



City of Slidell, Louisiana
Zoning Commission
Agenda



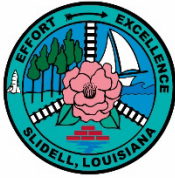
for the
ZC website

July 20, 2026 immediately after Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA
Agenda packet available at myslidell.com/planning/boards/pz
For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)

- Please silence all phones and electronic devices.
- For all Appeals, fees apply per Appendix F of the City of Slidell Municipal Code.
- All Speakers must sign in at the podium before speaking on any issue.
- Public Speaking – 5 minutes is allowed per each side and 3 minutes for additional comments.
- Please exit the building immediately after the conclusion of the meeting.

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from June 15, 2026
3. **Consent Calendar** - no consent agenda items
4. **Public Hearing**
 - a. **ZONING 2026-0003:** A request to amend the zoning map to include the Innovation & Technology Overlay for property located at 1284 E Howze Beach Road, identified as a 7.30-acre parcel located in Section 34, Township 9 South, Range 14 East, north of the intersection with Oak Harbor Blvd, zoned CR.
 - b. **CUP 2026-0024:** A request for a Conditional Use Permit for a Retail Store primarily selling age restricted inventory, including fireworks, at 1284 E Howze Beach Road, identified as a 7.30-acre parcel located in Section 34, Township 9 South, Range 14 East, north of the intersection with Oak Harbor Blvd.
 - c. **TXT2026-0002** – A quarterly Text Amendment update to the Unified Development Code.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be August 17, 2026.



City of Slidell, Louisiana
Zoning Commission
Minutes

June 15, 2026 immediately after Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Washington at 7:34 p.m.

Commissioners Present

Landon Washington, Chair
Gayle Green, Vice Chair
Sandy Hicks
Michael Newton
Richard Reardon

Commissioners Not Present

Chad Duffaut, Jr.

Staff Present

Daniel McElmurray, Planning Director
Erica Smith, Planning Secretary

2. **Minutes.** Motion by Vice Chair Green to approve minutes of May 18, 2026 and June 11, 2026 as written; Commissioner Reardon 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. CUP 2026-0004: (Deferred by staff to July 20; Zoning Map Amendment required)

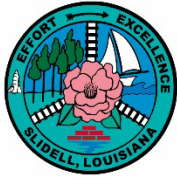
b. CUP2026-0003 (Deferred from May 18, 2026): A request for a Conditional Use Permit for a Home for temporary housing support for Children at 306 Clover Drive; identified as Lot 2, Forest Glen East (Addition 2, Unit 3), in Section 34, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana.

Introduced by Chair Washington. No one from the public wished to speak. Director McElmurray addressed the Commission, reviewed the responses to questions asked during the special meeting on June 11, and recommended approval. After some discussion, Commissioner Reardon made a motion to approve **CUP2026-0003** and forward to City Council with a favorable recommendation. Vice Chair Green seconded. A vote of 5 YAYS, 0 NAYS, 0, ABSTAIN approved **CUP2026-0003**. This will go before the City Council for introduction on June 23, 2026 and Public Hearing on July 14, 2026.

5. **Other Business.** N/A

6. **General and Public Comments.** Director McElmurray made mention that this will be Chair Washington's last meeting with the Planning and Zoning Commission, as he will begin his term on the City Council July 1. Director McElmurray asked the Commission if they knew anyone interested in serving on the Commission, as there are now 2 vacant seats to fill.

7. **Adjournment.** Meeting adjourned at 7:47 p.m. on a motion by Chair Washington, seconded by Vice Chair Green, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



PLANNING DEPARTMENT

STAFF REPORT

Case No. Z2026-0003

Zoning Map Amendment to apply the
ITO Innovation & Technology Overlay to
1284 East Howze Beach Road

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

Location: 1284 E Howze Beach Road (**Figure 1**)

Owner(s): Edwin Paul Pearson

Applicant: Elwin C. Ordogne, E.C.O. Builders

Zoning: CR Commercial Regional

Future Land Use: Commercial (**Figure 2**)

Request: apply Innovation & Technology Overlay District

Zoning Commission

Public Hearing: July 20, 2026

City Council

Consent: July 28, 2026

Public Hearing: August 11, 2026

RECOMMENDATIONS

Planning Department

Approval

Zoning Commission

TBD

FINDINGS

1. The subject property is an undeveloped parcel of land located off of the northeast corner of E Howze Beach Rd and Oak Harbor Blvd. (**Figure 3**)
2. This property was annexed to the City of Slidell on August 11, 1998] (Ord. No. 2830). When it was annexed, its Parish zoning was Suburban Agriculture, and its City zoning was established as C-4 Hwy Commercial.
3. The current zoning district is CR-Regional Commercial (**Figure 4**) as adopted per Unified Development Code Ord. No. 4264 on January 13, 2026.
4. Zoning of all adjacent properties is PUD (outside city limits) and use of property within 300 feet of the subject property is as follows (**Figure 5**):
 - North: vacant land
 - Northeast: multi-family development located within St. Tammany Parish jurisdiction
 - East: vacant land
 - Southeast: multi-family development located within St. Tammany Parish jurisdiction
 - South: vacant land
 - West: retail commercial and service development located within St. Tammany Parish jurisdiction

5. The proposed Innovation & Technology Overlay is an umbrella overlay that expands allowable uses within the Regional Commercial District. It is intended to support business park or campus style developments and permit the combination of commercial uses, retail and service uses and industrial uses within one site or campus style development that encourages design flexibility for the rehabilitation of old sites and buildings and for the development of new buildings and sites. Allowable uses include but are not limited to gas stations, vehicle dealers, sales and service distribution and logistics centers and warehousing. Conditional uses include but are not limited to retail stores over 12,000 square feet, wholesale trade, warehouse clubs and supercenters, Permanent fireworks sales, pyrotechnics, ammunition and explosives manufacturing, storage or sale.
6. The ITO District text from the UDC includes:

Section 6.7.7 ITO Innovation and Technology Overlay District.

- A. *Purpose. ITO Innovation and Technology Overlay District is intended to provide flexibility in use activity to revitalize underused development sites to spur employment and entrepreneurship in the City. This overlay allows the combination of offices, commercial uses, retail and service uses, and industrial uses within a site or campus, and adds design flexibility for the rehabilitation of old sites and structures and development of new buildings and sites.*
 - B. *Allowed uses. The allowed uses shall follow the requirements of the base underlying zoning district. In addition to those uses allowed in the underlying zoning, the ITO district allows all uses allowed in the IT1 or IT2 as a conditional use, and allows existing IT uses to be continued. Existing IT uses to remain will not be considered nonconforming and a conditional use is not required unless the owner proposes changes to the site.*
 - C. *Building requirements.*
 1. *Exception to the maximum building height in the base district, replaced with a maximum building height of 65 feet on parcels zoned CC or CR.*
 2. *All buildings may use the minimum setbacks required by the UDC.*
 - D. *Campus design permissions.*
 1. *Sites may have multiple buildings per lot.*
 2. *Sites may use shared parking facilities across lot lines provided a lease or shared ownership structure is in place.*
 3. *Walk-ways, decks, docks and boardwalks, for the purpose of providing pedestrian cross access between properties within this district, may be constructed up to and extending across common property lines with the written consent of each respective property owner and in compliance with the Building Code.*
 4. *Where applicable, attached accessory structures including stairs, decks, porches, awnings, canopies, docks, and boathouses can extend up to the ordinary high-water mark for waterways or channels and may extend out into such waterways or channels provided the appropriate state and federal permits and leases are obtained. If the structures are proposed in the vicinity of a City or Parish drainage canal, permission must be obtained by the City or Parish as applicable.*
7. Comparing the uses permitted in CR Regional Commercial to those allowed in CR Regional Commercial with an ITO Innovation & Technology Overlay, potential impacts include:
 - increased vehicular traffic;
 - increased noise levels;
 - increased lighting levels; and,
 - pyrotechnics storage safety concerns.
 8. The East Howze Beach Road property is a rectangular lot of 317' by 1000' and consists of 7.30 acres. **(Figure 6)**

