) to better describe current housing uses in Slidell. With changing demographic patterns and more single people living alone, the definition can be altered to describe current households more accurately. 4. Add a definition for “screening” for design standards. Amend existing Appendix B – Part 2, Definitions, to include a definition for screening items such as utilities and waste receptacles.
Applicability	<ol style="list-style-type: none"> 1. Clarify Permitted Multi-Family Uses. <ol style="list-style-type: none"> a. Amend existing Appendix A – Zoning, Part 2, Section 2.1701 to clarify whether multi-family housing is permitted in the C-3 zoning district. b. Amend existing Appendix A – Zoning, Part 2, Section 2.301 to include a table that represents all currently mapped zoning districts that permit residential uses and delineates single-family and multi-family uses in all districts. 2. Set Standards Based on Size. <ol style="list-style-type: none"> a. Amend Appendix B – Subdivision Regulations, Part 3, Section 3.201 to include buildings with up to 12 units; where buildings with 3 to 12 units must also comply with additional parking standards in Appendix A – Zoning, Part 4, Off-Street Parking, Section 4.203, and new trash receptacle standards included in new Section 3.2A – Multi-family design standards. b. Amend Appendix B – Subdivision Regulations, Part 3, Section 3.203 to clarify standards are applicable to buildings with more than 12 units.
Dimensional Standards (Appendix A)	
Building Height	Retain existing standards. Incorporate Dimensional Standards tables that include setback requirements as part of UDC development.
Setbacks (Yards)	Incorporate Dimensional Standards tables that include setback requirements as part of UDC development. Amend Appendix A – Zoning, Part 2, Section 2.1104 to include a provision that multi-family developments can have the setback reduced from 20 feet to 10 provided that sidewalks and rear parking are not visible from the street.

Lot Size	<ol style="list-style-type: none"> 1. Create clear and consistent dimensional standards for lot size by number of dwellings. <ol style="list-style-type: none"> a. Amend existing Appendix A – Zoning, Part 2, Section 2.1104 to include a Dimensional Standards table that incorporates lot size guidelines; removes the underlying minimum lot size of 6,000 square feet or more for multi-family residences; and sets minimum lot sizes based on the number of proposed dwelling units. Two versions of this proposal will be presented for consideration. b. Amend existing Appendix A – Zoning, Part 2, Section 2.1204(b) to refer to Appendix A – Zoning, Part 2, Section 2.1104. c. Amend existing Appendix A – Zoning, Part 2, Section 2.1304(b) to refer to Appendix A – Zoning, Part 2, Section 2.1104. d. Amend existing Appendix A – Zoning, Part 2, Section 2.2607(b) to refer to Appendix A – Zoning, Part 2, Section 2.1104.
Unit Size	<ol style="list-style-type: none"> 1. Amend Appendix B – Subdivision Regulations, Part 3, Section 3.203 to specify that for new developments with more than 12 dwelling units, at least 40% of units must be one-bedroom or efficiency/studio units.
Design Standards (Appendix B)	
Generally	<ol style="list-style-type: none"> 1. Retitle Section 3.201 to “Design Standards for Residential Developments with more than 12 units.” 2. Include an “Architectural Principles” section to clarify the goals and purpose of design standards.
Building Standards	<ol style="list-style-type: none"> 1. Reorganize and streamline existing Appendix B – Part 3, Design Standards 3.203(B)1 (Exterior siding materials) and add a requirement for developers to use at least two materials on building facades. 2. Reorganize current Section 3.203(B)3(a) and amend the spacing requirement for prohibited unbroken wall surfaces from 50 feet or more to 30 feet or more. 3. Remove current Section 3.203(B)3(a) requirement to offset wall planes, and instead require that the disruption may be accomplished by a change in plane, material, opening, or other significant design element. 4. Establish credit for on-street parking, reduce the amount of off-street parking required by one off-street parking space credit for every two on-street spaces, up to four credits.
Site Standards	<ol style="list-style-type: none"> 1. Require design approval from the Department of Planning for multi-family parking lots with more than 10 spaces to seek, including consideration for the arrangement, character, extent, width, grade, and location of all parking areas. 2. Modify existing 3.203(B)5 language to delete streamline content and clarify that front entrances should directly face the street. 3. Modify existing Section 3.203(B)(13) (Pedestrian facilities and amenities) to add a requirement that pedestrian walkways must connect with the surrounding streetscape. 4. Add requirements for Number and Type of Outdoor and Indoor Amenities. 5. Specify that for new developments with more than 12 dwelling units, at least 50% of units must be one-bedroom or efficiency/studio units.

6. Incorporate new standards requiring refuse storage to be screened from public view.

Incentivizing Sustainable Development

Incentivizing Sustainable Development

1. As part of UDC development, study the efficacy of a density bonus incentive, either based on height or unit density. Developers who choose to opt in could commit to providing affordable units for a minimum number of years, use greener building materials, or provide public amenities such as a plaza or a publicly accessible trail. To determine whether an optional density bonus is feasible in Slidell will require calculating whether the bonus provides a sufficiently large financial incentive to generate affordable units.
2. Amend Appendix A – Zoning, Part 2, Section 2.16C (C-2W), Section 2.17 (C-3), and Section 2.18 (C-4) to require applicants proposing multi-family developments with more than 12 units to present plans to the City Council prior to permit approval and issuance to promote community awareness and understanding of large developments proposed in the City of Slidell.

EXHIBIT B - PROPOSED CODE

Exhibit B includes draft code of ordinance amendments, where:

1. **Bold and blue text** represents proposed new language.
 2. ~~Dark red and strikethrough text~~ represents proposed deleted language from the current (active) ordinance.
 3. Green underlined text represents language moved from current Code of Ordinances.
- Black text represents language retained in the current ordinance.

Recommendation Nos. 1 & 2

Amend Appendix A – Zoning, Part 9 – to add new definitions for multiplex, townhouse, duplex, and/or student housing, and grouping all housing definitions under “dwelling.”

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 living units; and a multiple dwelling is a building that contains more than two living units. Dwellings may include accessory uses.~~

Dwelling: A building or part of a building, containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one or more families.

Duplex: A structure containing two dwelling units, each of which has direct access to the outside. Also known as a two-family unit or double.

Housekeeping: The management of a home and the work to be done in it, such as cleaning and cooking.

9.22c

Mixed use development: A blend of residential, commercial, cultural, institutional, or entertainment uses into one space, where those functions are physically and functionally integrated, and provides pedestrian connections. Typically, multi-family use is located above commercial use.

Multiplex: A building or portion thereof, designed exclusively for occupancy by three or more families living independently of each other in individual dwelling units.

Single-family dwelling: A residential building designed exclusively for and occupied exclusively by one family.

Student housing: A structure specifically designed for a long-term stay by a college, university, or nonprofit organization including rooms for student sleeping. A common kitchen and gathering rooms for social purposes may also be provided.

Townhouse or rowhouse: Includes between three and eight dwelling units located within a single structure, contiguous to each other, sharing one common bearing wall, and including a separate front and rear entrance for each unit.

9.31a

Trailer, manufactured housing: A structure, transportable in one or more sections, which is 12 body feet or more in width and is 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. This structure type is not built to ICS standards; it is permitted in accordance with minimum HUD requirements.

9.31b

Trailer park: A parcel of land under single ownership which has been planned and improved for the placement of trailers and manufactured housing mobile homes.

* * *

Recommendation No. 3

Amend Appendix A – Zoning, Part 9 – Definitions to update the definition of “family” to better describe current housing uses in Slidell.

9.10

Family: One or more people occupying a premise and living as a single housekeeping unit. An individual or two or more persons related by blood or marriage, or legal adoption or a group of not more than four persons not all related, living together as a single housekeeping unit in a dwelling unit.

* * *

Recommendation No. 4

Amend existing Appendix A – Zoning, Part 2, Section 2.1701 to clarify whether “multi-family housing” is permitted in the C-3 Central Business District.

2.1701

Permitted uses in the C-3 district are:

- **Single- and multi- family residential uses;**
- **All uses permitted in the C-2 district:** Office; restaurant; grocery and drugstores; filling stations; barbershops; 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 8,000 square feet of gross floor area and is not used for storage of explosive, flammable or hazardous materials; retail dry cleaning dropoff and pickup 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.
- **Additional permitted uses include:** 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; billboards; 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 and service shops; hardware stores; general merchandise stores; office equipment sales; housing sales; 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.

~~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; billboards; 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 and service shops; hardware stores; general merchandise stores; office equipment sales; housing sales; 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. Any uses permitted in C-1, C-2, C-4 and A-1 through A-9-C zones.~~

* * *

Recommendation No. 5

Amend Appendix A – Zoning, Part 2, Section 2.16C (C-2W), Section 2.17 (C-3), and Section 2.18 (C-4) to require applicants proposing multi-family developments with more than 12 units to present plans to the City Council prior to permit approval and issuance to promote advanced community awareness and understanding of large developments proposed in the City of Slidell.

Sec. 2.16C. - C-2W—Waterfront mixed use.

2.16C10. Presentation to City Council required for Multi-Family Housing Proposals with more than 12 Units. To promote advanced community awareness and improved understanding, applicants proposing multi-family developments with more than 12 units must present such plans to the City Council prior to permit approval and issuance. The Department of Planning shall submit plans for multi-family complexes with more than 12 units to the City Council in advance of such presentation and the City Council will have thirty (30) days to schedule the presentation upon receipt of proposed plans.

* * *

Section 2.17. - C-3 central business district.

2.1708 Presentation to City Council required for Multi-Family Housing Proposals with more than 12 Units. To promote advanced community awareness and improved understanding, applicants proposing multi-family developments with more than 12 units must present such plans to the City Council prior to permit approval and issuance. The Department of Planning shall submit plans for multi-family complexes with more than 12 units to the City Council in advance of such presentation and the City Council will have thirty (30) days to schedule the presentation upon receipt of proposed plans.

* * *

Section 2.18. - C-4 highway commercial.

2.1808 Presentation to City Council required for Multi-Family Housing Proposals with more than 12 Units. To promote advanced community awareness and improved understanding, applicants proposing multi-family developments with more than 12 units must present such plans to the City Council prior to permit approval and issuance. The Department of Planning shall submit plans for multi-family complexes with more than 12 units to the City Council in advance of such presentation and the City Council will have thirty (30) days to schedule the presentation upon receipt of proposed plans.

Recommendation No. 6

Modify Appendix A – Zoning, Part 1, Section 2.301 to include a table that represents all currently mapped zoning districts and delineates single-family and multi-family uses in all districts.

2.301

The following table is a listing of **residential** 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 Planning and 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 multifamily, civic and commercial uses shall conform with the buffering, landscaping and parking restrictions contained in sections 2.2207, 2.2510 and 4.1.

LAND USE	ZONING DISTRICTS													
	A-1	A-2	A-4	A-6	A-8	A-9	A-9C	C-1	C-1A	C-2	C-2W	C-3	C-4	RRD
RESIDENTIAL USES														
Single-Family	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	P
Multi-family	-	-	-	-	<u>P</u>	<u>P</u>	P	-	-	-	P	P	C	P
Boardinghouses	-	-	-	-	<u>P</u>	<u>P</u>	P	P	P	P	-	-	P	-

Group homes	C	C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	C	C	C	-	C	C	-
Community Recreation	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	P
Manufactured Housing and Trailers	-	-	-	-	-	-	-	-	-	C	-	-	-	C
CIVIC USES														
Essential Services	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	P
Minor Impact Utilities	C	C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	C	C	C	P	C	C	C
Municipal Government Services	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	P
Public Safety Services	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	P
Cultural exhibits and library services	C	C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	C	C	C	-	C	C	C
Elementary and secondary schools	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	P
Hospital and nursing care facilities	C	C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	C	C	C	-	C	C	C
Lodge, fraternal and civic service organizations	C	C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	C	P	P	-	P	P	P
Religious assembly	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	P
Senior service centers	-	-	<u>C</u>	-	<u>C</u>	<u>C</u>	C	C	C	C	-	C	C	C
Day care and preschool	-	-	<u>C</u>	-	<u>C</u>	<u>C</u>	C	C	P	C	-	C	C	P
Shelter for victims of domestic violence	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	-	P	P	P
ACCESSORY USES														
Home occupations as per Sec. 2.2214	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	P
Other accessory uses as is regulated by Sec. 10.4	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	P
Managers office	-	-	<u>P</u>	-	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	P
COMMERCIAL USES														

Office buildings	-	-	<u>P</u>	=	=	=	P	P	P	P	P	P	P	-
Personal service shops such as beauty and barber shops	-	-	<u>P</u>	=	=	=	P	P	P	P	P	P	P	-
Artist and photographic studios	-	-	<u>P</u>	=	=	=	P	P	P	P	P	P	P	-

* * *

Recommendation No. 7

Amend Appendix B – Subdivision Regulations, Part 3, Section 3.201 to include buildings with up to 12 units; where buildings with 3 to 12 units must also comply with additional parking standards in Appendix A – Zoning, Part 4, Off-Street Parking, Section 4.203, and trash receptacle standards included in existing Chapter 23 – Solid Waste, Section 23-13.

3.201 ~~Single-family and two-family~~ **Standards for Residential Developments with less than 12 Units.**

A. *Generally.* All new single- and **multi-family developments with less than 12 units** ~~two-family development~~ shall meet the standards of this section unless it is part of a mixed use development in which case it shall be subject to section 3.3, commercial and mixed-use design standards. **Multi-family developments with more than four units and less than 12 units must also comply with parking standards in Appendix A – Zoning, Part 4, Off-Street Parking Section 4.203 and Appendix B – Subdivision Regulations, Part 3 – Design Standards, Section 3.203(C)(5), and trash receptacle standards in Chapter 23 – Solid Waste, Section 23-13.**

* * *

Recommendation No. 8

Amend Appendix B – Subdivision Regulations, Part 2, Section 2.2 – Specific words used in this regulation to include the definition of *screening*.

Screening: A method of visually shielding or obscuring an abutting or nearby use or structure from another by fencing, walls, berms, or densely planted vegetation.

* * *

Recommendation No. 9 through Recommendation No. 20

Amend Appendix B – Subdivision Regulations, Part 3, Section 3.203 – Multifamily design standards to address the following recommendations:

Generally

- 9. Retitle Section 3.201 to “Design Standards for Residential Developments with more than 12 units.”

