



City of Slidell, Louisiana
Zoning Commission
Agenda

February 19, 2024 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 January 22, 2024
3. **Consent Calendar.** This item will be scheduled for a public hearing on March 18, 2024.
 - a. **Z24-02:** A request to establish the zoning classification of C-4 Highway Commercial of property containing 1.2 acres petitioned for annexation (A24-02), located at 1530 Shortcut Hwy along the north right-of-way line, identified as a certain parcel (Parcel A), in Section 11, Township 9 South, Range 14 East, by Solid Investments, LLC
 - b. **T24-02:** A request to amend Appendix A, Part 2, Section 2.18 – C-4 highway Commercial, of the City of Slidell Code of Ordinances; correcting omissions and clarifying regulations related to the height overlay regulations and related matters.
 - c. **T24-03:** A request to amend Appendix B, Part 3, Section 3.205 of the City of Slidell Code of Ordinances, relating to setbacks and screening requirements for residential generators and HVAC units, and related matters.
4. **Public Hearing**
 - a. **Z24-01:** A request to establish the zoning classification as C-4 Highway Commercial of property containing 1.004 acres petitioned for annexation (A24-01), located on the west right-of-way line of East I-10 Service Road (previous Robert Street), identified as Lot 2A, Square 9, Lindberg Glen Subdivision, by BMA, LLC.
 - 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.
 - c. **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**
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be March 18, 2024.



City of Slidell, Louisiana
Zoning Commission
Minutes

January 22, 2024 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 7:50 p.m.

Commissioners Present

Richard Reardon, Chair
Gayle Green
Sandy Hicks
Eric Shives

Commissioners Not Present

Landon Washington, Vice Chair
Michael Newton

Staff Present

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

2. **Minutes.** Motion by Commissioner Green to approve minutes of December 11, 2023 as written; Commissioner Hicks seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- a. **Z24-01:** A request to establish the zoning classification as C-4 Highway Commercial of property containing 1.004 acres petitioned for annexation (A24-01), located on the west right-of-way line of East I-10 Service Road (previous Robert Street), identified as Lot 2A, Square 9, Lindberg Glen Subdivision.

Commissioner Green made a motion to approve the Consent Calendar, with a second by Commissioner Shives. Motion passed by a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN. This item will be on Public Hearing on February 19, 2024.

4. **Public Hearing**

- a. **Z23-10:** A request to establish the zoning classification as C-4 Highway Commercial of property containing 2.434 acres 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.

Introduced by Chair Reardon. Director McElmurray addressed the Commission and answered questions. Commissioner Hicks made a motion to forward Z23-10 to City Council, seconded by Commissioner Green. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the motion.

5. **Other Business** None

6. **General and Public Comments.** Commissioner Hicks asked if the *Slidell 2040* Comprehensive Plan was available. Director McElmurray told her it is available on the City website. Theresa Alexander indicated the link would be sent to Commissioners on Tuesday.

7. **Adjournment.** Meeting adjourned at 8:00 p.m. on motion by Commissioner Green, seconded by Commissioner Shives, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

Location: 671 East I-10 Service Road, identified as Lot 2A, Sq 8, Lindberg Glen Subd. (**Figure 1**)

Petitioner(s): BMA LLC, Represented by Brian and Aimee Cappy, non-resident property owners.

Zoning: Parish HC-2 Highway Commercial

Future Land Use: Commercial

Requests: Annex and establish City zoning classification as C-4 Highway Commercial/C-4 Height Overlay

Parish Concurrence: Needed; request sent on December 19, 2023

Planning & Zoning Commissions

Consent Agenda: January 22, 2024

Public Hearing: February 19, 2024

City Council (tentative)

Consent Agenda: March 12, 2024

Public Hearing: March 26, 2024

Figure 1. Location Map and City Zoning



Recommendations

Planning Department
Approval

Planning & Zoning Commissions
To be determined

Current Conditions

1. The petitioned property contains 1.004 acres and is vacant land (Figures 2 and 3).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated December 8, 2023);
 - No resident property owners; and
 - One non-resident property owner, all members of which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated December 8, 2023).
3. The subject property is located on a major collector road – East I-10 Service Road.
4. Other nearby properties on East I-10 Service Road are zoned Parish HC-2 and City C-4 (Figures 1 and 4).
5. C-4 is appropriate for this location because of its location on a major road and proximity to other properties with the same or similar commercial zoning.
6. City utilities are not currently available at this location. However, the City Engineering Department is currently working to extend City water and sewer services to the east side of Interstate 10, with work scheduled to begin in April 2024 and an approximate completion in 6 months. (Figure 5) The applicants understand any development of the property after annexation will be required to connect to City water and sewer.
7. The property is in Flood Zone C which is not a Special Flood Hazard Area. Annexing this property will impact the City's CRS Rating in a positive way by increasing the area outside flood hazard areas.

Findings

8. The petitioned property is contiguous with the City's corporate limits along East I-10 Service Road, approximately 150 feet. (Figure 3)
9. The subject property is zoned by the Parish as HC-2 Highway Commercial (Figure 4). The applicants propose to establish City zoning as C-4 Highway Commercial.
10. C-4 allows similar uses as HC-2; it does not allow more intense uses.
11. For the purpose of the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is less than 90% surrounded by the City with proposed City zoning that is not more intense. The Parish needs to concur in this annexation; the Planning Department sent notice on December 19, 2023. The Parish Public Hearing is scheduled for February 8, 2024.
12. The subject property is located on a major road – East I-10 Service Road, between Gause Blvd and US Hwy 190 (Fremaux) (**Figure 5**).
13. Other nearby properties on E I-10 Service Road are zoned Parish HC-2 and City C-4 (**Figures 4 and 5**).
14. Zoning classification C-4 is appropriate for this location because of its location on a major road and proximity to other properties with the same or similar commercial zoning.

15. The Planning Department finds the annexation is reasonable for the following reasons:

- Planned City utility extensions, along with annexations, will increase the City's jurisdictional area.
- The reconfiguration of the municipal boundaries will fill in gaps, and open opportunities for additional development along this corridor.
- Supported by the City's 2040 Comprehensive Plan.

Recommendation

The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.

Figures

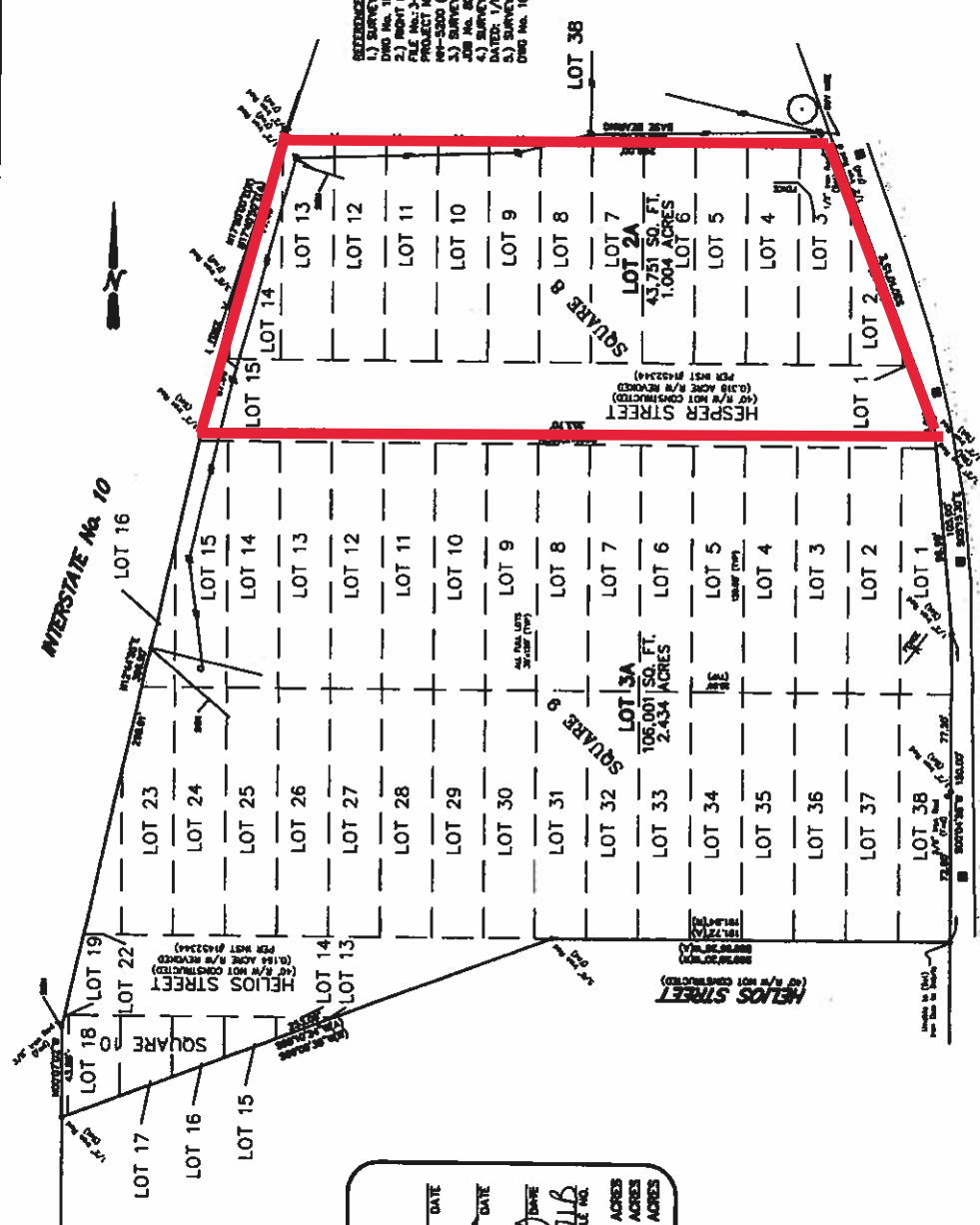
Figure 2. Street View (Feb 2023)



Figure 3. Property Survey (JV Burkes – 2008)

INSERT SURVEY

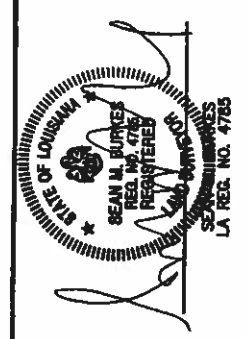
FOR REVIEW



1.) SURVEY BY: J.V. BURKES & ASSOCIATES, INC.
 DWS No. 108743; DATED: 12/7/2005
 2.) PART OF MAP BY: BPS CORPORATION, L.L.C.
 PROJECT No. 430-18; JOB NUMBER: 430-18-01
 3.) SURVEY BY: ALBERT A. LOWELL & ASSOCIATES, INC.
 JOB No. 2055; DATED: 7/21/2003
 4.) SURVEY BY: PAUL A. BORDEN; SURVEY No. 2897;
 JOB No. 2055; SOURCE OF RECORD CALLS
 5.) SURVEY BY: J.V. BURKES & ASSOCIATES, INC.
 DWS No. 108741; DATED: 1/26/2006

APPROVED:
 [Signature]
 SECRETARY OF PLANNING COMMISSION
 DATE: 5-9-2008
 FILE NO. 416716
 LOT 2A AREA: 43,751 SQ. FT. OR 1.004 ACRES
 LOT 3A AREA: 106,001 SQ. FT. OR 2.434 ACRES
 TOTAL AREA: 149,752 SQ. FT. OR 3.438 ACRES

GRAPHIC SCALE
 1" = 60 FEET
 1" = 30 FEET



J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING & ENVIRONMENTAL
 1805 SPECTRUM HWY.
 SUITE 100
 SLIDERS, LOUISIANA 70458
 E-MAIL: JVBURKES@JVBURKES.COM
 Phone: 985-649-0075 Fax: 985-649-0154
 Mississippi Phone: 228-435-5800

RESUBDIVISION OF LOTS 1-15 SQUARE 8 & 0.289 ACRES OF HESPER STREET INTO LOT 2A, SQUARE 8 LINDBERGH GLEN & LOTS 1-16 22-38, SQUARE 9 LOTS 13-19, SQUARE 10 & 0.184 ACRE HELIOS STREET & 0.048 ACRE HESPER STREET INTO LOT 3A SQUARE 9, LINDBERGH GLEN, ST. TAMMANY PARISH, LA
 Description reads to original plat of the survey. It is not intended to establish institutions or subsequent claims. Survey is not any part has original and of survey. Property is surveyed in accordance with the provisions of the Louisiana Property Boundary Survey Act for a Class "C" survey. Bearings are based on record bearings unless noted otherwise.