9. The CR Zoning District requires a minimum lot size of 10,000 square feet; 1284 E Howze Beach Road in its current configuration is approximately 317,000 square feet.
10. The minimum setbacks required are:
 - D. *Building requirements.*
 1. *Maximum building height: 60 feet above adjacent grade unless provided otherwise in the height overlay district (HOD). [note: this property is within the HOD Height Overlay District]*
 2. *Minimum front setback: 25 feet.*
 3. *Minimum side setback: 10 feet.*
 4. *Minimum rear setback: 25 feet.*
11. The property is in a special flood hazard area, in flood zone V12. The approximate ground elevation is 1.2 feet. (**Figure 7**)

PLANNING DEPARTMENT RECOMMENDATION

The Planning Department recommends approving the request to apply the ITO Innovation & Technology Overlay district to 1284 E Howze Beach Road to allow for commercial campus development which includes the development of permanent fireworks sales and storage as a Conditional Use.

FIGURES:

Figure 1. – Assessor's Map Aerial (No. 92132)



Figure 2. – Future Land Use (Slidell 2040 Comprehensive Plan)

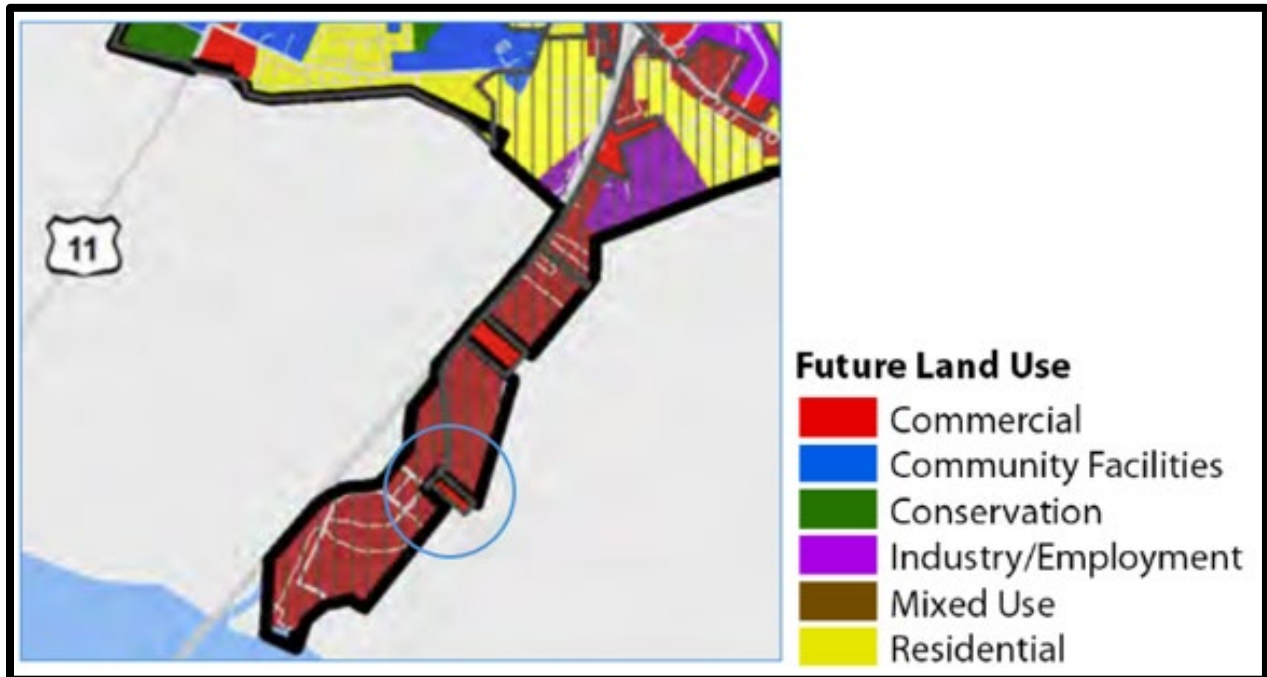


Figure 3. – Street View (Google Oct 2025)



Figure 4. – City Zoning Map



Figure 5. – St Tammany Parish Zoning Map

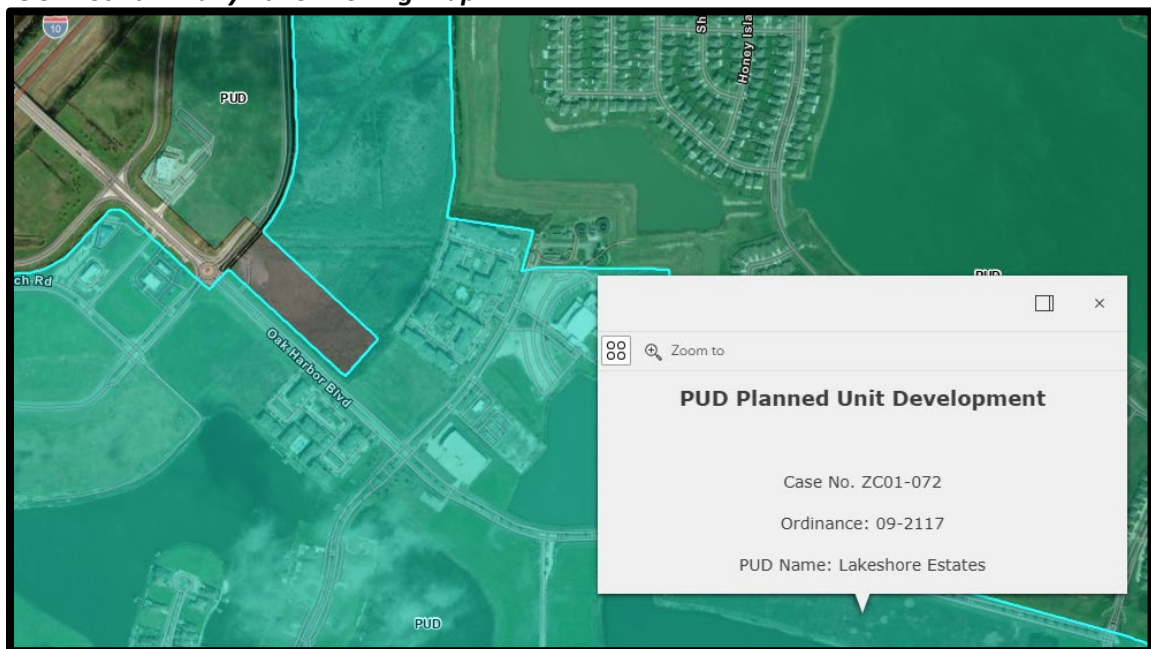


Figure 6. – Property Survey (JV Burkes, 1997)