10. Include an “Architectural Principles” section to clarify the goals and purpose of design standards.

Building Standards

11. Reorganize and streamline existing Appendix B – Part 3, Design Standards 3.203(B)1 (Exterior siding materials) and add a requirement for developers to use at least two materials on building facades.
12. Reorganize current Section 3.203(B)3(a) and amend the spacing requirement for prohibited unbroken wall surfaces from 50 feet or more to 25 feet or more.
13. Remove current Section 3.203(B)3(a) requirement to offset wall planes, and instead require that the disruption may be accomplished by a change in plane, material, opening, or other significant design element.
14. Establish credit for on-street parking, reduce the amount of off-street parking required by one off-street parking space credit for every two on-street spaces, up to four credits.

Site Standards

15. Require design approval from the Department of Planning for multi-family parking lots with more than 10 spaces to seek, including consideration for the arrangement, character, extent, width, grade, and location of all parking areas.
16. Modify existing 3.203(B)5 language to delete streamline content and clarify that front entrances should directly face the street.
17. Modify existing Section 3.203(B)(13) (Pedestrian facilities and amenities) to add a requirement that pedestrian walkways must connect with the surrounding streetscape.
18. Add requirements for Number and Type of Outdoor and Indoor Amenities.
19. Specify that for new developments with more than 12 dwelling units, at least 50% of units must be one-bedroom or efficiency/studio units.
20. Incorporate new standards requiring refuse storage to be screened from public view.

3.203 ~~Multifamily design standards.~~ **Design Standards for Residential Developments with more than 12 Units.**

A. *Generally.* All multifamily developments **with more than 12 units** shall meet the standards of this section unless it is part of a vertically mixed use development in which case it shall be subject to section 3.3, commercial and mixed-use design standards; ~~or~~

1. **Purpose.** The purpose of this section is to ensure that new multifamily development exemplifies high quality architecture, appropriately connects to its surroundings, meets community housing demand, and includes well-designed amenities and open spaces consistent with the City’s Comprehensive Plan.
2. **Goals.** The primary goals of this section include:
 - a. **Avoiding the proliferation of plain, monolithic structures that deteriorate the character of residential built environments;**
 - b. **Achieving a consistent design vocabulary within a development to foster cohesive community designs;**

- c. **Aligning multi-family development with the existing form and character of surrounding neighborhoods to encourage interaction and social capital across and between new and existing developments;**
- d. **Requiring development to include amenities within common open spaces to foster civic engagement, physical activity, and healthy behaviors; and**
- e. **Requiring landscaping treatments that enhance buildings and public spaces to encourage shading, social comfort, space usability, provide boundary treatments, express ownership and communicate a space is cared for and protected, all of which support the public's health, safety and welfare.**

B. Building standards.

1. **Exterior ~~siding~~ materials. All building exteriors shall comply with the following: ~~The exterior portions of any building shall comply with the following standards:~~**
 - a. **Applicability.** **New and** substantially improved existing buildings ~~shall~~ **must** comply with this section. ~~these exterior siding materials requirements.~~
 - b. **Alternative materials.** ~~Use of~~ Alternate exterior materials ~~for the rehabilitation of existing buildings is~~ **are** subject to ~~approval by~~ **the Planning and Zoning Commission approval.**
 - c. **Materials.**
 - 1) **Siding.** ~~material shall consist of a~~ **Limited to** masonry material, including brick, stone, cast stone, synthetic stone, stucco, architectural concrete block, or cement siding. ~~Siding material shall be consistent and uniform. Synthetic stone, such as pre-manufactured fiberglass, cultured stone, or glass-fiber reinforced concrete, and other modern materials such as hardi-plank or tilt up panels, are permitted, provided it is identical in appearance and of equal or greater durability to natural stone.~~
 - 2) **Trim.** ~~Applied trim materials shall consist of~~ **Limited to** 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.~~
 - 3) **Openings.** **Limited to** ~~Masonry openings in a~~ brick or stone façade ~~shall have a~~ **including a** stone lintel, a stone or brick arch, or a brick soldier course.
 - 4) **Placement.** ~~Heavy masonry materials shall extend to grade and be located below lighter materials, e.g. stucco or cement siding.~~
 - 5) **Foundations.** ~~Foundations shall not have greater than an~~ **Limited to** eight-inch exposure or ~~shall must~~ **be** faced in brick or stone veneer.
 - d. **Material variation.**
 - 1) **Number.** At least two (2) siding materials must be applied to all exterior building façades.
 - 2) **Application.**
 - a. **Vertical changes.** ~~A vertical change of materials shall occur~~ **Required consistently at** ~~an~~ interior corners, ~~an~~ exterior corners, or within four feet of ~~an~~ exterior corners.
 - b. **Horizontal changes.** ~~Horizontal changes of material from brick or stone to another material shall~~ **Must** include a stone cap or a brick sill.

~~Horizontal changes of materials using a stone cap or brick sill shall not have the cap or brick sill interrupted by window or door openings. In all other cases, the material above the brick or stone shall extend over the top edge of the masonry with trim or siding.~~

3) Brick pattern. All exposed bricks shall not be laid in a stack bond pattern. All joints shall be tooled. Brick panel veneer systems are permitted.

~~e. Prohibited siding materials including external insulating finishing systems ("EIFS"), metal or aluminum siding and trim, smooth faced or stained cinder block, painted concrete block, plasticized materials, vinyl, rough-sawn wood, board and batten wood, tilt up concrete panels, standard single or double tee concrete systems, and field-painted or pre-finished standard corrugated metal siding.~~

~~f. The maximum allowable exposure of lap siding is eight inches.~~

~~i. 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.

a. The main roof of all buildings shall be gabled, hipped, mansard, gambrel, or a combination thereof. Flat roofs, and shed roofs **may be permitted provided they are not the predominant roof system.** ~~are prohibited. See figure 3.203.1, roof types.~~

b. Pitched roofs shall have a minimum slope of six feet vertical rise for every 12 feet of horizontal run on the primary roof of the building.

c. Roof overhangs shall ~~be of no less than~~ **at least** eight inches. ~~and no more than 24 inches from the building façade.~~

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 roof projection for every 100 linear feet of building frontage. Roof projections may include cupolas, dormers, balustrade walks, chimneys, or gables.

f. Roofs shall be constructed of asphalt shingles or a material that resembles asphalt shingles (i.e. metal roofing; roofing that resembles shake shingles). Slate, clay, and concrete tile roofs are permissible. **Standing seam metal roofs may also be permitted if in keeping with the characteristic of structures located immediately adjacent to the site.**

g. No rooftop mechanical equipment or window/wall mounted air conditioning units shall be visible from the **public street level.**

3. ~~Building m~~Massing.

a. **Monolithic structures prohibited.**

1) The building back shall not face the public street ~~right of way.~~

2) Plain, monolithic structures with long, monotonous, and unbroken wall surfaces of **30** ~~50~~ feet or more are prohibited. ~~No less than every 50 linear feet, wall planes shall be offset at least four feet for which the offset should penetrate the roofline. See figure 3.203.2, application of building design standards.~~ **The disruption may be accomplished by a change in plane, material, or opening, or through the use of**

- varied roof forms, building projections, vertical or horizontal offsets, or architectural details.
- ~~3) 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 façades shall have a predominant plane from the ground to the eave and shall not be dominated by building projections.~~
- 4) Individual floors shall be delineated on the building façade through the use of window placement and horizontal details.
- 5) The majority of a building's architectural features and treatments shall not be restricted concentrated on to a single façade.
- b. **Maximum building specifications.**
- 1) The maximum length of any building shall be is 200 feet; carports and garages shall be a maximum of 120 feet. Any building that is longer than 100 feet shall provide no less than ten linear feet of pedestrian arcade or covered porch. and shall be designed to appear as multiple structures through the use of varied roof forms, building projections, vertical or horizontal offsets, or architectural details.
- 2) Any portion of a building closer than 50 feet from a common property line that abuts a residential district or use or an existing or new neighborhood shall be no higher than 12 feet above the highest point of the closest existing residential structures. This does not apply if the residential structure is located across a street from the development or if it is within the same development proposal.
- ~~3) The apparent exterior floor to floor height of each story of a building shall be limited to 12 feet. Individual floors shall be delineated on the building façade through the use of window placement and horizontal details.~~
- ~~3) Interior floor to floor heights may exceed 12 feet.~~
- 3) No primary eave line shall be greater than 35 feet above grade.
- 4) Buildings shall have at least one building projection for each 50 feet 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 feet from the face of the building.
- 5) Porches and arcade columns shall be not less than six feet wide in any direction. Metal columns are prohibited. Columns shall contain a base and a capital and shall generally align with story heights.
4. **Building Articulations.** Building walls shall include articulations, which shall include, but shall not be limited to, the following: **porches, stoops, balconies, window fenestration, cornices, roof brackets, brick or masonry patterns, keystones, shutters, and material patterning/elements.**
- a. Porch;
- b. Stoop;
- c. Balcony;
- d. Windows;
- e. Window casing;

- f. Window sill;
- g. Bay window;
- h. Doorway;
- i. Door trim;
- j. Cornice;
- k. Roof brackets;
- l. Lintels;
- m. Brick or masonry patterns;
- n. Coins;
- o. Columns;
- p. Pilasters;
- q. Piers;
- r. Row locks and sills;
- s. Soldier courses;
- t. Keystones;
- u. Shutters;
- v. Material patterning/elements;

5. **Building Fronts and entries.**

- a. ~~A building shall have at least one building front.~~ Each building façade classified as a building front shall contain at least one front door or front entrance. Front doors and front entrances shall be detailed **to emphasize the front entry and deemphasize the garage and service doors** ~~as the obvious front entry to the building or dwelling unit, such as by columns supporting an arch, a roof, and/or a second-story porch.~~
- b. A front door shall be an entry **directly facing the street**, located on a building front that provides entry to the enclosed building space of an individual dwelling unit or the enclosed building corridor providing access to one or more dwelling units. ~~A front door shall be detailed by an entry surround and/or columns supporting an arch, a roof, and/or a second-story porch.~~
- c. ~~A front entrance shall be an entry, located on a building front that provides entry to an unenclosed building corridor providing access to one or more dwelling units. A front entrance shall be detailed by columns supporting an arch, a roof, and/or a second-story porch.~~

6. **Fenestration.**

- a. **Materials.**
 - 1) Glass shall be clear or tinted. Reflective glass is prohibited. Frosted glass shall be permitted only in appropriate applications, such as bathroom windows or locations where privacy is needed due to building spacing or nearby rights-of-way.
 - 2) 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-panels. ~~Shutter colors shall be equal to or similar to earth tone colors.~~
- b. **Proportions.** 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.

c. Placement.

1) **Font façade.** Windows shall be provided on at least ~~ten-20~~ **percent** ~~but not more than 50 percent~~ **of the front façade.** ~~Blank façades are prohibited. Windows shall generally and be spaced in an even rhythm~~ **manner consistent with the building design and form.**

2) **Interior façade.** Windows shall be strategically located to provide natural surveillance along shared paths, near amenities, gathering areas, and potential hiding placing to increase the perception of human presence or supervision.

~~Windowless sections of the front façade shall not exceed 30 feet in width.~~

~~Primary windows shall be at least 24 inches wide and at least 36 inches tall. Picture windows shall be no wider than five feet and no taller than seven and one-half feet.~~

~~A maximum of two different window types is allowed on each building front.~~

~~The bottom of windows shall be at least 20 inches above grade.~~

~~a. Windowed doors shall contain a solid border a minimum of six inches wide and shall also contain mullions or divided lights not exceeding six inches in any direction. Flat doors are prohibited.~~

~~b. Windows located on a building front shall be single hung, double hung, casement, awning, or fixed windows. A maximum of two different window types is allowed on each building front.~~

~~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.~~

~~i. All windows shall have sill and header trim details.~~

~~7. Materials and trim. The elevations of all buildings shall be treated so that they have a similar level of quality and architectural interest when viewed from any direction, street, side, or rear in terms of materials and trim. The design of buildings shall provide consistent architectural details on all building walls. The majority of a building's architectural features and treatments shall not be restricted to a single façade.~~

7. **Unit size requirements.** New multi-family developments with more than 12 units shall include a minimum of **forty (40) percent** one-bedroom units. When approved by the Department of Planning, studio units may be included within the percentage of one-bedroom units.

C. Site Standards.

1. **Screening.** ~~8.~~

a. Utilities. All utilities shall be screened. Furthermore, utility meters shall not be located on a building front or a façade facing public street rights-of-way.

b. **Trash receptacles.** Refer to Chapter 23 – Solid Waste, Sec. 23-13 for trash receptacle storage and screening requirements.