I certify that this plat does represent an actual ground survey and that to the best of my knowledge and belief, the same is true and correct. I am a duly licensed Professional Surveyor in the State of Louisiana. Encumbrances shown hereon are not necessarily accurate. Encumbrances of record are shown on this plat for information only. This plat is not intended to be used for any other purpose than that for which it was prepared. I have accumulated the Flood Insurance Rate Map for the property shown hereon. I am a duly licensed Professional Surveyor in the State of Louisiana.

DATE: 4/20/2008
 CHECKED BY: SMIB
 DRAWN BY: DLT
 DWG. NO.: 20080404
 SHEET 1 OF 1

BRIAN CAPPY

Figure 4. St Tammany Parish Zoning

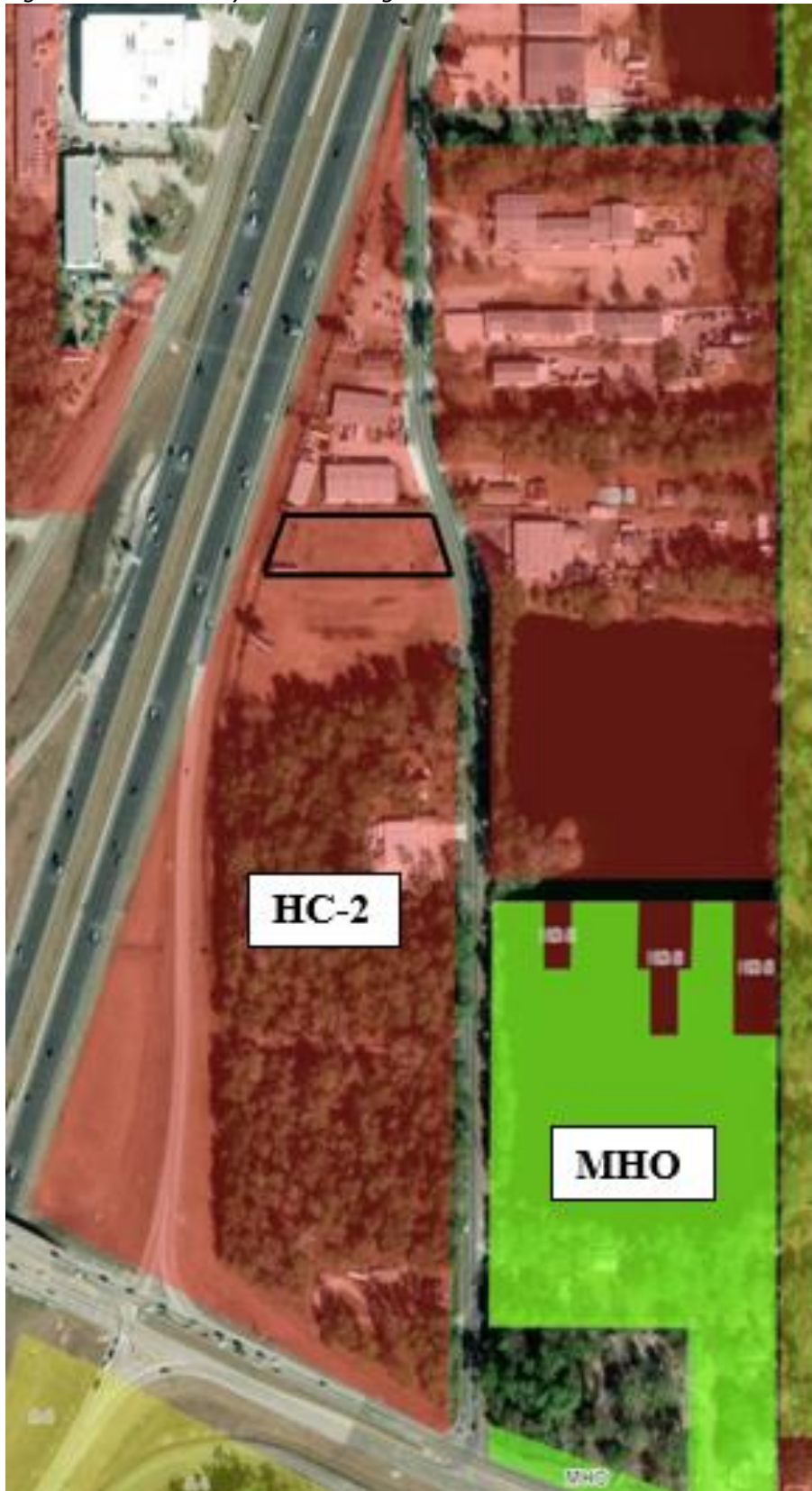
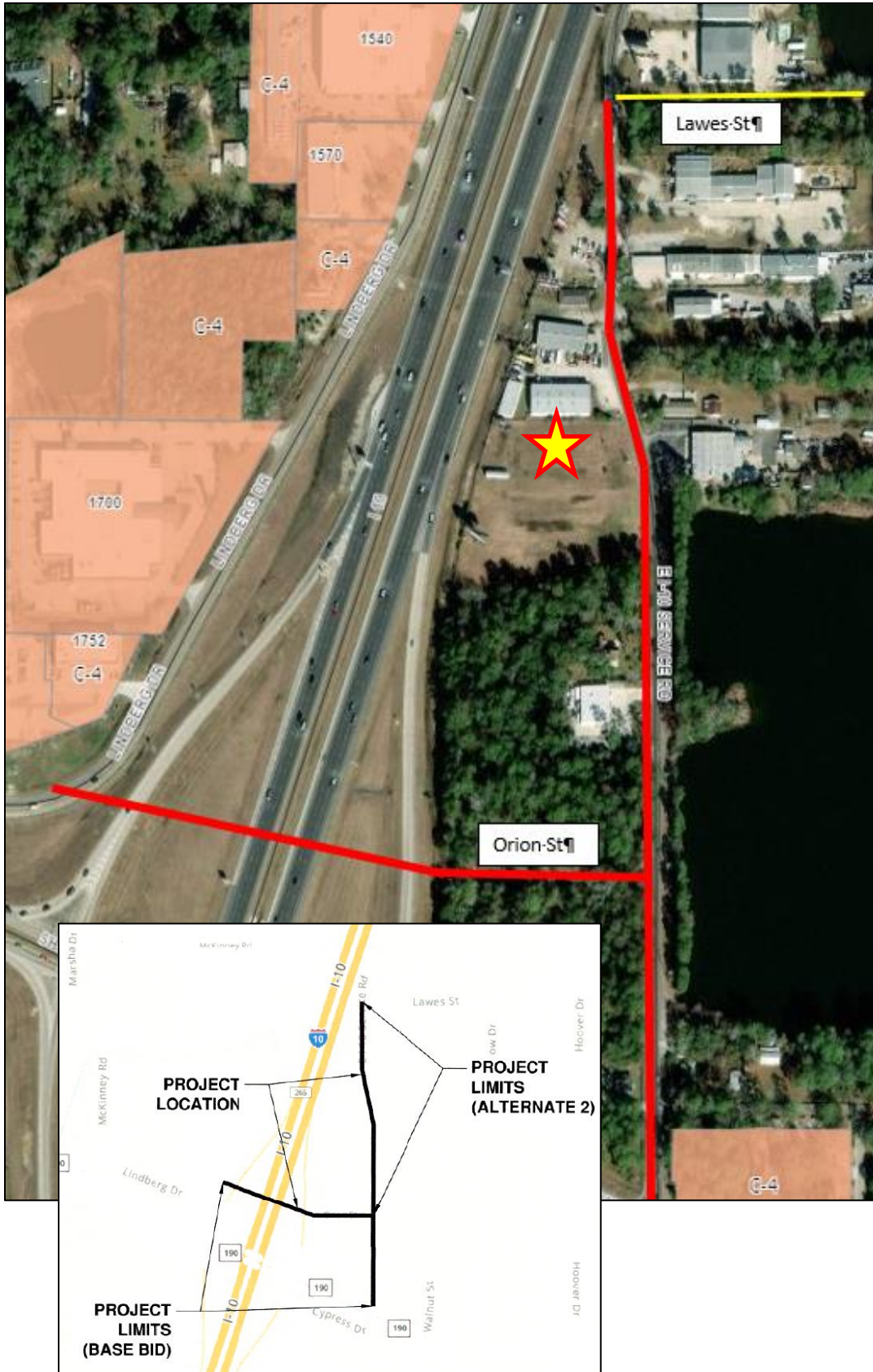


Figure 5. Proposed City and Water Service (2024)



1 Introduced _____ by Councilperson
2 _____, seconded by Councilperson
3 _____, (by request of Administration)

4
5 **Item No.** ____ - ____ - ____

6
7 **ORDINANCE NO.** _____

8
9 An ordinance amending the City of Slidell Code of Ordinances, Part
10 I, Chapter 13 – Environment, Article V. – Public Tree Management
11 and Appendix A - Zoning, Part 2, Schedule of District Regulations
12 Adopted, Section 2. Section 2.3. - Permitted residential uses, Section
13 2.15. - Planned unit development (PUD), Section 2.16A. - C-1
14 Fremaux Avenue Business District, Sec. 2.16C. - C-2W—Waterfront
15 mixed use, Section 2.18. - C-4 highway commercial, Section 2.18A.
16 - C-6 regional shopping center district, Section 2.19. - M-1 planned
17 industrial district, Section 2.21. - O-L open land district, Section 2.22.
18 - Supplementary district regulations, Section 2.25 – Protection of
19 existing trees and landscaping requirements, Section 2.6. - A-3
20 multifamily residential; Appendix B - Subdivision Regulations, Part 3.
21 - Design Standards, Sec. 3.2. - Residential design standards, Sec.
22 3.3. - Commercial and mixed-use design standards, and, Part 4. -
23 Improvement Standards, Section 4.11. - Street trees, to relocate,
24 consolidate, and clarify public tree management standards in
25 Appendix A, and to reflect best practices, improve application
26 development and review, and enhance code interpretation and
27 administration in regards to citywide tree preservation and
28 landscaping standards.
29

30 WHEREAS, the City of Slidell has been National Arbor Day Foundation Tree City
31 USA since 2007, and is committed to maintaining and growing its tree canopy cover; and

32 WHEREAS, the City’s current tree and landscape standards have not been
33 substantially updated since 1995; and

34 WHEREAS, the lack of updated regulations and procedural clarity has created
35 unnecessary difficulties for local businesses wishing to locate or redevelop a site in the
36 City and for City departments managing new development applications and public
37 properties; and

38 WHEREAS, preservation of the City’s tree canopy is identified as a key goal of the
39 *Slidell 2040 Comprehensive Plan*, which focuses on limiting unauthorized tree removals
40 by enforcing the tree removal permit process and applying appropriate landscaping
41 requirements for new and redeveloped sites; and

1 WHEREAS, code amendments that more clearly reflect the community's priorities
2 to preserve trees, implement the Comprehensive Plan, ensure authorities related to tree
3 preservation are clear and administrable, and promote the benefits of trees and
4 landscaping are needed to protect the future health, safety and welfare of the City.