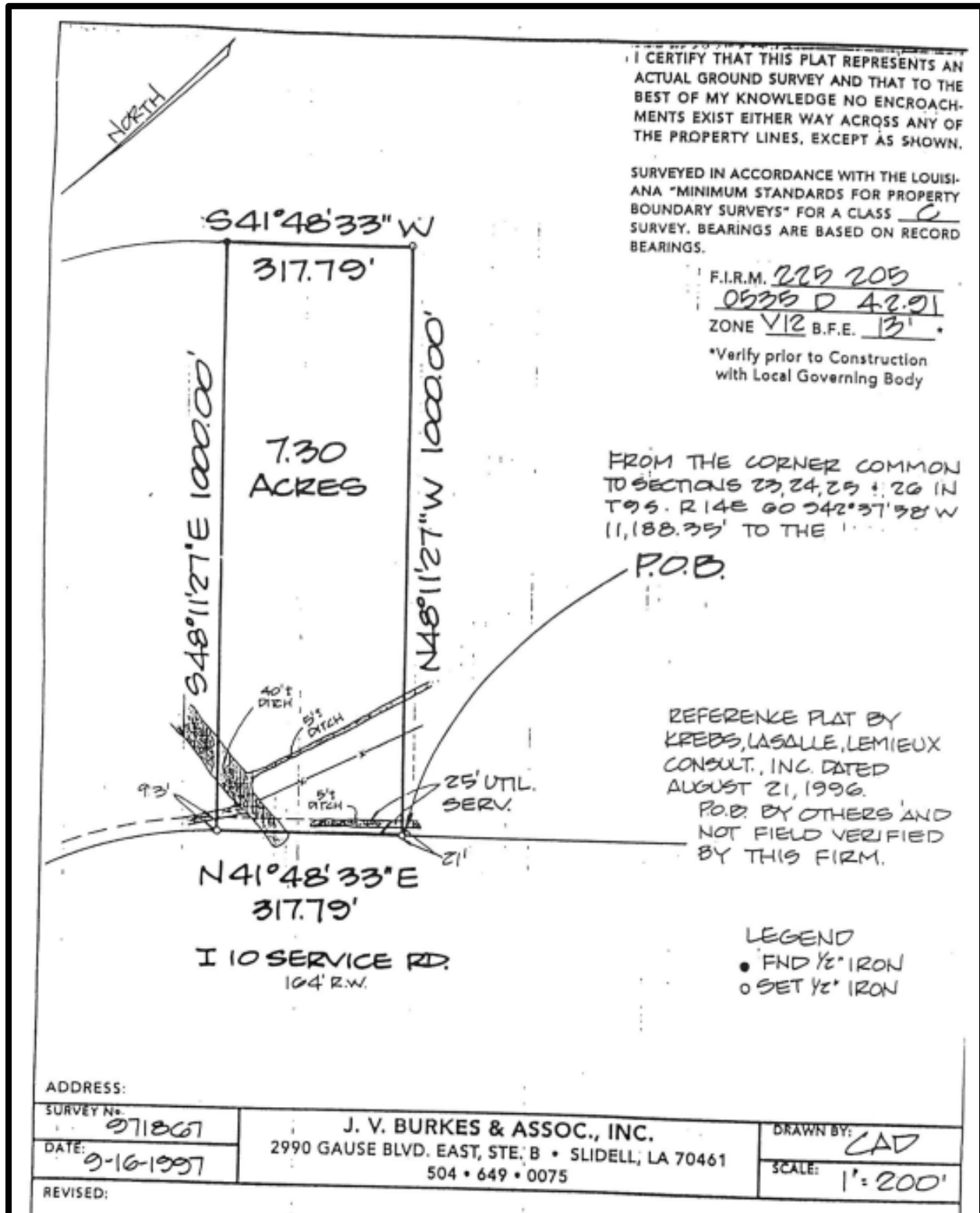
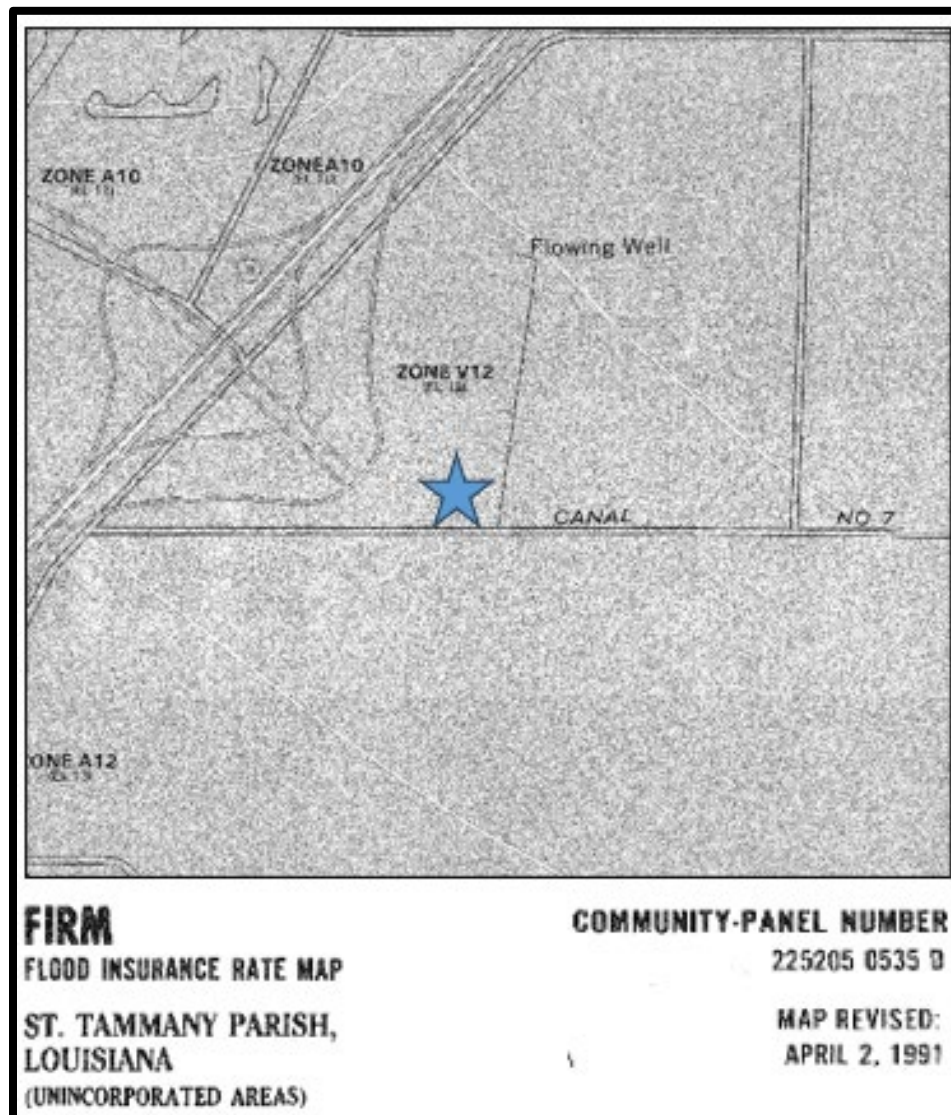