2. Lighting. All lighting for multifamily developments shall adhere to the requirements and restrictions set out in Appendix A. - Section 2.1901: Environmental Standards; paragraph (J): Glare. Additional requirements include:
 - a. All multifamily developments shall provide streetlights, parking lot lighting, pedestrian lighting, and indirect building lighting.
 - b. Streetlights shall be evenly spaced along public streets with a maximum spacing of 100 feet on-center.
 - c. Lighting shall be provided for all parking areas, ~~which shall~~ not exceed 15 feet in height, and ~~shall~~ be placed uniformly ~~so as~~ to provide adequate lighting across the parking surface.
 - d. Lighting for pedestrians shall be provided for all high volume pedestrian areas, including building entries; along sidewalks, walkways, or paths; and around common open spaces.
 - e. Indirect building lighting shall be provided within no more than ten feet of all buildings. Such lighting shall be designed and installed in a manner so as not to cause glow or glare in the windows of individual dwelling units.
 - f. Exterior fixtures with exposed bulbs are prohibited.
 - g. **To increase the perception of human presence or supervision, lighting fixtures should be placed near doors, windows, walkways, wayfinding signs, gathering areas, and potential hiding areas to enhance visibility and deter potential noncompliant behaviors.**
3. ~~10.~~ Landscaping. All landscaping for multifamily developments shall be in accordance with the standards and requirements of Appendix A. - Zoning Sections 2.2510 to 2.2519, Landscaping and Buffering. Additional requirements include:
 - a. A foundation planting area with a minimum width of five feet shall be provided continuously along building fronts and those façades that face a parking lot, driveway, or are visible from a public street. Such foundation planting area shall be permanently planted with trees spaced not more than ~~each~~ 15 feet **apart each** and shrubs with a mature height of no less than three feet or more than four feet. Annual or perennial flowerbeds may account for up to ten percent of the foundation planting area.
 - b. Trees shall be planted along all public or private streets, as well as all driveways and access drives. Trees with a minimum caliper of three inches and a minimum height of ten feet at planting shall be spaced not more than ~~each~~ 20 feet **apart each**.
 - c. All medians shall be landscaped with not less than one large tree and eight shrubs for each 180 square feet of landscape surface, or portion thereof. Groundcover shall be used on the ~~rest of the~~ **remaining** landscape surface.
 - d. **Landscaping treatments shall support delineation of public versus private spaces and express a positive sense of ownership, such as establishing real or perceived barriers to private areas through vegetative, planted borders; and enhancing the placement of trash receptacles by incorporating low maintenance landscaping in the immediate vicinity.**

- e. **Landscaping must be maintained to ensure continued use of a space for its intended purpose.**
- 4. ~~11. **Buffers zone.** All **Buffers zones shall be provided in accordance with the standards and requirements of Appendix A. – Zoning, Sections 2.2209 to 2.2212.**~~
- 5. ~~12. **Parking.** Parking shall be provided in accordance with **The required parking for multifamily developments shall be in accordance with the standards and requirements of Appendix A. – Zoning, Part 4: Off-Street Automobile Parking and Loading Regulations.** Additional requirements include:~~
 - a. **Credit for on-street parking.** Multi-family developments are permitted to reduce the amount of off-street parking required by one off-street parking space credit for every two on-street spaces, up to four credits. On-street parking spaces must be curbed and striped in accordance with best practice.
 - b. **Multi-family parking lots with more than 10 parking spaces.** For parking lots over ten spaces, Department of Planning review and approval is required to ensure compliance with the parking section of this chapter. The arrangement, character, and location of all parking areas shall be considered in relation to:
 - 1) Existing and planned streets.
 - 2) Reasonable circulation and access to accommodate traffic within the site and to reduce congestion in surrounding areas.
 - 3) Topographical conditions.
 - 4) Stormwater runoff.
 - 5) Public convenience and safety in relation to the proposed amenities and pedestrian circulation.
- 6. **Circulation.**
 - a. **Purpose.** The purpose of this section is to ensure that pedestrian improvements and vehicular paths are well-designed, safe, and effectively connect the development with the surrounding streetscape.
 - b. **Pedestrian improvements.** Pedestrian improvements in multifamily developments shall be in accordance with the standards and requirements as set out in Section 2.6, A-3 Multifamily residential. Additional requirements include:
 - 1) Walkways must be at least four feet wide and ~~with a minimum width of five feet shall~~ directly connect each front door or front entrance with surrounding sidewalks, walkways, or paths.
 - 2) All crossings of internal streets, access drives, and driveways shall have well-defined pavement markings and pedestrian crossing signs.
 - 3) Covered sidewalks or walkways ~~that are part of or adjacent to a building may be used for outdoor seating and dining or as terraces and arcades if—with seating—at least provided a minimum passable width of~~ **four feet of the improved walkway remains passable.**

4) ~~In conjunction with each addition to required pedestrian zones and for each, for every ten dwelling units, or portion thereof, there shall be one bench or picnic table and one trash receptacle accessible by a sidewalk, walkway, or path is required that is located no more than 25 feet from a building entrance. Benches, tables, and trash receptacles shall be anchored to the ground, of an earth tone color, and shall not contain signs or advertising. Each shall be constructed of a non-corrosive, weather-resistant material, excluding wood. Single family attached and duplex dwellings are exempt from this requirement.~~

5) Sidewalks shall connect to all public streets, subject to Department of Planning review and approval.

~~13. Pedestrian facilities and amenities.~~

~~b. All buildings shall provide a minimum ten-foot pedestrian zone between the building and parking area. The pedestrian zone shall contain walkways and landscape planting areas, plazas, and/or gardens. These areas shall also be protected from vehicular traffic by curbs, fencing, walls, wood posts, concrete bollards, or another barrier.~~

c. **Vehicular entrances and exits.** Developments shall provide at least two vehicular entrances and/or exits. Additional connections to the surrounding streetscape may be required upon review to ensure adequate internal and external circulation and access.

7. ~~14. Signs.~~ Signs shall be provided in accordance with ~~the standards and requirements of Appendix A. - Zoning, Section 2.23, Sign Regulation.~~

8. **Amenity requirements.** All amenities shall be of quality and construction similar to the type and grade normally utilized in public parks provided. Indoor and outdoor amenities shall be provided in accordance with the following:

a. **Outdoor amenities.**

1) **12 to 49 units.** Multi-family developments with 12 to 49 dwelling units shall provide a minimum of one outdoor amenity from the list of Outdoor Amenities - Group A and one from Outdoor Amenities - Group B.

2) **50+ units.** Multi-family developments with 50 or more dwelling units shall provide a minimum of two outdoor amenities from the list of Outdoor Amenities Group A and two from Outdoor Amenities Group B.

3) For every additional 75 dwelling units (over and above an initial 50 units), one additional outdoor amenity from each Group A and Group B shall be provided.

4) **Outdoor Amenities – Group A.**

(a) Swimming pool.

(b) Splash pad.

(c) Sports court – regulation-sized.

(d) Walking trail.

(e) Playgrounds with a minimum of five pieces of equipment and 1,000 square feet of play area.

- (f) Similarly scaled amenities may be approved upon review by the Director of Planning.
- 5) **Outdoor Amenities – Group B**
 - (a) Fire pit.
 - (b) Outdoor cooking facilities.
 - (c) Picnic area, including tables and shade structures.
 - (d) Dog run with a minimum of 250 square feet, with appropriate fencing and waste receptacles.
 - (e) Similarly scaled amenities may be approved upon review of the Planning Director.
- b) **Indoor amenities.** Multi-family developments with 50 or more dwelling units shall provide a minimum of one indoor amenity from the list of Indoor Amenities below. For each additional 50 units (over and above an initial 50 units), one additional amenity shall be provided.
 - 1) **Indoor Amenities.**
 - (a) Fitness room.
 - (b) Indoor pool.
 - (c) Indoor hot tub/spa.
 - (d) Business center, which may include Wi-Fi, docking stations and printing and/or scanning equipment.
 - (e) Media room with television/movie viewing equipment and seating.
 - (f) Recreation room with equipment such as pool tables, ping pong, or similar game equipment.
 - (g) Similarly scaled amenities may be approved upon review of the Planning Director.

* * *

Recommendation No. 21 through No. 25

- 21.** Amend existing Appendix A – Zoning, Part 2, Section 2.1104 to include a Dimensional Standards table that incorporates lot size guidelines, removes underlying minimum lot size of 6,000 square feet or more for multi-family residences, and sets the minimum lot sizes relative to the number of residential dwelling units.
- 22.** Amend existing Appendix A – Zoning, Part 2, Section 2.1104 to include setback standards for multi-family housing that reduce standards to 10 feet when both sidewalks and rear parking not visible from the street are provided.
- 23.** Add text to existing Appendix A – Zoning, Part 2, Section 2.1204(b) to refer to Appendix A – Zoning, Part 2, Section 2.1104.
- 24.** Add text to existing Appendix A – Zoning, Part 2, Section 2.1304(b) to refer to Appendix A – Zoning, Part 2, Section 2.1104.

25. Add text to existing Appendix A – Zoning, Part 2, Section 2.2607(b) to refer to Appendix A – Zoning, Part 2, Section 2.1104.

Section 2.11. - A-8 high density urban.

2.1104

Area regulations in the A-8 district are as follows:

(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 shall be less than at least~~ 20 feet. On through lots this minimum depth shall be provided on both streets. **For multi-family developments, the setback can be reduced to 10 feet if the developments provide sidewalks and rear parking that is not visible from the street.**
- (b) Side yard: same as A-6 district side yard.
- (c) Rear yard: same as A-6 district rear yard.
- (d) Section 2.201(2)(c) applies.

(2) Lot size:

- (a) There shall be a lot width of a minimum of 50 feet at the building line.
- (b) **Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:**

Minimum Lot Area Requirements	
Single-family dwelling	6,000 square feet
Duplex or two-family	7,500 square feet
Three Dwelling Units	9,000 square feet
Four Dwelling Units	10,500 square feet
5-12 Dwelling Units	1,200 square feet per unit
13-24 Dwelling Units	7,000 sq ft + 900 square feet per unit
25-40 Dwelling Units	7,000 sq ft + 800 square feet per unit
40+ Dwelling Units	7,000 sq ft + 700 square feet per unit

~~(b) Every lot shall contain an area of not less than 6,000 square feet per family; where more than one family occupies the same building an additional 1,500 square feet per family is required.~~

* * *

Section 2.12. - A-9 apartment district.

2.1204

Area regulations:

- (1) Same as the A-6 district, 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 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 70 feet.
 - (b) **Refer to A-8 district lot area requirements, specifically Section 2.1104 (2)(b).**

~~Every lot shall contain a minimum area of 10,500 square feet and shall be increased by an additional area of 800 square feet for each unit in excess of four and 1,800 square feet for each ground level unit in excess of four.~~

* * *

Section 2.13. - A-9-C apartment-commercial district.

2.1304

When used as residential, area regulations in the A-9-C district are as follows:

- (a) Same as A-6 districts 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 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 70 feet.
 2. **Refer to A-8 district lot area requirements, specifically Section 2.1104 (2)(b).**

~~Every lot shall contain a minimum area of 10,500 square feet and shall be increased by an additional area of 800 square feet for each unit in excess of four and 1,800 square feet for each ground level unit in excess of four.~~

* * *

2.26. - Residential Redevelopment District.

2.2607

Regulations for permitted uses in the residential redevelopment district are as follows:

- (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 20 feet. When there is undeveloped land for a distance of 150 feet on both sides of a proposed building, the minimum building setback line shall be 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 the district A-6 side yard.
- (c) Rear yard: Same as for the district A-6 rear yard.

(2) Lot size:

- (a) There shall be lot width of a minimum of 50 feet at the front building line.
- (b) **Refer to A-8 district lot area requirements, specifically Section 2.1104 (2)(b).**

~~Every lot shall contain an area of not less than 5,000 square feet per a single-family dwelling; two-family dwellings and multifamily dwellings must have 2,750 square feet for each dwelling unit.~~

* * *

Recommendation No. 26

26. Amend Appendix A – Zoning, Part 4: Off-Street Automobile Parking and Loading, creating new 4.203 Multi-family dwellings and apartments – 12 or more units requiring 1 ½ spaces per dwelling unit with equal access to streets.

Section 4.2. - Off-street parking requirements.

Reference	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 the street. No stacking is permitted.
4.203	Multifamily dwellings and apartments—3 to 12 units	2 spaces per dwelling unit with equal access to streets. No stacking is permitted.
4.203	Multifamily dwellings and apartments – 12 or more units	1 ½ spaces per 1 bedroom, 2 per 2 bedroom, 2 ½ per 3 bedroom, with equal access to streets. No stacking is permitted.
4.20 4 5	Hotels, transient	1 space for each guest bedroom plus 1 additional space for each 4 employees.
4.20 5 6	Motels and tourist homes	1 space for each guest bedroom plus 1 additional space for resident manager.
4.20 6 7	Boarding homes and lodging homes	1 space for each 3 bedrooms plus 1 additional space for resident manager.
4.20 7 8	Clinics	1 space for each 200 square feet of gross floor area.
4.20 8 9	Clubs and lodges	1 space for each 8 members at time of construction or structural alterations.

4.2 09 ¹⁰	Hospitals	1 space for each 2 beds plus 1 space for each staff doctor, plus 1 space for each 2 employees including nurses.
4.2 10 ¹¹	Nursing and convalescence homes and institutions	1 space for each 8 beds.
4.2 11 ¹²	Churches, temples, and other places of worship and mortuaries	1 space for each 5 seats in the main auditorium or 64 square feet where there are no seats.
4.2 12 ¹³	Theaters, auditorium, sport arenas and places of public assembly	1 space for each 5 seats.
4.2 13 ¹⁴	Skating rink, dancehall, exhibit hall, gym	Space equal to 2 times the gross floor area.
4.2 14 ¹⁵	Kennels and animal hospitals	Space equal to 2 times the enclosed area in such kennel.
4.2 15 ¹⁶	Bowling alleys	3 spaces per alley.
4.2 16 ¹⁷	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.
4.2 17 ¹⁸	Business and professional offices	1 space for each 200 square feet of gross floor area.
4.2 18 ¹⁹	Restaurants, bars, nightclubs	1 space for each 150 square feet of gross floor area.
4.2 19 ²⁰	Automobile repair shop	1 space per each 200 square feet of floor space.
4.2 20 ²¹	General business, commercial and personal service establishments, but not including "supermarkets"	1 space per each 300 square feet of gross floor area.
4.2 21 ²²	Supermarkets	1 space per each 200 square feet of gross floor area.
4.2 22 ²³	Riding stables	Space equal to 50 percent of the covered area of such stable.
4.2 23 ²⁴	Libraries and museums	Space equal to 50 percent of the floor area devoted to public use.
4.2 24 ²⁵	Roadside stands	5 spaces for each such establishment.
4.2 25 ²⁶	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.

* * *



Planning Department

STAFF REPORT

Comprehensive Sign Code Text Amendment

Case No. T23-01

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

Location: City-wide

Petitioner: Administration

Zoning: All districts

Request: Repeal and replace current Sign Code regulations with a comprehensive update that improves Code navigation, enforcement, and interpretation, while also updating standards related to the treatment of electronic display, billboards, murals, and enforcement provisions.