5 NOW, THEREFORE, BE IT ORDAINED by the City of Slidell City Council that it
6 hereby amends the City of Slidell Code of Ordinances, Part I, Chapter 13 – Environment,
7 Article V. – Public Tree Management and Appendix A - Zoning, Part 2, Schedule of District
8 Regulations Adopted, Section 2.3. - Permitted residential uses, Section 2.15. - Planned
9 unit development (PUD), Section 2.16A. - C-1 Fremaux Avenue Business District, Sec.
10 2.16C. - C-2W—Waterfront mixed use, Section 2.18. - C-4 highway commercial, Section
11 2.18A. - C-6 regional shopping center district, Section 2.19. - M-1 planned industrial
12 district, Section 2.21. - O-L open land district, Section 2.22. - Supplementary district
13 regulations, Section 2.25 – Protection of existing trees and landscaping requirements,
14 Section 2.6. - A-3 multifamily residential; Appendix B - Subdivision Regulations, Part 3. -
15 Design Standards, Sec. 3.2. - Residential design standards, Sec. 3.3. - Commercial and
16 mixed-use design standards, and, Part 4. - Improvement Standards, Section 4.11. - Street
17 trees, to relocate, consolidate, and clarify public tree management standards in Appendix
18 A, and to reflect best practices, improve application development and review, and
19 enhance code interpretation and administration in regards to citywide tree preservation
20 and landscaping standards, in accordance with the following:

21
22 **Chapter 13 – Environment.**

23 * * *

24 **ARTICLE V. - Reserved.**

1 * * *

2 **APPENDIX A – ZONING**

3 * * *

4 **PART 2. - SCHEDULE OF DISTRICT REGULATIONS ADOPTED**

5 * * *

6 **Section 2.3. - Permitted residential uses.**

7 **2.301**

8 * * *

9 All multifamily, civic and commercial uses shall conform with buffer, landscape, and
10 parking regulations contained in sections 2.2207, 2.25 and 4.1.

11 * * *

12 **Section 2.15. - Planned unit development (PUD).**

13 **2.1507 Final plan stage.**

14 * * *

15 (3) Land clearing plan. A land clearing plan drawn at the same scale as the site
16 plan, containing the information described in section 2.25(C)(3) of the zoning
17 ordinance.

18
19 **Section 2.16A. - C-1 Fremaux Avenue Business District.**

20 **2.16A10**

21 Tree and landscaping requirements in the C-1 district are as follows: All developments
22 shall be designed in accordance with section 2.25 of the zoning ordinance except that
23 the required ten-foot planting area may be reduced to five feet.

24 * * *

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

1 **2.16C07**

2 Landscaping. Landscaping must meet requirements established in Appendix A, Section
3 2.25 of this Code.

4 * * *

5 **Section 2.18. - C-4 highway commercial.**

6 **2.1801B**

7 * * *

8 (2) Yards:

9 a) Front: Street landscape area to be minimum depth of 20 feet, landscaped in
10 accordance with section 2.25. No access to storage units shall be permitted
11 from the front yard or any yard facing a public right-of-way.

12 * * *

13 (7) Landscaping: Landscaping shall be in accordance with section 2.25.

14 * * *

15 **Section 2.18A. - C-6 regional shopping center district.**

16 * * *

17 **2.18A08**

18 Trees and landscaping in the C-6 district: Appendix A, Section 2.25 of this Code shall
19 apply.

20 * * *

21 **Section 2.19. - M-1 planned industrial district.**

22 * * *

23 **2.1902**

24 Buffer zone requirements in the M-1 district are as follows: A minimum ten-foot wide
25 landscape buffer zone and a 20-foot building setback shall be maintained along all lot

1 lines adjacent to property zoned and/or developed for uses of a lesser intensity. The buffer
2 zone shall meet all other requirements of Section 2.25(C)(6). Additionally, all shrubs shall
3 be nursery stock of no less than a five-gallon container size at planting.

4 * * *

5 **2.1903**

6 Landscape requirements in the M-1 district are as follows: A 15-foot wide planting area
7 shall be maintained along all property lines that abut public rights-of-way and a 25-foot
8 building setback shall be maintained from the property lines that abut public waterway
9 and street rights-of-way. All other requirements of Section 2.25 apply.

10 * * *

11 **Section 2.21. - O-L open land district.**

12 **2.2107**

13 All landscaping shall meet the requirements of Section 2.25.

14 * * *

15 **Section 2.22. - Supplementary district regulations.**

16 * * *

17 **2.2207**

18 Buffer zone requirements shall be as set forth in Section 2.25(C)(6).

19 **2.2208**

20 In the event that there exists on the property in either zone a fence meeting the buffer
21 requirements of Section 2.25(C)(6)(c), said fence being within 12 inches of the abutting
22 property lines, no additional fence shall be required to be built if one of the following
23 conditions is met:

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

3 (2) The owner of the higher density property obtains from the owner of the low
4 density property permission to be responsible for the maintenance and
5 necessary repairs of the fence and ensure its continued effectiveness as a buffer
6 in perpetuity. This agreement shall be in writing and recorded with the Clerk of
7 Court for the Parish of St. Tammany prior to issuance of a building permit.

8 Further, if in response to federal flood zone requirements, city drainage requirements or
9 other events the grade of the high density, commercial or industrial zoned property is
10 raised, the owner of said property will at that time be required to provide a buffer zone
11 fence meeting the requirements of Section 2.25(C)(6)(c).

12 **2.2209 through 2.2212**

13 **Reserved.**

14 * * *

15 **Section 2.25**

16 **Section 2.25. Tree Preservation, Landscape, and Public Tree Management.**

17 **A. GENERALLY.**

18 1. *Purpose.* These tree preservation and landscape requirements are intended to:

- 19 a. Beautify the city.
- 20 b. Purify and cool the air by providing shade, absorbing particulates, and producing
21 oxygen.
- 22 c. Reduce flooding by slowing and capturing stormwater runoff and by returning
23 water to the environment through percolation and transpiration.
- 24 d. Improve water quality by filtering out particulates.

- e. Aid in the recharge of groundwater aquifers.
- f. Retain topsoil and reduce soil erosion.
- g. Reduce demand on the City's drainage infrastructure.
- h. Provide a wildlife habitat where birds and animals can find food, nest, and be protected from predators and the environment.
- i. Provide screening and buffers between low and higher intensity uses by blocking or limiting the adverse impacts of noise, light, and particulates.

2. *Applicability.*

- a. All new development or substantial improvements as defined in this Section must comply with land clearing and tree preservation requirements in Section 2.25(B) and landscape requirements in Section 2.25(C).
- b. Trees not approved for removal must comply with tree protective measures per Section 2.25(B).
- c. Stewardship of applicable public areas by the City shall be provided in accordance with Section 2.25(D).

3. *Permits, Licenses, and Certifications.*

- a. *Permit application.* The Department of Planning reviews and acts on all tree removal, land clearing, and landscaping permits, with the exception that the Department may refer proposed alternative landscape plans to the Planning Commission for review and approval at the discretion of the Director of Planning.
- b. *License and certification requirements.*
 - 1) *Tree removal.* A Louisiana State Licensed Arborist must apply for tree removal permits.

1 2) *Land clearing*. A Louisiana State Licensed Arborist or General Contractor
2 must apply for land clearing permits.

3 3) *Landscape plans*. Landscape plans must be prepared and stamped by a
4 Louisiana Licensed Landscape Architect in compliance with Section
5 2.25(C)(3) and applicable Louisiana Revised Statutes.

6 4) *Landscape installation and planting*. A Louisiana Licensed Landscape
7 Architect or Louisiana Licensed Horticulturist must supervise all landscape
8 plantings installed per a required landscape plan. Yard work (cutting lawns,
9 edging, and hand-weeding beds) is not regulated by State licensure.

10 5) *Planting certification*. Upon installation, the Louisiana Licensed Architect or
11 Horticulturist who submitted the plan must certify in writing the installed
12 plantings are in accordance with the approved plan.

13 4. *Fees*. Must be provided in accordance with Appendix F of this Code.

14 5. *Definitions*.

15 a. *Branch*. An outgrowing shoot, stem, or twig that grows from the main stem or
16 trunk.

17 b. *Caliper*. The diameter measurement of the stem or trunk of plants grown in or
18 obtained from a nursery.

19 c. *Canopy*. The portion of the tree that includes the branches.

20 d. *Container*. A flat, pot, tub, etc., usually made of plastic, wood, ceramic, or metal,
21 used to grow or hold one or more plants and which generally prevents the growth
22 of roots beyond its side walls or bottom.

- 1 e. *Critical Root Zone (CRZ)*. The equidistant extent of the majority of a tree's root
2 system from the tree trunk around a tree trunk in all directions, determined by
3 multiplying the tree DBH (diameter at breast height) in inches by 12 and
4 measured in linear feet at ground level.
- 5 f. *Deciduous*. Plants that shed all their leaves at the end of the growing season and
6 remain leafless throughout the winter or dormant period.
- 7 g. *Diameter Breast Height (DBH)*. On the tree trunk, measure the circumference
8 outside the bark at 4.5 feet above grade on the uphill side of the tree; divide the
9 circumference by π ($\pi = 3.14$) to get the trunk diameter. Diameter may also be
10 measured by use of a caliper tool.
- 11 h. *Evergreen*. A plant which has foliage that remains green and functional through
12 more than one growing season.
- 13 i. *Hardscape*. Non-living, human, or machine-made features or structures that are
14 constructed using durable materials such as concrete, brick, stone, or metal;
15 these features are typically immovable and include elements such as driveways,
16 walkways, patios, pools, retaining walls, fences, and similar structures.
- 17 j. *Invasive species*. A plant species that is not native to Louisiana and may rapidly
18 dominate the beneficial plants that have evolved in local native habitats. These
19 invaders out-compete native species, are very prolific, are not usually affected by
20 native insects or diseases, and grow very rapidly. Introduction may cause
21 economic or environmental harm.
- 22 k. *Landscape area*. Refer also to Section 2.25(C).

