

City of Slidell, Louisiana  
**Zoning Commission**  
**Agenda**

July 21, 2025 immediately after Planning Commission at 7:00pm  
Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA  
Agenda packet available at [myslidell.com/planning/boards/pz](https://myslidell.com/planning/boards/pz)  
For questions or to provide public comment before the meeting,  
email [PZ@cityofslidell.org](mailto: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 June 16, 2025
3. **Consent Calendar.**
4. **Public Hearing**
  - a. **T25-01:** A request by the Administration to amend and replace the relevant sections of the Municipal Code, Zoning Ordinance, and Subdivision Regulations with a Unified Development Code that focuses on performance-based zoning district regulations, streamlines code navigation, simplifies enforcement, expands interpretation, and creates more efficient administration.
  - b. **T25-02:** A request by the Administration to replace the Zoning Map with updated Unified Development Code zoning designations.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

*The next Zoning Commission meeting will be August 18, 2025.*



City of Slidell, Louisiana  
**Zoning Commission**  
**Minutes**

June 16, 2025 immediately after Planning Commission at 7:00pm  
Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:02 p.m.

**Commissioners Present**

Richard Reardon, Chair  
Landon Washington, Vice Chair  
Chad Duffaut, Jr.  
Gayle Green-7:03 P.M.  
Sandy Hicks  
Michael Newton

**Commissioners Not**

**Present**

Eric Shives

**Staff Present**

Daniel McElmurray, Planning Director  
Erica Smith, Planning Secretary  
Evelyn Campo, Desire Line

2. **Minutes.** Motion by Vice Chair Washington to approve minutes of May 19, 2025 as written; Commissioner Duffaut seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

There were no consent items for this meeting.

4. **Public Hearing**

a. **Z25-05:** A request to amend the zoning map for property located at 1570 Shortcut Hwy; identified as Parcel B1 for Gulf States Real Estate Services, containing 1.093 acres; from C-1A Fremaux Avenue / Shortcut Highway to C-4 Highway Commercial.

Introduced by Chair Reardon. Director McElmurray addressed the Commission, answered questions and recommended approval. Commissioner Green made a motion to approve **Z25-05**, with a second by Commissioner Hicks. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved **Z25-05** with a favorable recommendation to City Council.

b. **T25-01:** A request by the Administration to amend and replace the relevant sections of the Municipal Code, Zoning Ordinance, and Subdivision Regulations with a Unified Development Code that focuses on performance-based zoning district regulations, streamlines code navigation, simplifies enforcement, expands interpretation, and creates more efficient administration.

Introduced by Chair Reardon. Director McElmurray addressed the Commission and there was discussion. Evelyn Campo of Desire Line was present to answer questions. Director McElmurray asked that this matter be deferred until the July 21, 2025 meeting. Commissioner Duffaut made a motion to defer T25-01 until the July 21, 2025 meeting. Commissioner Green seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN deferred T25-01 until July 21, 2025.

c. **T25-02:** A request by the Administration to replace the Zoning Map with updated Unified Development Code zoning designations.

Introduced by Chair Reardon. Director McElmurray asked that this matter be deferred to the July 21, 2025 meeting. Commissioner Duffaut made a motion to defer **T25-02** to the July 21, 2025 meeting. Commissioner Green seconded. A vote of 6 YAYS, 6 NAYS, 0 ABSTAIN deferred **T25-02** to July 21, 2025.

5. **Other Business**

No other business.

6. **General and Public Comments.** Director McElmurray informed the Commission that he will not be at the July 21, 2025 meeting. Evelyn Campo of Desire Line will be on hand to answer any questions.
7. **Adjournment.** Meeting adjourned at 7:28 p.m. on motion by Commissioner Duffaut, seconded by Commissioner Green, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.



# SLIDELL 2040

## UDC & ZONING MAP UPDATE

### TEXT and MAP AMENDMENT

#### User-Friendly Code Development and Innovative Zoning

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July 2025

# Contents

Executive Summary.....	3
Background .....	3
Findings .....	3
Recommendations .....	6
Exhibit A: Current Zoning Map.....	8
Exhibit B: Proposed Zoning Maps .....	9
Exhibit C: Significant Changes in Proposed Zoning Map Shown .....	12
Exhibit D: Summary of Proposed Districts .....	13
Exhibit E: Comparison of Existing Zoning to Proposed Zoning District Descriptions .....	15
Detailed Analysis.....	18
I. History of Study.....	18
II. Consistency with Comprehensive Plan .....	18
III. Analysis of Land Use, Zoning, and Land Development Patterns in Support of Proposed Zoning Map .....	21
IV. Analysis of Existing Land Development Regulations, Standards and Code in Support of Proposed UDC Text Update .....	37
V. Outreach And Engagement .....	44

# EXECUTIVE SUMMARY

## BACKGROUND

The Slidell 2040 Comprehensive Plan was adopted in 2022. It establishes a vision and goals for the City of Slidell over the next 20 years: “In 2040, Slidell is a safe community for families of all types that is connected to nature yet provides a wide variety of shopping experiences and a wide range of services for its citizens. The City's historic core has been preserved and its culture revitalized with a quaint but bustling Olde Towne. It is a city reinvesting in itself to create a sustainable and resilient community.”

One of the primary implementation goals of the Plan is to ensure development regulations are aligned with the Plan vision and further city goals. The zoning map is a critical “tool in the toolbox” for the City Council to enact the goals of the Slidell 2040 Comprehensive Plan. The city’s Code of Ordinances has never been comprehensively updated. Recommendations in this Report aim to establish modern and more user-friendly development regulations in the city.

This project includes two tasks, which are collectively known as the “UDC & Zoning Map Update”:

- **Official Zoning Map Update:** New user-friendly zoning districts will be proposed to better communicate existing standards and uses across the city and promote redevelopment of existing, underutilized properties.
- **Full Code Reorganization:** Development regulations across the Code of Ordinances will be comprehensively reorganized to support user navigation and understanding, to remove duplication and conflicting standards, and to support more efficient and effective local land use management. This effort will include updates to land use requirements (i.e., permitted uses, lot area, building height, setbacks, etc.) in accordance with best planning practices and in furtherance of the 2040 Comprehensive Plan’s implementation.

## FINDINGS

1. **What is a UDC?** “UDC” refers to the practice of consolidating all rules and regulations for land development in one place, into a single code (instead of fragmented regulations spread out across a code of ordinances). A UDC provides a streamlined approach to land management, improves user experience, and enhances code understanding and compliance. It is intended to improve the application and land development process for all by guiding residents and businesses to one place to find applicable requirements for their proposed development projects.
2. **Why create a Unified Development Code?** The Zoning Code in Slidell was initially created in 1968 and has undergone numerous amendments and additions since its initial adoption. Keeping zoning regulations current can be challenging, and the incremental updates made to the Code over time has created inconsistency with the comprehensive plan, contradictory standards within, and has become increasingly burdensome to interpret and administer. Successful zoning reform efforts in the planning field over the past 20 years have emphasized streamlining and reorganization of historic city ordinances into a single code called a “Unified Development Code” to enhance user friendliness, minimize ambiguity, and help advance a community’s long term vision.

3. **Best practices.** The Planning Department has identified a number of best practices in the field of zoning and land use that can support an update of the zoning code, zoning map, and creation of a UDC. They are:
  - a. Reduce the number of zoning districts;
  - b. Replace exhaustive enumerations of permissible uses with a categorical approach to use classification and regulation;
  - c. Write in plain English;
  - d. Use illustrations to clarify provisions;
  - e. Take advantage of technology to cross-reference related provisions;
  - f. Add use-specific standards to minimize reliance on discretionary approvals; and
  - g. Present district-specific use permissions and development standards in tabular form.
4. **Goals.** In addition to utilizing best practices above, the Planning Department aims to accomplish the following specific goals with this UDC zoning and map update:
  - a. Implement the 2040 Slidell Comprehensive Plan and Olde Towne Slidell Master Plan;
  - b. Streamline zoning code (and zoning districts);
  - c. Reduce incompatibility between adjacent uses;
  - d. Acknowledge infill (redevelopment) realities and opportunities;
  - e. Remove underutilized or unnecessary zoning districts;
  - f. Encourage mixed-use, walkable neighborhoods through design standards;
  - g. Support a variety of high-quality housing production;
  - h. Conserve and emphasize natural assets;
  - i. Stimulate economic drivers such as Olde Towne and logistics sector; and
  - j. Ensure future land uses are aligned with transportation and infrastructure needs.
5. **Approach.** The Planning Department has taken a blended approach to the UDC & Zoning map update, including:
  - a. First, adopting a series of priority amendments, which included specific, comprehensive amendments that addressed urgent issues. These were identified as immediate priorities by Council members in late 2024 and include:
    - i. Updating the sign code (adopted 1/23/24 via Ord. 4154; Item No. 23-11-3503);
    - ii. Consolidating fees (adopted 1/23/24 via Ord. No. 4155; Item No. 23-11-3504);
    - iii. Clarifying the tree and landscaping code (adopted 4/23/24 via Ord. No. 4162 - Exhibit A; Item No. 24-03-3514);
    - iv. Design guidelines for multifamily structures (adopted 5/28/24 via Ord. No. 4175; Item No. 24-02-3511); and
    - v. Updating the flood ordinance (adopted 1/23/24 via Ord. No. 4153 - Exhibit A; Item No. 23-11-3501).
  - b. Hosting the City Zoning Map online (effective June 2024) and co-developing proposed new zoning districts and map updates through a project website and series of open house community meetings.
  - c. UDC Reorganization and “Plain Language” edit (see proposed Code attached herein to this effect).

6. **Outreach.** The Planning Department has undergone extensive outreach to draft, review, and “vet” the recommendations in this report with residents and property owners across the City. Beginning in 2023, the Planning Department presented information at Planning and Zoning Commission, Board of Zoning Adjustment, Olde Towne Preservation District Commission, and Council meetings describing the priority amendments planned throughout 2024 and the overall UDC & zoning map update strategy. Each of these meetings was open to the public and each priority amendment received a dedicated public hearing (many featuring multiple public hearings). The Planning Department has hosted three community meetings specifically focused on the proposed zoning map and UDC, in July, September, and December 2024, as well as four zoning review workshops for committee members, board members, and Councilpersons to review the proposed map and regulations. Finally, the Planning Department hosted a public website (Slidell2040.com) where residents and stakeholders could review the current zoning “side-by-side” with proposed recommendations (including a site-specific description of the impact of proposed changes), see any significant proposed zoning changes in their area, provide direct site-specific comments to the Planning Department, sign-up for project updates, and request a one-on-one meeting to discuss how proposed code and map amendments may impact their property. See **Section 5** of this report for more information.
7. **Why update the City of Slidell’s Zoning Map?** There is significant opportunity to support economic development efforts in the City by streamlining existing zoning districts and standards. For example, the current zoning map includes 26 zoning districts and three overlay districts, wherein five of these districts are unmapped. Many of these districts are similar to each other, and many were added over time to accommodate specific uses or corridors in the City. Uses standards across districts are similarly organized and difficult to interpret. This has resulted in an overly complicated zoning map and code, confusion for property owners and staff, less effective code administration, and a limited impact in achieving the City’s 2040 Vision.
8. **New zoning districts.** To improve code administration, user understanding, and implement the City’s 20240 Vision, the Planning Department has determined that the zoning map should address five general categories of development, including:
  - a. Residential neighborhoods, which range from rural estates to suburban development patterns. Zoning recommendations for residential neighborhoods focus on narrowing the residential zoning district categories down to three districts, representing features of A-6 (single-family residential), A-8 (high-density urban) and A-9C (apartment-commercial district). As well as melding the A-9C with C-2, known as “neighborhood commercial” (also a mixed-use district).
  - b. Mixed-use corridors, where retail may be on the first floor with apartments on a second floor, encouraging a lively streetscape. Areas to promote mixed-use development include vacant land in or near central Slidell, and large parcels of mostly undeveloped land south of Fremaux Avenue that could be annexed over time.
  - c. Commercial, including shops, offices, businesses, small and large in scale.
  - d. Innovation and Technology, including manufacturing or industrial uses, artisan workshops.
  - e. Special and government-operated sites, including parks, conservation areas, wildlife preserves, etc.

This approach enables the City to streamline the code to 14 districts and 6 overlay districts. With administrative time and effort saved, the City can strategically target regulations to specific areas and make a stronger impact in achieving the 2040 Vision.



9. ***UDC reorganization and update.*** In alignment with proposed zoning map updates, the following Code of Ordinance reorganization is proposed to create a Unified Development Code that replaces existing Appendices A, B, and B.1. The general steps in this reorganization and update include:
  - a. Consolidating all regulations for the Planning Commission and Board of Adjustment in existing Ch. 2 (administration) of the Code and streamline the appeals process.
  - b. Clarifying the Olde Towne Preservation Commission and moving all enabling language into one Division of the UDC.
  - c. Addressing Building Code adoption specifics in Chapter 7.
  - d. Adding language clarifying the UDC's relationship to the City's Comprehensive Plan.
  - e. Consolidating most definitions into a single Article, except where more useful in a Section.
  - f. Consolidating all procedures into a single Article, except where more useful in a Section.
  - g. Adding language specific to nonconforming lots, uses, sites, buildings, and signs; and clarifying that compliance with the Code and UDC is required when improvements or damage exceeds 45% of the structures market value.
  - h. Adding performance standards for lighting and glare and heat to apply to all commercial and IT uses.
  - i. Removing the PUD district when development agreements were not part of the site approval, and not adding a replacement district.
  - j. Clarifying conditional use procedures.
  - k. Embedding the priority amendments undertaken prior to the UDC organization within the new UDC format.
  - l. Eliminating redundant or repetitive language, using consistent formatting and references, and clarifying standards where they required significant interpretation by staff.
10. ***Recommendation and adoption process.*** The following report includes detailed analysis and a recommendation to adopt the City Unified Development Code and Zoning Map via ordinance. Following review and recommendation of the Planning and Zoning Commission, then Council action—if the proposed ordinance is approved—the City will implement the new zoning districts, the UDC, and the new zoning map.