Planning & Zoning Commissions

Consent Agenda: June 12, 2023

Public Hearing: July 17, 2023

August 21, 2023

November 20, 2023

City Council (tentative)

Consent Agenda: November 28, 2023

Public Hearing: January 9, 2024

Recommendations

Planning Department

Approval

Zoning Commission

1. **Background.** The City of Slidell’s sign regulations were originally adopted in 1986. The City Administration in coordination with the Planning Department desired to conduct a comprehensive update to the current Sign Code in conformance with the Reed v. Gilbert ruling and to improve navigation, enforcement, and interpretation. This report proposes changes to the Code of Ordinances to this effect.
2. **Outreach and Collaboration.** Throughout the summer and fall of 2022 and into 2023, Planning staff held meetings to discuss and revise the draft sign code and to collect feedback from various stakeholder groups, including code enforcement, planning, and permit staff, as well as the Olde Towne Preservation District Commission, Planning & Zoning Commission, and City Council members with an interest in sign code regulation. Feedback from these meetings and briefings included, but were not limited to, the following recommendations:
 - A. Increase consistency in sign regulation enforcement by addressing inconsistent or absent language used to identify abandoned, blighted, or dangerous signs and clearly establish standards and actions to remove prohibited and illegal signs.
 - B. Consider allowing billboards along the interstate corridors to increase commerce and attract visitors to the City.
 - C. Clarify and enhance standards for electronic display conversions on pole, monument, and wall signs.
 - D. Provide for the consistent treatment of murals to support improved interpretation, decision-making, and enforcement while also encouraging culture and art in the City.

- E. Address the City’s temporary signage regulation, which relies on sign message content and author to determine the allowable location, size, number, and duration—all of which have led to increasing frustration for inspectors, the public, and administrators.
- F. Simplify administration of regulations for incidental and window signs permitted city-wide, many of which are intended to be temporary, oriented to pedestrians on their property, or are too small to be seen from the public right-of-way.
- G. Align the organization and numbering system of the new sign code to be consistent with the Code of Ordinances and adjacent Chapters and Section numbering.

3. Findings.

A. Legal Requirements – Signs and Murals must be “content neutral.”

- 1) In 2015, the U.S. Supreme Court ruled on the case of *Reed v Town of Gilbert*¹ and established that content-based sign regulations are subject to the strict scrutiny test for constitutionality. Case law following the US Supreme Court ruling in *Reed v. the Town of Gilbert* further established that all local sign regulations, including those only addressing commercial speech, must be “content-neutral,” severely limiting the circumstances in which content, speech, or speaker can be used to regulate signs.
- 2) These rulings changed the nature of sign regulation and decision-making nationwide. After *Reed v Town of Gilbert*, sign regulation could no longer differentiate between commercial and noncommercial speech or the “author” of the sign’s message.¹ In other words, a regulatory decision based upon the sign’s message or the sign’s author would face strict scrutiny tests and likely be declared unconstitutional.²
- 3) New post-Reed sign regulations must be content-, purpose-, and author-neutral. A best practice used by many communities is to regulate signs based on the time, place, and manner each sign type is displayed. Regulations are based on time, place, and manner are not subject to the strict scrutiny test and are allowed, provided they are “[1] justified without reference to the content of the regulated speech, [2] that they are narrowly tailored to serve a significant governmental interest, and [3] that they leave open ample alternative channels for communication of the information³.” Under the *Reed* ruling and following caselaw, it is appropriate to regulate the location of a sign, the type of a sign (e.g.; freestanding, wall, blade), sign materials, or the size or height of sign, and it is further a best practice to express how such standards intend to improve or support public health and safety.⁴
- 4) To ensure the City’s sign regulations are enforceable, sign definitions must meet post-Reed requirements through the removal of content-based distinctions. For example, adding a definition of “temporary signs” characterized by the sign material and the intended period of

¹ (576 U.S. 155) <https://www.signs.org/local-sign-code-guidance/reed-v-town-of-gilbert>

² (*Cent. Radio Co. v. City of Norfolk*, No. 13-1996, 13-1997, 2016 WL 360775, at *4–8 (4th Cir. Jan. 29, 2016); *Marin v. Town of Southeast*, No. 14-CV-2094 (KMK), 2015 WL 5732061, at *13–17 (S.D.N.Y. Sept. 30, 2015). <https://mrsc.org/Home/Stay-Informed/MRSC-Insight/October-2015/The-Importance-of-Your-Sign-Code.aspx>

³ *Ward v. Rock Against Racism*, 491 U.S. 781, 791, 109 S. Ct. 2746, 2753, 105 L. Ed. 2d 661 (1989)

⁴ <https://www.lwm-info.org/DocumentCenter/View/5122/2-Sign-Regulation-Post-Reed---Majerus-and-Alfonso>

display, and deleting content-oriented sign definitions such political signs, construction signs, or garage sale signs which are regulated by the content or purpose of the temporary sign.⁵

5) *Murals*. Murals are notably difficult to regulate in a content-neutral manner because murals traditionally feature original artwork and not commercial speech. Post-Reed case law related to murals includes inconsistent rulings, but more recently distinguished murals (and therefore commercial and non-commercial signs⁶) as similarly receiving strict scrutiny with regards to content neutral regulation.

B. Public Health and Safety - Traffic Safety. Consistent with the best practice of expressing how sign standards intend to improve or support public health and safety:

1) Signs can pose a danger to vehicle traffic and pedestrians, and it has long been recognized that effective sign regulation can lessen hazardous conditions.

2) Signs can distract or confuse motorists by:

(a) Impairing visibility.

(b) Distracting drivers with visual clutter and animation.

(c) Temporarily blinding drivers with overly bright or improperly directed lighting.

(d) Mimicking traffic safety signals.

3) Traffic safety can be improved by regulating:

(a) Size and height.

(b) Location.

(c) Luminance and where lighting can be directed.

(d) Types of sign animation.

C. Unregulated Signs. Unregulated signage can harm businesses by resulting in too many signs and rendering individual signs useless. Jurisdictions that insufficiently regulate signage can also find that this practice allows sign clutter which can negatively affect the character of their community and lower property values. Blighted and antiquated signs and sign structures (i.e., the pole with a blank structure for a sign face) can also contribute to blight and can detract from community character.

D. Technological Advancement and Electronic Display - Background.

1) Technology has impacted sign construction and display. Historically, sign messages were applied as a pre-printed paper or vinyl covering placed over a sign face. The sign message is static for an extended period until the covering is stripped off and replaced with a new covering and new message.

⁵ <https://turnersignsystems.com/wp-content/uploads/2018/01/Best-Practices-in-Regulating-Temporary-Signs.pdf>

⁶ Cent. Radio Co. v. City of Norfolk, No. 13-1996, 13-1997, 2016 WL 360775, at *4–8 (4th Cir. Jan. 29, 2016); Marin v. Town of Southeast, No. 14-CV-2094 (KMK), 2015 WL 5732061, at *13–17 (S.D.N.Y. Sept. 30, 2015)

- 2) Advances in technology now allow for electronic message centers⁷ (or EMCs) that can display a message almost indistinguishable from a message printed on paper/vinyl coverings. EMCs also allow messages to change instantly and from remote locations.
- 3) With these advancements, additional regulatory considerations are necessary to consider, including the luminance of EMC displays and restrictions on animated electronically lit images, which can pose a hazard to vehicular traffic and be a nuisance to neighboring properties.

E. Technological Advancement and Electronic Display - Regulating EMCs.

- 1) *Generally.* Sign regulations in the City should enable clear visibility and readability for signs to encourage commercial growth and operations. Standard practices for regulating EMC signs are to focus on considerations like hold time for message display, brightness, and sign placement to limit the potential negative sign impacts.
- 2) *EMC signs can be regulated by size and luminance.* Research conducted by the International Sign Association recommends EMC lighting should be equipped with a sensor that dims the light to match lighting conditions.
- 3) *Traditional EMC vs. digital displays.* High-definition digital displays are an attractive alternative to traditional EMC signs that can present a smoother and more detailed digital image. Whereas many older EMC signs may use visible pixels or lighted points to display a message, a digital display sign appears more like a television where individual pixels are not perceived by the viewer.

F. Billboards.

- 1) Billboards serve a unique role in providing signage and communication legible to interstate traffic. New digital display technologies help ensure vehicle safety and provide attractive options for commercial growth along City interstate corridors where a billboard could serve as a primary land use.
- 2) To demonstrate the impacts of providing for limited placement of pole signs along Interstate Corridors, a comparison of billboards and existing pole sign standards follows below.

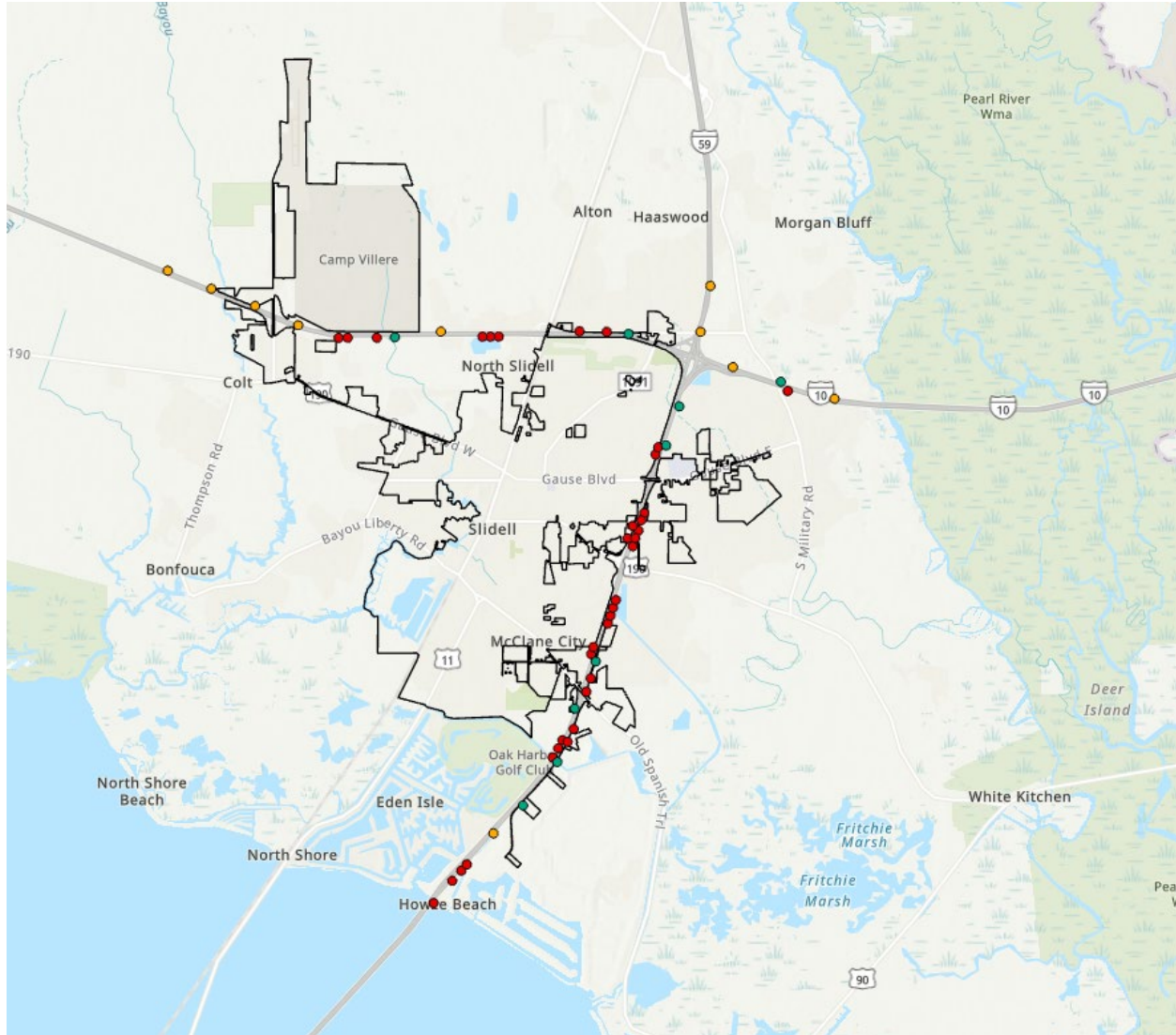
Table 1. Comparison of proposed billboard standards to existing free standing sign standards.

Regulation	Billboard	Pole sign*
Maximum Sign Area	1,200 square feet	210 square feet
Maximum Height	30 feet	75 feet
Spacing	3,000 feet	N/A
Spacing from residential properties	300 feet	N/A
*Only permissible provided the right-of-way width is greater than 96 feet and sign is set back more than 25 feet from said right-of-way		

⁷ [www.signs.org/media/files/ISA EMC Recommendations Refresh FINAL.pdf](http://www.signs.org/media/files/ISA_EMC_Recommendations_Refresh_FINAL.pdf)

- Utilizing existing DOTD standards to regulate placement would require billboards to be spaced at least 1,000 feet apart, however the City should aim to have fewer total billboards by requiring a 3,000 foot distance between billboards. Potential billboard buildout is shown along Interstates within City limits in the following figure:

Figure 1. Map of potential billboard buildout under proposed standards.



- Section 525 of the existing sign code details limitations on conversion of existing billboards to digital billboards, the subject amendments propose maintaining these limitations and clarifying that any existing billboards outside of the interstate corridors shall become non-conforming signs. The Slidell 2040 Plan supports this approach as it supports cultural resources through Goal CR-4, which is to “Support preservation efforts through the use of compatible streetscape elements.” This goal features a strategy to ensure that corridors in the City are designed to be compatible with a pedestrian-scale environment. Billboards along non-interstate corridors are not compatible with this goal or strategy.

- 5) Off-premise signage. The existing sign code includes provisions for “off-premise” signage which has subject matter related to premises on which it is not located. This term is often used in Sign Code administration as a method of regulating signs that may stand alone on a site or signs that are between the size range of a typical on-site detached sign and an interstate billboard. Because the use of “on-premise” vs. “off-premise” signage differentiation relies on language that has been the subject of content neutrality litigation, the proposed amendments do not use this distinction and instead focus on limiting billboards and clarifying that stand-alone signage on a site without a building must follow the free-standing signage area limitations of the district in which they are located (and may not be larger than a sign on a site with a building).

