

City of Slidell, Louisiana
Zoning Commission
Agenda

December 11, 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 November 20, 2023
3. **Consent Calendar**
 - a. **Z23-10:** A request to establish the zoning classification of property petitioned for annexation (A23-05), located on the west right-of-way line of East I-10 Service Road (previous Robert Street), identified as Lot 3A, Square 9, Lindberg Glen Subdivision, containing 2.434 Acres; as C-4 Highway Commercial
4. **Public Hearing**
 - a. **Z23-09:** 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, interpretation, and administration.
5. **Other Business**
 - a. Consideration of 2024 Meeting Calendar
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be January 22, 2024.



City of Slidell, Louisiana
Zoning Commission
Minutes

November 20, 2023 immediately after Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 8:24 p.m.

Commissioners Present

Richard Reardon, Chair
Gayle Green
Sandy Hicks

Commissioners Not Present

Landon Washington, Vice Chair
Michael Newton
Eric Shives

Staff Present

Danny McElmurray, Planning Director
Theresa Alexander, Planner

2. **Minutes.** Motion by Commissioner Green to approve minutes of October 16, 2023 as written; Commissioner Hicks seconded. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- a. **Z23-09:** 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. Director McElmurray stressed the need for this amendment to pass City Council, as it has been in moratorium for three years. The moratorium will expire January 23, 2024.

Commissioner Green made a motion to approve the consent agenda, with a second by Commissioner Hicks. Motion passed by a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN. These items will be on Public Hearing on December 11, 2023.

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.

Introduced by Chair Reardon. Director McElmurray discussed this request with the Commission, as well as answered questions. A motion was made by Commissioner Hicks to forward to City Council for adoption, seconded by Commissioner Green. This was approved by a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN.

- 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.

Introduced by Chair Reardon. Director McElmurray requested that this be removed from this month's agenda due to the need for more modification. A motion was made by Commissioner Green, seconded by Commissioner Hicks to defer T23-02 to a future date.

5. **Other Business**

a. Alexandra Carter with Desire Line handed out printed copies of a presentation on Multi Family Housing. Director McElmurray stated he would like to discuss this in further detail at the public hearing in December when all Commissioners are present.

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

7. **Adjournment.** Meeting adjourned at 9:06 p.m. on motion by Commissioner Green, seconded by Commissioner Hicks, and a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN.

DRAFT for Approval

Location: 1858 Fifth Street (**Figure 1**)

Owners/Applicants: Deanna and Samuel Scott Downs

Zoning: A-4 Transitional/Olde Towne Preservation District

Future Land Use: Commercial

Request: Rezone to C-1 Fremaux Avenue Business/Olde Towne Preservation District

Zoning Commission

Consent Agenda: November 20, 2023

Public Hearing: December 11, 2023

City Council (tentative)