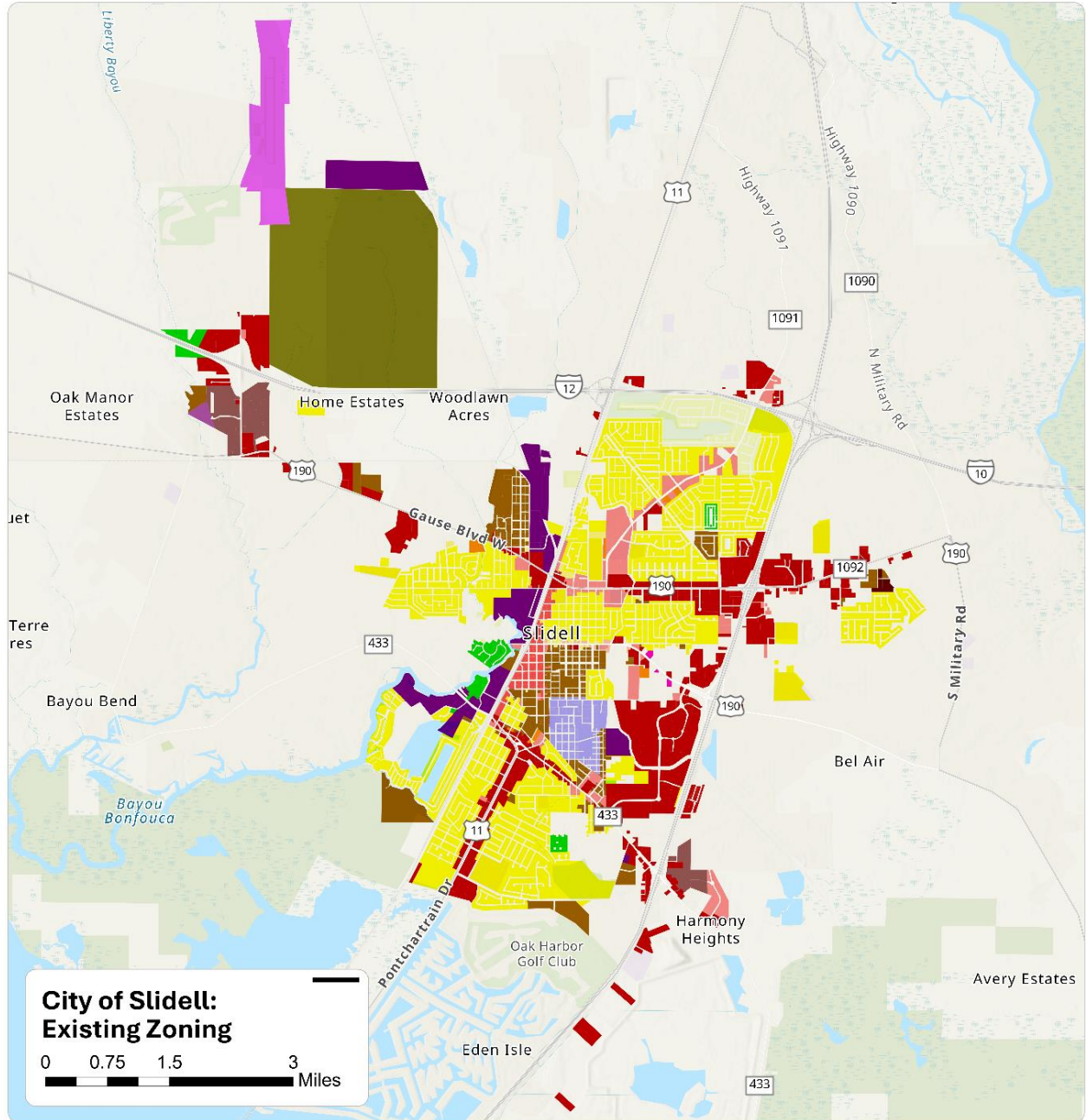
## RECOMMENDATIONS

**The City Planning Department recommends the following change to the Code of Ordinances and the City's Official Zoning Map:**

1. The Planning Department recommends the following changes to the City's Official Zoning Map:
  - a. Replace the current zoning (**Exhibit A**) with the proposed zoning map (**Exhibit B**).
  - b. Reduce the existing number of zoning districts from 26 to 14 with 6 overlay districts.
  - c. Create new districts tailored to specific needs and existing development patterns, including the:
    - i. Mixed-Use Districts
    - ii. Innovation and Technology Districts
    - iii. Civic and Institutional District
    - iv. Parks and Recreation District
    - v. Conservation District

- vi. Federal Overlay Zone
  - vii. Innovation and Technology Overlay Zone
  - d. Update the names of all zoning districts for clarity and improved administration.
  - e. Implement map changes along major corridors that result in a significant change of permitted use.  
  
A map of the proposed zoning with properties undergoing a significant change in use highlighted is shown in **Exhibit C**.
2. Within the Code of Ordinances, the Planning Department recommends the adoption of a Unified Development Code (**Exhibit D**), including:
- a. Consolidation of relevant land development regulations from Appendices A, B, and B1 into a Unified Development Code
  - b. Incorporation of new zoning districts, permitted uses, and standards discussed in (1) above.
  - c. Incorporation of all previously adopted priority amendments.
  - d. Streamlined consolidated text therein to be consistent in formatting, conventions, and plain English approach.

## Exhibit A: Current Zoning Map

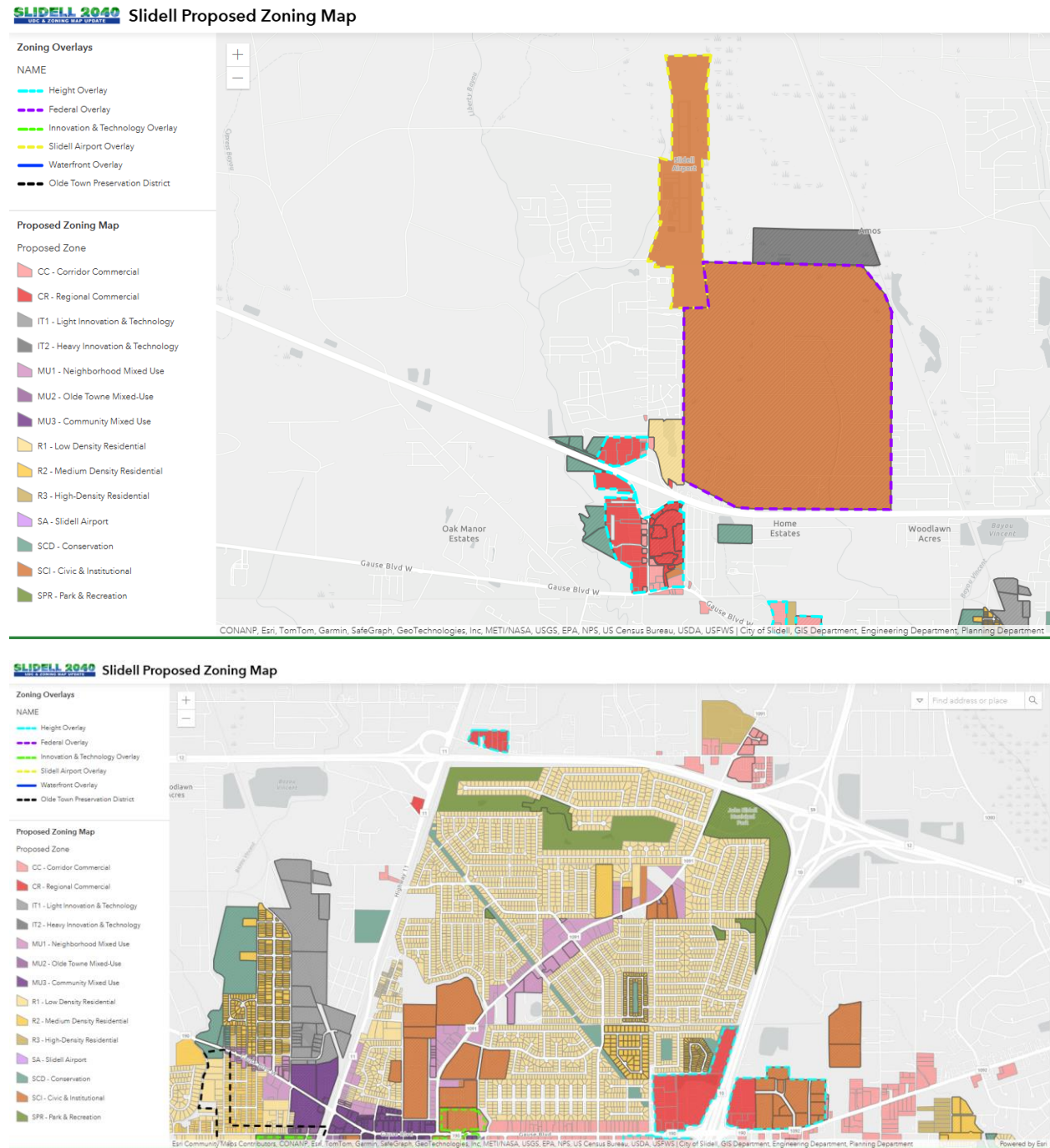


### Legend

A-1 - Suburban	A-9C - Apartment-Commercial	C-4 - Highway Commercial	<b>No properties zoned within these districts:</b> A-3 - Multifamily A-5 - Planned Residential A-10 - Trailer Park District M-1 - Planned Industrial M-3 - General Industrial
A-2 - Single Family	A - Airport	C-6 - Regional Shopping Center	
A-4 - Transitional	C-1 - Fremaux Avenue Business District	M-2 - Light Industrial	
A-6 - Single Family Urban	C-1A - Fremaux Avenue/Shortcut Highway	PUD - Planned Unit Development	
A-7 - Multifamily Urban	C-2 - Neighborhood Commercial	RRD - Residential Redevelopment District	
A-8 - High Density Urban	C-2W - Waterfront Mixed Use	OL - Open Land	
A-9 - Apartment	C-3 - Central Business District	R - Rural	

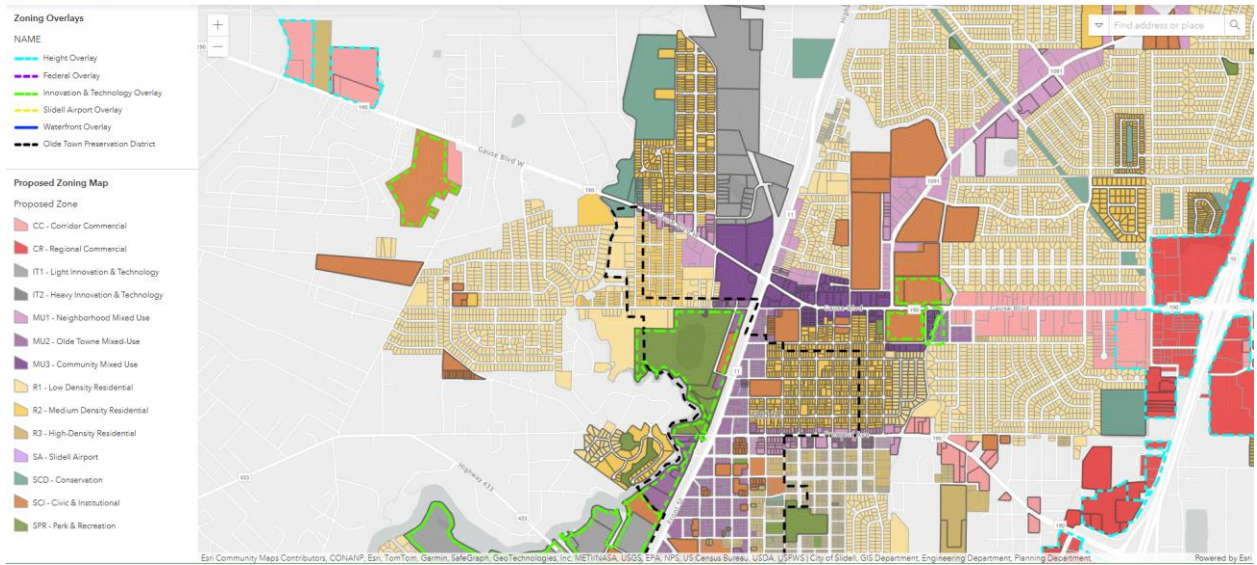
## Exhibit B: Proposed Zoning Maps

Full navigable map available online at: [Slidell Proposed Zoning Map](#)