Figure 7. Flood Map, Panel 225205 0535 D





PLANNING DEPARTMENT

Staff Report

Case No. CUP 2026-0004

Conditional Use Permit for
Sale and Storage of Age Restricted Inventory for
1284 E Howze Beach Road

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

Location: 1284 E Howze Beach Road (**Figure 1**)

Owner(s): Edwin Paul Pearson and Catherine Ann Hayes Pearson

Applicant: Elwin C. Ordogne, E.C.O. Builders

Zoning: CR Commercial Regional (ITO Overlay Requested)

Future Land Use: Commercial (**Figure 2**)

Request: Conditional Use Permit for permanent retail sales and warehousing of fireworks

Zoning Commission

Public Hearing: July 20, 2026

City Council (tentative)

Consent Agenda: July 28, 2026

Public Hearing: August 11, 2026

RECOMMENDATIONS

Planning Department

Deferred Approval with Conditions

Zoning Commission

To be determined

FINDINGS

1. The subject property is vacant property containing 7.3 acres at the northeast corner of E Howze Beach Road and Oak Harbor Dr (**Figure 3 and 4**)
2. The property is currently zoned CR – Regional Commercial (**Figure 5**) with a request (Z2026-0003) to apply the ITO Innovation & Technology Overlay district for allowance of a permanent fireworks warehouse/sales facility.
3. The owner proposes to construct a warehouse to store and sell fireworks, which is not an Allowed or Conditional use in CR but is a Conditional Use in ITO.
4. The subject location is surrounded by the Lakeshore Estates Planned Unit Development (PUD) with scattered development of existing commercial and residential land uses (**Figure 6**):
5. Applicant proposes new construction on the vacant land (**Figure 3**) to include:
 - Building an 8,000 square foot fireworks warehouse with retail space.
 - Parking will be calculated at the time of permitting at 1 space for each 300 square feet retail space, and 1 space for each 5 employees on the largest work shift plus 1 space for each company vehicle operating from the premises.

- Facility must meet all requirements outlined in the UDC and the IBC (development and design standards, parking, landscaping, open space requirements, drainage, etc) and meet any State Fire Marshal requirements for fireworks storage and sales. (**Figure 7**)
 - Property owner has operated a temporary Fireworks Stand at this location for the past several years and is aware of the temporary schedule for such sales in Louisiana.
6. All conditional uses must comply with the following **General Standards (Article IV. Sec.4.8.E.)**. See **Figure 8** for applicant's Site Plans; Summary Statement in Support; Acknowledgement of General Standards; and a Personal Statement from Operator. Those **General Standards** are:
- ***The proposed conditional use must comply with all applicable zoning regulations.***
With the application of the ITO, this request can be documented to be in compliance with applicable zoning regulations. Site plan as provided utilizes a separate lot of record which is outside city limits.
 - ***The location and size of the use, its operation, and access shall be such that the use will be in harmony with surrounding land uses.***
Use is compatible with this commercial corridor, which includes additional permanent fireworks stands within ½ mile; site plan must be revised to show full campus development, as well as ingress and egress points through one lot of record. This may involve annexation of Tax Parcel 127790 or its purchase by the Parish for use as a right-of-way/drainage.
 - ***Hours of operation for use, buffering and/or landscaping above the minimum ordinance requirements.***
The proposed facility will primarily function as a storage and distribution center for fireworks inventory; retail fireworks sales will be limited to the periods authorized by Louisiana law, currently June 16 through July 5 and December 15 through January 1. No provision by applicant for hours of operation, additional buffering and landscaping.
 - ***The location, nature and height of structures, walls and fences shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.***
Insufficient information to review for recommendation.
 - ***Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid so as to achieve maximum safety.***
Site plans as provided utilize a separate lot of record which is outside city limits.
 - ***Adequate utilities, drainage and other necessary facilities have been or will be provided.***
Requires use of utilities outside of City system; permit for site fill and drainage has been submitted under FILL2025-0001.
 - ***Environmental safety devices shall be employed as is necessary to ensure the health, safety and welfare of the public.***
Activity is regulated as an age-restricted activity and must meet any State Fire Marshal requirements for fireworks storage and sales.

PLANNING DEPARTMENT RECOMMENDATION

The Planning Department recommends deferred approval for this Conditional Use Permit application for the development of a permanent fireworks sales and storage until such time that the applicant provides for review and approval by City staff the following:

- Master Site Plan drawn to a scale of not less than 1 inch to 50 feet or as designated by the Director of Planning, showing the subject site, the length and location of its boundaries, the location and proposed use of all proposed structures; and, the proposed use of all areas of the site not enclosed by a building including parking areas, landscape areas, storage areas, maintenance areas, loading areas, and production areas within Tax Parcel 92132.
- Traffic Impact Analysis/Study for review and approval by the Engineering Department, revised as necessary for each phase of development.
- Master Drainage Study for review and approval by the Engineering Department.
- Documentation of proposed hours of operation, and provision of additional buffering and landscaping.
- Documentation of building height limitations and wall/fence placement.
- Acknowledgement of ongoing Conditional Use Permit validity being contingent upon documentation of compliance with all applicable state and federal regulations.
- Acknowledgement of restricted applicability of this Conditional Use Permit to existing Tax Parcel 92132 with no applicability/transferability to any portion of land subdivided into or out of Tax Parcel 92132 other than the subdivision inclusion of existing Tax Parcel 127790.

The Planning Department recommends providing a conceptual Conditional Use Permit approval for applicant to move forward with provision of above documentation.

FIGURES

Figure 1. – Assessor's Map Aerial (No. 92132)



Figure 2. – Future Land Use (Comp Plan 2040)