1 1) *Buffer landscape area.* That vegetated planting area of a required depth
2 and extent between a more intense and a less intense use which is
3 intended to shield the less intense use from the adverse effects of light,
4 noise, and particulates created by the more intense use.

5 2) *Open space landscape area.* That vegetated planting area consisting of
6 portions of the site reserved for trees, landscaping, or other vegetative
7 ground cover and where structures and hardscape are not permitted; this
8 area in calculation is considered separate and not synonymous with
9 buffer, parking, or street landscape areas.

10 3) *Parking landscape area.* That vegetated planting area within and on the
11 immediate perimeter of private parking lots but not inclusive of the public
12 right-of-way (ROW).

13 4) *Street landscape area.* That vegetated planting area of a required depth
14 and extent along a property frontage at the boundary between any public
15 right-of-way (ROW) and the private property, not inclusive of the public
16 ROW.

17 l. *Landscape irrigation contractor.* A Louisiana licensed contractor specializing in
18 the construction, installation, connection, repair, maintenance, improvement, or
19 alteration of any portion of a landscape irrigation system, including the required
20 wiring for that system.

21 m. *Licensed arborist.* A professional who recommends or executes tree-surgery type
22 work, including tree removal, pruning, trimming, cabling, fertilization, and cavity
23 work, who is licensed by the State of Louisiana in accordance with Louisiana

1 Revised Statutes. A Utility Arborist License is required for a professional who
2 recommends or executes the removal of trees or portions of trees along any
3 utility easement, servitude, or right-of-way (ROW).

4 n. *Licensed landscape architect.* A professional who prepares landscape design
5 plans, landscape grading and drainage plans, landscape irrigation plans, planting
6 plans, and related landscape construction details and specifications for a fee,
7 who is licensed by the State of Louisiana in accordance with Louisiana Revised
8 Statutes.

9 o. *Licensed horticulturalist.* A professional who recommends and executes
10 measures for interior and exterior beautification through the use of nursery stock
11 or sell or lease and maintain nursery stock, who is licensed by the State of
12 Louisiana in accordance with Louisiana Revised Statutes. Horticulturalists are
13 not authorized to draw landscape plans for a fee.

14 p. *Open space.* Space on a lot, parcel, or tract that is not developed with a structure
15 or hardscape. Open space consists of natural vegetation or landscaping
16 consisting of trees, shrubs, flowers, or vegetative cover.

17 q. *Perennial.* A plant that lives for more than two years; the foliage of herbaceous
18 perennials may back in fall and winter, but the roots and rhizomes persist. The
19 term is also used to distinguish those plants with little or no woody growth from
20 trees and shrubs.

21 r. *Planting season.* The preferred time of year for installation of trees and shrubs to
22 ensure the plant's successful establishment and root growth is between October

1 and March. Palm species require warm season planting (May to September) for
2 best results.

3 s. *Right-of-Way (ROW)*. That portion of land dedicated for use as a public
4 thoroughfare, providing a legal right of passage between private properties. In
5 addition to the roadway, it typically includes public infrastructure such as curbs,
6 sidewalks, lighting, overhead and subsurface public utilities and drainage
7 facilities. The boundary of the ROW separates publicly owned property from
8 adjacent privately owned property.

9 t. *Shrub*. Generally smaller than a tree; a small-to-medium-sized perennial woody
10 plant. Unlike herbaceous plants, shrubs have persistent woody stems above the
11 ground. Shrubs can be either deciduous or evergreen.

12 u. *Substantial Improvement*. Any repair, reconstruction, rehabilitation, alteration,
13 addition or other improvement of a building, structure, or premise, the cost of
14 which equals or exceeds forty-five percent (45%) of the value of the structure
15 before the improvement or repair is started. If the structure has sustained
16 substantial damage, any repairs are considered substantial improvement
17 regardless of the actual work performed.

18 v. *Tree*. A wood perennial, usually having a single trunk, normally exceeding 10 feet
19 in height at maturity; specific regulations per this section may address the
20 following tree types:

21 1) *Large tree*. Any self-supporting woody plant of a species which
22 normally grows to an overall height greater than 40 feet, usually with

1 one main stem or trunk and many branches; it may also appear to
2 have several stems or trunks.

3 2) *Heritage tree*. Any non-invasive tree with a DBH equal to or greater
4 than 24 inches.

5 3) *Protected tree*. Any non-invasive tree where the DBH is equal to or
6 greater than 12 inches.

7 4) *Small tree*. Any self-supporting woody plant of a species which
8 normally grows to an overall height less than 40 feet, usually with one
9 main stem or trunk and many branches; it may also appear to have
10 several stems or trunks.

11 w. *Trunk*. The stem and main woody axis of a tree, as distinct from, branches, limbs,
12 and roots, which is an important feature in tree identification, and which often
13 differs markedly from the bottom of the trunk to the top, depending on the
14 species.

15 x. *Vegetative cover*. Mixed vegetation within that portion of a property upon which
16 living elements such as trees, shrubs, groundcover, grass, and other plants
17 inhabit; it includes natural or cultivated vegetation that provides greenery,
18 contributes to ecological balance, and enhances the visual appeal of the area.

19 y. *Woody plant*. Vegetation, typically trees and shrubs producing hardened stems
20 and trunks that persist above ground from year to year in their environment.

21
22 **B. LAND CLEARING AND TREE PRESERVATION.**

- 1 1. *Purpose.* To preserve existing trees, protect trees during construction, require
2 planting of new or replacement trees, and provide for the remediation of damaged
3 trees.
- 4 2. *Applicability.*
 - 5 1. A tree removal permit is required prior to the removal of any Protected or
6 Heritage tree as defined in Section 2.25(A)(5)(v).
 - 7 2. A land clearing permit and tree survey are required prior to the removal of five (5)
8 or more trees greater than six inches (6") DBH.
- 9 3. *Minimum tree protective measures.* Existing trees to be preserved must be shown
10 on all demolition, grading and site plans.
 - 11 a. High-visibility plastic fencing, wooden fencing, or chain link barricade of at
12 least 48 inches in height must be installed at the edge of the tree CRZ to
13 avoid damage.
 - 14 b. Vehicles and materials are not allowed within the tree protection barricade.
 - 15 c. This temporary barricade shall be maintained throughout the entire period of
16 construction activity.
 - 17 d. Trenching within the CRZ of barricaded trees is not permitted. Only boring or
18 air spading is permitted within the critical root zone. No roots two inches (2")
19 or over shall be cut without prior arborist approval and remediation measures
20 enacted.
 - 21 e. Sidewalk bridging should be used where possible in instances of tree root
22 conflicts.

1 4. *Criteria for tree removal.* Protected or Heritage trees may only be removed for one or
2 more of the following reasons **and** only after approval by the Department of

3 Planning:

4 a. Dead or dying trees, **trees weakened by age, storm, fire or other injury, or trees**
5 **that must be removed to observe good tree management practices as supported**
6 **by a written** opinion from a Licensed Louisiana Landscape Architect or Arborist.

7 b. **Trees that pose a safety hazard to pedestrians, vehicular traffic, or buildings as**
8 **supported by a written** opinion from a Licensed Louisiana Landscape Architect or
9 Arborist, or appropriate City staff with the Department of Engineering or Public
10 Works.

11 c. **Trees located near an existing or planned building foundation, where the**
12 **owner/applicant has demonstrated that the project cannot be redesigned to**
13 **accommodate retention of the tree.**

14 1) **Trees that qualify for removal must be shown on a project site plan, and**
15 **supported with photographs that establish the relationship of the tree to**
16 **the existing or proposed structure.**

17 i. **Tree less than 30 feet tall: must be within ten (10) feet from the**
18 **building foundation or eight (8) feet from a corner of the building**
19 **foundation.**

20 ii. **Tree between 30 to 60 feet tall: must be within 15 feet from the**
21 **building foundation or 12 feet from a corner of the building**
22 **foundation.**

1 iii. Tree greater than 70 feet tall: must be within 20 feet from the
2 building foundation or 15 feet from a corner of the building
3 foundation.

4 2) Height refers to the tree height at maturity, not at planting or current
5 height.

6 4. *Remediation of damaged or distressed Protected and Heritage trees.*

7 a. *Purpose.* To retain the City's mature tree canopy, owners/developers shall
8 demonstrate their attempt, whenever feasible, to remediate damaged or
9 distressed trees before requesting a permit for their removal. Such evidence
10 shall be submitted with the request for removal for consideration by the
11 Department of Planning.

12 b. *Replacement trees.* If it is determined by the Department of Planning that the
13 damage or distress to the Protected or Heritage tree was caused by the
14 property owner, developer, or an entity contracted by them, the
15 owner/developer shall be required to plant replacement trees and/or be
16 subject to fines.

17 1) Trees removed, damaged beyond repair, or killed without a permit will be
18 required to be replaced on a one-inch DBH to one-inch caliper ratio.

19 2) Trees may be replaced by one or multiple trees whose total caliper inches
20 equals or exceeds the DBH in inches of the removed tree; replacement
21 trees must meet the minimum plant standards as found in Section
22 2.25(C)(4)(c).

1 3) *Delay in planting.* If approved by the Director of Planning, the planting of
2 replacement trees can be delayed to the beginning of the next planting
3 season to provide the best opportunity for the planting to take root and
4 survive. In no case will the planting of replacement trees be delayed
5 beyond the next planting season. The developer shall provide a
6 performance bond as a guarantee of the tree(s) replacement.

7 4) *Fines.* In addition to the cost of replacement, a fine shall be assessed for
8 the killing or removal of Protected and Heritage tree(s) without a permit.

9 Fines are based on the formula where *Tree Value =*
10 *COT+COL+COM+COER.*

11 i. COT = Cost of Tree, which includes the cost of purchasing one or
12 more trees such that the caliper inches of the replacement trees
13 equal or exceed the DBH of the tree removed, as affirmed by an
14 estimate or invoice from a nursery showing the cost of the trees.

15 ii. COL = Cost of Labor, which includes the hourly cost of the licensed
16 arborist or horticulturist and the hourly cost for each laborer times
17 the number of hours to complete the installation. The hourly rate
18 shall be based on prevailing wages.

19 iii. COM = Cost of Material, which includes all materials needed to
20 plant, support, and maintain the tree(s) for one (1) growing season.
21 Materials must be itemized on an estimate, invoice, or sales receipt
22 and be based on prevailing rates.

1 iv. COER = Cost of Equipment Rental, which includes the cost of
2 renting equipment needed for installation and the maintenance of
3 the tree/trees for one (1) growing season. Equipment rental costs
4 must be itemized in a rental contract and be based on prevailing
5 rates.