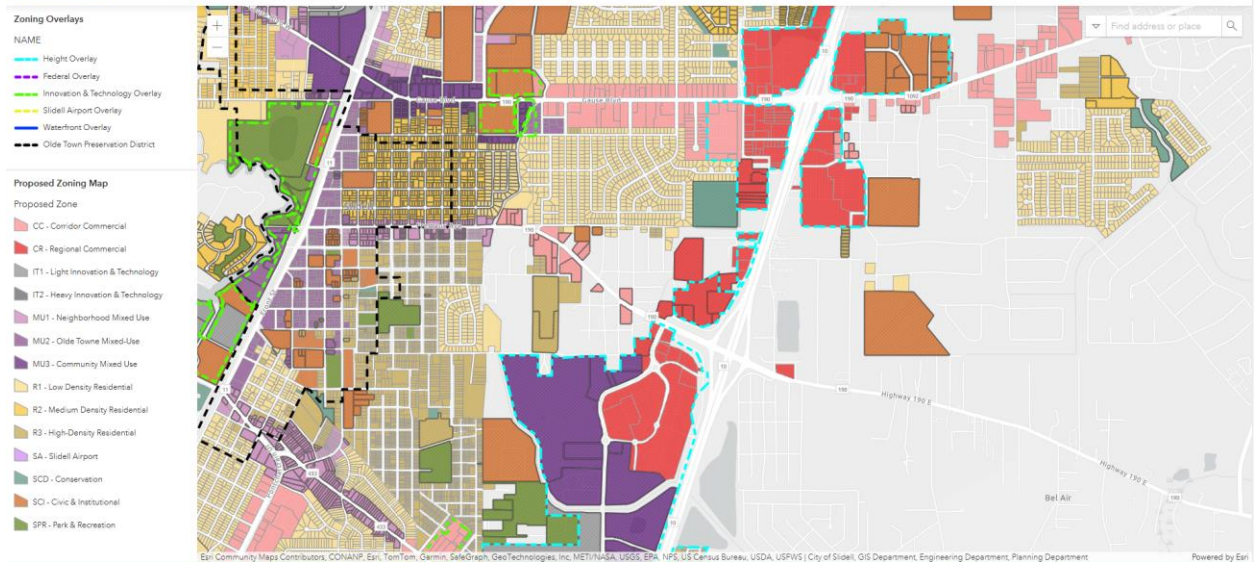


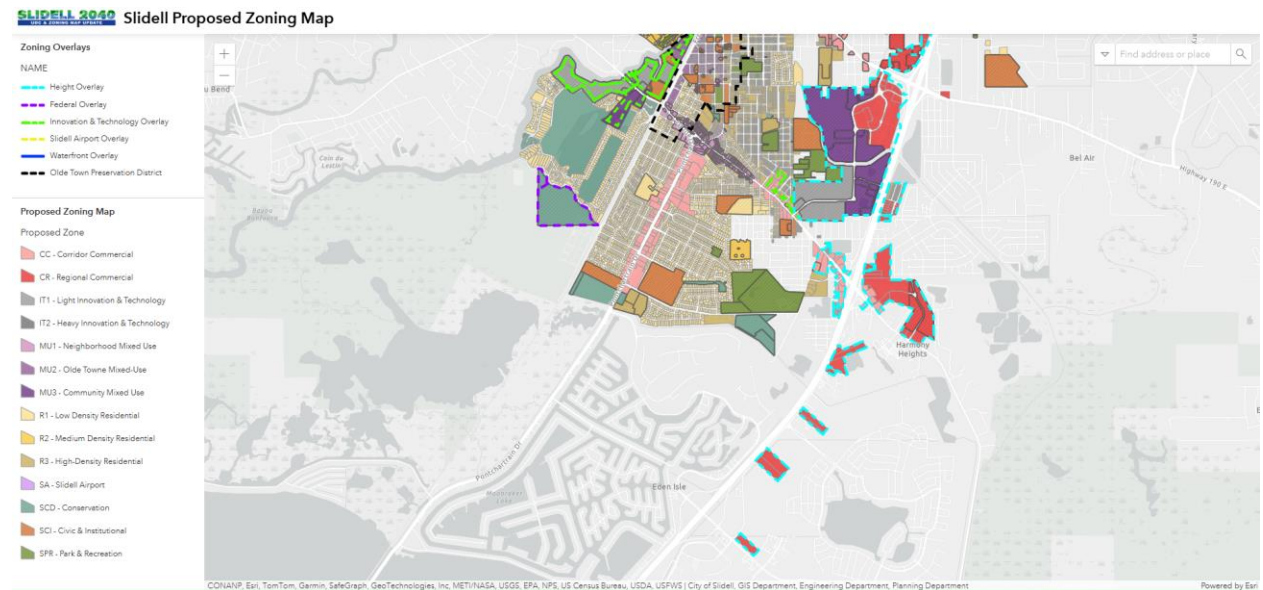


**SLIDELL 2040** Slidell Proposed Zoning Map

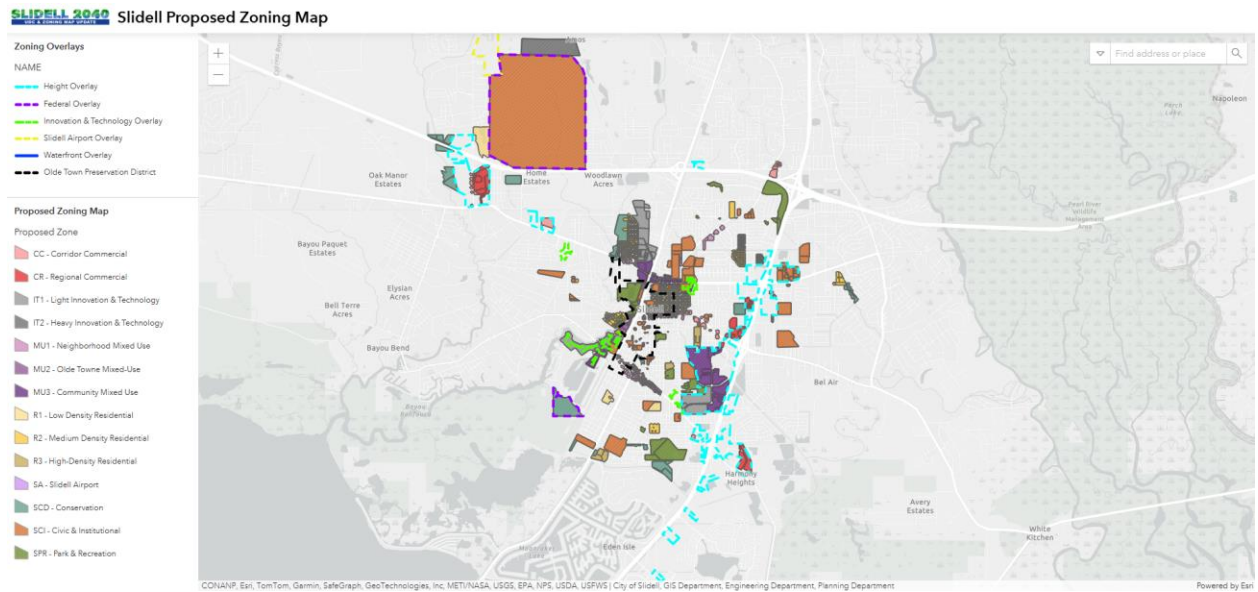


**SLIDELL 2040** Slidell Proposed Zoning Map





## Exhibit C: Significant Changes in Proposed Zoning Map Shown





## Exhibit D: Summary of Proposed Districts

District Name	Purpose Statement	Primary Uses	Prohibited Uses
<b>RESIDENTIAL DISTRICTS</b>			
Low Intensity Residential R1	The Low-Density Residential District is intended to accommodate suburban-style residential developments with uniform lot patterns and housing types.	<ul style="list-style-type: none"> <li>• Single-family Detached</li> <li>• Duplex/Two-family (with conditions)</li> <li>• Home Occupations</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial</li> <li>• Industrial</li> </ul>
Medium Intensity Residential R2	The Medium Residential District is intended to accommodate residential development within proximity to walkable mixed-use and commercial areas. The district supports new and existing neighborhoods with a mix of housing types and styles, including single-family and two-family residential, and triplexes and fourplexes where appropriate. There is some variation in lot patterns in this district.	<ul style="list-style-type: none"> <li>• Single-family Detached</li> <li>• Single-Family Attached</li> <li>• Duplex/Two-family</li> <li>• Multi-family, small (up to 16 units)</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial</li> <li>• Industrial</li> </ul>
High Intensity Residential R3	The High-Density Residential District is intended for a mix of housing types including single-family, two-family, and multi-family developments near retail development, employment centers, and transit. The district is intended to promote walking, biking and other active transportation with pedestrian-oriented designs that provide safe and engaging streetscapes. Limited non-residential uses may be allowed when compatible.	<ul style="list-style-type: none"> <li>• Single-Family Attached</li> <li>• Duplex</li> <li>• Triplex</li> <li>• Fourplex</li> <li>• Multi-family, small (up to 16 units)</li> <li>• Multi-family, large (more than 16)</li> <li>• Live-work units</li> <li>• Commercial (small scale)</li> </ul>	<ul style="list-style-type: none"> <li>• Single-Family Detached</li> <li>• Commercial (large scale)</li> <li>• Industrial</li> </ul>
<b>MIXED-USE DISTRICTS</b>			
Neighborhood Mixed-Use MU1	The Neighborhood Mixed-Use District is intended to accommodate a mix of neighborhood-serving, small scale commercial uses as well as a mix of institutional and residential uses. Developments should provide pedestrian-oriented design to encourage walking and other forms of active transportation to and from nearby residential districts.	<ul style="list-style-type: none"> <li>• Commercial (small scale)</li> <li>• Small Cafés</li> <li>• Multi-family, small (up to 12 units)</li> <li>• Residential (upper floors)</li> </ul>	<ul style="list-style-type: none"> <li>• Drive-thru</li> <li>• Auto-oriented uses</li> <li>• Restaurants (Full-Service)</li> <li>• Commercial (large scale)</li> <li>• Industrial</li> </ul>
Olde Towne Mixed-Use MU2	The Olde Towne Mixed-Use District is intended to preserve and enhance the role of Olde Town as the civic, commercial, and cultural core of Slidell by allowing a mix of commercial, residential, civic and entertainment uses.	<ul style="list-style-type: none"> <li>• Commercial (small scale)</li> <li>• Commercial (large scale) (conditional)</li> <li>• Multi-family, small (up to 12 units)</li> <li>• Residential (upper floors)</li> <li>• Hotel (conditional)</li> </ul>	<ul style="list-style-type: none"> <li>• Drive-thru</li> <li>• Auto-oriented uses</li> <li>• Industrial</li> </ul>
Community Mixed-Use MU3	The Community Mixed-Use District is intended to accommodate a mix of commercial, institutional, and residential uses at a scale that could support transit and active transportation. Office, lodging, and large-scale multi-family developments with ground-floor non-residential uses are envisioned for this district. Development within this district serves a community-wide and regional market at a greater intensity than the other mixed-use districts.	<ul style="list-style-type: none"> <li>• Commercial (small scale)</li> <li>• Commercial (large scale)</li> <li>• Multi-family (any size)</li> <li>• Residential (upper floors)</li> <li>• Hotels</li> </ul>	<ul style="list-style-type: none"> <li>• Drive thru</li> <li>• Auto oriented uses</li> <li>• Industrial</li> </ul>
<b>COMMERCIAL DISTRICTS</b>			
Corridor Commercial CC	The Corridor Commercial District is intended to accommodate moderately scaled commercial uses along arterial corridors. Retail, personal services, restaurants, and offices are the primary uses within this district. While auto-oriented in nature, development in this district should provide appropriate transitions to residential and mixed-use uses in adjacent districts.	<ul style="list-style-type: none"> <li>• Commercial (small scale)</li> <li>• Auto-oriented uses</li> <li>• Hotels</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Industrial</li> </ul>
Regional Commercial RC	The Regional Commercial District is intended to accommodate high-intensity commercial uses that generate traffic from across the city and have significant parking demand, such as large-scale shopping centers. Uses allowed in this district also include auto-oriented uses, as well as entertainment, recreational, and large-scale institutional uses, including hospitals or medical centers. Developments in this district are required to provide adequate buffers between nearby residential areas to mitigate potential negative impacts.	<ul style="list-style-type: none"> <li>• Commercial (large scale)</li> <li>• Shopping Centers (large scale)</li> <li>• Auto-oriented uses</li> <li>• Hotels</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Industrial</li> </ul>
<b>INDUSTRIAL DISTRICTS</b>			
Light Innovation & Technology IT1	The Light Innovation & Technology District is intended to create an environment that will promote and protect a strong light industry base for the City of Slidell while protecting the environment and preserving resident quality of life. The district permits light industrial uses such as warehousing, distribution centers, and light manufacturing with minimal to no impacts on nearby residential uses. This district is distinguished by need for access to highways and arterials to accommodate truck traffic.	<ul style="list-style-type: none"> <li>• Distribution Centers</li> <li>• Warehouses</li> <li>• Light Manufacturing</li> <li>• Truck Stops</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> </ul>



District Name	Purpose Statement	Primary Uses	Prohibited Uses
Heavy Innovation & Technology IT2	The Heavy Innovation & Technology District is intended to reserve certain areas of land for high-intensity industrial activities that require large development sites for operations, vehicular parking, as well as screening and buffering to protect the public interest and limit potential negative impacts to surrounding property. This district is incompatible with residential development.	<ul style="list-style-type: none"> <li>• Heavy Industry</li> <li>• Landfills</li> <li>• recycling processing</li> <li>• heavy manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> </ul>
<b>SPECIAL DISTRICTS</b>			
Civic & Institutional SCI	The Civic & Institutional District accommodates civic uses such as government offices, schools, and churches. This establishes guidelines that support a high-quality public realm for city residents and visitors.	<ul style="list-style-type: none"> <li>• Government buildings</li> <li>• Schools</li> <li>• Churches</li> <li>• Cemeteries</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Commercial</li> <li>• Industrial</li> </ul>
Parks & Recreation SPR	The Parks & Recreation District designates areas for parks and recreation facilities, both public and private. This district intends to protect open space and provide standards that support harmonious integration of green space into neighborhoods and districts.	<ul style="list-style-type: none"> <li>• Parks, playgrounds, pools, tennis courts, golf course</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Commercial</li> <li>• Industrial</li> </ul>
Conservation SCD	The Conservation District is intended to preserve and protect certain natural areas of the city by limiting development of commercial and industrial uses. Residential if allowed, should be limited.	<ul style="list-style-type: none"> <li>• Formally protected areas such as bird sanctuary, national wildlife refuge</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial</li> <li>• Industrial</li> </ul>

District Name	Purpose Statement	Application
Height Overlay HOD	The Height Overlay District permits additional height within commercial districts. This additional height intends to accommodate mid-rise development closest to interstate highways such as hotels, multi-family, or office uses.	<ul style="list-style-type: none"> <li>• Permits structures up to 75 feet.</li> </ul>
Olde Towne Preservation District OTOD	The Olde Towne Preservation District Overlay acknowledges the importance of Olde Towne as the cultural, historic, and cultural heart of Slidell and as a walkable mixed-use district where combining residential uses close to retail, restaurants, offices, and small-scale commercial is appropriate. OTOD is within the jurisdiction of the Olde Towne Preservation District Commission and mirrors existing boundaries.	<ul style="list-style-type: none"> <li>• Subject to the Olde Towne Preservation District Commission.</li> <li>• Permits reduced lot area, setbacks, parking, and landscape requirements for parcels in commercial or residential districts adjacent to Olde Towne.</li> <li>• Encourages compatibility and flexibility.</li> </ul>
Waterfront Overlay WOD	The Waterfront Overlay District is intended to create a walkable mixed-use residential and light commercial district oriented to small shops, eating establishments, cultural arts, and recreational and waterfront amenities along Bayou Bonfouca.	<ul style="list-style-type: none"> <li>• Supports unified waterfront, following Waterfront Master Plan, including: <ul style="list-style-type: none"> <li>○ Public Boardwalk &amp; Multiuse Paths</li> <li>○ Low Impact Development</li> <li>○ Recreation &amp; Ecotourism</li> </ul> </li> </ul>
Airport Overlay SAOD	The purpose of the Slidell Airport Overlay District is to accommodate airport-related activities. Uses permitted include the Slidell airport and related support facilities, as well as some industrial uses which are not detrimental or hazardous to the safety of aircraft using the Slidell Airport.	<ul style="list-style-type: none"> <li>• Establishes height and buffer requirements. Limits uses incompatible with airport.</li> </ul>
Federal Overlay FOD	The Federal Overlay District designates federal government-owned properties to regulate land use and ensure consistency with the city's comprehensive plans. Functions in collaboration with SCI Civic & Institutional	<ul style="list-style-type: none"> <li>• Defines applicable exemptions, uses, and relationship to adjacent properties. Provides references as needed.</li> </ul>
Innovation & Technology Overlay	The purpose of the Innovation & Technology Overlay District is to accommodate certain technological industries, handmade manufacturing, and clean industries and ensure compatibility with commercial and residential uses. Works in collaboration with commercial, mixed use, and industrial districts.	<ul style="list-style-type: none"> <li>• Regulates permitted uses and adds flexibility for dimensional standards. Where appropriate, permits specific industrial uses to improve compatibility with commercial or residential uses.</li> </ul>

## Exhibit E: Comparison of Existing Zoning to Proposed Zoning District Descriptions

PROPOSED DISTRICT NAMES		EXISTING DISTRICT COMPARISON	PURPOSE STATEMENT	PRIMARY USES
RESIDENTIAL DISTRICTS				
Low Intensity Residential	R1	R, A-1, A-2, A-4, A-6	The Low-Density Residential District is intended to accommodate suburban-style residential developments with uniform lot patterns and 1- to 2-family housing types.	Single-family Detached Duplex/Two-family (with conditions) Home Occupations
Medium Intensity Residential	R2	A-6, RRD	The Medium-Density Residential District accommodates residential development within proximity to walkable mixed-use and commercial areas. The district is intended to support new and existing neighborhoods with a mix of housing types and styles, including single-family and two-family residential structures or triplexes or fourplexes where appropriate.	Single-family Detached Single-Family Attached Duplex/Two-family Multi-family, small (up to 16 units)
High Intensity Residential	R3	A-8, A-9, A-9-C	The R3 High Density Residential District is intended for a mix of housing types including single-family, two-family, and multi-family developments near retail development, employment centers, and transit. The district is intended to promote walking, biking, and other active transportation with pedestrian-oriented designs that provide safe and engaging streetscapes. Limited non-residential uses are allowed.	Single-Family Attached Duplex Triplex Fourplex Multi-family, small (up to 16 units) Multi-family, large (more than 16) Live-work Units Commercial, small scale
MIXED-USE DISTRICTS				
Neighborhood Mixed-Use	MU1	C-1, C-1A, C-2, C-2W, C-3	The MU1 Neighborhood Mixed Use District is intended to accommodate a mix of neighborhood-serving, small scale commercial uses as well as a mix of institutional and residential uses such as single-family, two-family and 3-plexes and 4-plexes. Developments should provide pedestrian-oriented design to encourage walking and other forms of active transportation to and from nearby residential districts.	Commercial, small scale Small Café's Multi-family, small (up to 12 units) Residential (upper floors)
Olde Towne Mixed-Use	MU2	C-2W, C-3	The MU2 Olde Towne Mixed-Use District is intended to preserve and enhance the role of Olde Town as	Commercial, Multi-family, small (up to 12 units)

			the civic, commercial, and cultural core of Slidell by allowing a mix of commercial, residential, civic and entertainment uses.	Residential (upper floors) Hotel (conditional)
<b>Community Mixed Use</b>	<b>MU3</b>	<b>C-2W, C-3, C-6</b>	The MU3 Community Mixed-Use District is intended to accommodate a mix of commercial, institutional, and residential uses at a scale that supports transit and active transportation. Office, lodging, and large-scale multi-family developments with ground-floor non-residential uses are envisioned for this district. Development within this district serves a community-wide and regional market at a greater intensity than the other mixed-use districts.	Commercial, small scale Commercial, large scale Multi-family (any size) Residential (upper floors) Hotels
<b>COMMERCIAL DISTRICTS</b>				
<b>Corridor Commercial</b>	<b>CC</b>	<b>C-4</b>	The Corridor Commercial District is intended to accommodate moderately-scaled commercial uses along arterial corridors. Retail, personal services, restaurants, and offices are the primary uses in this district. While auto-oriented in nature, development in this district should provide appropriate transitions to residential and mixed-use districts.	Commercial, small scale Auto-oriented uses Hotels
<b>Regional Commercial</b>	<b>CR</b>	<b>C-4</b>	The Regional Commercial District is intended to accommodate high-intensity commercial uses, which generate traffic from across the City and have significant parking demands such as shopping centers and business complexes. Uses allowed in this district include auto-oriented uses, entertainment or recreational uses, and large-scale institutional uses such as hospitals or medical centers. Developments in this district must provide adequate buffers between nearby residential areas to mitigate unwanted impacts.	Commercial, large scale Shopping Centers, large scale Auto-oriented uses Hotels
<b>INDUSTRIAL DISTRICTS</b>				
<b>Light Innovation &amp; Technology</b>	<b>IT1</b>	<b>M-1, M-2</b>	The IT1 Light Innovation & Technology District is intended to create an environment that will promote and protect a strong light industry base for the City of Slidell while protecting the environment and preserving resident quality of life. The district permits light industrial uses such as	Distribution Centers Warehouses Light Manufacturing Truck Stops