Consent Agenda: November 28, 2023

Public Hearing: December 19, 2023

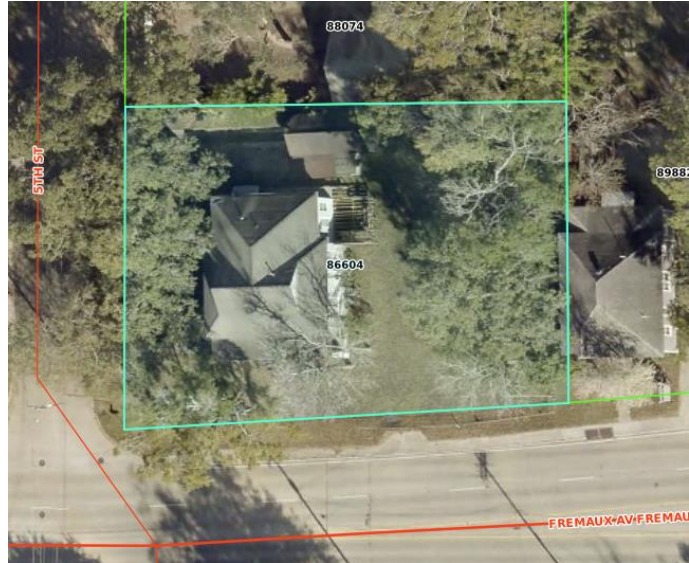


Figure 1. Location map

Recommendations

Planning Department	Zoning Commission
Approval	To be determined

Findings

1. The subject property is developed with a single-family dwelling (**Figure 2**).
2. The subject property has been in the City of Slidell since before November 4, 1986, as part of the original City Boundaries (Fritchie Map, 1936).
3. The subject property is located along the east right-of-way line of Fifth Street, forming the corner at Fremaux Ave (**Figure 4**).
4. Zoning and use of property within about 300 feet of the subject property is as follows (**Figure 3**):
 - To the north, A-6 developed with single-family dwellings.
 - To the east, C-1 developed with professional offices.
 - To the south, C-1 and A-8 developed with single-family dwellings, offices, and personal care facilities.
 - To the west, A-4 Transitional developed with offices and single-family dwellings.

5. The A-4 zoning district (current) allows the following uses: single -family residential; various civic uses; and commercial uses for offices, personal service shops (barber and beauty shops), and artist and photographic studios only.
6. The C-1 zoning district (proposed) allows the following uses: single -family residential; various civic uses; and commercial uses for boardinghouses, short-term rentals (portion of home), offices, personal service shops (barber and beauty shops), grocery and drugstores and several additional commercial office and retail uses.
7. Comparing the uses allowed in C-1 to those allowed in A-8, potential impacts from vehicular traffic, noise, odors, and lighting could possibly increase dependent on the allowed use.
8. The C-1 zoning district requires minimum lot sizes only when used for single-family residential. The subject property meets the minimum lot width of the current A-4 district and the C-1 district.
9. With its location forming the corner of Fifth Street and Fremaux Ave, the single-family use or any permitted commercial use would be like the immediate areas along Fremaux Ave, a mix between houses and small commercial businesses.
10. The property is in a special flood hazard area, in flood zone AE11. The land has an elevation of approximately 5.6 feet.
11. The Planning Department recommends approving the rezoning request for the following reasons:
 - Commercial uses allowed in C-1 would have minimum impact on the existing development on this section of Fifth Street and Fremaux Ave.
 - This property fully qualifies for the C-1 zoning as specified in the Ordinance, Sec. 2.16A02, which identifies the proposed boundaries of the district to include all properties those with frontage on Fremaux Ave.

Table 1: Comparison of A-4 and C-1 Minimum Setbacks, Height, and Lot Sizes

	Current A-4	Requested C-1	Current Property Conditions
Residential Use*			
Front yard setback (min)	20 ft or Average Building Lines	20 ft or Average Building Lines	31 ft
Side yard setbacks (min)	5 ft any one side	5 ft any one side Total 20% lot Width	L = 32ft R = 25 ft
Rear yard setback (min)	25 ft 20% lot Depth	25 ft 20% lot Depth	75 ft*
Commercial Use			
Front yard setback (min)	20 ft or Average Building Lines	50 ft	31 ft
Side yard setbacks (min)	5 ft any one side	5 ft each side	L = 32ft R = 25 ft
Rear yard setback (min)	25 ft 20% lot Depth	None**	75 ft*
Height (max)	45 ft	45 ft	Unknown
Lot area (min)	7,500 s.f.	6,000 s.f. / family	9,108.13 s.f.
Lot width (min)	75 ft**	50 ft	52 ft*
*C-1 residential setbacks and area same as A-8.			
**Setback required if lot abuts residential zoned lot; buffer shall be provided (see Sec. 2.2207).			