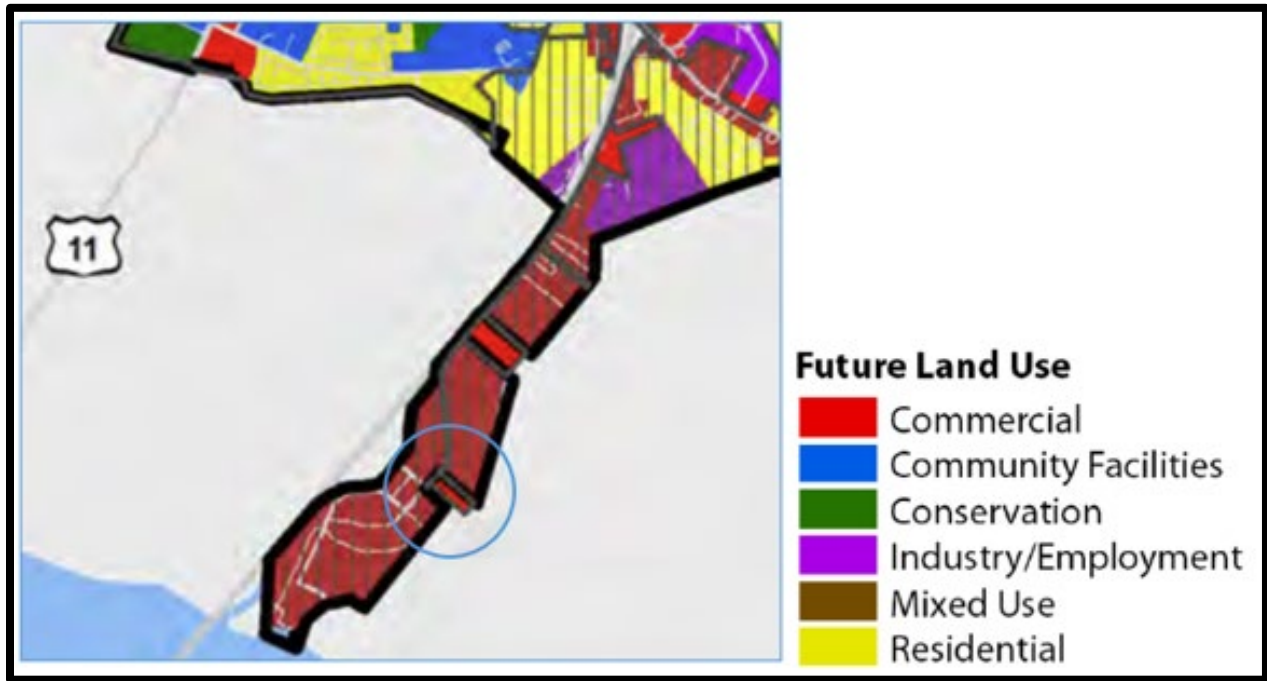


Figure 3. – Street View (Google Oct 2025)



Figure 4. – Property Survey (JV Burkes, 1997)

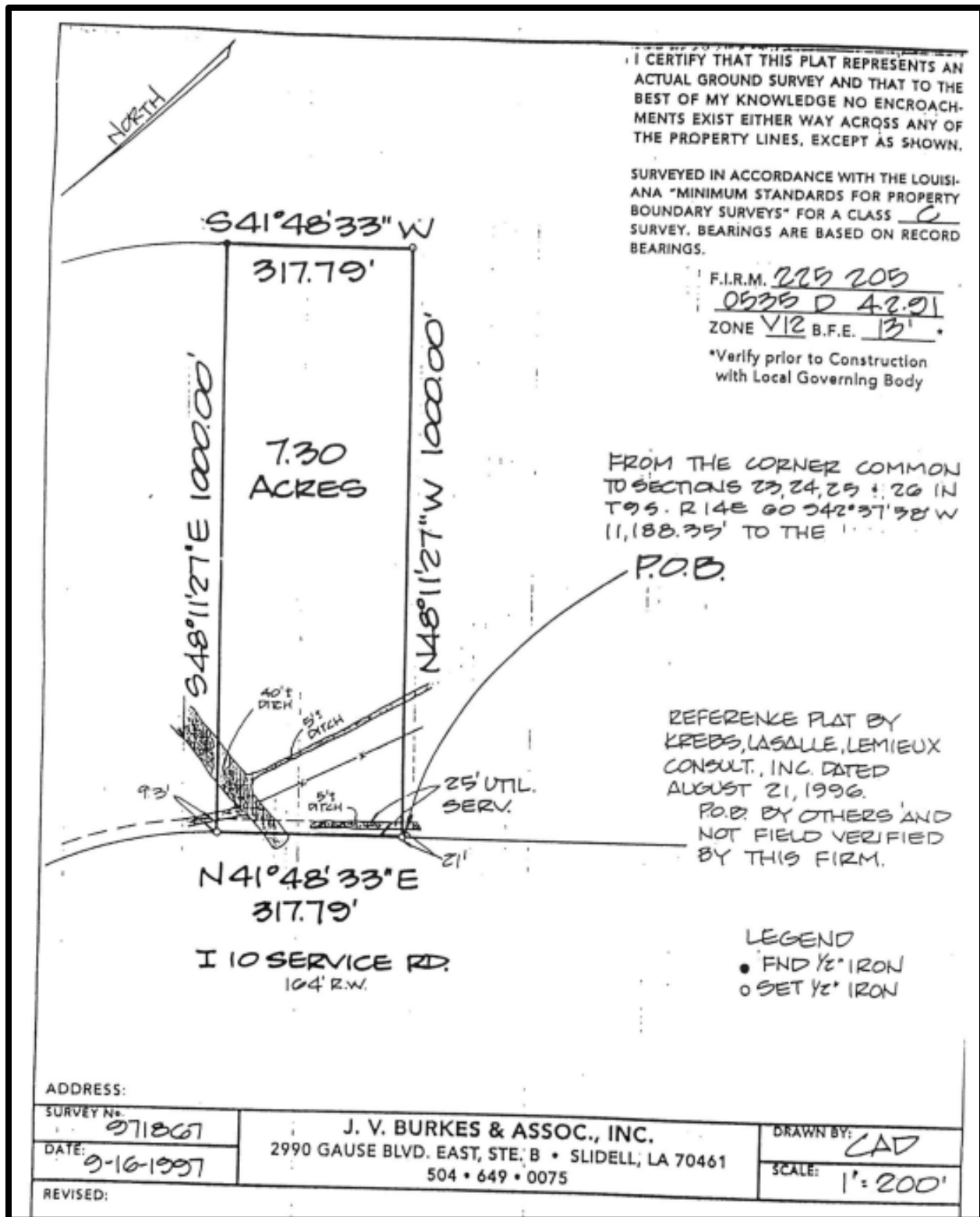


Figure 5. – City Zoning Map



Figure 6. – St Tammany Parish Zoning

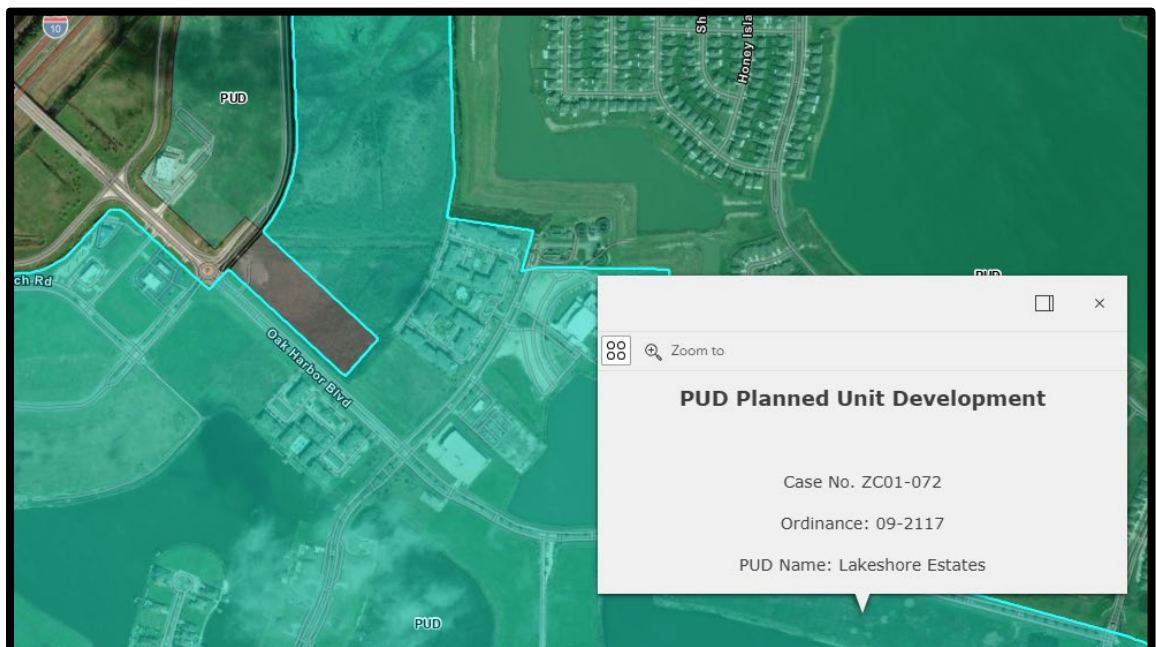


Figure 7. – State Fire Marshal Requirements (Summary)

The Louisiana State Fire Marshal (SFM) strictly regulates the storage, display, and sale of fireworks to ensure public safety. Requirements dictate specific facility locations, structural rules, and on-site safety provisions for permissible consumer fireworks.