			warehousing, distribution centers, and light manufacturing with minimal to no impacts on nearby residential uses. This district is distinguished by a need for access to highways and arterials to accommodate truck traffic.	
<b>Heavy Innovation &amp; Technology</b>	<b>IT2</b>	<b>M-2</b>	The IT2 Heavy Innovation & Technology District is intended to reserve certain areas of land for high-intensity industrial activities that require large development sites for operations, vehicular parking, as well as screening and buffering to assure protection of the public interest and surrounding property and people. This district is incompatible with residential development and such residential uses should be limited.	<b>Heavy Industry:</b> landfills, recycling processing, heavy manufacturing
<b>SPECIAL DISTRICTS</b>				
<b>Civic &amp; Institutional District</b>	<b>SCI</b>	<b>R, various residential districts</b>	The SCI district accommodates civic uses such as government offices, schools, and churches. This district intends to address the impact of and common concerns with civic uses and establish guidelines that support a high-quality public realm for Slidell residents and visitors.	Government buildings Schools Churches Cemeteries
<b>Parks &amp; Recreation</b>	<b>SPR</b>	<b>Various residential districts</b>	The SPR district accommodates current and future areas set aside for parks and recreation facilities, both public and private. This district intends to protect open space and provide standards that support harmonious integration into neighborhoods and between less compatible land development patterns.	Parks, playgrounds, pools, tennis courts, golf course
<b>Conservation District</b>	<b>SCD</b>	<b>OL</b>	The SCD Conservation District is intended to preserve and protect certain natural areas of Slidell by limiting development of commercial and industrial uses. Residential if allowed, should be limited.	Formally protected areas such as bird sanctuary, national wildlife refuge

# DETAILED ANALYSIS

## I. History of Study

Desire Line was tasked with examining the City's existing zoning districts to determine whether they could be amended to support economic development efforts consistent with the City's character and future land use goals.

Desire Line examined existing data on City zoning districts, lot characteristics, and residential and commercial developments; then compared existing zoning districts to lot usage and size. This analysis supports recommendations provided for herein to realign City zoning districts to match the existing character of neighborhoods, to ease the regulatory burden on developers, and to encourage high-quality housing development that is appropriate for a variety of neighborhoods development patterns.

## II. Consistency with Comprehensive Plan

### 2.1 GOALS AND OBJECTIVES

The Slidell 2040 Comprehensive Plan states that the City of Slidell should adopt land use and zoning policies that conform with the goals outlined in the Slidell 2040 Plan, including:

- a. Encourage compatible infill development and reuse or redevelopment of existing buildings (Goal LU-2);
- b. Ensure that new development and redevelopment are assets to Slidell's fiscal health and community character (Goal LU-4);
- c. Facilitate development patterns that enable residents to walk and bike to school, shops, and workplaces (Goal LU-7); and
- d. Conduct land development and regulatory processes in a manner that is efficient, transparent, and user-friendly (Goal LU-8).

### 2.2 FUTURE LAND USE MAP

The Future Land Use Map (FLUM) is an advisory tool used to guide land use decisions in furtherance of the City's vision for future growth, including placement of future housing, employment, social activities, and protection of natural areas. City staff refer to the FLUM when considering changes to zoning classifications, budgeting for future projects, and policies impacting land use. Land use classifications used in the FLUM (shown in the table below) were updated in 2022 when the City adopted the 2040 Comprehensive Plan.

Slidell's Future Land Use Map (FLUM) provides for the following Future Land Use Categories:

- **Residential.** Residential includes single-family neighborhoods as well as neighborhoods with a compatible mix of housing types, including duplex, townhome, and small multi-unit forms (up to 8 units per building). Some areas in this category along collector and higher capacity streets may be appropriate for larger multi-family projects and neighborhood scale services, such as coffee shops and small personal service shops.

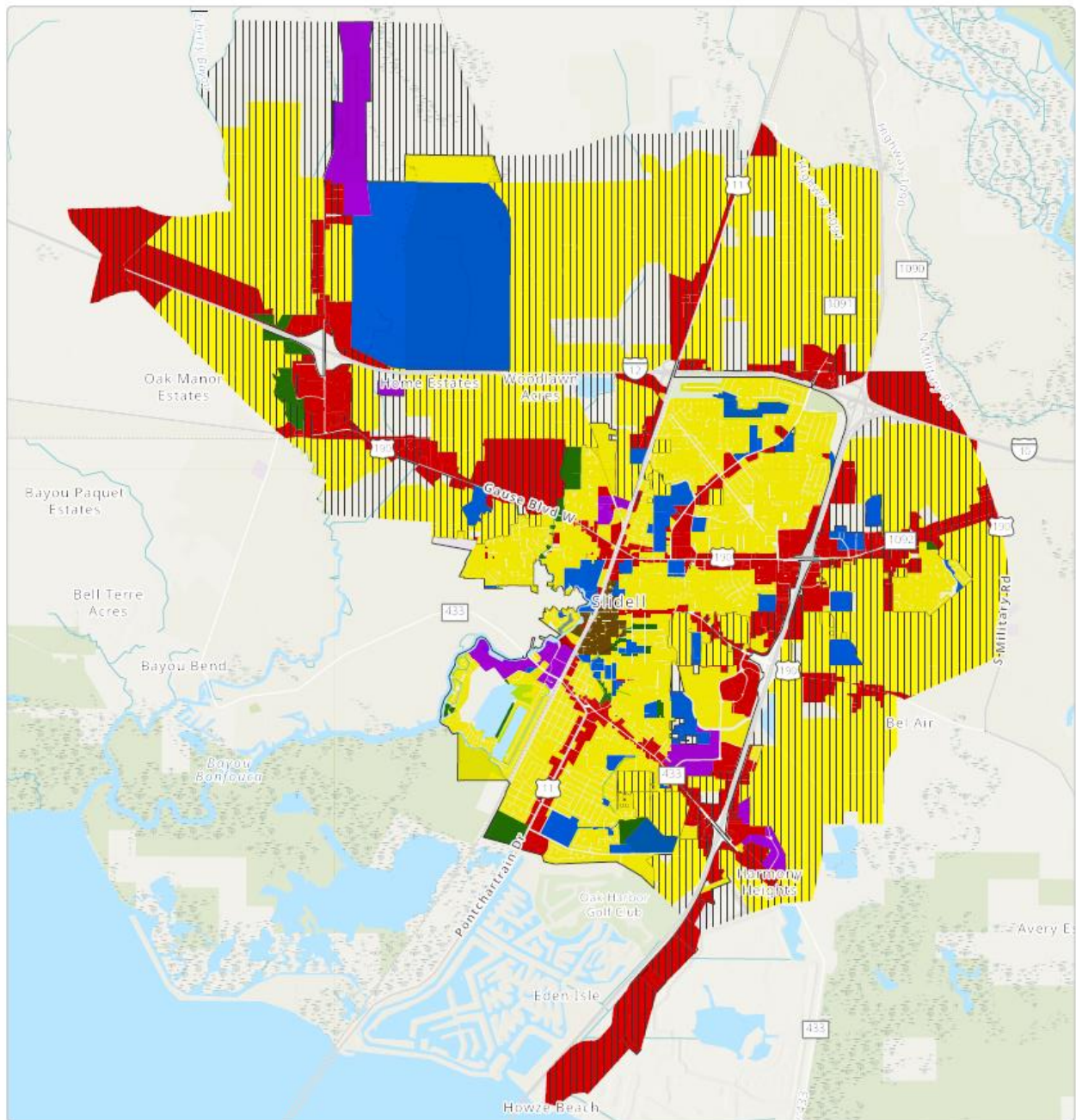


Smaller scale (up to 2 acres, or about one block), low-intensity community facilities (e.g., pocket parks, playgrounds, and libraries) are also appropriate in this category, including elementary schools, daycares, religious institutions, and other types of community centers.

- **Commercial.** Commercial areas, located primarily along highways and major arterials, provide a range of retail goods and services, office uses, and small-scale, light manufacturing facilities. Community facilities are also appropriate in this category, as are residential developments with more than eight units per building.
- **Industry/Employment.** Industry/Employment areas include businesses that have little to no on-site customer traffic and can range from more heavy manufacturing facilities to distribution and warehousing centers to research and development facilities and back-office facilities. Limited retail and service uses supporting these uses and their employees also are allowed.
- **Mixed-Use Neighborhood.** Mixed-Use neighborhood areas support a walkable mix of residential and non-residential uses, including the mixed-use portions of Slidell's Olde Towne neighborhood, which features a traditional and organic mix of uses that include residential, commercial and community facility uses. To ensure that these areas are internally compatible, the design, scale, and intensity of development should encourage a compatible blend of uses with attractive, safe, and convenient connectivity for pedestrians and bicyclists. Small-scale mixed-use and live-work developments are encouraged in this area to create a vibrant neighborhood where people can live, work and play.
- **Community Facilities.** Community Facilities include publicly owned buildings (police and fire stations, courthouses, libraries, etc.), active parks and recreational facilities, schools, religious institutions, nursing/retirement homes, community centers, and cemeteries. This category also includes large (2 acres or larger) community facilities and campus-style properties that extend into or are surrounded by Residential areas, where Commercial development may not be appropriate.
- **Conservation.** Conservation areas are comprised of undeveloped areas that should be limited to improvements providing access to or through the areas. These areas include sensitive land and wetlands along waterways or within the 100-year flood zone that may be used for greenways, trails, multi-use stormwater management areas and passive recreational facilities.

The consultant team utilized the FLUM (**Map 1**) to support decision-making throughout the development of proposed zoning districts, areas, and overlay zones, especially with regard to promoting mixed-use development and redevelopment opportunities in existing commercial areas.

## Map 1: City of Slidell 2040 Comprehensive Plan Future Land Use Map.



### City of Slidell: Future Land Use



0 0.75 1.5 3 Miles

#### Legend

- |                      |                        |
|----------------------|------------------------|
| Commercial           | Mixed Use              |
| Community Facilities | Residential            |
| Conservation         | Transportation         |
| Industry/Employment  | Growth Management Area |

### III. Analysis of Land Use, Zoning, and Land Development Patterns in support of Proposed Zoning Map

#### 3.1 DATA AND METHODOLOGY

Desire Line LLC used City of Slidell internal ArcGIS GIS data, field data, and input from the public to produce this report and its associated recommendations. The City of Slidell provided datasets that were developed and analyzed as part of its Comprehensive Plan, as well as datasets used regularly by the Planning Department. These datasets included GIS layers for current Zoning Districts, the Future Land Use Map, analyses of existing land uses throughout the city, and lot sizes.

Desire Line LLC analyzed these datasets to better understand how land is currently used in Slidell—such as which zoning districts are most widely used and where, the size of lots by zoning district and by neighborhood, and the locations of various land development patterns throughout the city. Desire Line started with analyses of existing land use developed during research for the Slidell 2040 plan. Desire Line then broke down the city by zoning districts, analyzing how much acreage of city land is grouped into each zoning district and which districts are not being used. Sometimes it was necessary to analyze districts lot by lot to better understand current uses.

Next, Desire Line analyzed lot sizes throughout the city, both by zoning district and by a select group of Slidell neighborhoods. To complete this analysis, large vacant parcels and parcels for other uses (such as schools and churches) were removed from the datasets prior to analysis.

#### 3.2 SUMMARY OF FINDINGS

Upon review of current zoning districts, there is much opportunity to streamline residential districts without impacting existing land uses, to improve the regulation of specific land uses across districts, enhance user understanding, and to have the district land development patterns better reflect conditions on the ground. Key findings to this effect follow below.

- a. A-3, A-7, and A-10 zoning districts are not mapped on the official zoning map. Further, Districts A-1, A-4, A-9, and A-9C each make up less than 0.5% of residentially zoned acreage in the City.
- b. The existing Code of Ordinances does not contain complete use tables. There is a partial use table for residential districts that does not include all districts or all uses. For some districts, such as A-9C, the Code refers to other districts. These inconsistencies cause confusion for residents and developers.
- c. Existing zoning is not always reflective of a broader land development pattern based on form and neighborhood character, such as lot sizes or nearby district type. For example, areas zoned A-1, A-4, A-9, and A-9C are mostly individual parcels or spread across the city. These lots could be considered a form of “spot zoning” (i.e., singling out individual parcels for a zoning classification different from the surrounding area), which could be challenged and overturned in court.<sup>3</sup>
- d. Existing neighborhoods zoned in A-6 (Single-Family Urban) generally maintain the same land use activity (i.e., single-family dwellings), but do not always have a consistent land development pattern associated with the land use activity. For example, measuring the median lot size across several A-6 neighborhoods, lot sizes vary by as much as one third.



### 3.3 BEST PRACTICE

In keeping with best practice, zoning districts can be updated to advance the goals and objectives of the City's Comprehensive Plan, as well as recent zoning and land use trends across the City. Specific actions that can be taken in this regard include

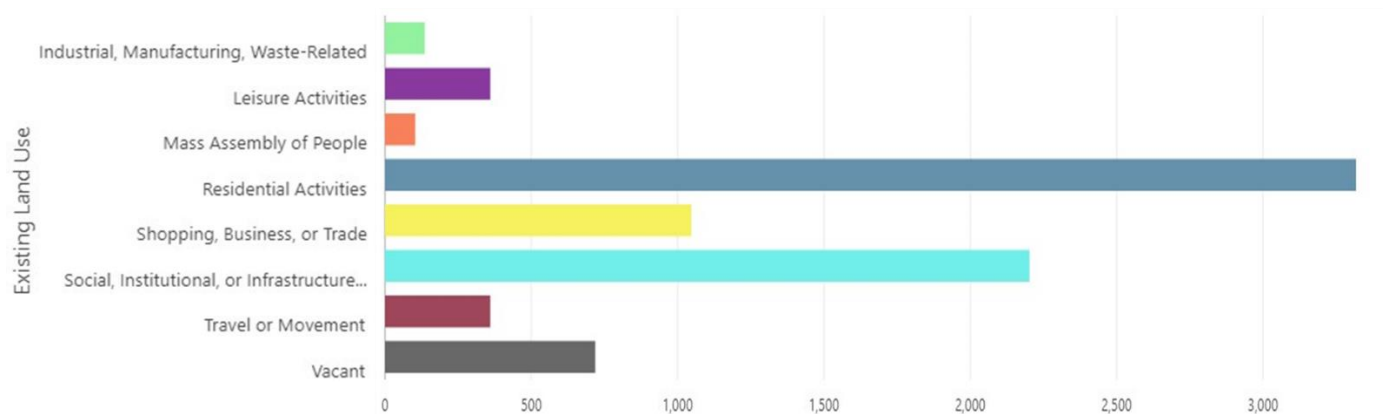
- a. Update and create consistent, straightforward zoning districts that reflect on the ground development patterns and avoid the appearance of spot zoning.
- b. Emphasize the City's existing urban form by incorporating standards for scale and character, in addition to land use activities.
- c. Reduce the number of zoning districts to more effectively reflect the existing neighborhood development patterns. Such reduction will also increase Code efficiency and user-friendliness. To this effect, residential zoning districts can be condensed into three districts that conform to the existing development patterns in neighborhoods while avoiding significant changes to neighborhood character.
- d. Design residential zoning districts to reflect the existing form and character of city neighborhoods and to achieve goals of the Comprehensive Plan, including increasing walkability and infill development.