Figure 2: Subject Property



Figure 2. City Zoning



Figure 4. Survey

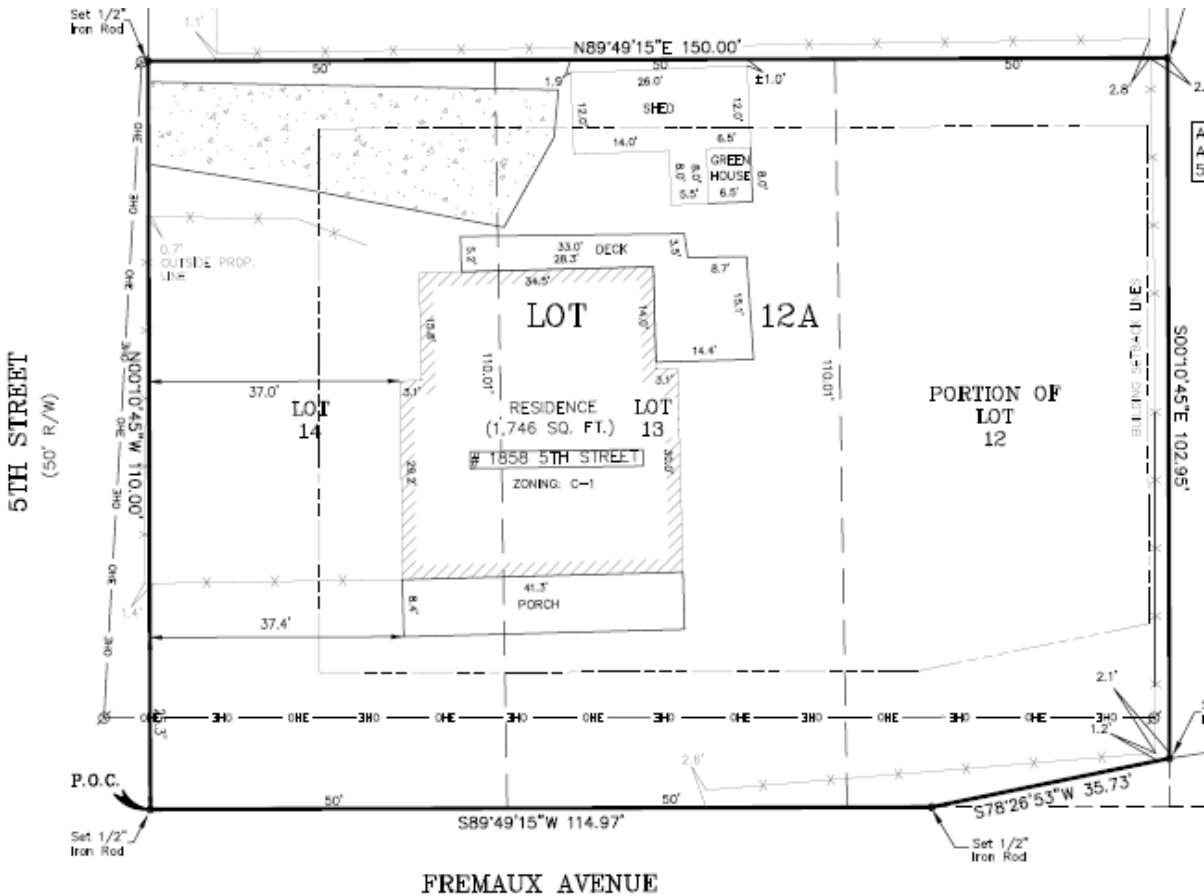


Exhibit 1 BRIEF

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

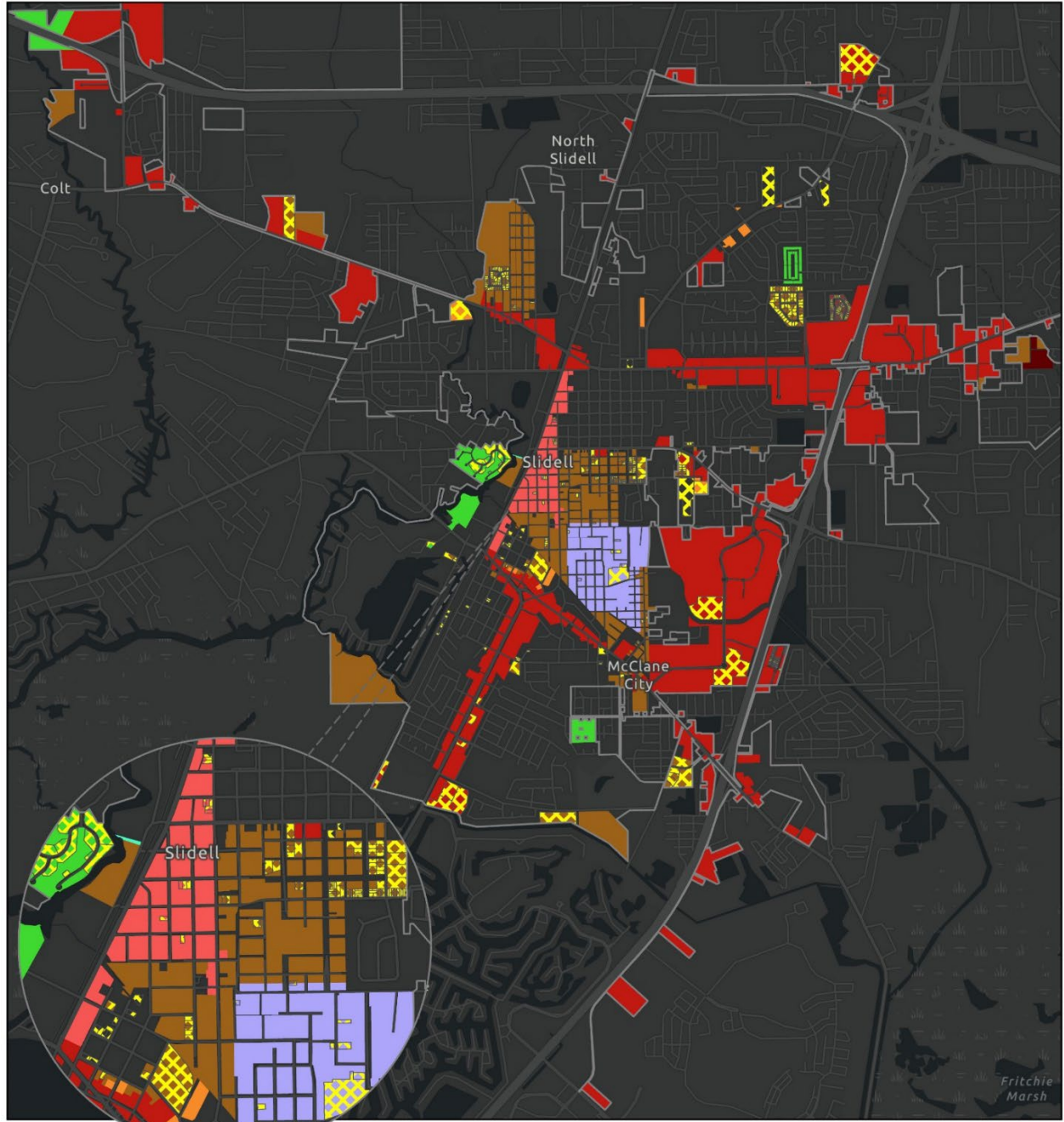
square feet is required per family unit added to the lot. In the A-8 district, a four-unit apartment