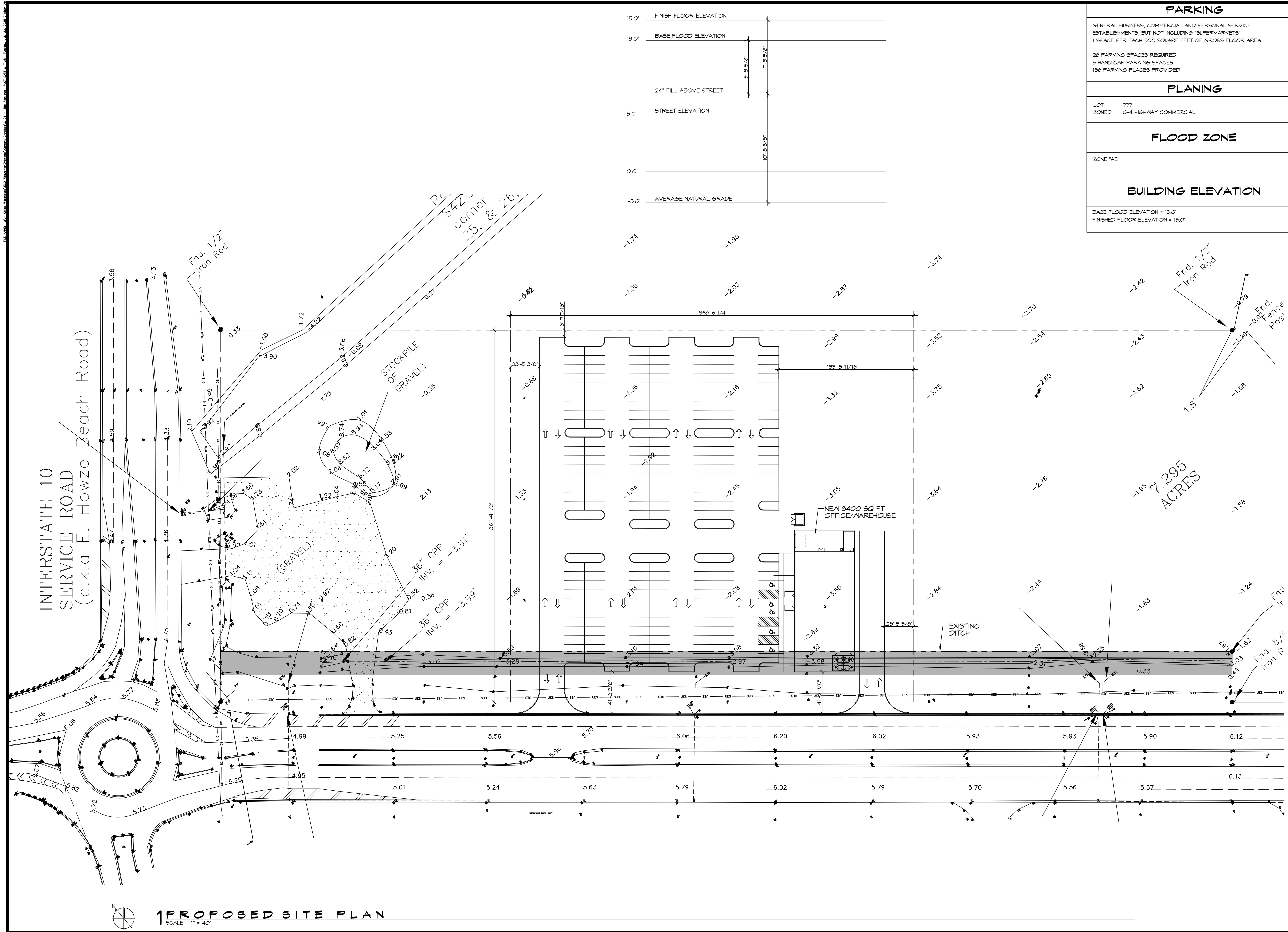
Key Requirements for Fireworks Storage & Sales:

- **Location & Distance:**
 - Storage or sales facilities must be at least **25 feet** from any public roadway and **75 feet** from any facility or mechanism that dispenses or stores flammable liquids.
 - They cannot be placed on any public right-of-way.*
- **Exits & Accessibility:** There must be at least **one unobstructed exit**. Fireworks cannot be stored or displayed within 10 feet of required exits unless they are contained in fire-resistant storage. *
- **Prohibited Items & Activities:**
 - **No sleeping** is permitted in any facility used to store or sell fireworks.
 - No open flame heating devices are allowed, and electrical heaters must be kept at least 3 feet from any fireworks.
 - Smoking is strictly prohibited within 10 feet of the sales/storage area.*
- **Signage:** Prominent "Fireworks - No Smoking" signs must be posted with lettering at least **4 inches high**.*
- **Electrical & Fire Safety:**
 - All wiring must comply with the National Electrical Code (NEC). Pig-tail lights are prohibited.
 - Combustible trash/rubbish cannot be left within 30 feet of the fireworks for more than 12 hours.
 - Sites must have a serviceable green-tag fire extinguisher (2-A rating) on site.*
- **Environmental Constraints:** Fireworks cannot be stored or displayed in locations where direct, untinted sunlight can shine on them through glass.*

*Reference *La. Admin. Code tit. 55, § V-1905 - Retail Fireworks Sales; LA RS 51:650*

Figure 8. - Summary Statement in Support; Acknowledgement of General Standards; and a Personal Statement from Operator

SEE NEXT EIGHT (8) PAGES



PARKING	
GENERAL BUSINESS, COMMERCIAL AND PERSONAL SERVICE ESTABLISHMENTS, BUT NOT INCLUDING "SUPERMARKETS"	
1 SPACE PER EACH 300 SQUARE FEET OF GROSS FLOOR AREA.	
20 PARKING SPACES REQUIRED	
5 HANDICAP PARKING SPACES	
106 PARKING PLACES PROVIDED	
PLANING	
LOT	???
ZONED	C-4 HIGHWAY COMMERCIAL
FLOOD ZONE	
ZONE "AE"	
BUILDING ELEVATION	
BASE FLOOD ELEVATION = 13.0'	
FINISHED FLOOR ELEVATION = 15.0'	

DAMMON
ENGINEERING, INC.

LOUISIANA & MISSISSIPPI

Chief Engineer: Brian Misch, PE
654 Old Spanish Trail
Belle, LA 70458
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.5832

[illegible]

SEAL:

[illegible]

SHEET TITLE: SITE PLAN	
DRAWING NUMBER: C100	
SHEET No:	1 of 3

The image contains three site plan diagrams for a proposed development, oriented along Oak Harbor Blvd.