### 3.4 EXISTING LAND USES

"Land use" as applied in this Section describes how areas of land are currently used, i.e. what type of activities are on site, how they operate, and how they contribute to the character and economy of the City. The aim of this analysis is to provide a realistic "snapshot" of existing development across the city, to help guide updates to the zoning map, and to limit the creation of non-conforming uses as part of this process.

There are approximately 8,300 acres of land in the city. Forty percent of the city is currently developed with residential activities (**Figure 1**). Commercial, industrial, and institutional uses occupy most of the remaining land use activities, while 9% of land is vacant. Commercial uses are predominately located along the city's main corridors, while the largest vacant parcels appear on the outskirts of the city, in proximity to the airport or to the south along unincorporated areas.

**Figure 1: Graph of Acreage by Existing Land Use.**

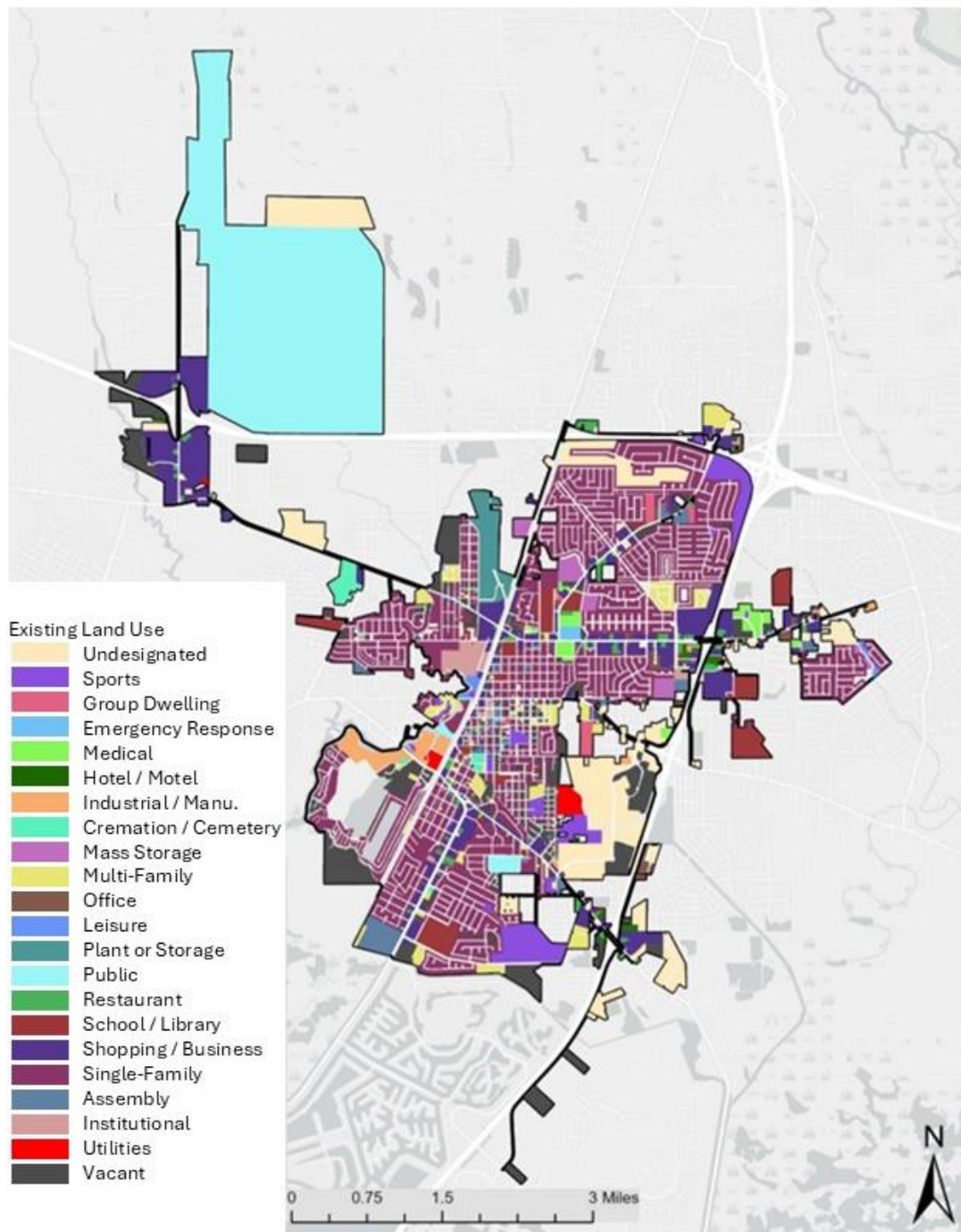


During the development of the 2040 Comprehensive Plan broke, the consultant team separated land uses into 21 categories (**Table 1**). In this analysis of land area by acreage across the city, single-family residential land use encompassed 29.5%, and public uses 24.3%. Public uses include the Slidell airport and the large parcels nearby supporting the Camp Villere military facility (**Map 2**). Multi-family housing and group homes or retirement homes were 3.2%, and shopping, restaurants, businesses, and office space 11.2%. 10.4% of the city is vacant, with no consistent designated activity. \*Of note, when this analysis was completed as part of Plan development activities, 6.2% of the city's land area was undesignated.

**Table 1: Detailed Land Use Analysis.**

<b>LAND USE CATEGORIES</b>	<b>Total Acres</b>	<b>Percent</b>
Active leisure sports (jogging, bicycling, golf)	250.5	3.0%
Dorms, group homes, retirement homes	31.8	0.4%
Emergency response (fire, police, rescue, EMS)	15.3	0.2%
Healthcare, medical or treatment activities (clinics, hospitals)	63.2	0.8%
Hotels, motels	25.8	0.3%
Industrial, manufacturing, waste-related	110.6	1.3%
Internment, cremation, grave digging (cemeteries, funeral homes)	50.9	0.6%
Mass storage, inactive (water, fuels, non-utility waste)	74.0	0.9%
Multi-family residential	230.1	2.8%
Office activities	65.8	0.8%
Passive leisure sports (camping, all other parks)	19.6	0.2%
Plant, factory, or heavy goods storage or handling	117.7	1.4%
Public	2,014.4	24.3%
Restaurant-type activity (food and/or beverage)	83.7	1.0%
School or library	219.8	2.6%
Shopping, business, or trade	781.9	9.4%
Single-family residential	2,450.2	29.5%
Social, cultural, or religious assembly (churches, city hall)	115.1	1.4%
Social, institutional, or infrastructure-related	143.9	1.7%
Utilities (water, sewer, power, gas)	59.5	0.7%
Vacant	859.9	10.4%
Not designated during analysis	512.4	6.2%
<b>Total</b>	<b>8,296.1</b>	<b>100.0%</b>

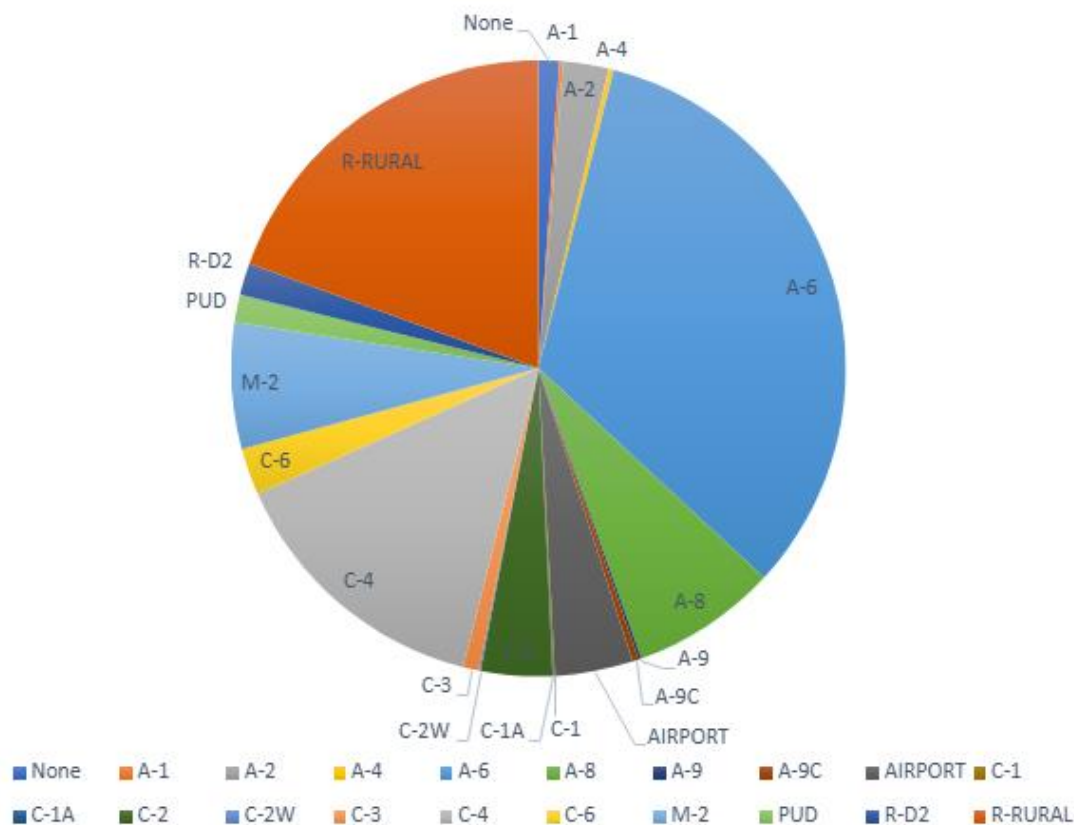
## Map 2: Detailed Existing Land Use by Acreage.



### 3.5 EXISTING ZONING

Slidell's Code of Ordinances divides the city into four types of districts: agricultural, residential, commercial, and industrial, then subdivides these into 21 separate zoning districts, and 3 overlays. As seen in **Figure 2** and **Table 2**, A-6 districts (Single-Family Urban) make up 33% of Slidell's zoned acreage. Residential districts in Slidell, including PUD and Residential Development Districts, make up a total of 47.2% of zoned acreage. While rurally zoned land comprises the second highest percentage of districts in the city, only one site to the northwest of the city center is designated rural (**Map 2**). This site is the Camp Villere military facility and somewhat skews this category's level of importance because the City has no control over military land use activities. For this reason, the rural district is not included in the analysis of residential land uses in the city.

**Figure 2: Total Acreage by Zoning District.**



**Table 2: City Acreage by Zoning District.**

DISTRICT	ACRES PER ZONE	PERCENT
A-1	16.1	0.2%
A-2	198.5	2.4%
A-4	23.2	0.3%
A-6	2731.9	32.9%
A-8	637.5	7.7%
A-9	12.9	0.2%
A-9C	26.3	0.3%
AIRPORT	339.7	4.1%
C-1	6.4	0.1%
C-1A	4.5	0.1%
C-2	311.1	3.8%
C-2W	7.2	0.1%
C-3	69.5	0.8%
C-4	1193.2	14.4%
C-6	203.7	2.5%
M-2	548.2	6.6%
PUD	121.0	1.5%
R-D2	139.1	1.7%
R-RURAL	1615.7	19.5%
None	90.3	1.1%

While there are 21 zoning districts in City's Code, six districts are not in use (see **Table 3**). Two districts, A-5 and M-3, have been deleted from the Code of Ordinances while four districts are not in active use.

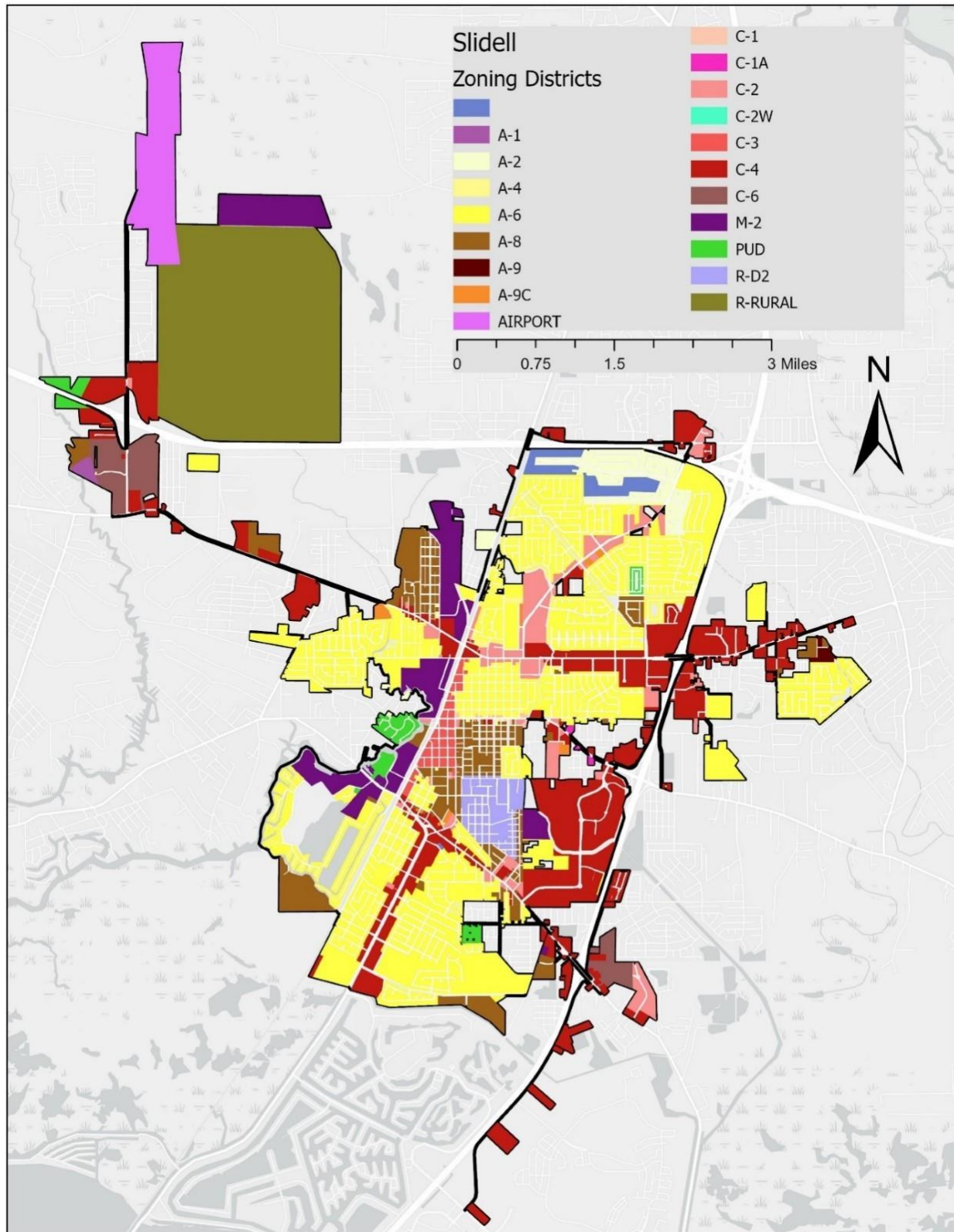
**Table 3: Unused Zoning Districts.**

DISTRICT	USE
<b>A-3 – Multifamily Residential</b>	Multifamily residential, community recreation, civic uses, office buildings, and personal service shops
<b>A-5 – Planned Residential</b>	Deleted and reserved on June 14, 1983.
<b>A-7 – Multifamily Urban</b>	Multifamily residential, community recreation, civic uses
<b>A-10 – Trailer Park District</b>	Parking or sale of mobile home-type trailers and travel trailers and uses permitted in the A-8 district.
<b>M-1 – Planned Industrial</b>	Regulates noise, vibrations, emissions, hazards, etc. from industrial uses
<b>M-3 – General Industrial</b>	Deleted on May 14, 1991.