would be required to have a minimum lot area of 10,500 square feet or 0.24 acres (see **Table 3**).

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 S501 and S2501, 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.

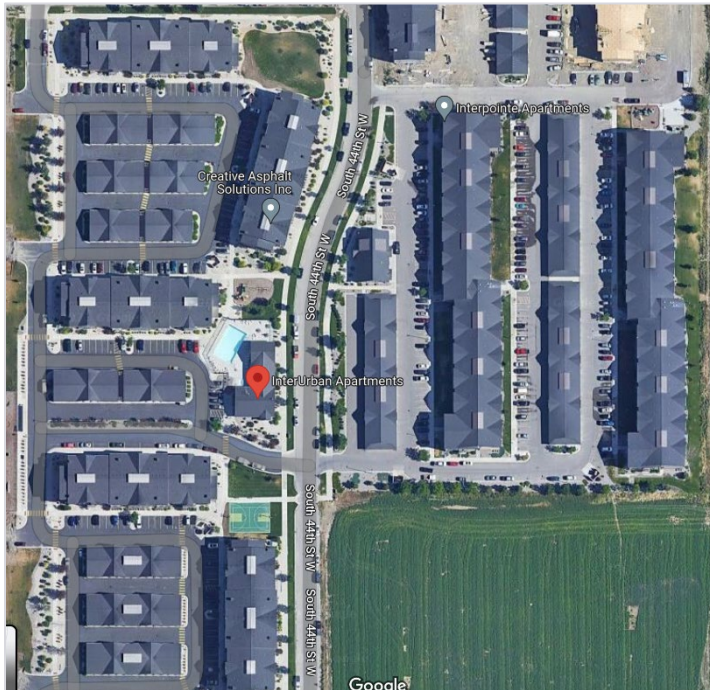
Figure 2. InterUrban Apartments, Billings, Montana.