4. Conclusions.

- A. *Generally.* Comprehensive sign regulations can positively influence community character, generate commerce, protect the public’s health and safety, and account for technological advancements by balancing maintenance and safety with freedom of expression or speech.
- B. *Content-Neutrality Required by Reed v. Gilbert.* Based on a review of the City’s current sign code, many existing sign regulations are based on speaker and would likely be determined to be unconstitutional if challenged. For example, political signs, construction signs, and garage sale signs all require sign content review to determine how to regulate the sign. This type of content-based regulation should be removed and replaced with content neutral regulation to reduce City liability.
- C. *Temporary signs.* Current sign temporary sign regulations could be simplified, including providing streamlined standards for number, location, and duration allowed.
- D. *Murals.* A content-neutral sign code can ensure that its regulation of murals does not prevent free speech and is compliant with the Reed v. Gilbert ruling and following caselaw by:
- 1) Avoiding the distinction between commercial and noncommercial murals or signs,⁸
 - 2) Regulating murals based on location and materials,⁹ and
 - 3) Clearly distinguishing between a mural and an attached wall sign.
- E. *Incidental signs and window signs.* Due to the small size and limited visual impact of window and incidental signs, as well as the challenge of enforcing consistent standards across all window and incidental sign types, current sign regulations could be improved by removing permit requirements for both incidental and window signs.
- F. *Abandoned signs.* Signs that are damaged, in disrepair, or otherwise blighted can negatively impact property values, growth potential of City corridors, and endanger the public. The City should be authorized to remove signs on private property in extreme cases to protect public safety. In such cases, the cost for removal should be paid by the property owner of the subject site and may be adjudicated as a zoning violation including through provisions to assign a tax lien for the cost of removal to the property owner.

⁸<https://media.goldbergsegalla.com/uploads/sto-de-coding%20the%20visual%20landscape-municipal%20sign%20ordinances,%20murals,%20and%20the%20first%20amendment-municipal%20lawyer.pdf>
<https://www.signs.org/>

⁹https://www.americanbar.org/groups/state_local_government/publications/state_local_law_news/2016-17/winter/understanding_first_amendment_limitations_government_regulation_artwork/

- G. *Billboards*. The City's Sign Code could provide additional allowances for billboards in accordance with the following:
- 1) Limiting billboard location to only along Interstate 10, Interstate 12, and Interstate 59 corridors with spacing requirements that exceed the minimum LA-DOTD spacing requirements (minimum 1,000 ft. distance between billboards), requiring billboards in the City to be spaced 3,000 feet apart, measured radially;
 - 2) Classifying billboards as a principal or accessory structure;
 - 3) Adding design standards for billboards and regulations that allow, where appropriate, billboards to convert to digital displays that reflect LA-DOTD standards.
- H. *Sign regulation organization*. The City's current sign regulations are located in Section 2.23 of the Code of Ordinances in Part 2 – Schedule of District Regulations Adopted, where subsection identifiers are mislabeled as section 500 and run from subsection 501 to 529, creating confusion and disorganization. The Sign Code should be updated to renumber the section and subsections to make them consistent with the City's Zoning Appendix.
5. **Recommendations**. The City of Slidell repeal and replace current sign regulations with proposed comprehensive sign code regulations included in Exhibit A, which effectively:
- A. Replace and amend content-based regulations with similar regulations that are content-neutral.
 - B. Update the Code to reflect technological advancements in electronic message centers, digital display, and other sign standards and operations.
 - C. Clarify the treatment of murals, temporary signs, incidental and window signs.
 - D. Improve regulations for abandoned or blighted sign enforcement and removal.
 - E. Address and correct the sign code numbering system to reduce confusion and address.
 - F. Limit potential expansion of billboards along interstate corridors.

EXHIBIT A

PROPOSED COMPREHENSIVE SIGN CODE REGULATIONS

1. Add sign permit review fees to the list of building permit fees established in Chapter 7, Article I, Section 7-1. – Fees established:

Sec. 7-1. – Fees established.

- (1) Building permit fees.
- c. Other general fees:
 9. Sign Permits – Sign permits fees are \$30.00 per sign. If a sign includes electrical lighting, the permit fees must include the fees for an electrical permit as well as dictated by this fee schedule.

2. Add a reference to Sign Code regulations within Appendix A, Part 2, Sec. 2.615 as follows:

Sec. 2.615.

Sign regulations: Multi-family residential areas shall be allowed one (1) monument sign per development site in accordance with **Section 2.23. – Sign Regulation** of this Code.

3. Update the reference to Sign Code regulations within Appendix A, Part 2, Sec. 2.16A. – C-1 Fremaux Avenue Business District as follows:

Sec. 2.16A11 Design standards. All new buildings, additions to buildings or improvements to buildings in the C-1 district in existence prior to the adoption of this ordinance shall be designed and conform with the following design standards:

- (e) False facades are prohibited.
- (f) All signs shall conform with **Section 2.23. – Sign Regulation of this Code.**

4. Update the reference to Sign Code regulations within Appendix A, Part 2, Sec. 2.16B. – C-1A Fremaux Avenue/Shortcut Highway District as follows:

Sec. 2.16B11 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:

* * *

- (3) All buildings shall be sided on all sides with wood siding, wood-appearing siding, stucco or face brick, or any combination thereof.
- (4) All signs shall conform with **Section 2.23. – Sign Regulation of this Code.**

* * *

5. Remove the reference to Sign Code regulations within Appendix A, Part 2, Sec. 2.18. – C-4 Highway Commercial district as follows:

* * *

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

* * *

- (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 in height with a maximum of eight feet in height, and shall be constructed and maintained with not less than 90 percent of the surface area impervious to light. No fence shall be constructed in the first twenty-five feet 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.~~

* * *

6. Repeal and replace existing Sign Code regulations located in Appendix A, Part 2, Sec. 2.23 Sign Regulation, with clear, content-neutral requirements that provide for the safe placement and construction of signs in the City of Slidell, hereinafter referred to as the City, as follows:

Sec. 2.23. – Sign regulation.

Sec. 2.2301. Purpose.

The purpose of this section is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, well-maintained, content-neutral, and nondiscriminatory sign standards and requirements. It is the intent of this section to regulate the time, place, and manner of sign placement. It is not the intent of this section to regulate the message that signs convey; to foreclose important and distinct mediums or expression for political, religious, or personal messages; or to suggest the City should regulate the content of signs in any manner.

Sec. 2.2302. Applicability.

- (a) **Compliance Required.** The provisions of this section apply to the placement, erection, and maintenance of signs within the City.
- (b) **Permits Required.** Except as provided in the **Sec. 2–2306 - Signs Exempt from Specified Requirements**, it shall be unlawful for any person to apply, place, erect, alter the original specifications of, or relocate within the City of Slidell, any sign as defined in this ordinance, without first obtaining a sign permit from the Department of Building Safety and Permits. All electric signs shall, in addition, be subject to the provisions of the electrical code, and the permit fees required thereunder.

Sec. 2.2303. Sign Permitting Procedures.

- (a) Application for sign permits shall be made upon forms provided by the Department of Building Safety and Permits, and shall provide and include the following information:
 - (1) Name, address, and telephone number of the applicant;
 - (2) Location of building or structure, including street address or lot number to which or upon which the sign is to be attached or erected;
 - (3) A sketch of the sign placement and position in relation to nearby buildings or structures drawn to scale or clearly showing measured distances;
 - (4) Details of proposed sign drawing or advertising structure showing dimensions, plans, specifications, type of construction, and attachment to building or in the ground. Applicant must provide structural plans and details, where applicable, signed by a registered design professional certifying the sign's structure and foundation meet the wind load and deadload requirements of the current adopted edition of the International Building code;
 - (5) Name of person, firm, corporation, or association erecting the structure;
 - (6) Any electrical permit required and issued for said sign and associated documentation as submitted for approval;
 - (7) Application for a free-standing sign shall include plat or survey of the property showing where the sign is proposed to be located; and

- (8) Such other information as the building official or Planning Director shall require demonstrating full compliance with this and all other laws and ordinances of the City.
- (b) **Permit Review and Issuance.** The Department of Planning and the Department of Building Safety and Permits shall review plans and specifications for signs and the building official or their designee shall issue sign permits. All permits requested for the new construction of commercial buildings must include the signage proposed simultaneously with the building permit application submittal.
- (c) **Inspection.** The City may inspect signs or other structures regulated by this section for compliance with this Code and to determine whether the sign needs to be removed or repaired. Inspections shall be required prior to the pouring of a footing for a freestanding sign to ensure that the sign meets required setbacks.
- (d) **Revocation.** All rights and privileges acquired under the provisions of this section or any amendment thereto are revocable at any time by the City Council, and all such permits shall contain this provision.

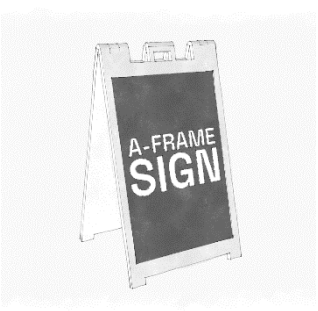
Sec. 2.2304. Fees.

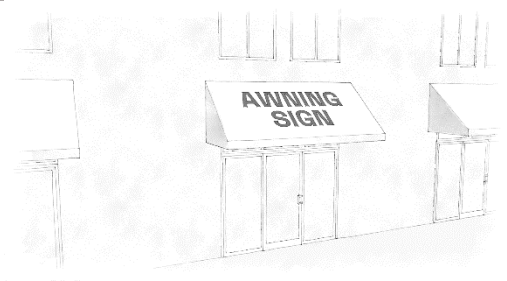
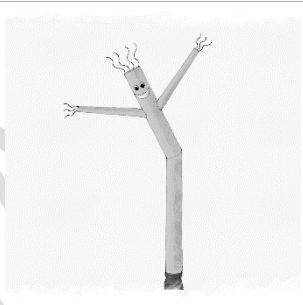

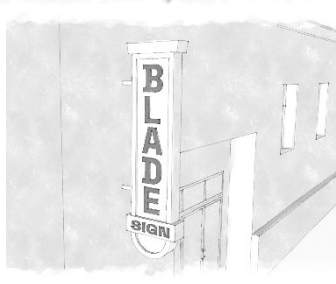
Every applicant, before being granted a permit hereunder, shall pay to the City of Slidell the permit fee for each such sign regulated by Chapter 7, Article I, Section 7-1. – Fees established within this ordinance. Fees must be paid to the Department of Building Safety, Permits & Code Enforcement.

Sec. 2.2305. Definitions and Rules of Interpretation.

Any classification of signs in this Code which purports to permit speech by reason of the type of sign, identity of the sign user or otherwise, shall be interpreted to allow commercial or non-commercial speech on a sign. No part of this section shall be construed to favor commercial speech over non-commercial speech, or one non-commercial message over another non-commercial message. To the extent that any provision of this section is ambiguous, the term shall be interpreted not to regulate speech based on the content of the message.

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

1.	A-Frame or Sandwich Board sign. Portable, moveable signs capable of standing without support or attachment. The term A-Frame Sign includes sandwich board signs.	
2.	Attached sign. Any sign attached to the exterior of a building (such as a wall, mansard, parapet, window, canopy, awning, arcade, or marquee).	

<p>3.</p>	<p>Awning sign or Canopy sign. A sign that is mounted on a roofed shelter covering a sidewalk, driveway, or other similar area.</p>	
<p>4.</p>	<p>Balloon. An individual or grouping of inflatable bag devices filled with gas/air, static or kept inflated by mechanical means, and often tied to poles or a horizontal support to serve as an attention-getting device. Includes inflatable air puppets and wind dancers.</p>	
<p>5.</p>	<p>Banner. A temporary sign consisting of a piece of flexible material such as cloth or plastic sheet attached to one or more supports.</p>	
<p>6.</p>	<p>Beacon. An upward facing light can or a series of light cans that move or rotate, but not including light cans that provide external illumination of a permitted sign.</p>	
<p>7.</p>	<p>Billboard. Any sign with a sign face more than 210 square feet, whether freestanding or affixed to another structure, upon which posters or poster sheets can be mounted or pasted thereon or on which message(s) and/or illustration(s) can be painted or otherwise applied directly thereto.</p>	
<p>8.</p>	<p>Blade sign. A sign attached to a wall in such a manner that the face of the sign is not parallel to the wall to which it is attached. This type of sign is sometimes referred to as a projecting sign.</p>	
<p>9.</p>	<p>Changeable copy sign. A sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means or manually through placement of letters or symbols on a panel mounted in or on a track system. The two types of changeable copy signs are manual changeable copy signs and electronic changeable copy signs which include message center signs (EMCs), digital displays, and Tri-Vision Boards.</p>	
<p>10.</p>	<p>Complex sign. An accessory permanent free-standing sign on the premises of a complex.</p>	
<p>11.</p>	<p>Complex. A premises with one (1) or more buildings composed of two (2) or more occupiable spaces or interrelated parts of a development, which may include one (1) or more parcels.</p>	

12.	Digital display. A display of a sign message that is made up of internally illuminated components that displays an electronic image, which may or may not include text, and is capable of changing the message periodically. Digital displays may include, but are not limited to, television screens, programmable ink, LCD, LED, or plasma displays.
13.	Drive-through sign. A sign that exceeds two (2) square feet in area that is intended to be read by a walk-up customer or from the interior of a vehicle using drive-up or drive-through service.
14.	Electronic Message Center (EMC). A sign that is capable of displaying words, symbols, figures, or images that can be electronically changed by remote or automatic means.
15.	Electric sign. Any sign containing electric wiring. This does not include signs illuminated by a detached exterior floodlight.
16.	External illumination. Artificial light located away from the sign, and which lights the sign face. The source of external illumination may or may not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.
17.	Feather sign. A vertical sign printed on a flexible material that is suspended on a curved pole.
18.	Flag. The term “Flag” shall mean any piece of cloth, or flexible material of any size, color, and design, hoisted on a flag pole permanently affixed to the ground, or displayed via a pole bracket permanently affixed to a building.
19.	Flashing sign. Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this Code, any moving illuminated sign, except digital billboards in compliance with this section, is considered a flashing sign.
20.	Freestanding sign. A sign that is supported by one (1) or more uprights or braced columns, poles, flat base or stands, or other similar structural components placed on or into the ground and not attached to any building or wall. Freestanding signs may include a changeable copy display. The term freestanding sign may be used to describe a ground mounted (aka monument) sign, pole sign, pylon, complex sign or billboard.
21.	Frontage. The length of a premises measured along the property line abutting a street right-of-way.
22.	Ground-mounted or Monument sign. A sign that extends from the ground or has support that places the bottom of the sign less than two (2) feet from the ground and not mounted on a pole.
23.	Halo illumination. A sign using a three-dimensional message or copy that is lit in such a way as to produce a halo effect. The halo effect is also known as back-lit illumination.
24.	Illuminated sign. Any sign in which an artificial source of light is used to convey or improve the visibility of a message.
25.	Illumination. A source of any artificial or reflected light, either directly from a source of light incorporated in or indirectly from an artificial source. Types of illumination include, but are not limited to internal, external, and halo.