6 c. *Performance bond for delayed planting.* A performance bond, as a guarantee
7 for delayed planting, must be equal to the cost to install and maintain the
8 replacement tree(s) for one (1) year after planting. The Director of the
9 Department of Planning shall have the authority to redeem the bond and
10 cause the replacement trees to be planted or to release the bond upon
11 successful completion of the planting.

12 1) The Director of Finance shall determine the criteria for the performance
13 bond based on the City's established requirements.

14 2) The Director of Finance shall redeem or return the bond based on
15 direction of the Director of Planning.

16 d. *Payment in lieu of planting or replacement.* When plantings are impractical
17 due to lack of sufficient planting area, presence of utilities or other
18 obstructions, or lack of suitable soil and growth medium to plant a tree, the
19 Director of Planning can authorize payment in lieu of required plantings.

20 1) The amount of the payment is based on the tree value formula, where

21 $Tree Value = COT + COL + COM + COER$.

22 2) Such payment shall be applied to the City's tree maintenance budget, and
23 is separate and distinct from any fine assessed by the Director of Planning

1 for the removal without a permit, damage beyond repair, or killing of a
2 Protected or Heritage Tree.

3
4 **C. LANDSCAPE REQUIREMENTS.**

5 1. *Purpose.* To establish planting requirements for street, parking, open space,
6 buffer landscape areas, and alternative landscape plans.

7 2. *Applicability.* Landscape requirements apply to all new construction and
8 substantial improvements for industrial and commercial developments, including
9 multi-family residential, and for one and two-family dwellings and townhomes.

10 3. *Landscape Plan.*

11 a. *Applicability.* Landscape plans are required for industrial, commercial, and
12 multi-family (3 units or more) development in the following situations:

13 1) New construction,

14 2) Substantial improvements, and

15 3) Once a property has lost its legal nonconforming status. Refer to Appendix
16 A, Part 6.

17 b. *Review, approval, and appeal.* The Department of Planning shall review and
18 has the authority to approve, require modifications, or reject landscape plans.

19 Appeals of a rejected landscape plan shall be made within ten (10) calendar

20 days of the decision to the Board of Zoning Adjustment per Appendix A

21 Zoning, Part 7.

22 c. *Inspection.* After the permit holder has notified the Department of Planning
23 that the landscape installation is complete, the Department of Planning will

1 inspect the work, and either approve or require plantings modification. In the
2 latter case, the Department of Planning shall notify the permit holder of the
3 deficiencies and what is required for final approval.

4 d. *Alternative landscape plan.* To encourage more creative approaches to
5 landscaping and where existing site configurations preclude strict adherence
6 to these regulations, the Director of Planning may approve alternative
7 landscape plans or refer alternative plan applications to the Planning
8 Commission for decision-making.

9 1) *Eligible Requests for Alternative Plans.*

- 10 i. *Developed lot.* When a previously developed lot does not have
11 sufficient space or the configuration of principal and accessory
12 structures improvements preclude strict compliance with landscape
13 regulations.
- 14 ii. *Alternative arrangement.* An owner/developer of either a developed
15 or undeveloped lot may submit an alternative landscape plan that
16 rearranges or combines required landscape areas to provide a
17 creative or functional landscape.

18 2) *Ineligible requests for alternative plan approval.*

- 19 i. Lack of sufficient space for a new construction project.
- 20 ii. Lack of sufficient space for a developed site when the decision-
21 making of the current property owner created the lack of sufficient
22 space.

- 1 iii. Lack of sufficient space on a developed lot where the existing
2 improvements are to be demolished and the site redeveloped.

3 **4. Common requirements and exceptions generally applicable to landscape areas.**

4 a. *Planting requirements.*

5 1) Within all landscape areas unless otherwise specified, trees and shrubs
6 may be planted in clusters with variable spacing.

7 2) All landscape area not planted with trees or shrubs must be planted with a
8 living vegetative covering unless otherwise approved by the Director of
9 Planning.

10 3) No hardscape may be counted towards any landscape area.

11 4) No hardscape may be located in any landscaped area other than
12 exceptions listed below in **Section 2.25(C)(4)(e).**

13 b. *Camellia requirement.* All multi-family, commercial, and industrial new
14 construction or substantial improvements must plant and maintain three (3)
15 camellias for the first five (5) acres or portion thereof of property and a
16 minimum of two (2) additional camellias for every additional acre.

17 1) Any genus of the Camellia is acceptable.

18 2) The camellia can be planted in the Open Space, Parking, or Street
19 landscape areas provided that each camellia is in a location visible from
20 the public right-of-way or near a building main entrance.

21 c. *New planting standards.* New plantings shall comply with the following
22 standards:

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1) Large trees shall have a minimum height of eight feet and be a minimum of two inches in caliper at the time of planting, as determined in the American Standard for Nursery Stock, ANSI Z60.1-2004, as amended.

2) Small trees shall have a minimum height of six feet and be a minimum of one-and-one-fourth inches in caliper at time of planting, as determined in the American Standard for Nursery Stock, ANSI Z60.1 -2004, as amended.

3) Multi-stem trees, whether canopy or understory, shall have at least three stalks and be a minimum of eight feet in height above ground level at the time of planting.

4) Large shrubs shall have a container size of at least three gallons, and shall be at least three feet in height at the time of planting, and shall reach the required minimum performance height within four years of installation.

5) Small shrubs shall have a container size of at least two gallons, and shall be at least two feet in height at the time of planting, and shall reach the required minimum performance height within five years of installation.

d. *Measurement.* When the required landscaping area calculation results in a fraction, the final calculation shall be rounded up to the nearest whole number. Required planting areas do not include curbing; accessory structures, such as light poles; or hardscape such as paving stones, gravel, asphalt, or concrete.

e. *Exceptions.*

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1) For developments in zoning districts with zero lot lines, the requirement for landscape areas may be waived by the Department of Planning.

2) Sidewalks, bicycle pathways, subsurface utility lines, and overhead utility lines may cross any required Landscape Area, provided:

i. Sidewalks and bicycle pathways connect to existing trails, sidewalks, and paths.

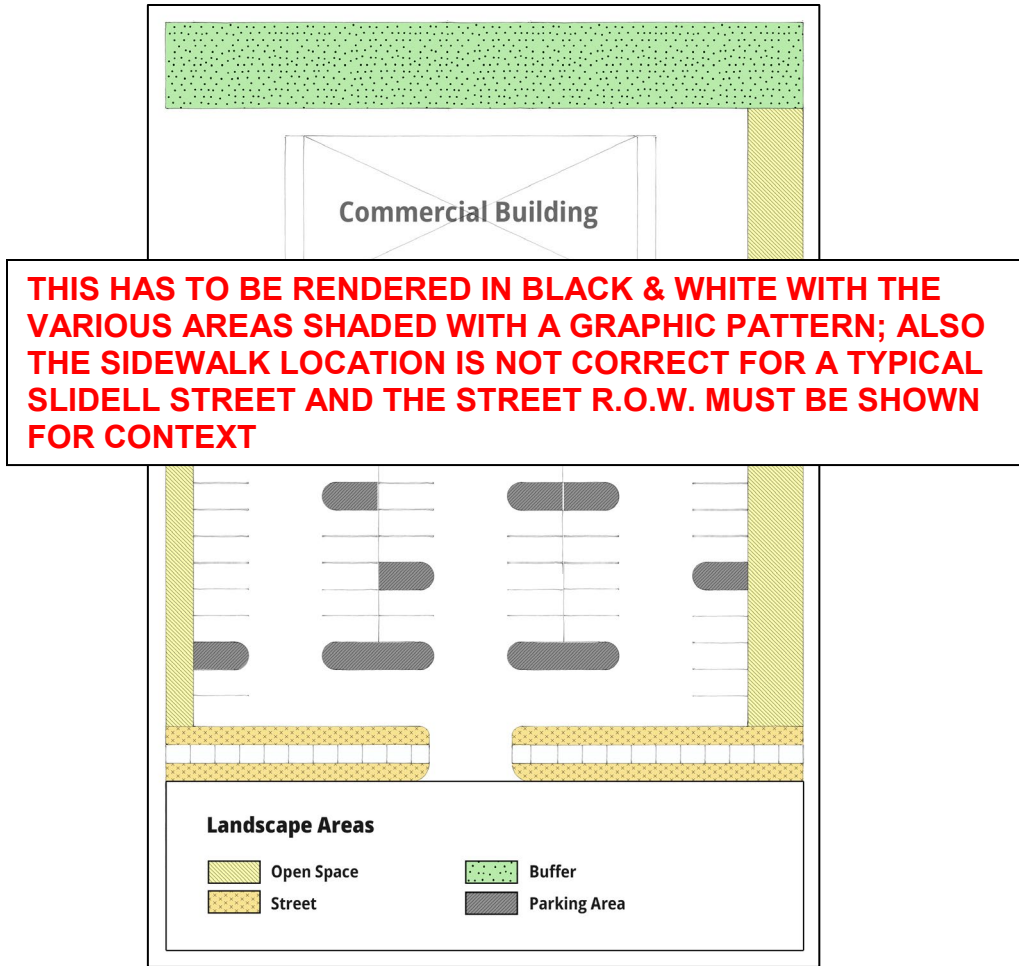
ii. The alignment of underground utility lines does not cross through the Critical Root Zone (or CRZ) of any large or small trees, and the area above the utility line is planted with a living vegetative covering.

iii. Large Trees are not planted underneath overhead utility lines, and the selection of any small trees planted underneath utility lines typically grow no higher than 20 feet at maturity.

iv. Large trees must not be planted over underground utility lines. If the public utility line runs parallel to the required Landscape Area, thereby precluding the planting of large trees, the width of the area shall be extended to ensure the Landscape Area meets the intent of standards established in this Section.

5. *Landscape areas.* Four landscape areas shall be required in accordance with this section, including Buffer, Open Space, Parking and Street landscape areas. (see Figure 2.25.1).

Figure 2.25.1 – Typical Required Landscape Areas.



6. Buffer Landscape Area.

a. *Applicability.* A buffer includes both a landscape area and an opaque fence or wall.

1) A required buffer and the entity responsible for the buffer occurs in the following conditions, whenever the conditions for permitting require a landscape plan:

i. Between a multi-family development and any existing single-family use.

1 ii. Between a commercial development and any existing single-family
2 or multi-family use.

3 iii. Between an industrial development and any existing single-family
4 or multi-family use or commercial use.

5 b. *Planting requirement.*

6 1) Must consist of a minimum of five (5) large trees, five (5) small trees, and
7 twenty (20) shrubs for every 1,000 square feet of landscape area.

8 2) All trees and shrubs shall be evergreen and dispersed evenly along the
9 shared property boundary to provide continuous screening.

10 c. *Fence requirement.* Must include an opaque fence at least six (6) feet tall to
11 block noise, light, and particulates. The Department of Planning may require a
12 taller fence and sound abatement materials to increase the buffer affect when
13 light, noise, or particulates from the more intense land use are likely to pass
14 over a six (6) foot fence without hindrance.

15 d. *Location and dimensions.*

16 1) The Buffer landscape area must extend along the shared property line
17 boundary with the less intense use(s) as identified in Section

18 2.25(C)(6)(a)(1).