Some of the City’s commercial and residential districts are applied to a single lot, or a few lots scattered throughout the city. For example, the A-1 (Suburban) zone is used on a single parcel of land south of the airport that appears to be undeveloped (**Map 3**). A-9 is used on a cluster of five undeveloped parcels in the eastern Pearl Acres neighborhood, which accounts for only 12.9 acres in the city, or 0.2% of total acreage. A-9C, the apartment-commercial district, accounts for 26.3 acres of land and allows for nearly identical uses permitted in A-9 and C-2 districts, with a few exceptions.



### Map 3: Current Zoning Districts per the City's Official Zoning Map.

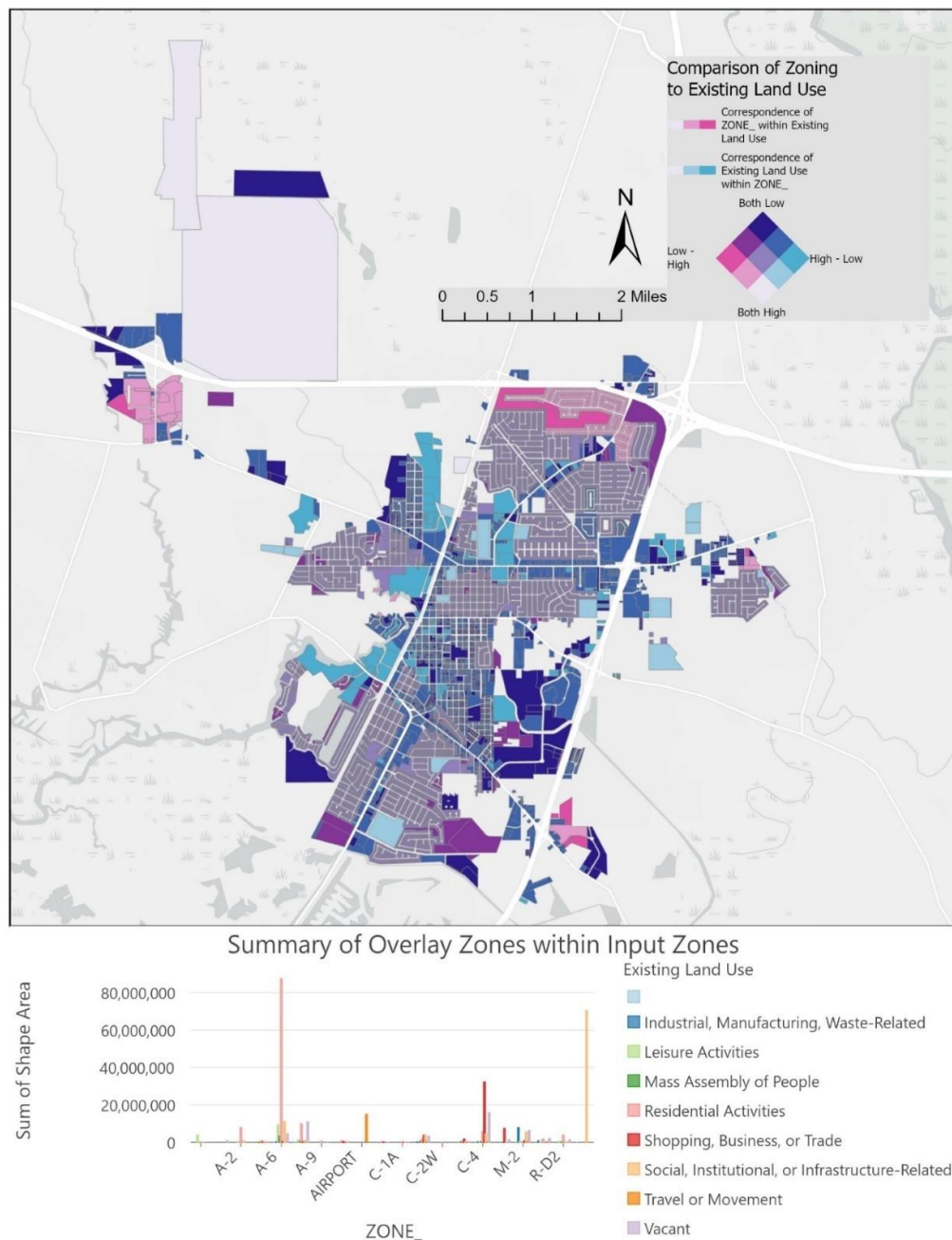




### 3.6 SPATIAL COMPARISON OF ZONING DISTRICTS AND LAND USES

When comparing the city's current zoning districts to existing land uses using spatial statistics, varying degrees of association can be revealed based on the amount of overlap between different zones. In this analysis, association is highest when zones of one category are very similar to another category. The primary output of the tool is a global measure of spatial association between the categorical variables: a single number ranging from 0 (no correspondence) to 1 (perfect spatial alignment of zones). **Map 4** shows a spatial comparison of the location of existing zoning districts and existing land uses.

**Map 4: Spatial Comparison of Use and District.**



### 3.7 LESS COMMON RESIDENTIAL DISTRICTS

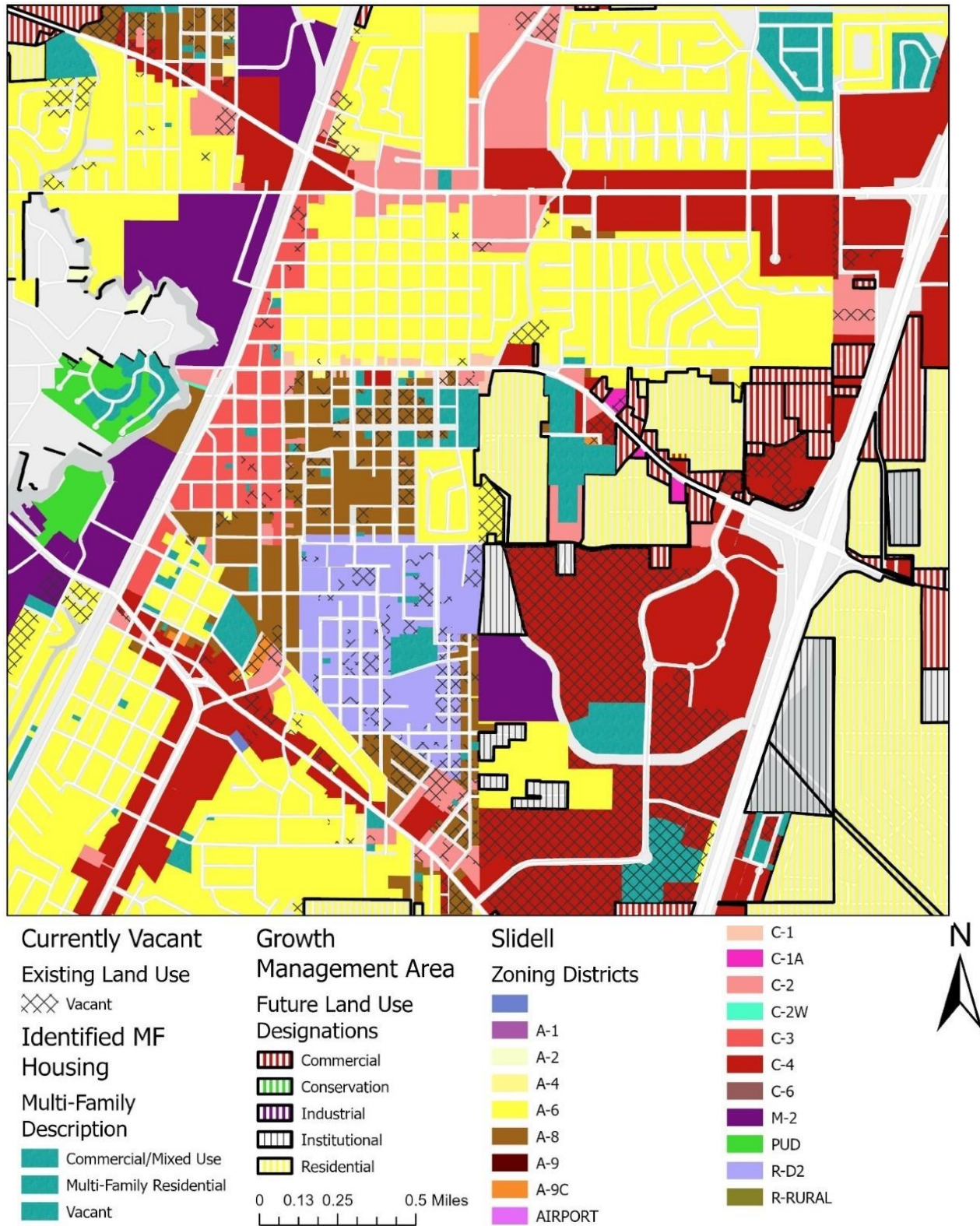
Several residential zoning districts in the city are mapped in a very limited manner or not mapped at all. When mapped in a single neighborhood or on individual, scattered lots, zoning can appear to be ‘spot zoned,’ which can be construed as arbitrary and capricious or to give a single land owner unique development rights that are not enjoyed by surrounding properties. Findings to this effect are summarized below:

- A-3, A-7, and A-10 zoning districts are not mapped in the city.
- A-1 (suburban district) represents only 0.3% of residentially-zoned acreage in the city, or 16.1 total acres. There is one A-1 residential district, a neighborhood in west Slidell near the airport. This parcel of land appears to be vacant and undeveloped at the time of this report. A-1 is similar to other single-family districts, except that there is a 100 foot minimum lot width, every residential unit is required to be at least 20,000 square feet per family unit, and there are yard requirements (two side yards, 10 ft each, front building lines shall not be less than 50 ft, rear yard depth not less than 20% of the lot).
- A-4 (transitional district) represents 0.4% of residentially-zoned acreage in the city, or 23.2 total acres. This zoning is applied to individual parcels scattered throughout the city, although roughly half are clustered along Fremaux Avenue. A-4 uses are the same as A-6, but the area regulations refer to other sections of the zoning code, including sections 1.4, 2.2, and 2.6.
- A-9 (apartment district) represents 0.2% of residentially-zoned acreage in the city, or 12.9 total acres. There is only one A-9 residential district, in east Slidell just south of Gause Blvd. A-9 district uses are identical to A-8 uses (high-density urban), but the area regulations are more or less the same as A-6 regulations.
- A-9C (apartment-commercial district) represents 0.5% of residentially-zoned acreage in the city, or 26.3 acreage. Residential uses and area regulations are identical to A-9, except that the zoning allows for the same commercial uses as C-2 and applies area regulations specifically for commercial properties. A-9C could be referred to as spot zoning, where three small areas of central Slidell are singled out with this zoning category, including one parcel just south of Fremaux Avenue and a few parcels clustered together just south of Olde Town.

### 3.8 HOW VACANT LAND IS CURRENTLY ZONED

How vacant land is zoned provides some indication of what future development in the city could encompass. **Map 5** shows central Slidell, where most of the vacant land within the city’s boundaries is located, and where some parcels of FLUM land designated for possible annexation are also located. Many vacant parcels exist in the downtown redevelopment district (R-D2) and the A-8 district adjacent to Olde Town. Large tracts of land south of Fremaux Avenue are designated for possible annexation for “Residential Activities,” which could be zoned for mixed-use. Due south of Fremaux is also a largely undeveloped area (according to satellite data) currently zoned as a C-4 district (highway commercial) that does not permit residences; analysis could be conducted to consider rezoning this area as mixed-use as well.

## Map 5: Vacant Land.





### 3.9 DEVELOPMENT STANDARDS BY DISTRICT

Upon review of area standards by zoning district, as shown in **Table 5**, standards are often slightly different across districts having a similar purpose and intent. In developing proposed districts, these should be streamlined to reflect existing land development patterns to reduce future nonconforming situations.

*For example:* Lot requirements show significant overlap between residential zoning districts. Since A-1 zoning currently applies to one parcel of undeveloped land, lot size regulations do not yet apply to any existing properties. A-9 and A-9C have nearly identical rules, although A-9C allows for additional commercial uses. Streamlining could consist of combining A-4, A-9, and A-9C districts, which have similar but not identical lot requirements, and eliminating A-1 or combining its lot regulations with A-2.

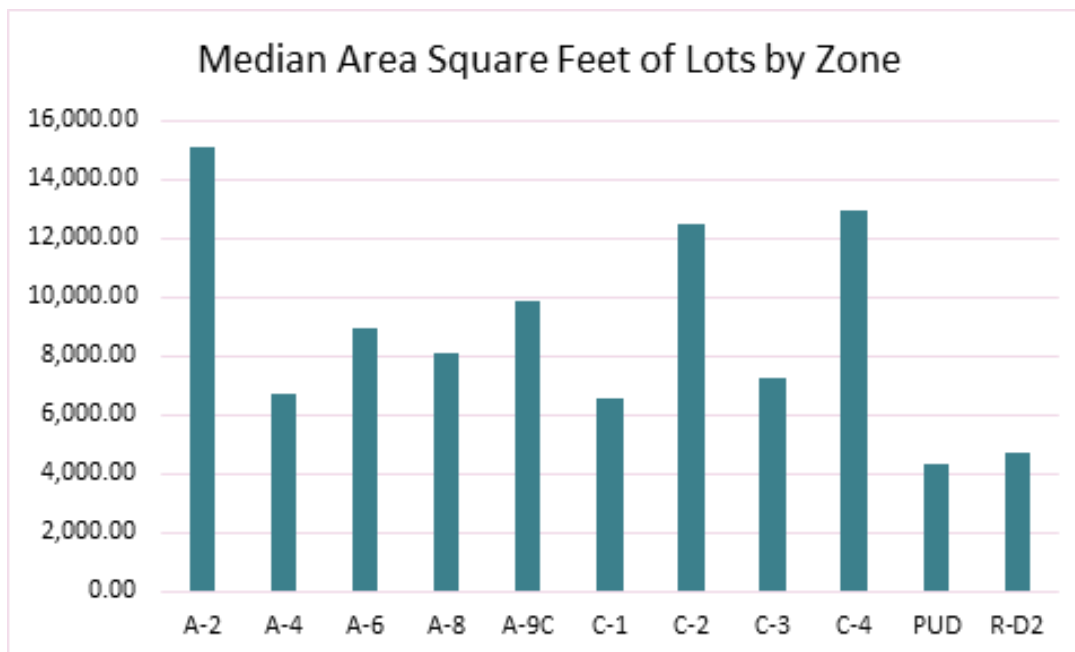
**Table 5: Area Standards by District.**

DISTRICT	HEIGHT REG	LOT WIDTH	LOT AREA	FRONT YARD	SIDE YARD	REAR YARD
<b>A-1 Suburban</b>	No more than 35 ft	100 ft	Not < 20,000 sq ft per family unit	Not < 50	2, minimum width 10 ft	Not < 20% depth or 50% depth if lot depth > 250 ft
<b>A-2 Single-Family Residential</b>	No more than 35 ft	100 ft	Not < 12,000 sq ft	Not < 25 ft	2, minimum width 10 ft	Not < 20% depth & not < 25 ft
<b>A-4 Transitional District</b>	No more than 45 ft	75 ft	Not < 7,500 sq ft, 750 sq ft more per extra family	Not < 20 ft	2, minimum width of 5	Not < 20% depth & not < 25 ft
<b>A-6 Single-Family Urban</b>	No more than 35 ft	70 ft	Not < 8,400 sq ft per family unit	Not < 25 ft	2, 20%% of width w/ min 5 ft for <100 ft lot and 10 for >100 ft lot	Not < 20% depth & not < 25 ft
<b>A-8 High-density Urban</b>	No more than 45 ft	50 ft	Not < 6,000 per family, addtl 1,500 sq unit per family	No < 20 ft	2, 20%% of width w/ min 5 ft for <100 ft lot and 10 for >100 ft lot	Not < 20% depth & not < 25 ft
<b>A-9 Apartment District</b>	No more than 45 ft	70 ft	Min 10,500 sq ft, 800 addtl sq ft for each unit > 4 and 1,800 for each ground unit > 4	Parking shall be min 40 ft in depth from prop line	Ext walls nearest prop line considered yard in condo and apt prop	Ext walls nearest prop line considered yard in condo and apt prop
<b>A-9C Apartment-Commercial District</b>	No more than 45 ft	70 ft	Min 10,500 sq ft, 800 addtl sq ft for each unit > 4 and 1,800 for each ground unit > 4	Parking shall be min 40 ft in depth from prop line	Ext walls nearest prop line considered yard in condo and apt prop	Ext walls nearest prop line considered yard in condo and apt prop
<b>A-10 Trailer Park</b>	No more than 45 ft	Parks min 9,500 sq	Min depth 100 ft per trailer, width 27 ft each space	Set back 20 ft	2, min 15 ft	Min 15 ft

		ft, lot min 5 acres				
<b>PUD</b>	-	-	-	-	-	-
<b>Residential development district</b>	No more than 45 ft	50 ft	Not < 5,000 for single- family, 2,750 sq ft for multi-family	Not < 20 ft	2, 20%% of width w/ min 5 ft for <100 ft lot and 10 for >100 ft lot	Not < 20% depth & not < 25 ft

### 3.10 COMPARATIVE LOT AREA THROUGHOUT THE CITY

**Figure 3: Median Area Square Feet of Lots by Zone.**



When comparing actual lots developed throughout the city to the minimum area required in corresponding zoning districts, lots developed with the A-2 zoning designation (single-family residential) are highest (**Figure 3**). Notable, large undeveloped parcels affect the data outcomes for most zoning categories. Redevelopment district and PUD parcels have the smallest median lot size, followed by A-8 (high-density urban) parcels.