- Left Diagram:** Shows a building layout with a 25-foot setback. The building is 361'-4" wide. The overall width is 1000 FT OVERALL. The building has a central section and two side sections. The side sections are labeled "CLARKSON".
- Middle Diagram:** Shows a diamond-shaped lot with a "NEW 8000 SQ FT OFFICE/WAREHOUSE". The lot is 331'-6" wide. The overall width is 1000 FT OVERALL.
- Right Diagram:** Shows a building layout with a 25-foot setback. The building is 361'-4" wide. The overall width is 1000 FT OVERALL. The building has a central section and two side sections. The side sections are labeled "CLARKSON".

SHEET No: 1 of 1

DRAWING NUMBER:

SHEET TITLE:
SITE PLAN

NEW CARWASH FIREWORKS AND HOTEL

EDWIN PEARSON

OAK HARBOR
SLIDELL, LA 70452

JOB No:	DATE:	04-23-2025
DRAWN BY:	CHECKED BY:	MS

Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Sierra Vista, AZ 86458
www.dammonengineering.com
info@dammonengineering.com
PH: 085 640 5837

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CUP 2026-0004
SUMMARY STATEMENT IN SUPPORT

Summary Statement in Support: Statement of Argument - statement containing summary of circumstances, factors, and arguments that petitioner offers in support of the proposed special use permit. This should be a minimum of one paragraph but ideally is at least two to three fully developed paragraphs providing the most important information about why this proposed use should be approved. This statement should outline:

1. The need for such a facility
2. What is the purpose of the facility
3. How will the facility better the community
 - The applicant respectfully requests approval of a Conditional Use Permit for the property located at 1284 E. Howze Beach Road for the construction and operation of an approximately 8,000-square-foot commercial building. The proposed development is intended to serve multiple commercial purposes, including future tenant build-outs for local businesses and secure storage facilities for fireworks inventory. The facility will primarily serve as a storage and distribution center for fireworks inventory; however, limited retail sales may occur during the periods authorized by Louisiana law, currently June 16 through July 5 and December 15 through January 1. The project has been designed to provide a productive commercial use of the property while maintaining compatibility with surrounding development and adhering to all applicable municipal regulations.
 - Pearson's Fireworks, LLC has been serving customers throughout Louisiana and Mississippi for more than 30 years and has experienced continued growth over that time. As the business has expanded, the need for a larger, purpose-built facility has become necessary to store inventory while maintaining compliance safely and efficiently with all applicable regulations. The proposed 8,000-square-foot building will provide a secure, modern, and code-compliant storage facility while also creating opportunities for future commercial tenant occupancy. This investment will improve the property, increase the local tax base, support local economic development, and provide a professionally maintained commercial asset for the community.
 - This development will benefit the community by improving a currently underutilized property and creating opportunities for future business growth. The project is expected to attract commercial tenants, support local employment opportunities,

and provide a well-maintained commercial facility that enhances the appearance and productivity of the area. The applicant is committed to operating the property in a safe, responsible, and professional manner while maintaining compliance with all local, state, and federal regulations governing the use and storage of fireworks and commercial operations.

- Pearson's Fireworks LLC is a licensed and regulated fireworks company with more than 30 years of experience operating throughout Louisiana and Mississippi. Throughout that time, the company has maintained compliance with applicable state regulations and has developed extensive experience in the safe storage, handling, and distribution of fireworks products. The proposed facility represents a continued investment in the company's long-term operations and commitment to maintaining the highest standards of safety and professionalism. Throughout its 30-year operating history, Pearson's Fireworks LLC has maintained State Fire Marshal licensing and regulatory compliance, demonstrating a consistent commitment to safety and responsible business practices.

ACKNOWLEDGEMENT OF GENERAL STANDARDS

Acknowledgement of General Standards: Each standard needs to be addressed in terms of how this proposed project will meet or exceed these standards; please give a solid overall statement with a minimum explanation of at least two or three sentences per each outline item. For this one, be sure to fully explain how each of these standards will be met.

Standard 1: The location and size of the use, the nature and intensity of the operation involved in (or conducted in connection with) the use, the size of the site in relation to the use, and the location of the site with respect to neighboring land uses and to streets giving access to the site shall be such that the use will be in harmony with the land uses in the district in which it is located.

The proposed facility will primarily function as a storage and distribution center for fireworks inventory, with limited retail sales occurring only during the periods authorized by Louisiana law. The seasonal nature of retail sales significantly limits customer traffic throughout most of the year, making the use compatible with surrounding commercial development and the character of the area. The size of the site, the proposed building, and the limited duration of retail activity are appropriate for the property and will allow the use to operate in harmony with neighboring land uses and surrounding roadways.

Standard 2: Time limit requirement for length of permit use.

The applicant intends for this facility to serve as a long-term commercial investment that will provide stable business opportunities and economic benefits to the community. The proposed use is not temporary in nature and is intended to remain in operation for the foreseeable future. The owner is committed to maintaining the property in compliance with all applicable regulations and permit requirements throughout the life of the project.

Standard 3: Hours of operation for use, buffering and/or landscaping above the minimum ordinance requirements.

The proposed facility will primarily operate as a storage and distribution center for fireworks inventory and future commercial tenant spaces. Normal business activities associated with inventory management, deliveries, and administrative functions will occur during standard business hours. Retail fireworks sales will be limited to the periods authorized by Louisiana law, currently June 16 through July 5 and December 15 through January 1. During these state-authorized sales periods, customer traffic and operating

hours may increase as permitted by applicable state and local regulations. Outside of these limited sales periods, the facility will function primarily as a storage and distribution location with minimal customer traffic. The site will incorporate landscaping, buffering, and screening improvements as required by City ordinances. Pearson's Fireworks, LLC is committed to maintaining the property in a clean, safe, and professional manner that is compatible with surrounding properties and contributes positively to the appearance of the area.

Standard 4: The location, nature and height of structures, walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.

The building and any associated structures will be constructed in accordance with all applicable building codes and zoning requirements. The design of the facility will complement surrounding development and will not negatively impact adjacent properties. Any fencing, walls, screening, or landscaping installed on the property will be designed to enhance security and aesthetics while ensuring that neighboring properties are not adversely affected. The project will encourage continued investment and development within the surrounding area.

Standard 5: Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid so as to achieve maximum safety.

Adequate parking will be provided to accommodate employees, delivery vehicles, seasonal customers, future tenants, and visitors in accordance with applicable municipal requirements. Traffic associated with the site is expected to remain minimal throughout most of the year due to the property's primary use as a storage and distribution facility. Increased customer traffic may occur during the limited state-authorized fireworks sales periods of June 16 through July 5 and December 15 through January 1. These seasonal sales periods are temporary in nature and represent a small portion of the annual operation. Site access and circulation will be designed to safely accommodate anticipated traffic volumes while minimizing impacts on surrounding roadways. All site access will be designed and coordinated in accordance with City requirements and jurisdictional authority to ensure safe ingress and egress for employees, customers, delivery vehicles, and future tenants.

Standard 6: Adequate utilities, drainage, and other necessary facilities have been or will be provided.