19 2) The width of the buffer landscape area shall be a minimum of ten (10) feet
20 and maximum of 25 feet from the property boundary toward the interior of
21 the property.

22 7. *Open Space Landscape Area - Industrial, Commercial, and Multifamily Sites.*

23 a. *Planting requirement.*

1) For every 1,000 square feet of landscape area there shall be a minimum of 4 large trees, 5 small trees, and 15 shrubs.

b. *Location and dimensions.* Open Space Landscape Areas may be:

1) The project site must retain or provide ten percent (10%) of the overall site square footage as Open Space, in addition to required Buffer, Parking, and Street landscape areas.

2) Established by creating planting areas along a building façade, between a building and a parking area, or alongside non-buffered property lines; or

3) Made a part of other required landscape areas, but in no case shall the planting space be counted as both open space landscaping and another required landscape areas; or

4) Elsewhere on the site.

5) The minimum size of any planting area shall be 25 square feet.

c. *Exceptions.*

1) The Department of Planning can approve retention of existing vegetation in lieu of removing and replanting areas, provided that the existing vegetation consists of a mix of non-invasive trees and shrubs, and may require additional planting of trees and shrubs to meet the minimum planting requirements.

2) Stormwater drainage improvements may be counted as open space provided improvements consist of a live vegetative covering and include large or small trees and/or shrubs.

8. *Open Space Landscape Area – One or Two-family Dwellings.*

1 a. *Planting requirement.* One (1) large tree in the front or side yard visible from
2 the public right-of-way; however, if an existing Protected or Heritage tree is
3 retained it shall satisfy this requirement.

4 b. *Location and dimensions.* Every residentially zoned lot, parcel, or tract must
5 maintain a total of 20 percent of the lot, parcel, or tract as open space
6 landscape area.

7 9. *Parking Landscape Area.*

8 a. *Applicability.* Required for new construction and substantial improvement of
9 industrial, commercial, and multifamily properties with 10 or more parking
10 spaces. **Parking lots shall consist of both Endcap planting areas at the end of**
11 **each parking row and Interior Island planting areas disbursed throughout the**
12 **parking lot for maximum shade potential.**

13 b. *Planting requirements.* **Both Endcaps and Interior Island planting areas shall**
14 **consist of at least one (1) large tree and five (5) shrubs. Areas not planted**
15 **with trees or shrubs must be planted in a living vegetative covering.**

16 c. *Location and dimensions.*

17 1) *End cap.* **The Endcap planting area shall consist of a 100 square foot**
18 **planting area at the end of each row of parking. When two (2) rows of**
19 **parking abut each other, the 100 square foot Endcaps shall be combined**
20 **into one(1) Endcap with a minimum planting area of 200 square feet.**

21 2) *Interior Island.* **The Interior Island planting area shall include a minimum of**
22 **200 square feet of planting area for every 12 parking spaces and be**

1 dispersed evenly throughout the parking area to provide a consistent
2 shade canopy.

3 3) *Placement.* Tree shall be planted where trunk are a minimum of 30 inches
4 from all curbs, bollards, rear guards, or other permanent parking lot traffic
5 control elements.

6 d. *Exceptions.* The Department of Planning may approve alternative layouts of
7 the **Endcap and Interior Island planting areas** to:

- 8 1) Preserve a Heritage or Protected tree.
- 9 2) Retain a cluster of large and small trees and shrubs.
- 10 3) Accommodate Best Management Practices for stormwater management.
- 11 4) Achieve a holistic, integrated landscape plan for the site.

12 10. *Street Landscape Area.*

13 a. *Planting requirement.* For every 1,000 square feet of landscape area, a
14 minimum of four **(4) large trees, five (5) small trees,** and fifteen (15) shrubs
15 must be provided.

16 b. *Location and dimensions.* Must span the entire property frontage **along a**
17 **property frontage at the boundary between any public right-of-way (ROW)**
18 **and the private property, not inclusive of the public ROW**

19 c. The depth of the Street landscape area **shall be a minimum of ten (10) feet**
20 **and maximum of 25 feet from the property boundary toward the interior of the**
21 **property.**

22
23 **D. PUBLIC TREE MANAGEMENT.**

- 1 1. *Purpose.* The strategic planting and maintenance of trees, shrubs, and plants on
2 public property is beneficial to the City, its residents, and businesses.
3 Regulations in this section assign responsibility for public tree planting and
4 management and clarify private property owner's limited **ability to take action** on
5 public property.
- 6 2. *Responsibility.* The Director of the Department of Parks and Recreation is
7 responsible for tree and landscape planting on public property, including:
8 a. Cultivation, placement, maintenance, and removal of trees, shrubs, flowers,
9 and other plants.
10 b. Protection of trees during City construction projects.
11 c. Review and decision-making on private tree planting requests.
12 d. Maintenance of tree planting and removal records.
- 13 3. *Limited activity permitted on public property.* No private entity or person shall
14 take the following actions in a public right-of-way, park, or any other City property
15 without first submitting an application and receiving approval from the Director of
16 Parks and Recreation or Louisiana Department of Transportation and
17 Development (LADOTD), as applicable:
18 1) Plant, cut, prune, break, climb, injure or remove any tree or landscape
19 material.
20 2) Cut, disturb, or interfere in any way with the roots of any tree.
21 3) Spray with any chemicals, insecticides, or other oils; or whitewash any
22 tree.

1 4) Place any wire, rope, sign, poster, barricade, lights, electric wire, or other
2 fixtures on a tree or within the public right-of-way.

3 5) Injure, misuse, or remove any device placed to protect any tree.

4 6) Place shells, gravel, or other such material within twenty-four inches (24")
5 of any tree or impede the free passage of water and air to any tree, shrub,
6 or plant.

7 7) Park or store vehicles of any type, trailers, or other mobile equipment.

8 4. *Removal.* The City retains the authority to remove or cut back an existing tree or
9 vegetation planted in the City right-of-way or park without permission of the
10 adjacent property owner(s), where the City is not liable for compensation for the
11 removal or loss of any tree, shrub, or plant removed.

12 5. *Enforcement.* Department of Parks and Recreation employees and City Code
13 Enforcement Officers are authorized to enforce the regulations of this section.
14 Enforcement procedures must be in conformance with applicable City Code of
15 Ordinances regulations for citation and adjudication.

16 * * *

17 **Section 2.6. - A-3 multifamily residential.**

18 **2.609**

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

21 (1) A minimum landscape area five feet (5') wide shall be constructed along the
22 foundation of the building where the building faces a parking lot, street,
23 driveway, or is visible from a public street.

1 (2) The landscaping on each lot shall conform to the open space requirements of
2 Section 2.25(C)(7).

3 (3) With the exception of trees, landscape elements including shrubs shall be
4 maintained at a height to not exceed four feet (4') for security and visibility.

5 (4) Street trees and shrubs are required along all public streets per Section
6 2.25(C)(10).

7 (5) All interior medians shall be landscaped with plant material that does not
8 interfere with vehicle safety; hardscape only medians are prohibited.

9 2.610

10 Buffer Zone Requirements: Buffer zones shall be established in accordance with
11 Sections 2.2207 and 2.2208 of the Zoning Ordinance.

12 * * *

13 **APPENDIX B - SUBDIVISION REGULATIONS**

14 * * *

15 **PART 3. - DESIGN STANDARDS**

16 * * *

17 **Sec. 3.2. - Residential design standards.**

18 **3.203 Multifamily design standards.**

19 * * *

20 **B. Building standards.**

21 * * *

22 10. Landscaping. All landscaping for multifamily developments shall be in accordance
23 with the standards and requirements of Appendix A, Section 2.25. Additional
24 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 and evergreen shrubs with a mature height under six (6) 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.
- 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 composed of shrubs, perennials, and/or turfgrass shall be used on the rest of the landscape surface.

* * *

Sec. 3.3. - Commercial and mixed-use design standards.

* * *

3.303 Façade treatments for single-use sites, mixed-use and multi-tenant buildings or centers.

A. Elevations. Percentages and types of façade surfaces are provided as follows:

* * *

- 2. Side elevation. Decorative building materials are required on side elevations as follows:

* * *

- 1 b. Non-street facing. An interior side or any other side elevation that does not
2 front on or most directly face public or private street right-of-way, a street
3 easement, or access easement shall be constructed of or faced with a
4 decorative building material on 25 feet or 25 percent of the façade elevation,
5 whichever is greater, commencing at the common corner with the front or
6 street facing elevation. The remaining portion of the façade elevation shall be
7 constructed of or faced with a limited or non-decorative material, with the
8 planning director's approval.
- 9 c. Façade elevation shall be screened with small trees that have a mature
10 growth of no less than 15 feet in crown height, which shall be spaced no more
11 than eight feet apart and a continuous row of evergreen shrubs with a mature
12 height under six (6) feet. These trees and shrubs shall be planted in a
13 planting area that complies with landscape requirements found in Appendix A,
14 Section 2.25.
- 15 d. Abutting parking lot or drive-through lane. A side elevation that abuts a drive-
16 through lane or a parking lot with a parking module width of 40 feet or more
17 on the same or an adjacent or abutting property shall be constructed of or
18 faced with a decorative building material on 25 feet or 25 percent of the
19 façade elevation, whichever is greater. The decorative building material shall
20 be located along the portion of the building adjacent to the parking lot or drive
21 through lane. Landscape screening along the remaining portion of the façade
22 elevation shall be provided as set out in b. above.

1 e. Other conditions. All other side elevations may be constructed of or faced with
2 limited or non-decorative materials on 100 percent of the façade elevation.
3 For these conditions, landscape screening along the façade elevation shall be
4 provided as set out in Section 3.303(A)(2)(c).

5 * * *

6 3. Rear elevation. The building elevation facing the rear of the property may be
7 constructed of or faced with limited or non-decorative materials on 100 percent of
8 the façade elevation, provided this elevation does not:

9 a. Front on or most directly face public or private street right-of-way or a street
10 or access easement;

11 b. Abut a drive-through lane or a parking lot with a width of 40 feet or more on
12 the same or an adjacent or abutting property.

13 c. If the rear elevation meets a. or b. above, it shall be constructed of or faced
14 with a decorative building material on the greater of 50 feet or 50 percent of
15 the rear façade elevation, commencing at the common corner with the front or
16 street facing elevation. In this case, landscape screening shall be provided to
17 include small trees that have a mature growth of no less than 15 feet in crown
18 height, which shall be spaced no more than eight feet apart and a continuous
19 row of evergreen shrubs with a mature height under six (6) feet. These trees
20 and shrubs shall be installed in a planting area that complies with landscape
21 requirements found in Appendix A, Section 2.25.

22 * * *

23 **PART 4. - IMPROVEMENT STANDARDS**

24 * * *

1 **Section 4.11. - Street trees.**

2 * * *

3 **4.1102**

4 It is recommended that trees be planted inside the property line. Here they are subject
5 to less injury, less likely to cause motor accidents and enjoy more favorable conditions
6 for growth. If trees are to be planted within a planting strip in the right-of-way, their
7 proposed locations and species to be used must be submitted for approval by the
8 Department of Parks and Recreation as required by Appendix A, Section 2.25(D).