*\* Note: Because there are single large parcels zoned for A-1 and A-9, they were excluded from the analysis. Other districts that do not allow residencies and/or also represented single large parcels were also excluded.*

### 3.11 LOT AREA WHEN COMPARABLE NEIGHBORHOOD TO NEIGHBORHOOD

Lot sizes in individual neighborhoods can be analyzed to better understand the changing shape and form of the city from its outskirts to its downtown. For example, County Club Estates is a neighborhood in northern Slidell that surrounds the Pinewood Country Club and golf course. Country Club Estates is zoned A-2, with lot sizes that cannot be smaller than 12,000 square feet. Removing the Country Club

parcel and its surrounding lands from the analysis, the median lot size in Country Club Estates is 15,014. Of 386 lots included in the analysis, 138 lots are between 14,818 and 15,839 square feet.



*314 Landon Drive is the largest residential lot in Country Club Estates; it occupies a corner lot and encompasses 31,142 square feet.*

Directly south of Country Club Estates is Brookwood Estates. In this A-6 zoned neighborhood, there are 286 lots, and the median lot size is 9,755 square feet. Country Club Estates and Brookwood Estates are adjacent to each other, facing the same golf course, but this A-6 zoned neighborhood's median lot size is 35% smaller than its neighbor's.



*107 Sapin Loop is a typical Brookwood lot, with a lot size of 10,392 square feet.*



In Wimbledon Estates, an A-6 neighborhood further south, the median lot size is 8,492. In Belvedere Estates, an A-6 neighborhood just off of Front Street and closer to Olde Towne, several large corner lots push the median lot size to 9,378 square feet. However, of 127 lots, 55 lots are smaller than 9,000 square feet.

In the Brugier neighborhood, an A-6 zoned neighborhood just north of Fremaux Avenue, lot sizes are much smaller than in the other A-6 neighborhoods when schools are removed from the analysis. The median lot size for 701 parcels is 6,648 square feet. The median lot size in Brugier is 31.9% smaller than the median lot size in Brookwood Estates, although both neighborhoods are currently zoned A-6.

Pine Park, a neighborhood with a high rate of vacant or undeveloped parcels directly east of Olde Towne, is zoned as a residential redevelopment district. In this neighborhood, the median lot size is 3,605 square feet.

The neighborhood Westchester Estates, in southern Slidell, includes commercial uses and several large apartment complexes, including a 6-building complex with 44 apartments. When multifamily complexes and commercial lot sizes are removed from the analysis, Westchester Estate single-family lots have a median lot size of 8,578 square feet.

**Table 6: Lot Sizes by Neighborhood.**

NEIGHBORHOOD	MEDIAN LOT SIZE (SQ FT)	ZONING DISTRICT	PROPOSED ZONING DISTRICT
Country Club Estates	15,014	A-2	Suburban/Estate
Brookwood Estates	9,755	A-6	Low-Density Urban
Wimbledon Estates	8,492	A-6	Low-Density Urban
Belvedere Estates	9,378	A-6	Low-Density Urban
Park Place	8,682	A-6	Low-Density Urban
Lakewood Dr/Broadmoor Dr Area	8,649	A-6	Low-Density Urban
Westchester Estates	8,578	A-6	Low-Density Urban
Dellwood	7,328	A-6	High-Density Urban
Brugier	6,648	A-6	High-Density Urban
Pine Park	3,605	RRD	High-Density Urban



*810 Michigan Avenue is a typical home in Brugier, with a lot size of 7,108 square feet.*

## IV. Analysis of Existing Land Development Regulations, Standards and Code in support of Proposed UDC Text Update

### 4.1 CONTEXT

As discussed in the Executive Summary of this report, the existing City Code of Ordinances, including the zoning code and appendices relevant to subdivisions, has not been reorganized or updated substantially, but has been amended incrementally since its initial creation. This Section includes analysis and recommendations to streamline and reorganize land development regulations into a single code called a “Unified Development Code” or “UDC.” This UDC helps residents and developers by showing all relevant regulations in a single location with a clear organization so that even new readers of the code can understand what they are required to do.

### 4.2 ISSUE-ORIENTED CHANGES TO THE CODE

Throughout this planning process, City and consultant team identified methods and best practices to apply throughout the proposed UDC based on findings from the zoning analysis and from work on priority amendments. These decisions, and the issues that they are responding to, include:

- 1. Streamline land use regulations, reduce the number of zoning districts, and take advantage of technology to cross-reference related provisions**



- Issue: There is a need to reduce and replace the existing 26 districts in the Code with 14 streamlined districts and six overlay districts, and to separate and clarify district standards from general development standards.
  - Issue: Current zoning districts are located in Appendix A – Zoning, Part 2. – Schedule of District Regulations Adopted, specifically in Sections 2.1 through 2.26. These sections include the City’s zoning districts, as well as more widely-applied standards like supplemental district regulations, sign regulations, and tree and landscape regulations interspersed among the zoning districts. Lack of organization and standards makes it difficult to interpret and apply the Code
  - Issue: Appendix A Part 2 includes design standards for zoning districts, but users of the Code must also find Appendix B – Subdivision Regulations, Part 3 – Design Standards to understand that additional standards are generally applicable to all zoning districts. This can be confusing to Code users who may not consider looking in the Subdivision code for zoning development requirements.
  - Recommendation: Based on an analysis of overlapping lot area requirements and creation of nonconformities, combine the A-4, A-9, and A-9C, A-1, and A-2 zoning districts to a single low density residential district.
  - Recommendation: Include in the UDC Article 6 – Zoning Districts, and divide the districts into Residential, Commercial, Mixed-Use, and Innovation and Technology Districts; Special Zoning Districts; and Overlay Zoning Districts. For each district in the UDC, include a similar layout and sections, use table aligned with a list of permitted uses, the purpose and land development patterns for each group of districts, standards for all uses in the group of districts, and specific area standards for each district.
  - Recommendation: Include in the UDC Article 7 – Use Standards for performance and development standards to specific uses, such as animal-related uses, bars, or radio towers.
  - Recommendation: Include in the UDC Article 8 – On-Site Development Standards, that details development standards for all properties, such as provisions for parking lots and signs.
  - Recommendation: Include in the UDC Article 9 – Tree Preservation and Landscape Requirements, which are applicable to all sites.
  - Recommendation: Include within each zoning district in the UDC a reference to Articles 8 and 9.
- 2. Replace exhaustive enumerations of permissible uses with a categorical approach to land use classification and regulation, present district-specific use permissions and development standards in tabular form, and add use-specific standards to minimize reliance on discretionary approvals.**
- Issue: The current Code lists every land use permitted one zoning district after another, making it difficult to understand when minor changes in standards appear and for what reason. It is also difficult to ascertain the intent and development patterns across districts and where future uses should consider locating without methodically checking every district’s list of permitted uses and their associated standards.
  - Issue: The existing code includes a use table that does not match the permitted uses listed in the text of the districts and is not optimized for view in Municode<sup>1</sup>. The existing code also uses references among zoning districts to describe permitted uses, which means that users of the

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<sup>1</sup> Municode is a website where the City hosts its Code of Ordinances for public use. See: <https://library.municode.com/la>

Code must be familiar with multiple districts to determine the uses permitted. For example, the C-2 district states that “Any use permitted in the A-8 residential district” is allowed in the C-2.

- Issue: Uses listed in some districts are also either listed in a very general way or an overly-specific manner, leading to difficult interpretation and administration by staff; for example, the C-2 district specifically lists “grocery and drugstores” as well as “meat markets separately;” and lists “laundrettes,” separately from “retail dry cleaning dropoff and pickup stations, dry cleaning shops employing facilities for the cleaning and pressing of dry goods for retail trade only.”
- Issue: The current Code includes specific use standards in specific zoning districts or interspersed in definitions or other locations in the Code. For example, some uses, such as auto repair shops, mobile homes, or crematories have special impacts on adjacent properties or have unique construction styles that may differ from the surrounding sites. These uses need special requirements, such as a limitation on how long a wrecked vehicle can be stored outside (for an auto repair shop); a requirement to remove the wheels and tongue of a mobile home; or a distance requirement between a cremation retort and residential homes. Without use-specific standards, some jurisdictions’ zoning codes must rely on the conditional use process to attach performance standards to a use, which can lead to inconsistent administration of the code.
- Recommendation: Locate use standards in an easy-to-find location in the UDC, specifically in Article 7 – Use Standards, as a single location for all use standards.
- Recommendation: Update Article 7 to include new use standards commonly applied that the current Code does not fully address, including use standards for:
  - a. Animal-related uses
  - b. Auto repairs and services
  - c. Community homes
  - d. Methadone centers or clinics
  - e. Mini-warehouses
  - f. Outdoor salvage yards
  - g. Home occupations
  - h. Outdoor retail sales and storage yards
  - i. Outside display of pre-assembled accessory buildings, pools, or playground equipment
  - j. Accessory dwelling units
  - k. Temporary seasonal uses
  - l. Short-term rentals

### 4.3 STYLISTIC APPROACH

In addition to the best practices listed above, the approach to the UDC update also focused on adapting current Code language to a plain English approach. This included employing conventions and writing styles that prioritized clarity and brevity, and addressed visually confusing formatting styles when adapted to the Municode interface. For example, the City elected to consistently refer to the “UDC” and the “Code;” to use a standard organizational hierarchy throughout the UDC, to use numeric text rather than spelling out numbers (to support easy searching in online documents), and to reduce the use of tables or exceedingly long lists where possible and use “summary subjects” in paragraphs or lists to clarify unified topic areas. The UDC Update also presented the City with an opportunity to increase

consistency in how the UDC and Code refer to City governing and recommending bodies and departments, such as the BOA and the Department of Building, Safety, and Permits.

## 4.4 ORGANIZATION AND CONVERSION PROCESS

To effectively streamline the Code, significant reorganization was necessary to create a new hierarchy for the UDC that would be simpler for users to find standards and use the UDC. **Table 7** lists the existing Code outline (relating to land development) and identifies how each section of the current Code is impacted by the proposed UDC. **Figure 4** then lists the proposed outline of the Code and UDC with all changes discussed in **Table 7** incorporated. Consider **Table 7** as a “before” and **Figure 4** as “after” proposed amendments are in effect.

**Table 7. Existing Code Outline (adapted from Municode) annotated with new locations of provisions.**

EXISTING SECTION	NEW SECTION
<b>PART I Home Rule Charter</b>	Same location
<b>Part II Code of Ordinances</b>	
<b>Chapter 1 – General Provisions</b>	
<b>Chapter 2 – Administration</b>	
* * *	
<b>Chapter 7 – Buildings and Building Regulations</b>	
* * *	
<b>Chapter 15 – Floods</b>	
* * *	Chapter 2, Article IV, Division 2.
<b>Chapter 22 – Planning</b>	
* * *	
<b>Appendix A – Zoning</b>	Unified Development Code (UDC)
<b>Part 1. – Districts</b>	UDC, Article 6
Section 1.1 – Establishment of districts.	UDC, Article 6, Division 1
Section 1.2 – Rules for interpretation of district boundaries	
Section 1.3 – Application of district regulations	
Section 1.4 – Protection of major street rights-of-way.	Removed
<b>Part 2. – Schedule of District Regulations Adopted</b>	UDC, Article 6
Section 2.1. – Planned district.	Removed
Section 2.2. – R-rural district.	
Section 2.3. – Permitted residential uses	UDC, Article 6, Division 2, Section 6.2.2.
Section 2.4. – A-1 suburban district	Removed
Section 2.5. – A-2 single-family residential.	
Section 2.6. – A-3 multifamily residential.	
Section 2.7. – A-4 transitional district.	
Section 2.8. – Reserved.	
Section 2.9. – A-6 single-family urban.	Removed, replaced by R1 UDC, Article 6, Division 2, Section 6.2.3.
Section 2.10. – A-7 multifamily urban.	Removed
Section 2.11. – A-8 high density urban.	Removed, replaced by R3 UDC, Article 6, Division 2, Section 6.2.5
Section 2.12. – A-9 apartment district.	Removed

Section 2.13. – A-9-C apartment-commercial district.	
Section 2.14. – A-10 trailer park district.	
Section 2.15. – Planned unit development (PUD)	
Section 2.16. – C-2 neighborhood commercial.	Removed, replaced by MU1 UDC, Article 6, Division 4, Section 6.4.4
Section 2.16A. – C-1 Fremaux Avenue Business District.	Removed
Section 2.16B. – C-1A Fremaux Avenue / Shortcut Highway District.	
Section 2.16C. – C-2W – Waterfront mixed use.	Removed, replaced by WOD UDC, Article 6, Division 7, Section 6.7.4
Section 2.17. – C-3 central business district.	Removed, replaced by CC UDC, Article 6, Division 3, Section 6.3.3
Section 2.18. – C-4 highway commercial.	Removed, replaced by RC UDC, Article 6, Division 3, Section 6.3.4
Section 2.18A. – C-6 regional shopping center district.	
Section 2.19. – M-1 planned industrial	Removed, replaced by IT-1 UDC, Article 6, Division 5, Section 6.5.4
Section 2.20. – M-2 light industrial	Removed, replaced by IT-2 UDC, Article 6, Division 5, Section 6.5.5
Section 2.21. – O-L open land district	Removed, replaced by SCD UDC, Article 6, Division 6, Section 6.6.5
Section 2.21A. – A airport zone.	Removed, replaced by AOD UDC, Article 6, Division 7, Section 6.7.5
Section 2.22. – Supplementary district regulations.	UDC, Article 8
Section 2.23. – Sign regulation.	UDC, Article 8, Section 8.2
Section 2.24. – Reserved.	Removed
Section 2.25. – Tree preservation, landscape, and public tree management.	UDC, Article 9
Section 2.26. – Residential redevelopment district	Removed
<b>Part 3. – Administration and Enforcement</b>	UDC, Article 3
Section 3.1. – Administration and enforcement.	
Section 3.2. – Duties of administrative official, board of adjustment, city council, and courts on matters of appeal.	UDC, Article 1
Section 3.3. – Permits and certificates.	UDC, Article 4
Section 3.4. – Violations.	UDC, Article 3
Section 3.5. – Flood control.	Removed
<b>Part 4. – Off-Street Automobile Parking and Loading Regulations</b>	UDC, Article 8, Section 8.3
Section 4.1. – General requirements.	
Section 4.2. – Off-street parking requirements.	
Section 4.3. – Off-street loading requirements.	UDC, Article 5
<b>Part 6. – Nonconforming Lots; Nonconforming Uses of Land; Nonconforming Structures and Nonconforming Uses of Structures and Premises.</b>	
Section 6.1. – Intent.	
Section 6.2. – Nonconforming uses.	Chapter 2, Article IV, Division 3
<b>Part 7. – Board of Adjustment.</b>	
Section 7.1. – Creation of board; powers; meetings; variances.	
Section 7.2. – Powers of the board	
Section 7.3. – Fee.	
Section 7.4. – Salaries.	
Section 7.5. – Appeals from the board of adjustment.	
Section 7.6. – Reserved.	
Section 7.7. – Vote required to transact business.	