26.	Incidental sign. Any sign that is not legible from a distance of more than three (3) feet beyond the lot line of the premises on which such sign is located; and any sign, logo, or decal, that is no greater than two (2) sq. ft. in area. Examples of incidental signs are signs for the purpose of wayfinding, warning, advertisement, or signs directed to pedestrian or vehicle traffic on a site.
27.	Inoperable vehicle. Any vehicle that cannot operate under its own power or is not currently legal for highway use. This definition is only applicable within this section for the regulation of signs and shall not conflict with the definition of inoperable vehicle in Chapter 16. For the purposes of a sign mounted or stored on a trailer, a trailer shall be considered operable if it is legal for highway use and has wheels.
28.	Integral sign. Signs for buildings when carved or etched into stone, concrete, or other building material, or made of bronze, aluminum or other permanent material or type of construction and made an integral part of the structure to which they are attached.
29.	Internal illumination. A light source that is concealed or contained within the sign and becomes visible in the darkness through a translucent surface. Message center signs, digital displays, and signs incorporating neon lighting shall not be considered internal illumination for the purposes of this ordinance.
30.	Laser lights. A device or series of devices that emit one (1) or more intense beams of light.
31.	Legal notice. Posted notice of a rule, meeting, event, or action impacting rights, obligations, or duties.
32.	Luminance. An objective measurement of the brightness of illumination, including illumination emitted by an electronic sign. Luminance is measured in candles per square foot.
33.	Manual changeable copy sign. A sign or portion thereof on which the copy or symbols are changed manually through placement or drawing of letters or symbols on a sign face.
34.	Marquee. A constructed canopy with a top surface sloped less than twenty-five (25) degrees from the horizontal and less than ten (10) feet from the operable openings above or adjacent to the marquee's level.
35.	Marquee sign. A sign painted on or attached to the vertical side of or erected on the surface of a marquee.
36.	Mural. An image that is painted directly on an exterior building wall or uses a mosaic method of application. The definition of mural does not include applied vinyl cling wrap or similar techniques. For the purposes of administering these regulations, any portion of a mural that includes text, numbers, or punctuation (any characters on a standard keyboard) shall be regulated as an attached sign and shall be subject to the size limitation of attached signs.
37.	Neon sign. A sign illuminated by a neon tube, or other visible light-emitting gas tube, that is bent to form letters, symbols, or other graphics.
38.	Nonconforming sign. A sign that was in existence prior to the adoption of this ordinance which does not conform to the provisions of this Code.
39.	Pennant. Any piece of cloth or flexible material of any size, color, and design that is attached to a string, rope, filament, or wire.

40.	Portable sign. A sign which can be carried, towed, hauled, or driven and is primarily designed to be moved rather than be limited to a fixed location regardless of modifications that limit its movability and which is without a permanent foundation or otherwise permanently anchored to a fixed location on a building or the ground. A firmly anchored sign and therefore non-portable 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.
41.	Premises. Any lot, parcel, or unplatted tract, or any combination of contiguous lots or unplatted tracts held under single ownership.
42.	Projected sign. A sign created through the projection of light onto a wall or other surface.
43.	Public or governmental signs. Any temporary or permanent sign erected by a public official or entity or quasi-public entity at the federal, state, or local government level in the performance of any duty.
44.	Public warning sign. Any sign that warns the public of possible danger or informs the public of certain restrictions (such as "Beware of the Dog" or "No Trespassing").
45.	Roof. The top covering of a building or area designed and constructed to shield the area underneath from the weather.
46.	Roof line. The term "Roof Line" shall mean the top edge of the roof or top of the parapet, whichever forms the top line of the building silhouette.
47.	Roof sign. A sign located on or above the roof of any building and extends higher than the roof peak.
48.	Sign. Sign shall include any symbol, device, image, poster, flag, banner, billboard, or wayfinding sign, whether painted upon, attached to, erected on, or otherwise maintained on any premises containing any words, letters, or parts of letters, figures, numerals, phrases, sentences, logos, emblems, or devices by which information is made known, such as are used to designate an individual, a firm, an association, a corporation, a profession, a business or a commodity or product, which is visible from any public street and is used to attract attention. The term "Sign" shall not include the following: architectural elements incorporated into the structure or facade of a building; devices, displays, or structures that are visible only from the inside of a building.
49.	Sign area. The area of the sign face together with any frame or other material forming an integral part of the display or used to differentiate such sign from the background against which it is placed. Any structure, or part of a structure, which departs from standard architectural procedures in an attempt to attract attention to the premises by reason of color scheme, building shape, or unusual architectural features shall be considered part of the sign area and is subject to all pertinent regulations. Those portions of the supports, uprights, base of a sign or area used for street address that do not function as a sign shall not be considered as part of the sign area.
50.	Sign face. That area of a sign contained in a rectangular polygon enclosing the extreme points or edges of a sign, excluding support structures. For wall signs, the area contained in the smallest rectangular polygon encompassing all individual letters and/or graphics mounted on or painted on a building.
51.	Snipe sign. A sign which is attached to vegetation of any kind, landscape materials, utility poles, public infrastructure, or fences.

52.	Streamer. A long, narrow banner, flag, or pennant or series of banners, flags, or pennants.
53.	Street address sign. An attached sign that displays the numerical address of the building or premises in conformance with Chapter 7, Article IX of the City Code.
54.	String or strip LED storefront lights. LED lights arranged in a strip, string, or tube commonly used to light storefront windows and creating a bright light.
55.	Temporary sign. A sign that is intended for short-term display, including, but not limited to a banner, pennant, poster, or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, or other like materials and that appears to be intended or is determined by the Planning Department to be displayed for a limited period of time.
56.	Unsafe sign. Any sign which because of its location, coloring, illumination, or animation interferes with motorist, cyclist, or pedestrian perception of vehicular or pedestrian traffic, intersectional traffic, traffic control devices, or 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 passersby or property.
57.	Vehicular sign. Any sign affixed to an operable or inoperable vehicle.
58.	Wall sign. A sign attached parallel to or flat against the exterior wall of a building, display surface, or structure and extends no more than twelve (12) inches from the building.
59.	Window sign. A sign attached to, adhered to, suspended behind, placed on, or painted upon a window or glass door of a building that is visible from the exterior of the building.

Sec. 2.2306. Signs Exempt from Specified Requirements.

Exhibit 2.2306 lists the types of signs that are exempt from specific requirements of this section and describes the extent of the exemption and related requirements for the specified type of sign.

Exhibit 2.2306: Signs Exempt from Certain Provisions.

Type of Sign	Description of Exemption
A-Frame or Sandwich Board Sign	No permit is required for one (1) sandwich board sign per public entrance in any commercially zoned district or the Olde Towne Preservation District, subject to the following limitations: (1) The maximum area shall not exceed six (6) square feet in area per sign face; (2) The sign may only be displayed during business hours; and (3) A minimum of four (4) feet of unobstructed public pedestrian access way shall be maintained at all times so the sign does not interfere with or create a safety hazard for pedestrians.
Holiday light display	Light displays may be installed by the City or on private property by property owners within 60 days of a holiday.

Type of Sign	Description of Exemption
Incidental Signs	<p>Limited to ten per site. No permit required for any sign that is not legible from a distance of more than three (3) feet beyond the lot line of the premises on which such sign is located; and any sign, logo, or decal, that is no greater than two (2) sq. ft. in area. With the exception of electric signs, signs not visible from public right-of-way or adjacent properties do not require a sign permit but may require a building permit. Electric signs are subject to electric permits and provisions of this Code related to illumination and speakers are also applicable.</p> <p>Stickers or engravings placed on equipment or machinery (vending machines, newspaper racks, fuel pumps and vehicles) are incidental signs. The definition of an incidental sign does not include applied vinyl cling wrap or similar techniques that provide complete coverage of the equipment or machinery.</p> <p>Snipe signs are not incidental signs.</p>
Integral Signs	<p>Limited to two (2) per site. No permits are required for wall signs when cut into any masonry surface or constructed of other incombustible materials and permanently incorporated into a building wall, provided the sign area does not exceed two (2) square feet of sign face.</p>
Flags	<p>Limited to three (3) per site. Any property owner wishing to display more than three (3) flags per site must request conditional use approval by the City Council. Each flag is limited to 210 square feet in area.</p>
Legal Notices	<p>No permit required.</p>
Street Address Numbers	<p>No permit required for property address numbers provided in conformance with Chapter 7, Article IX - Numbering Buildings of the City Code of Ordinances.</p>
Temporary Signs	<p>No permit required for temporary signs that comply with the provisions of Sec. 2.2315 – Regulation of Temporary Signs unless specified in that section.</p>
Traffic Control Signs	<p>No permit required for signs in any district complying with the provisions of this code applicable to traffic control devices.</p> <p>Specific requirements for traffic control or district identification signs along Front Street:</p> <ol style="list-style-type: none"> (1) Maximum allowable dimensions of five(5) feet high by four (4) feet wide. (2) Sign lettering must be a minimum of four inches condensed typestyle. (3) Signs must be constructed of polyurethane material and treated four by four wooden posts for lasting durability and quality. (4) Signs shall bear the City of Slidell seal. Colors shall be white (post), blue or teal (background), royal blue or white (letters). (5) Signs shall have low, permanent landscaping around the signs as approved by the City.

Type of Sign	Description of Exemption
Vehicle Signs	<p>No permit required for vehicle signs that are either:</p> <ul style="list-style-type: none"> (1) Painted on the body of an operable motor vehicle, with a total sign area of not more than sixteen (16) square feet per side of the vehicle; or (2) Permanently attached to an operable vehicle, with the total area 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.
Window sign	<p>No permit required for a sign attached to, suspended behind, or placed or painted upon, the window or glass door of a building that is visible from the exterior of the building. Window signs may not exceed a cumulative area of four square feet per site and must not cover more than 10% of the cumulative window area on a building. Only one window sign per site may be internally illuminated or include neon components and such signs must be located inside of a building.</p>

FOR APPROVAL

Sec. 2.2307. Prohibited Signs.

The signs listed in **Exhibit 2.2307** are prohibited or limited based on the conditions established herein.

Exhibit 2.2307: Prohibited Signs.

Type of Sign	Description of Prohibition
Animated Sign	Any sign with animated parts or changing images except as authorized for Electronic Message Centers (EMCs) pursuant to Sec. 2.2313 – Regulation of Electronic Message Centers.
Electronic Message Center	Other than those authorized by Sec. 2.2313 – Regulation of Electronic Message Centers.
Flashing Light or Beacon	All are prohibited, except as permitted pursuant to Sec. 2.2315 - Regulation of Temporary Signs.
Projected Sign	All are prohibited with the exception of temporary projected signs in residential districts as part of a holiday display for a maximum of 30 days.
Illegal Signs	Signs that have not received required permits, do not comply with a valid permit, and other signs that fail to comply with the provisions of this section are prohibited. See Sec. 2.2318 – Removal of Unsafe and Illegal Signs.
Inflatable or Balloon Sign	All are prohibited, except as permitted pursuant to Sec. 2.2315 - Regulation of Temporary Signs.
Obscene Signs	It shall be unlawful for any person to display upon any sign or other advertising structure any obscene matter as defined by Louisiana Revised Statutes Title 14, § 106. If the City received a complaint alleging that a sign contains obscene matter, the City shall refer such complaint to the 22 nd Judicial District Court.
Portable Signs	All portable signs are prohibited with the exception of A frame/sandwich board signs authorized by Sec. 2.2311 – Regulation of Signs in the Olde Towne Preservation District.
Revolving, Rotating, Twirling or other Moving Signs or Sign Parts	All are prohibited when containing or consisting of banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, or other similarly moving devices or signs which may move or swing as a result of wind pressure or mechanical means.
Roof Signs	All are prohibited. Attached signs that are on a mansard roof but are below the roof line are not prohibited.
Signs Containing a Mirror or Reflective or Phosphorescent Surface	All are prohibited.

Type of Sign	Description of Prohibition
Signs Emitting Sound, Vapor, Smoke, Odor, Particles or Visible Matter	All are prohibited.
Signs in Fresh Water Wetland or Salt Marsh Areas	All are prohibited, except for public or governmental signs.
Signs in Public Right-Of-Way or City-Owned Property	No sign other than a sign placed by a local, state or federal authority may be placed within public right-of-way or City-owned property, except as authorized by Sec. 2.2311 – Regulation of Signs in the Olde Towne Preservation District.
Signs Incorporating Any Laser Light	All are prohibited, except as permitted pursuant to Sec. 2.2315 - Regulation of Temporary Signs.
String or strip LED storefront lights	All are prohibited.
Signs Obstructing Egress	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 standpipe or fire escape.
Signs or Sign Structures Interfering with Traffic	This includes signs that obstruct the view of or may be confused with a traffic control or safety sign, or any official marker erected by City, state, or federal authority. It also includes signs that obstruct or impair driver vision at intersections of streets and/or driveways.
Feather Signs	All are prohibited.
Snipe Signs	This includes but is not limited to signs attached to or painted on natural features, utility poles or fence posts. It shall be unlawful for any person to attach any snipe sign to vegetation of any kind, landscape materials, utility poles, public or governmental signs, or fences.
Unsafe signs	See Sec. 2.2318 – Removal of Unsafe and Illegal Signs.
Vehicle Sign on inoperable vehicle	<p>Vehicle sign on any vehicle that:</p> <ol style="list-style-type: none"> a. Is parked or placed within 100 feet of any street and is visible from any street; b. Is parked for more than forty-eight (48) hours; or c. Occupies a required parking space for more than forty-eight (48) hours. <p>Signs placed on portable storage containers or “PODS” shall be considered prohibited vehicle signs and must be removed accordingly.</p>

Sec. 2.2308. General Sign Requirements.

(a) Placement of signs.

- (1) No person shall construct any sign without the written permission of the owner or other person in lawful possession or control of the property on which such sign is located.
- (2) No person shall erect a sign on public property other than the governmental entity responsible for such property or public utility companies or contractors occupying or working on public property pursuant to government contract or franchise. Any unauthorized sign in the right-of-way may be collected and disposed of immediately by the City.
- (3) Subdivision entrance monument signs may be placed on private property or in public right-of-way in accordance with Section 2.2309 of this code, which also stipulates that any such signs in a right-of-way must be approved by City Council prior to their construction.
- (4) Any detached sign that is 210 square feet or more shall be considered a billboard for regulatory purposes of this code, and as such shall only be allowed along interstate corridors in accordance with Section 2.2312 of this code.
- (5) No signage shall be permitted on a site without a building. Billboards shall be the only exception to this when installed in accordance with the billboard requirements within this code.