9
10
11 **ADOPTED** this ___ day of _____, 2024.
12

13 _____
14 Kenny Tamborella
15 President of the Council
16 Council District E
17

18 _____
19 Greg Cromer
20 Mayor
21

22 _____
23
24 Thomas P. Reeves
25 Council Administrator
26
27

Exhibit 1

The City of Slidell’s Code of Ordinances is amended to state as follows, at the sections reflected below:

APPENDIX A – ZONING.

* * *

PART 2. – SCHEDULE OF DISTRICT REGULATIONS ADOPTED.

* * *

Section 2.2. - R—rural district.

2.201

* * *

(2) Apartments, commercial, and industrial uses must meet the following criteria:

(f) The use must meet the requirements of Appendix B, Part 3.

* * *

2.203

* * *

(1) Yard requirements. Minimum yard requirements in the R district are as follows:

* * *

(d) No structural components or mechanical equipment may be located within the required front or side setback.

(2) Lot sizes in the R district are as follows:

* * *

(b) For a lot of record existing prior to adoption of this ordinance, the minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:

Exhibit 1

1. Single-family dwelling: 6,000 sq ft
2. Duplex or two-family: 7,000 sq ft
3. Three dwelling units: 9,000 sq ft
4. Four dwelling units: 12,000 sq ft
5. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
6. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
7. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

(c) Minimum lot width (frontage) of 200 feet.

* * *

Section 2.3. – Permitted residential uses.

2.301

The following table is a listing of residential uses permitted in 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 multifamily, civic and commercial uses shall conform with required buffering, landscaping and parking regulations per this Code.

LAND USE	ZONING DISTRICTS															
	A-1	A-2	A-3	A-4	A-6	A-7	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	P	P
Multi-family (3-16 units)	-	-	P	-	-	P	P	P	P	-	-	-	P	P	P	P
Multi-family (17+ units)	-	-	C	-	-	C	C	C	C	-	-	-	C	C	C	C

Exhibit 1

Group homes	C	C	C	C	C	C	C	C	C	C	C	C	-	C	C	-
Community Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Manufactured Housing & Trailers	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C
CIVIC USES																
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Minor Impact Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C
Municipal Government Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cultural exhibits and library services	C	C	C	C	C	C	C	C	C	C	C	C	C	-	C	C
Elementary and secondary schools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospital & nursing care facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	-	C	C
Lodge, fraternal and civic service organizations	C	C	C	C	C	C	C	C	C	C	C	P	P	-	P	P
Religious assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Senior service centers	-	-	C	C	-	C	C	C	C	C	C	C	C	-	C	C
Day care and preschool	-	-	C	C	-	C	C	C	C	C	C	P	C	-	C	C
Shelter for victims of domestic violence	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	P

Exhibit 1

ACCESSORY USES																
Home occupations as per Sec. 2.2214	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Other accessory uses as is regulated by Sec. 10.4	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Managers office	-	-	P	P	-	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL USES																
Office buildings	-	-	P	P	-	-	-	-	P	P	P	P	P	P	P	-
Personal service shops such as beauty and barber shops	-	-	P	P	-	-	-	-	P	P	P	P	P	P	P	-
Artist & photographic studios	-	-	P	P	-	-	-	-	P	P	P	P	P	P	P	-

* * *

Section 2.6. – A-3 multifamily residential.

* * *

2.604

Area regulations:

* * *

(1) Yard:

* * *

(b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.

(c) Rear yard: The required rear yard shall not be less than 20 feet.

Exhibit 1

- (d) No structural components or mechanical equipment may be located within the required front or side setback.
- (2) Lot size:
- (a) There shall be a minimum lot width of 75 feet.
 - (b) Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:
 - 1. Single-family dwelling: 6,000 sq ft
 - 2. Duplex or two-family: 7,000 sq ft
 - 3. Three dwelling units: 9,000 sq ft
 - 4. Four dwelling units: 12,000 sq ft
 - 5. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
 - 6. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
 - 7. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

* * *

2.606

Design standards. All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the City's Code of Ordinances.

2.607

Fees. Fees required, see Appendix F, Part 2, Section 2.1.

2.608 – 2.617

Reserved.

* * *

Section 2.7. - A-4 transitional district.

Exhibit 1

2.704

Area regulations in the A-4 district are as follows:

(1) Yard:

* * *

- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
- (c) Rear yard: The required rear yard shall not be less than 25 feet.
- (d) No structural components or mechanical equipment may be located within the required front or side setback.

(2) Lot size:

- (a) There shall be a lot width of a minimum of 75 feet at the building line (see Appendix A, Part 10, Section 10.2).
- (b) Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:
 - 1. Single-family dwelling: 7,500 sq ft
 - 2. Duplex or two-family: 8,250 sq ft
 - 3. Three dwelling units: 9,000 sq ft
 - 4. Four dwelling units: 12,000 sq ft
 - 5. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
 - 6. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
 - 7. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

* * *

2.706

Exhibit 1

Design standards. All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the City's Code of Ordinances.

2.707

Fees. Fees required, see Appendix F, Part 2, Section 2.1.

* * *

Section 2.10. – A-7 multifamily residential.

* * *

2.1004

Area regulations:

(1) Yard:

* * *

- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width; no structural components or mechanical equipment may be located within the required setback.
- (c) Rear yard: The required rear yard shall not be less than 25 feet.
- (d) No structural components or mechanical equipment may be located within the required front or side setback.

(2) Lot size:

- (a) There shall be a minimum lot width of 60 feet.
- (b) Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:
 - 1. Single-family dwelling: 7,500 sq ft

Exhibit 1

2. Duplex or two-family: 8,250 sq ft
3. Three dwelling units: 9,000 sq ft
4. Four dwelling units: 12,000 sq ft
5. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
6. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
7. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

* * *

2.1006

Design standards. All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the City's Code of Ordinances.

2.1007

Fees. Fees required, see Appendix F, Part 2, Section 2.1.

* * *

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 it shall be at least 20 feet. On through lots this minimum depth shall be provided on both streets. For multi-family developments, a setback reduction to ten (10) feet may be requested if the development can provide public and private sidewalks, and rear parking that is not visible from the street.

Exhibit 1

- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
 - (c) Rear yard: The required rear yard shall not be less than 25 feet.
 - (d) No structural components or mechanical equipment may be located within the required front or side setback.
- (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:
 - 1. Single-family dwelling: 6,000 sq ft
 - 2. Duplex or two-family: 7,000 sq ft
 - 3. Three dwelling units: 9,000 sq ft
 - 4. Four dwelling units: 12,000 sq ft
 - 5. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
 - 6. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
 - 7. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

* * *

2.1106

Design standards. All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the City's Code of Ordinances.

2.1107

Fees. Fees required, see Appendix F, Part 2, Section 2.1.

* * *

Exhibit 1

Section 2.12. – A-9 apartment district.

* * *

2.1204

Area regulations:

(1) Yard:

- (a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 25 feet. On through lots this minimum front yard shall be provided on both streets. 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.
- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
- (c) Rear yard: The required rear yard shall not be less than 25 feet.
- (d) No structural components or mechanical equipment may be located within the required front or side setback.

(2) Lot size:

- (a) There shall be a minimum lot width of 70 feet.
- (b) Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:
 - 1. Single-family dwelling: 6,000 sq ft
 - 2. Duplex or two-family: 7,000 sq ft
 - 3. Three dwelling units: 9,000 sq ft
 - 4. Four dwelling units: 12,000 sq ft
 - 5. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit

Exhibit 1

6. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
7. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

2.1205

Off-street parking requirements in the A-9 district shall be as provided for in Appendix A, Part 4.

* * *

2.1207

Design standards. All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the Code of Ordinances.

2.1208

Fees. Fees required, see Appendix F, Part 2, Section 2.1.

* * *

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

* * *

2.1304

Area regulations in the A-9-C district are as follows:

- (1) When used as residential, area regulations in the A-9-C district are as follows:
 - (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 25 feet. On through lots this minimum front yard shall be provided on both streets. 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.

Exhibit 1

- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
- (c) Rear yard: The required rear yard shall not be less than 25 feet.
- (d) No structural components or mechanical equipment may be located within the required front or side setback.
- (e) Lot size:
 - 1. There shall be a minimum lot width of 70 feet.
 - 2. Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:
 - i. Single-family dwelling: 6,000 sq ft
 - ii. Duplex or two-family: 7,000 sq ft
 - iii. Three dwelling units: 9,000 sq ft
 - iv. Four dwelling units: 12,000 sq ft
 - v. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
 - vi. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
 - vii. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

* * *

- (2) When used as commercial:

* * *

- 4. Whenever a commercial district abuts on a residential district which requires front, aide and rear yards, these requirements shall apply for the commercial district for the entire block in which the abutment occurs and requirements of Section 2.25 shall also apply.

- (b) Lot size: none required.

Exhibit 1

(c) Section 2.25 applies.

2.1305

Off-street parking regulations in the A-9-C district are as follows:

(1) For each living unit provide parking per Appendix A Part 4 Section 4.2.

* * *

2.1308

Design standards. All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the Code of Ordinances.

2.1309

Fees. Fees required, see Appendix F, Part 2, Section 2.1.

* * *

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

* * *

2.16C04

Area regulations.

(1) Principal structure.

* * *

(b) Side yard.

1. Residential use: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.

* * *

Exhibit 1

- (e) No structural components or mechanical equipment may be located within the required front or side setback.

* * *

(2) Accessory structures.

* * *

- (e) No mechanical equipment may be located within the required front or side setback.

* * *

(3) Lot size:

- (a) For lots used for a single- or two- family development refer to A-6 district lot area requirements, specifically Section 2.904.

- (b) Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:

1. Three dwelling units: 9,000 sq ft
2. Four dwelling units: 12,000 sq ft
3. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
4. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
5. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

- (4) Buffer requirements of Section 2.25 shall apply.

* * *

2.16C10

Fees. Fees required, see Appendix F, Part 2, Section 2.1.

* * *

Exhibit 1

Section 2.17. – C-3 central business district.

* * *

2.1701

Permitted uses in the C-3 district are: any uses permitted in C-1, C-2, C-4 and A-1 through A-9-C zones, 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; single family and multi-family 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.

* * *

2.1704

Are regulations in the C-3 district are as follows:

(1) Yard:

* * *

Exhibit 1

- (d) No structural components or mechanical equipment may be located within the required front or side setback.

* * *

2.1707

Design standards. All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the Code of Ordinances.

2.1708

Fees. Fees required, see Appendix F, Part 2, Section 2.1.

* * *

Section 2.26. – Residential redevelopment district.

* * *

2.2607

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

- (1) Yard:

* * *

- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
- (c) Rear yard: The required rear yard shall not be less than 25 feet.
- (d) No structural components or mechanical equipment may be located within the required front or side setback.