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.

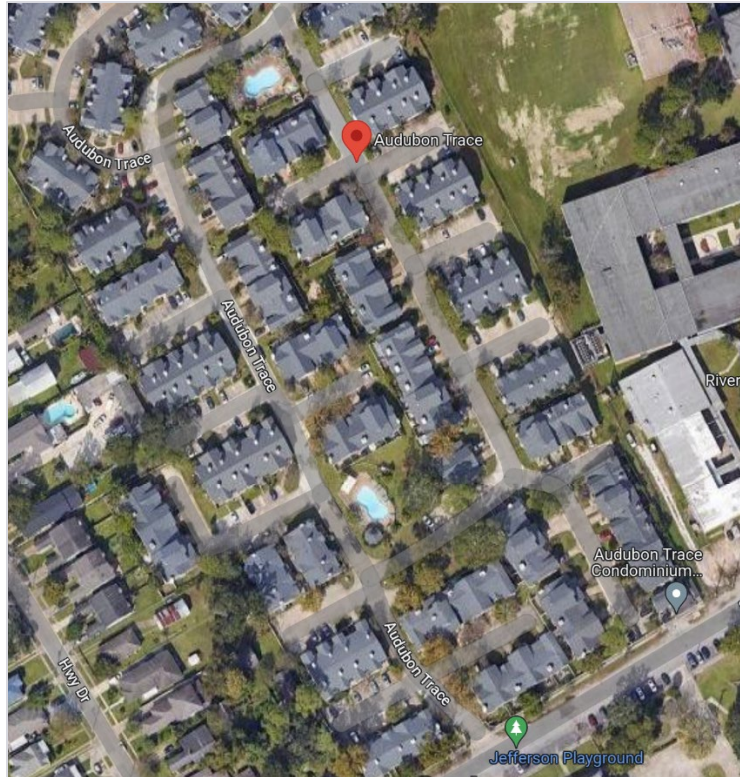
Figure 4. Audubon Trace Apartments, Jefferson, LA.



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 receptables and their enclosures.</p> <ol style="list-style-type: none"> 1. <u>Regulate in each Zoning District</u>: Place regulations governing trash receptables in each zoning district. 2. <u>Regulate via the Design Standards</u>: Place regulations governing trash receptables 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	P	P	P	P	P	P	P	P	P	P	P	P
Multi-family	-	-	-	-	P	P	P	-	-	-	P	P	C	P
Boardinghouses	-	-	-	-	P	P	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.

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The City of Slidell

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Greg Cromer
Mayor
Daniel McElmurray, AICP
Director of Planning

December 6, 2023

PLANNING & ZONING COMMISSIONS Review for Approval of Meeting Calendar for 2024

<u>Meeting Date</u>	<u>Agenda Cutoff Date</u>
January 22, 2024	December 27, 2023
February 19, 2024	January 24, 2024
March 18, 2024	February 21, 2024
April 15, 2024	March 20, 2024
May 20, 2024	April 24, 2024
June 17, 2024	May 22, 2024
July 15, 2024	June 18, 2024
August 19, 2024	July 24, 2024
September 16, 2024	August 24, 2024
October 21, 2024	September 25, 2024
November 18, 2024	October 23, 2024
December 16, 2024	November 20, 2024
January 13, 2025	December 18, 2024