(b) Wind pressure and dead load requirements. All freestanding signs and sign structures shall be designed to meet wind pressure and deadload requirements in accordance with the International Building Code (IBC). Signs shall be certified by a registered civil or structural engineer as designed in accordance with section IBC requirements.

(c) Sign illumination. Signs can be illuminated by either exterior or interior lighting subject to the following restrictions:

- (1) Except as otherwise specifically permitted in this section, signs shall not contain any intermittent, moving, blinking, flashing, oscillating, scrolling, or fluttering lights or animated parts; nor shall any device be used that has a changing light intensity, brightness of color, or give such illusion, except as otherwise specifically permitted by this section.
- (2) Except for authorized EMCs, neon, and neon-style LED signs, the light source for any illuminated sign shall not be directly visible from adjacent streets or property as measured at the property line.
- (3) Externally installed exposed neon tubing or LED equivalent style component as part of a sign and/or on the exterior of a building shall only be permitted in the Olde Towne Preservation District when designed and installed in accordance with district standards.
- (4) Backlight silhouetted halo sign letters and graphics shall be permitted, provided the light source is fully concealed from visibility from any right-of-way as measured from the closest right-of-way to the site and sign in question.

- (5) For all signs, the level of illumination emitted or reflected from a sign shall not be of intensity sufficient to constitute a demonstrable hazard to vehicular traffic or pedestrians on any right-of-way or parking lot from which the sign may be viewed. In no event shall a sign face increase nighttime ambient illumination by more than 0.3 foot-candles when measured perpendicular to the digital sign face at a distance of 150 feet using a foot-candle light meter to measure.
 - (6) Illuminated signs within or on a property abutting a residential district shall be at least twenty-five (25) feet from the nearest residential property line.
 - (7) If illuminated, sign illumination shall not interfere with the visibility of, or obscure, an official traffic sign, device, or signal.
 - (8) If the City receives a complaint about a sign in violation of this requirement regarding sign illumination, the property owner shall be required to submit a manufacturer's or engineer's report with technical details explaining that it complies with the standards in this section within 10 calendar days. If such report is not submitted to the City within 10 days of notification, the sign must be disabled or removed.
- (d) **Required signs.** Where a federal, state, or local law requires a property owner to post a sign on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically, the owner must comply with the federal, state, or local law.
 - (e) **Traffic control devices.** Traffic control devices on private or public property must be erected and maintained to comply with the most current edition of the Manual on Uniform Traffic Control Devices (MUTCD).
 - (f) **Address signs.** Each property owner must mark their property using numerals that identify the address of the property in conformance with the **Chapter 7, Article IX – Numbering Buildings** of the City's Code of Ordinances.

Sec. 2.2309. Regulation of Signs in Residential Districts.

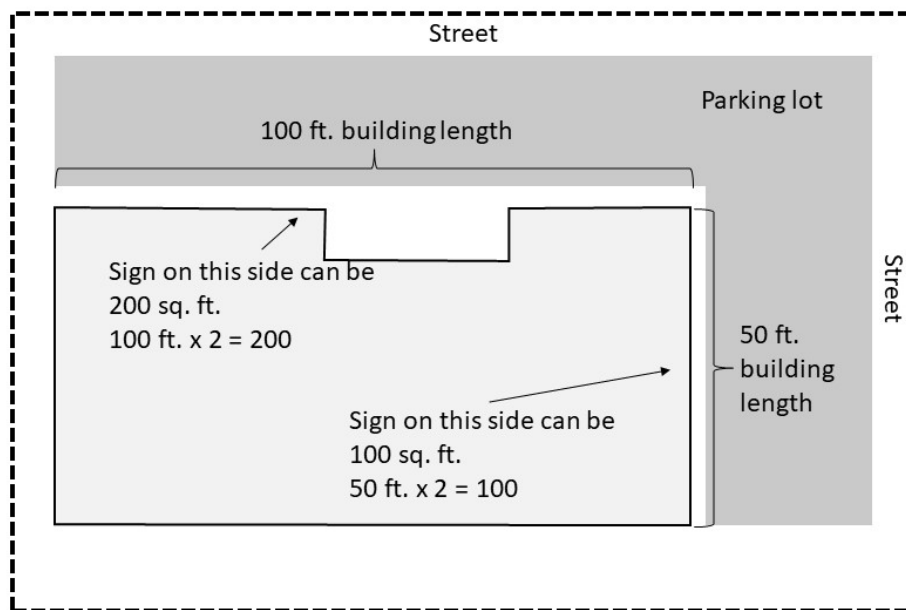
Use	Allowed Sign Type	Max. Number	Max. Sign Area	Max. Height	Additional Requirements
Multi-family complex site consisting of four (4) or more dwelling units	Monument sign or attached wall sign	One (1) per site	Sixteen (16) square feet	Four (4) feet	Must be set back a minimum of ten (10) feet from a public right-of-way; may be internally or externally illuminated.
Nonresidential uses permitted in the A-9-C Apartment-Commercial District and Residential Redevelopment District with an active occupational license					
Any non-residential use not otherwise specified in this table	Wall sign	One (1) per site	Nine (9) square feet	N/A	May be internally or externally illuminated.
Planned Unit Development or major subdivision of record	Subdivision entrance monument sign on private property	One (1) per development or subdivision	Thirty-two (32) square feet	Three (3) feet	Must be set back a minimum of five (5) feet from a raised curb.
	Subdivision entrance monument sign on a right-of-way				Shall be subject to the conditions of an agreement for use of public right-of-way that has been approved by the City Council; must comply with the intersection visibility requirements of Sec. 2.2201 of Sec. 2.22 Supplementary Regulations, Appendix A Zoning.
All uses	Temporary signs	In accordance with Sec. 2.2315 – Regulation of Temporary Signs.			

Sec. 2.2310. Regulation of Signs in Commercial (C) and Industrial (M) Zones.

(a) **Generally.**

- (1) *Applicability.* The regulations in this section apply to all C, A-5, and M zoning districts, except as otherwise modified through the planned district development approval process.
- (2) *Electrical service.* Any electrical service provided to freestanding signs or ground-mounted/monument signs shall be provided by wiring run underground from either an on-site building or electrical connection.
- (3) *Calculation of attached sign area.*
 - a. For the purposes of this subsection and the calculation of attached sign area, building width shall be measured in a straight line connecting the two (2) corners of the building and running parallel to the applicable public street or parking lot that the building faces (see **Exhibit 2.2310-1**).

Exhibit 2.2310-1: Measuring Building Width to Calculate Attached Sign Area.



- b. If attached signs are not displayed where such signage is permitted, such signage may be used on the side of the building where signage is not permitted, provided that the sign is not located on the side of a building that abuts a residentially zoned property.

(b) Signs allowed in commercial and industrial zones except the C-1 and C-1A.

Exhibit 2.2310 (b).

Allowed Sign Type	Maximum Number	Maximum Area	Maximum Height	Additional Requirements
Freestanding sign	One (1) per street frontage	<p><u>For signs set back 5-20 feet from the right-of-way:</u> 1 square foot of sign area per linear foot of street frontage on the side where the sign will be located, up to a maximum of 210 square feet of signage.</p> <p><u>For signs set back 20+ feet from the right-of-way and for signs within 100 feet of an interstate or highway:</u> 1.5 square foot of sign area per linear foot of street frontage on the side where the sign will be located, up to a maximum of 210 square feet of signage.</p>	Twenty (20) feet; this height may be increased to sixty (60) feet for signs on lots abutting an interstate highway provided that the sign is located within 100 feet of the interstate highway right-of-way.	<p>May not be located on any street frontage that faces a residential district.</p> <p>Must have a minimum set back of five (5) feet from any property line.</p> <p>Must be located a minimum of ten (10) feet from any overhead utility line.</p>
Multi-tenant free-standing complex signs limited to sites with over 450 feet of frontage along a public right-of-way	One (1) sign per each building that is at least fifty (50) feet from another building	2 square foot of sign area per linear foot of street frontage on the side where the sign will be located, up to a maximum of 210 square feet of signage.	Twenty (20) feet	Signs must be at least fifty (50) feet from the nearest sign.
Marquee signs limited to multi-tenant complexes	One (1) per building	Sign area shall be calculated as part of the permitted attached sign area; marquee sign may not exceed one hundred (100) square feet per face.	N/A	Sign shall not have more than two (2) faces.

Attached (wall) sign	Up to two (2) per building façade with a public entrance.	Two (2) times the width in feet of the building wall on which it is attached. See Sec. 2.2310(a)(3) for details regarding the calculation of sign area.	The sign may not extend above the highest point of the roof. Attached signage may be placed on a mansard roof, but shall not be above the roof peak.	Not permitted on the side of a building that abuts a residentially zoned property. The lowest point of signs mounted on the side of a wall, shall not be less than eight (8) feet above grade.
Blade sign	Shall count toward attached sign number limit.	Shall count toward attached sign area limit.	N/A	Must not project more than five (5) feet horizontally from a building. Must be no less than eight (8) feet above the sidewalk below the sign. Must not project into or over vehicular access drives, property lines, required setback areas, or required landscape planting areas.
Freestanding drive-through signs	Two (2) per vehicular drive-through lane. Drive-through signs do not count toward maximum number of freestanding signs.	Thirty-two (32) square feet per sign.	Fifteen (15) feet as measured from adjacent grade (the ground) to the top of the sign structure and shall include the sign cabinet.	Illuminated signs shall be screened from view from residentially zoned property. Speakers shall comply with Sec. 13.1 – Noise of the City Code and shall not face a lot that is zoned for residential use.

(c) Signs allowed in the C-1 and C-1A districts.

Exhibit 2.2310(c).

Allowed Sign Type	Maximum Number	Maximum Area	Maximum Height	Additional Requirements
Free Standing or Monument sign.	One (1) per street frontage.	Forty (40) square feet.	Five (5) feet.	<p>May not be located on any street frontage that faces a residential district.</p> <p>Must have a minimum set back of five (5) feet from any property line.</p> <p>Must be located a minimum of ten (10) feet from any overhead utility line.</p>
Blade sign.	Shall count toward attached sign number limit.	Shall count toward attached sign area limit.	N/A	<p>Must not project more than five (5) feet from the building and must be no closer than two (2) feet from the edge of sidewalk pavement or access drive, and no less than eight (8) feet above the sidewalk below the sign.</p>
Attached (wall) sign.	Up to two (2) per building façade with a public entrance.	<p>Two (2) times the width of the wall in linear feet on which the sign is attached.</p> <p>For multi-tenant buildings, individual tenant sign areas shall not exceed two (2) times the width of the frontage of the tenant's leased space in linear feet.</p> <p>See Sec. 2.2310(a)(3) for details regarding the calculation of sign area.</p>	<p>Sign may not extend above the highest point of the roof.</p> <p>Attached signage may be placed on a mansard roof, but shall not be above the roof peak.</p>	<p>The lowest point of signs mounted on the side of a wall, shall not be less than eight (8) feet above grade.</p>

Sec. 2.2311. Regulation of Signs and Murals in the Olde Towne Preservation District.

- (a) **Standards of underlying zoning district apply.** Except as otherwise provided in this section, signs in the Olde Towne Preservation District shall comply with the regulations applicable to the underlying zoning district.
- (b) **Signs must also conform to the surrounding area character.** In addition to complying with the standards and procedures for signs in the underlying zoning district, signs in Olde Towne Preservation District shall be administratively reviewed and shall not require an approved Certificate of Appropriateness (COA) from the Olde Towne Preservation District Commission (OTPDC) in order to be eligible for a permit for construction. ~~A COA is not a permit and does not authorize approval of proposed sign construction.~~
- ~~(c) In determining whether to grant a COA, the OTPDC shall consider only whether the color, size, position, method of attachment or application, durability or texture of materials, or typeface of such sign:
 - ~~(1) Is consistent with the distinctive character of the Olde Towne Preservation District and the surrounding block or neighborhood; and~~
 - ~~(2) Will not injuriously affect the character of the Olde Towne Preservation District or impair the value to the community of those buildings having architectural or historical worth.~~Under no circumstances shall the OTPDC act on a Certificate of Appropriateness (COA) for a sign or mural based on the content or message conveyed within a sign or mural.~~
- (d) **Prohibited placement.** No sign shall be displayed or placed in any manner that will disfigure or conceal any contributing element to the architectural design or detail of any building.
- (e) **Illuminated signs.** Illuminated signs are permitted in the Olde Towne Preservation District ~~subject to review and approval by the OTPDC for appropriateness with surrounding historic context and~~ in accordance with the following:
 - (1) Concealed lighting is recommended.
 - (2) Bulbs may not be exposed.
 - (3) Exposed neon or LED equivalent tubing as part of any sign and/or on a building may be permitted when designed and installed in accordance with district standards.
 - (4) Lighting should enhance the sign as well as the building on which it is mounted and conform to the criteria in paragraph (c) of this section.
- (f) **Electronic message center (EMC) signs.** Electronic message center signs or digital display signs are not permitted in the Olde Towne Preservation District. Legally established electronic message center signs in use on or before 12 June 2018 are legal nonconforming signs.

(g) Sign design standards for the Olde Towne Preservation District.

Exhibit 2.2311 (g).

Allowed Sign Type	Maximum Number	Maximum Area	Maximum Height	Additional Requirements
Murals	One (1) per site	May not extend beyond the edges of a building wall or façade. Any portion of a mural that includes text, numbers, or punctuation (any characters on a standard keyboard) shall be regulated as an attached sign and shall be subject to the size limitation of attached signs.	N/A	Must be reviewed and permitted in accordance with Sec. 2.2312 Regulation of Murals.
Blade sign	One (1) per site	Shall count toward attached sign area limit	N/A	Must not project more than five (5) feet from the building. Must be no closer than two (2) feet from the edge of sidewalk pavement or access drive. Must be no less than eight (8) feet above the sidewalk below the sign.
Attached (wall) sign	One (1) for each exterior entrance; a building on a corner lot that faces two streets may have one (1) attached sign on each street facing side.	Shall follow the maximum area in the underlying zoning district	Shall follow the underlying zoning district	
Monument sign.	One (1) per street frontage.	Forty (40) square feet.	Five (5) feet.	May not be located on any street frontage that faces a residential district. Must have a minimum set back of five (5) feet from any property line. Must be located a minimum of ten (10) feet from any overhead utility line.