* * *

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

* * *

Exhibit 1

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 16 units	1 space per 1 bedroom, 2 per 2 bedroom, 2 ½ per 3 bedroom, plus
4.204	Multifamily dwellings and apartments – 17 or more units	additional parking spaces equal to 10% of the total number of units (rounded up to the nearest whole number) to provide for visitor and overflow parking. All parking to be provided with equal access to streets; no stacking is permitted.
4.205	Hotels, transient	1 space for each guest bedroom plus 1 additional space for each 4 employees.
4.206	Motels and tourist homes	1 space for each guest bedroom plus 1 additional space for resident manager.
4.207	Boarding and lodging homes	1 space for each 3 bedrooms plus 1 additional space for resident manager.
4.208	Clinics	1 space for each 200 square feet of gross floor area.
4.209	Clubs and lodges	1 space for each 8 members at time of construction or structural alterations.

Exhibit 1

4.210	Hospitals	1 space for each 2 beds plus 1 space for each staff doctor, plus 1 space for each 2 employees including nurses.
4.211	Nursing and convalescence homes and institutions	1 space for each 8 beds.
4.212	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.
4.213	Theaters, auditorium, sport arenas and places of public assembly	1 space for each 5 seats.
4.214	Skating rink, dancehall, exhibit hall, gym	Space equal to 2 times the gross floor area.
4.215	Kennels and animal hospitals	Space equal to 2 times the enclosed area in such kennel.
4.216	Bowling alleys	3 spaces per alley.
4.217	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.
4.218	Business and professional offices	1 space for each 200 square feet of gross floor area.

Exhibit 1

4.219	Restaurants, bars, nightclubs	1 space for each 150 square feet of gross floor area.
4.220	Automobile repair shop	1 space per each 200 square feet of floor space.
4.221	General business, commercial and personal service establishments, but not including "supermarkets"	1 space per each 300 square feet of gross floor area.
4.222	Supermarkets	1 space per each 200 square feet of gross floor area.
4.223	Riding stables	Space equal to 50 percent of the covered area of such stable.
4.224	Libraries and museums	Space equal to 50 percent of the floor area devoted to public use.
4.225	Roadside stands	5 spaces for each such establishment.
4.226	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.

* * *

PART 9. – DEFINITIONS.

* * *

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.

Exhibit 1

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

* * *

Family: One or more people occupying a premise and living as a single housekeeping unit.

* * *

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

* * *

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.

Exhibit 1

* * *

Trailer, manufactured housing: A structure, transportable in one or more sections, which is 12 body feet or more in width and 60 body feet or more in length,-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.

* * *

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

* * *

APPENDIX B – SUDIVISION REGULATIONS.

* * *

PART 2. – DEFINITIONS.

* * *

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.

* * *

PART 3. – DESIGN STANDARDS.

* * *

Section 3.1. – Purpose and applicability.

* * *

3.103 Plans required.

Prior to the issuance of any land clearing or development permit, building permit, or sign permit, the applicant shall submit to the director of planning an application, full plans including a site plan, landscaping plan, building design including

Exhibit 1

elevations and architectural details of proposed buildings, exterior materials and colors, and plans and elevations of all signs, all of which shall demonstrate that the proposed design is in compliance with all of the requirements of this Code and the underlying zoning classification of the parcel.

3.104 *Review.*

- A. The director of planning or his designee shall review each application for compliance with all requirements of the design guidelines and the underlying zoning classification.
- B. Where the director or his designee determines that said plans comply with the requirements of the design guidelines a certificate of compliance shall be issued in the form of the director or the director's designee signing the plans and drawings after which the applicant shall then apply for land clearing or development, building or sign permits.
- C. Where the director determines that said plans do not comply with the requirements of this chapter, then the director shall notify the applicant in writing stating the manner in which said applicant fails to comply with such requirements.
- D. All applications shall be considered and decided by the director of planning within 60 days of receipt of a complete application.
- E. Any appeal of the director of planning's decision in this regard shall be to the zoning board of adjustment.

* * *

Section 3.2. – Residential design standards.

3.201 *Standards for Residential Developments with 16 units or less.*

- A. *Generally.* All new single- and multi-family developments with 16 units or less 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 up to 16 units

Exhibit 1

must also comply with parking standards in Appendix A, Part 4, Section 4.203 and Appendix B, Part 3, Section 3.203, and trash receptacle standards in Chapter 23, Section 23-13. All developments must meet requirements of Appendix A, Part 2, Section 2.201(2)(c) & 2.201(2)(d).

* * *

B. Building Standards.

* * *

5. Private open space. Each unit in multi-family developments shall include a private open space, such as a porch, patio, or balcony of at least 75 square feet or enclosed yard of at least 100 square feet.

* * *

3.203 - *Design Standards for Residential Developments with more than 16 Units.*

A. *Generally.* All multifamily developments with more than 16 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

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;

Exhibit 1

- 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 materials.* All building exteriors shall comply with the following:

- a. *Applicability.* New and substantially improved existing buildings must comply with this section.
- b. *Alternative materials.* Alternate exterior materials are subject to the Planning and Zoning Commission approval.
- c. *Materials.*
 - 1) *Siding.* Limited to masonry material, including brick, stone, cast stone, synthetic stone, stucco, architectural concrete block, or cement siding. Synthetic stone cultured stone, glass-fiber reinforced concrete, and other modern materials such as hardi-plank or tilt up panels, are permitted.
 - 2) *Trim.* Limited to brick, painted wood, vinyl, or other painted materials.

Exhibit 1

- 3) *Openings.* Limited to brick or stone façade, 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.*-Limited to eight-inch exposure or 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.* Required consistently at interior corners, exterior corners, or within four feet of exterior corners.
 - b. *Horizontal changes.* Must include a stone cap or a brick sill-uninterrupted by window or door openings.
 - c. *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.

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.
- 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 at least eight inches.

Exhibit 1

- 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.
3. *Massing.*
- a. *Monolithic structures prohibited.*
 - 1) The building back shall not face the public street.
 - 2) Plain, monolithic structures with long, monotonous, and unbroken wall surfaces of 30 feet or more are prohibited. 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 floors shall be delineated on the building façade through the use of window placement and horizontal details.
 - 4) The majority of a building's architectural features and treatments shall not be concentrated on-a single façade.

Exhibit 1

- b. *Maximum building specifications.*
 - 1) The maximum length of any building 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.
 - 2) Any portion of a building closer than 50 feet from a common property line that abuts a residential district or use shall be no higher than 12 feet above the highest point of the closest existing residential structures.
 - 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.
 - 5) Porches and arcade 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. *Articulation.* 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.
5. *Fronts and entries.*
 - a. 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, such as by columns supporting an arch, a roof, and/or a second-story porch.

Exhibit 1

- 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.

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.

- 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) *Front façade.* Windows shall be provided on at least 20 percent of the front façade and be spaced in a 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 places to increase the perception of human presence or supervision.

Exhibit 1

- d. At least 75 percent of windows in each unit shall be operable.
 - 7. *Unit size requirements.* New multi-family developments with more than 16 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.
 - 8. *Private open space.* Each unit in multi-family developments shall include a private open space, such as a porch, patio, or balcony of at least 75 square feet or enclosed yard of at least 100 square feet.
- C. Site Standards.
- 1. *Screening.*
 - 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, Section 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. 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, not exceeding 15 feet in height, and be placed uniformly to provide adequate lighting across the parking surface.

Exhibit 1

- 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. *Landscaping.* All landscaping for multifamily developments shall be in accordance with the standards and requirements of Appendix A, Section 2.25. 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 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 20 feet apart each.

Exhibit 1

- 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 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. *Buffers.* Buffers shall be provided in accordance with Appendix A, Section 2.22.
5. *Parking.* Parking shall be provided in accordance with Appendix A, Part 4. All developments must meet requirements of Appendix A, Part 2, Section 2.201(2)(c) & 2.201(2)(d). 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. *Parking lot placement.* The location of parking lots is encouraged to be on either side of the principal buildings or the rear, and discouraged from being placed in the front. Parking is not allowed within the front yard setback.
 - c. *Multi-family parking lots with more than 10 parking spaces.* For parking lots over ten spaces, Department of Planning review and

Exhibit 1

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 Appendix B, Part 4, Section 4.5. Additional requirements include:
 - 1) Walkways must be at least 6 feet wide and 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.

Exhibit 1

- 3) Covered sidewalks or walkways may be used for outdoor seating and dining or as terraces and arcades if—with seating—at least four feet of the improved walkway remains passable.
- 4) In addition to required pedestrian zones, for every ten dwelling units, or portion thereof, one bench or picnic table and one trash receptacle accessible by a sidewalk, walkway, or path is required. Benches, tables, and trash receptacles shall be anchored to the ground, and shall not contain signs or advertising. Each shall be constructed of a non-corrosive, weather-resistant material.
- 5) Sidewalks shall connect to all public streets, subject to Department of Planning review and approval.
- 6) Public sidewalks shall be located adjacent to all public streets and shall be a minimum of five feet wide and four inches thick and lay on a bed of a minimum of four inches of sand, or meet current required standards per Engineering Department.
- 7) Pedestrian walkways shall be located on private property and shall be located at all building entrances. All buildings shall provide a ten-foot minimum pedestrian zone between the building and parking area. The pedestrian zone shall contain walkways, planting areas, plazas, and similar landscaped spaces. All pedestrian walkways shall be a minimum of five feet wide.
- 8) All public sidewalks and pedestrian walkways shall be continuous where possible and shall connect to other pedestrian areas through painted crosswalks in vehicular thoroughfares.

Exhibit 1

- 9) All major intersections shall have well-defined pedestrian crossing signs. Traffic signals shall have mast arms.
 - 10) Roadway entrance and exits shall be located for clear sight distance and safety not closer than 40 feet to a street intersection. Parking areas called for in Part 4 shall, when occurring in the fronts of buildings, be arranged so that cars do not back into traffic into the street.
 - 11) All utilities shall be placed under ground.
 - 12) Major drainage channels and culverts shall meet minimum requirements of the city engineer.
 - 13) The front entrance of all buildings shall be easily and safely accessible to pedestrians from the public sidewalk through a combination of pedestrian walkways and crosswalks.
 - 14) Covered sidewalks that are a part of the building and that are located within the buildable area of the lot are encouraged where possible. Such covered sidewalks may be used for outdoor seating and dining and as terraces and arcades.
- 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. *Signs.* Signs shall be provided in accordance with Appendix A.
8. *Amenity requirements.* All amenities shall be of quality and construction similar to the type and grade normally utilized in public parks. Amenities should be a reasonable size for the expected number of users. Indoor and outdoor amenities shall be provided in accordance with the following:
- a. *Outdoor amenities.*

Exhibit 1

- 1) *17 to 49 units.* Multi-family developments with 17 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.

Exhibit 1

- (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 75 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.

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APPENDIX F – FEES

Part 2. – Planning and Subdivision Schedule

Section 2.1 Planning Fees.

2.1.1 Planning Application Fees

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Exhibit 1

Multi-Family Development Plan Review: 3-16 dwelling units	\$500 base filing fee* + \$50 per per unit
Multi-Family Development Plan Review: 17-40 dwelling units	\$1000 base filing fee* + \$75 per per unit
Multi-Family Development Plan Review: 40+ dwelling units	\$1000 base filing fee* + \$100 per per unit (\$10,000 maximum fee)*
<i>* applicant shall be responsible for the payment of all costs for legal advertisement as may be required by law which may exceed the maximum fee.</i>	