<b>Part 8. – Amendments.</b>	
Section 8.1. – Requirements for amendments, supplements or changes of zoning ordinance or district map to become effective.	UDC, Article 4
<b>Part 9. – Definitions.</b>	
<b>Part 10. – Modifications and Exceptions.</b>	UDC, Article 2
Section 10.1. – Qualified and permitted mobile food services.	UDC, Article 7, Section 7.3.1
Section 10.2. – Lot of record, restrictions of record.	UDC, Article 10, Section 10.2
Section 10.3. – Exceptions to height requirements.	UDC, Article 8, Section 8.1.5
Section 10.4. – Accessory buildings and users.	UDC, Article 7, Section 7.2
Section 10.5. – Existing railroads and mineral deposits.	UDC, Article 7, Section 7.1.17
Section 10.6. – Area.	UDC, Article 8, Section 8.1.4
Section 10.7. – Agricultural use.	UDC, Article 7, Section 7.1.2
<b>Appendix B. – Subdivision Regulations</b>	UDC, Article 10
<b>Part 1. – Purpose, Authority, and Jurisdiction.</b>	
Section 1.1. – Purpose.	UDC, Article 10, Section 10.1
Section 1.2. – Authority.	
Section 1.3. – Title.	
Section 1.4. – Jurisdiction.	
Section 1.5. – Administration.	
<b>Part 2. – Definitions.</b>	
Section 2.1. – Certain words and terms.	UDC, Article 2
Section 2.2. – Specific words used in this regulation.	
<b>Part 3. – Design Standards.</b>	UDC, Article 8
Section 3.1. – Purpose and applicability.	UDC, Article 8, Section 8.4
Section 3.2. – Residential design standards.	
Section 3.3. – Commercial and mixed-use design standards.	UDC, Article 8, Section 8.5
Section 3.4. – Industrial district standards.	
Section 3.5. – Special standards.	UDC, Article 8
Section 3.6. – Review and approval of unique or functional dependent designs.	UDC, Article 4, Section 4.10
<b>Part 4. – Improvement Standards.</b>	UDC, Article 10
Section 4.1. – General requirements.	UDC, Article 10, Section 10.2
Section 4.2. – Required improvements.	UDC, Article 10
Section 4.3. – Guarantee in lieu of completed improvements.	UDC, Article 4, Section 4.16
Section 4.4. – Streets.	UDC, Article 10, Section 10.2
Section 4.5. – Sidewalks.	UDC, Article 10, Section 10.2.5
Section 4.6. – Sewerage system.	UDC, Article 10, Section 10.4.1
Section 4.7. – Water supply system.	UDC, Article 10, Section 10.4.2
Section 4.8. – Drainage.	UDC, Article 10, Section 10.7
Section 4.9. – Permanent markers.	UDC, Article 10, Section 10.8
Section 4.10. – Street name signs.	UDC, Article 10, Section 10.9
Section 4.11. – Street trees.	UDC, Article 10, Section 10.10
Section 4.12. – Warranty.	UDC, Article 4, Section 4.16
<b>Part 5. – Procedure for Plat Approval.</b>	
Section 5.1. – Preapplication consideration.	UDC, Article 4, section 4.2
Section 5.2. – Procedure for preliminary plat, detailed construction drawing, and final plat approval.	UDC, Article 4, Section 4.16.3
Section 5.3. – Preliminary plat requirements.	UDC, Article 4, Section 4.16
Section 5.4. – Detailed construction drawings approval.	



Section 5.5. – Final plat requirements.	
Section 5.6. – Provisions for application and approval process for an administrative re-subdivision of land.	UDC, Article 4, Section 4.16.2
<b>Part 6. – Acceptance of All Facilities for City Maintenance.</b>	UDC, Article 4, Section 4.16
Section 6.1. – Inspection.	
Section 6.2. – Acceptance.	
Section 6.3. – Ordinance.	
<b>Part 7. – Enforcement and Penalties for Violations.</b>	UDC, Article 3
Section 7.1. – Enforcement and penalties.	
<b>Part 8. – Validity, Effective Date, and Repeal of Conflicting Regulations.</b>	UDC, Article 1
Section 8.1. – Validity.	
Section 8.2. – Repeal of existing ordinance.	
Section 8.3. – Adoption and effective date.	
<b>Appendix B.1. – Standard Subdivision Specifications</b>	UDC, Article 10
<b>Division I. – General Specifications.</b>	UDC, Article 2
1.00. – Definitions.	
<b>Division II. – Technical Provisions.</b>	UDC, Article 10, Section 10.2
Section 1. – Streets.	
Section 2. – Storm Drainage	UDC, Article 10 Section 10.7
Section 3. – Concrete Driveways and Sidewalks	UDC, Article 10, Sec. 10.2.4 & 10.2.5
Section 4. – Filling and Fine Grading	UDC, Article 10, Section 10.7
Section 5. – Sewer Construction	UDC, Article 10, Section 10.4.1
<b>Division III. – Laboratory Inspections and Testing.</b>	UDC, Article 10, Section 10.11
1.00. – Laboratory.	
2.00. – Preliminary investigation.	
3.00. – Subgrade, subbase, and base courses.	
4.00. – Concrete products.	
5.00. – Soil cement stabilized base course.	
* * *	
<b>Appendix F – Fees</b>	Same location

## 4.5 CHANGES TO INTENT

Throughout the development of the UDC, additional changes to the Code of Ordinances went beyond formatting, adding clarity, and the “plain English” approach, and include significant new language added. These changes include:

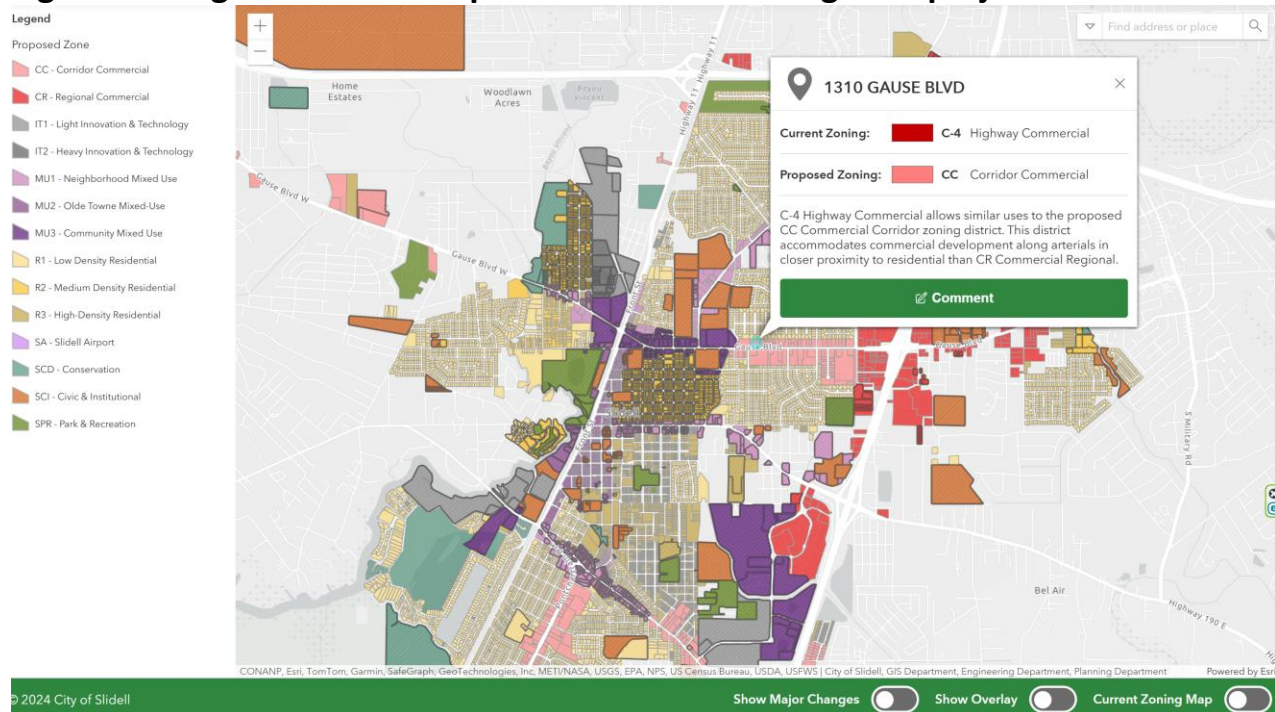
1. Consolidating all regulations for the Planning Commission into a Division in Chapter 2, Article IV.
2. Clarifying the Olde Towne Preservation Commission and moving all enabling language into Chapter 2, Article IV, Division 5.
3. Adding language related to Building Code adoption specifics in Chapter 7, Article II.
4. Adding language clarifying the UDC’s relationship to the City’s Comprehensive Plan (UDC, Article 1, Section 1.4).
5. Consolidating most definitions into Article 2, except where they were specific and useful in a Section.
6. Consolidating all procedures into Article 4, except where they were more useful in a Section.
7. Adding clarifying language in Article 5 – Nonconformities.
8. Adding performance standards for lighting and glare and heat to apply to all commercial and IT uses.
9. Removing the PUD district and not adding a replacement district.
10. Clarifying conditional use procedures.

## V. Outreach and Engagement

The Planning Department conducted multiple outreach and engagement efforts as a part of the UDC project. These efforts included:

1. **Existing Zoning Map:** To help prepare the public to review and weigh in on proposed zoning amendments, the Planning Department hosted the current zoning map online in June 2024, accessible by the public through the Planning Department’s webpage.
2. **Project website:** A project website was launched on July 10, 2024 and has remained open throughout this planning process, which included information on what a UDC is, what zoning is, what prompted this project, a project timeline including meeting dates and deadlines for the public to submit feedback, the process for developing Slidell’s new zoning map, ways for viewers to explore the current zoning of their property, a sign up form to be notified of future project updates and key events, and frequently asked questions and answers.
3. **Community Survey:** An online community survey was also made available on the project website from 7/10/24 to 11/21/24 to gather information and public opinion on issues of zoning and the comprehensive rezoning process.
4. **Interactive Map Portal:** An online interactive map portal was launched in August 2024, which allowed visitors to view the current zoning map compared against the new proposed map. This tool highlighted significant changes in permitted uses as a result of the proposed map amendments, explained the proposed zoning change relative to the current site’s zoning, and allowed for site-specific comments on whether or not the viewer agreed or disagreed with the proposed change and provided space for comment. Public comments from this portal have been incorporated into the Proposed Zoning Map and were submitted by the public, commissioners, City staff, and Councilmembers.

**Figure 5. Image of interactive portal accessible through the project website.**



5. **Community Workshops:** Three community workshops were hosted to gather feedback from members of the public and to engage people in the process. The first meeting held on July 10, 2024, introduced the public to the project and provided background information for people to meaningfully engage. The second workshop, held on September 19, 2024, focused on a review of the proposed zoning map, sharing the project website and comment portal with community members, and inviting feedback on the process. The third workshop, held on December 11, 2024, focused on review of the proposed UDC update and encouraging public engagement during the official public comment period.



**Figure 6. Image from Community Meeting held on July 10, 2024.**

All of these meetings were advertised on the City's social media accounts, through Planning Director remarks at public hearings, through City Council updates, and on the project website. Each meeting was structured with an open house style of engagement, where people could arrive or leave whenever they saw fit, and staff were available to walk participants through the steps of the planning processes, collecting public input, demonstrating work completed, and highlighting next steps in the review and approval process.

6. **Tabling Events:** Project boards encouraging public engagement in this planning process were staged in the Planning Department's waiting room and shared as part of City events, including tabling

during the Slidell Olde Town Festival in October 2024 to encourage additional feedback from residents who could not attend or who may not have been aware of community workshops.

Figure 7. Image Participation Boards located in the Planning Department's Lobby.

## Get Involved!

### SLIDELL 2040

UDC & ZONING MAP UPDATE

In support of implementing the **Slidell 2040 Comprehensive Plan**, the City is currently amending its zoning and land development standards. As the updates progress, residents and businesses can anticipate a clearer, more efficient regulatory framework that supports sustainable land management and encourages economic revitalization. **Public feedback is critical to this project's success** and the city encourages the public to participate in this planning process.

#### We Want To Hear From You

##### Take the Community Survey Now

The community survey asks questions about what you would like to see from the citywide zoning process. **Note:** Survey will remain open until Nov. 21.



**Scan the QR code or request a printable version of the survey.**

A printable survey may be obtained by emailing [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org)

Trouble scanning? Access the survey here: <https://arcg.is/0TH4D0>

##### Visit the Project Website



**Scan the QR code to visit the project website.**

View the existing zoning map and learn the latest about the project.

Trouble scanning? Access the website here: <https://slidell2040.com>

##### Sign Up for Updates



**Scan the QR code to sign up to the mailing list.**

Sign up to stay informed of project updates.

Trouble scanning? Access the form here: <https://arcg.is/19bSSe>

#### Upcoming Opportunities

An online interactive map is available to inform you about your existing zoning, proposed zoning, and to gather your comments on proposed changes.



An **Online Interactive Map** is currently available to learn about your existing zoning and provide comments.

The **next community meeting** will be in on December 11. The project team will be working with you, the Mayor, the Planning Director, and the City Council to continue developing the new UDC and Zoning Map.

A copy of the **Outreach & Engagement Plan**, which guides the code and mapping process is available at [slidell2040.com](https://slidell2040.com)

## SLIDELL 2040

UDC & ZONING MAP UPDATE

# Your Thoughts?

The City of Slidell is working towards updating the current city land development standards and zoning map. These changes could impact how your property or properties near you may be developed or used in the future.

**The Proposed Zoning Map is available online for review and public comment**

To view maps and to learn more about this process, visit: <https://slidell2040.com>

**The timeline for public input is as follows:**

- 12/09/24 - Public Hearing
- 12/10/24 - Public Hearing
- 12/11/24 - Community Meeting No. 3
- 1/20/24 - Public Hearing

**Please check website for meeting location**

Figure 8. Image of Community Meeting No. 3 Facebook post (left).

## **Exhibit G: Proposed Code Amendments**

### July 2025



Text Amendment – Unified Development Code

 [2025.07.15 UDC CODE for CommPacketsCLEAN.pdf](#)

Zoning Map Update

<https://dev.desire-line.com/slidel/>