Sec. 2.2312. Regulation of Murals.

- (a) **Placement.** A mural shall only be allowed on vertical surfaces of permanent construction within a defined property. Murals outside of a non-residential zoning district or the Olde Towne Preservation District are prohibited.
- (b) **Area.** A mural may not extend beyond the edges of a building wall or façade but may be applied to multiple sides of a building. For the purposes of administering these regulations, any portion of a mural that includes text, numbers, or punctuation (any characters on a standard keyboard) shall be regulated as an attached sign and shall be subject to the size limitation of attached signs.
- (c) **Materials.** A mural may be applied using paint applied directly to an exterior wall or mosaic material. A mural may not include any sign cabinet components; if such elements are proposed, the subject sign shall be considered an attached sign. Mural materials shall be durable and weather resistant to prevent premature deterioration or other unintended change in appearance. Mural materials must be appropriate to the outdoor location and climate.
- (d) **Electrical and lighting requirements.** A mural shall not include integrated illumination, electrical, or moving components but may be illuminated by non-integrated light source.
- (e) **Review.**
 - (1) Proposed murals in the Olde Towne Preservation District shall be reviewed by the Olde Towne Preservation District Commission prior to issuance of a Certificate of Appropriateness.
 - (2) Murals in zoning districts outside of the Olde Towne Preservation District shall be subject to administrative review and permitting by the Planning Department Director.
 - (3) In the review of a mural, the Olde Towne Preservation District Commission and the Planning Department Director may only consider whether a mural meets the placement, area, materials, and electrical and lighting requirements in (a) through (d) of this section. Review of proposed murals must not consider the content or message conveyed in a mural.
- (f) **Application requirements.** Applicants proposing a mural must submit the following documents to the Planning Department for review and approval. Incomplete mural permit applications will not be accepted for review:
 - (1) A notarized affidavit signed by the property owner granting permission to place the mural on the structure.
 - (2) A site plan showing the lot and structural dimensions and indicating the proposed location of the mural.
 - (3) A scaled drawing and color photo of the structure showing: the proposed mural's dimensions in linear feet; area in square feet and placement of the mural; and the dimension of the vertical surface(s) upon which the mural is proposed.
 - (4) A scaled, colored drawing of the proposed mural.
 - (5) Proposed maintenance plan and schedule that indicates who is responsible for maintenance.

- (6) A description of the paint or mosaic media to be used and the surface on which the mural will be applied.
- (g) **Maintenance and Enforcement.**
 - (1) Murals must be maintained free of chipping or peeling paint, debris, or damaged elements.
 - (2) If a property features a mural that receives a violation for either lack of maintenance or for violation of the design and procedural provisions in this code, the mural must be made to comply with this code within 30 days of notice of violation, otherwise the mural shall be painted over by the City with the property owner responsible for the costs of such action.

Sec. 2.2312. Regulation of Billboards.

- (a) **Administration of billboard regulations.**
 - (1) Any sign exceeding 210 square feet shall be considered a billboard in accordance with the sign definitions in this code.
 - (2) Billboards shall be considered an accessory use and are allowed on an undeveloped lot or on a lot with a primary structure.
 - (3) All billboards are required to receive a permit prior to their construction and shall be reviewed through the Sign and Building Permit application process.
 - (4) Minimum requirements for a billboard application. In addition to above application requirements, applicants for a billboard must also provide evidence of applicable and active LA-DOTD permit(s) in process.
- (b) **Limited location along Interstate Corridors.** Billboards may only be located along Interstate corridors established in compliance with applicable state regulations and the following standards:
 - (1) An interstate corridor includes all properties fronting on the interstate or on a LA DOTD designated service road abutting I-10, I-12 and/or I-59.
 - (2) Billboards must be a minimum distance of 3,000 feet from any other billboards, measured radially, and billboards must be setback from the interstate or service right-of-way a minimum of twenty-five (25) feet.
 - (3) No billboard shall be constructed, erected, placed, or replaced closer than three hundred (300) feet from the nearest residence.
 - (4) The minimum ground clearance for the billboard is eight (8) feet.
 - (5) Maximum height shall align with state (DOTD) requirements applicable to the site.
- (c) **Digital Display.** Digital displays shall comply with all of the following:
 - (1) Each message shall have a minimum hold time of eight (8) seconds.
 - (2) Transition between messages shall be instantaneous.
 - (3) No flashing, animation, scrolling, fading or motion is permitted.

- (4) Digital billboards shall come equipped with a light sensing device that automatically adjusts the brightness in direct correlation with ambient light conditions.
- (5) Digital billboards shall be programmed with a static default message or image so that if a malfunction occurs, the default message shall freeze the display in one (1) position.
- (d) **Nonconforming Billboards.** Existing billboards located in the City but not along an interstate corridor are legal nonconforming signs. Legal nonconforming billboards can either be dismantled and removed or be converted to digital displays subject to the requirements of subsections (d) and (e) below before 31 December 2030. After that date, only converted billboards will be considered as permanent accessory structures not subject to immediate removal.
- (e) **Digital conversion of legal nonconforming billboards.** Upon request, billboard sign faces that are part of a legal, nonconforming billboard may convert all of one or both sign faces to a digital display prior to the 31 December 2030 removal deadline, subject to the following:
 - (1) No increase in square footage of existing billboards shall be allowed;
 - (2) **Billboards prohibited from conversion.** Billboards listed in **Exhibit 2.2312-1** shall not be converted to a digital display due to the close proximity to the Olde Towne Historic Preservation District, where large electronic message centers are incompatible with district character.
 - (3) The billboards listed in Exhibit 2.2312-1 must be removed by December 31, 2030.

Exhibit 2.2312-1: Billboards Not Allowed to Be Converted to Electronic Message Centers.

Billboard location (postal address)	CBS Panel#	Number Panels	Latitude	Longitude
1380 Front Street	07-16090	1	30.283	-89.78
1410 Front Street	07-16100	2	30.282	-89.781
	07-16110			
1604 Front Street	07-11300	2	30.28	-89.781
	07-11310			
2528 Front St. (Front Street and Bayou Patassat)	07-12220	4	30.271	-89.786
	07-12240			
	07-12450			
	07-12700			
1495 Gause (Gause and Lakewood)	4124	2	30.285	-89.759
	4125			

Sec. 2.2313. Regulation of Electronic Message Centers.

(a) Generally.

- (1) Electronic Message Centers (EMCs) are increasingly deployed to provide an economic advantage to a business owner able to convey multiple displays. If unregulated, EMCs can create hazards to vehicular traffic and become a nuisance to neighboring properties.
- (2) The provisions of this section do not apply to the conversion of billboards to electronic message centers pursuant to **Sec. 2.2312 – Regulation of Billboards**.
- (3) In no event shall an EMC sign face increase nighttime ambient illumination by more than 0.3 foot-candles when measured perpendicular to the digital sign face at a distance of 150 feet using a foot-candle light meter to measure. The burden of proving compliance with this standard shall be on the property owner and not on the City.
- (4) If the City receives a complaint about a sign in violation of this requirement regarding sign illumination, the property owner shall be required to submit a manufacturer's or engineer's report with technical details explaining that it complies with the standards in this section within 10 calendar days. If such report is not submitted to the City within 10 days of notification, the sign must be disabled or removed.

(b) Prohibited. EMCs are prohibited in the Olde Towne Preservation District.

(c) Commercial Districts. Freestanding signs in commercial districts, other than the C-3 Central Business District, may include up to one hundred percent (100%) of permitted sign face area as an EMC subject to the requirements for number, location, and size required for the district and the following:

- (1) **High Definition (HD) Resolution.** EMC displays shall have HD resolution displays that do not pixelate.
- (2) **Luminance.** EMCs shall have an automatic dimmer that limits the brightness based on ambient light conditions.
- (3) **Frequency of message change and transitions.** Each display on an EMC shall have a hold time of not less than eight (8) seconds. Transitions shall not include any animation, blinking or flashing and shall not include any blank screens. For EMCs that are divided into multiple frames, not more than one (1) frame may change in any way, other than brightness, more than once per day, unless all frames change concurrently.
- (4) **Animation.** EMCs shall not include any animation that creates the appearance of motion.
- (5) **Default Settings.** EMCs shall be programmed with a static default message or image so that if a malfunction occurs, the default message shall freeze the sign in one (1) position.

(d) Non-conforming sign conversion to EMC prohibited. No EMC shall be installed as part of or in place of any non-conforming sign unless the sign is brought into full compliance with the provisions of this Code.

Sec. 2.2315. Regulation of Temporary Signs.

- (a) **Generally.** Subject to the sign area limitations and the provisions of this section, temporary signs shall:
 - (1) Be allowed in any zoning district;
 - (2) Not be located within any right-of-way whether public, dedicated or owned in fee simple, or as an easement;
 - (3) Not be placed on any utility pole, streetlight, vegetation of any type, or on public property;
 - (4) Not be illuminated.
 - (5) Not be displayed for more than seven (7) days.
- (b) **Standards.** Temporary signs are subject to the following standards, unless otherwise specified by this section:
 - (1) **Maximum number.** Up to ten (10) temporary signs are allowed per lot.
 - (2) **Area.** Total allowable cumulative area of all temporary signs must not exceed 32 s.f.
- (c) **Other temporary signs.** Other temporary signs listed below are subject to the following limitations.
 - (1) **Beacons.** Beacons are only allowed in C and M zoning districts. In these zones, a revolving beacon or laser light upon the premises may be displayed for a period that shall not exceed five (5) days upon issuance of a sign permit for a special event. Such displays shall be permitted no more than four (4) periods per calendar year. The revolving beacon or laser light shall be securely attached to its transporting vehicle and shall not project into the public right-of-way or obstruct the vision of vehicles or pedestrians who may be entering or exiting the premises. Equipment used to operate equipment shall be subject to the provisions of **Sec. 46-1 - Noise of this Code**.
 - (b) **Balloon signs.** On a non-residential developed parcel, a balloon may be displayed once per calendar year for up to seven (7) days upon issuance of a sign permit for a special event, provided the balloon shall be securely attached to the ground or building and shall not project into the public right-of-way or obstruct the vision of vehicles or pedestrians who may be entering or exiting the premises. The balloon shall be removed from the premises upon the expiration of the permit.
 - (c) **Temporary signs installed by the City of Slidell.** In the course of governance or service provision, the City may have need to install temporary signs to preserve the health, safety, and welfare of residents and perform traditional government functions. The City may install temporary signs that do not comply with the design or duration requirements of this section.

Sec. 2.2316. Sign Maintenance.

- (a) **Generally.** All signs shall be maintained in good structural condition. All signs shall be kept neatly painted, excluding galvanized or rust resistant metals. All sign

cabinets must be enclosed with a sign face or panel. This panel may be blank but may not be composed of plywood or wood planks.

- (b) **Authority to correct or remove.** The building official or designee 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 (e.g., faded, torn, damaged, broken, or weathered) 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 pursuant to **Sec. 2.2318 – Removal of Unsafe and Illegal Signs.**

Sec. 2.2317. Nonconforming Signs.

- (a) Any sign lawfully erected prior to the effective date of this ordinance and in compliance with this ordinance, with the exception of billboards as listed in **Exhibit 2.2312-1**, shall not be required to be removed but may not be enlarged in any dimension.
- (b) Subject to issuance of a sign permit, the face of a non-conforming sign may be replaced with a new sign face equal in size.

Sec. 2.2318. Removal of Unsafe and Illegal Signs.

- (a) **Immediate removal authorized.** If the building official or their designee finds that any sign regulated herein is an immediate peril to persons or property or is found to be unsafe or illegal, the building official or their designee shall cause it to be removed summarily and without notice. Removal of such sign shall be at the expense of the business owner and/or owner of the property on which the sign is located.
- (b) Signs or sign remnants determined by the building official to have one of the following qualities shall be removed within five (5) days after written notification by the City:
 - (1) Unsafe or insecure sign or debris/remnants of a sign;
 - (2) Illegal signs; or
 - (3) Signs that are a menace to the public.

Sec. 2.2319. Violations.

Any violation of this ordinance shall be subject to the provisions of **Sec. 11-808** of the City Code.

Sec. 2.2320. 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.

* * *

6. Remove the specific sign regulations within Appendix A, Part 2, Sec. 2.26. – Residential Redevelopment District as follows:

* * *

2.2611 Regulations for conditional uses in the residential redevelopment district are: C-2 neighborhood commercial district.

* * *

(2) Lot size:

* * *

~~(d) Signs: Section 2.2307 of the Sign Ordinance No. 1490 shall apply. In addition, a freestanding sign shall not exceed ten feet in height.~~

* * *

7. Amend regulations within Appendix B, Part 3, Section 3.2. – Residential design standards, Section 3.203 Multifamily design standards, to maintain content-neutrality consistent with the rest of the sign code amendments herein, as follows:

* * *

B. Building standards.

* * *

13. Pedestrian facilities and amenities. Pedestrian improvements in multifamily developments shall be in accordance with the standards and requirements as set out in Section 2.6, A-3 Multifamily residential. Additional requirements include:

* * *

c. In conjunction with each pedestrian zone and for each ten dwelling units, or portion thereof, there shall be one bench or picnic table and one trash receptacle accessible by a sidewalk, walkway, or path that is located no more than 25 feet from a building entrance. Benches, tables, and trash receptacles shall be anchored to the ground, of an earth tone color, and shall not contain signs ~~or advertising~~. Each shall be constructed of a non-corrosive, weather-resistant material, excluding wood. Single family attached and duplex dwellings are exempt from this requirement.

* * *

8. Include specific language in the ordinance amending the sign code to spread awareness among the community regarding the timelines for implementation and compliance, as follows:

This ordinance in its entirety shall become effective on July 1, 2024. Sites containing temporary or window signage out of compliance with these requirements may be cited upon City observation of noncompliance and must be removed immediately upon the effective date.

T23-02 to be removed from the agenda at the request of the Planning Director.