The proposed development will be served by all necessary utilities and infrastructure required for operation. Utility services will be installed and maintained in compliance with all applicable local and state requirements. Drainage improvements and stormwater management measures will be implemented as required to ensure that runoff is properly managed and does not negatively impact adjacent properties or public infrastructure.

Standard 7: Environmental safety devices shall be employed as is necessary to ensure the health, safety, and welfare of the public.

Pearson's Fireworks, LLC places the highest priority on public safety. The company currently maintains all required permits, certifications, and approvals issued by the Louisiana State Fire Marshal's Office and has successfully operated in Louisiana and Mississippi for more than 30 years while maintaining compliance with applicable safety regulations. Fireworks inventory will be stored, handled, and sold in accordance with Louisiana State Fire Marshal requirements, National Fire Protection Association (NFPA) standards, and all applicable federal, state, and local regulations. Appropriate security measures, fire protection systems, inventory controls, and operational procedures will be maintained to ensure the safety of employees, customers, neighboring properties, and the general public. Retail sales will be limited to the periods authorized by Louisiana law, with the facility functioning primarily as a storage and distribution center throughout the remainder of the year.

PERSONAL STATEMENT FROM OPERATOR

Provide a personal statement from the owner stating why he is asking for this use and what his goal is in operating such a use.

Response -

I am requesting this Conditional Use Permit to allow the development of a commercial facility that will provide business opportunities, economic growth, and secure storage capabilities within the community. My goal is to develop and maintain a professional, well-managed property that serves the needs of local businesses while contributing positively to the surrounding area. The proposed building will provide flexible commercial space for future tenants and secure storage facilities designed to meet all applicable regulatory requirements. I am committed to operating the property responsibly, maintaining high standards of safety and appearance, and ensuring compliance with all city, state, and federal regulations. I believe this project represents a positive investment in the community by creating opportunities for future business development, supporting local economic growth, and improving the productive use of the property. I respectfully request approval of this Conditional Use Permit and look forward to working with the City to ensure the success of this project.

Pearson's Fireworks, LLC has outgrown its current storage capabilities and requires a larger, purpose-built facility to store inventory safely and efficiently in compliance with state regulations. The proposed building will provide a modern, code-compliant facility specifically designed for secure storage while also creating opportunities for future commercial tenant occupancy. This investment will improve the property, increase the local tax base, support economic development, and provide a professionally maintained commercial asset within the community.

TEXT2026-0002 UDC QUARTERLY UPDATE

Introduced _____ by Councilperson
_____, seconded by Councilperson
_____, (by request of Administration)

Item No. ____-____-____

ORDINANCE NO. _____

An ordinance providing a quarterly update to the Unified Development Code and official Zoning Map (TXT2026-0002) as found in Exhibit A.

WHEREAS, the Slidell City Council adopted the Unified Development Code and Zoning Map Update on January 13, 2026; and

WHEREAS, the City acknowledges that the Unified Development Code is a living document which needs to be periodically updated to be reflective of administrative and community needs; and

WHEREAS, the City's daily use and implementation of the Unified Development Code and updated Zoning Map have expanded opportunity and investment throughout the City while simultaneously highlighting necessary points of clarity needed for staff and the public; and

WHEREAS, the City desires to improve clarity, enforcement, and consistency of its mobile food services provisions to meet best practices and improve quality of life in the City; and

WHEREAS, the Slidell Director of Planning duly advertised, and the Planning and Zoning Commissions held public hearings for TXT2026-0002 on July 20, 2026, at which the quarterly updates of the Unified Development Code as found in Exhibit A were recommended to City Council for approval; and

TEXT2026-0002 UDC QUARTERLY UPDATE

1 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
2 hereby approve the TXT2026-0002 Unified Development Code text updates as found in
3 Exhibit A.

4
5 **ADOPTED** this ____ day of _____, 2026.
6

7 _____
8 Nick DiSanti
9 President of the Council
10 Councilmember, District D
11
12
13

14 _____
15 Randy Fandal
16 Mayor
17

18
19 _____
20 Thomas P. Reeves
21 Council Administrator

DELIVERED
<i>to the Mayor</i>
RECEIVED
<i>from the Mayor</i>

EXHIBIT A

Part II – Code of Ordinances

Chapter 2 – Administration

Article IV. – Boards and Commissions

Division 2. – Planning and Zoning Commission

* * *

Division 3. - Board of Adjustment

Sec. 2-212. Requirements; manner of appointment.

All appointments to the Board of Adjustment shall be made in accordance with the following provisions:

- A. All members appointed shall be legally domiciled and be landowners within the City limits per R.S. 33:4727 as amended.
- B. All members appointed shall be legally registered voters of the City.
- C. ~~The Board of Adjustment shall consist of seven members.~~ All members shall be appointed by the City Council. ~~The City Council shall appoint members to provide, as far as possible, for representation from all 7 council districts.~~
- D. Any of the following circumstances shall be grounds for the Board of Adjustment ~~Chair~~ **Chairman** to remove a member via notification to the City Council within 10 days of the circumstance occurrence ~~and subsequent public hearing by City Council~~:
 1. Absence by any regular member, ~~as opposed to an alternate member,~~ for ~~three~~ **2** consecutive ~~regular scheduled~~ meetings.
 - ~~2. Absence by any regular member, as opposed to an alternate member, for 3 consecutive meetings, provided that at least 1 of these meetings is due to illness and reported to the Chairman by call or letter within 7 days before, or 7 days after absence.~~
 2. For cause as determined by the Chair.
- ~~E. 3.~~ By reading and signing a copy of this Section, a member shall authorize the ~~Chair~~ **Chairman** to proceed with replacement as outlined in this Section. An original copy shall be entered and become a part of this Board of Adjustment's minutes.

* * *

Chapter 6 – Animals.

ARTICLE I. - In General

* * *

Sec. 6-3. - Wild, exotic or vicious animals; livestock; reptiles.

It shall be unlawful for any person to keep, possess or maintain, or permit to be kept, any wild, exotic or vicious animal, or any livestock or reptile, on any parcel of land within the city, including potbellied pigs, except as may be otherwise provided in the zoning regulations of the city and except for Christmas nativity scenes. Exception: A ~~conventional physical educational facility or campus person~~ may keep, possess or maintain up to three domestic rabbits and may keep or possess livestock to be used in exhibits ~~as licensed by the City under this section~~. No person shall keep or permit to be kept any wild, exotic, vicious animal, livestock or reptile as a pet or exhibit upon the premises of an establishment authorized to sell alcoholic beverages of high or low content as its main business.

* * *

EXHIBIT A

Sec. 6-88. - Fowl.

The keeping of fowl is prohibited within the city limits. ~~A conventional physical educational facility or campus may keep, possess or maintain fowl to be used in exhibits, as licensed by the City.~~

~~Exception: A person may keep or possess fowl [to] be used in exhibits licensed under this section.~~

* * *

Sec. 6-112. - Minimal housing size.

- (a) The following are the minimum requirements for housing all pets in kennels, cages, tanks or other enclosures ~~in commercial establishments:~~

* * *

Chapter 8 – Businesses.

ARTICLE III. MOBILE FOOD SERVICES

Sec. 8-61. Definitions.

See City of Slidell Code of Ordinances, ~~Appendix A: Zoning; Part 9 definitions~~ Unified Development Code, Article 2 Definitions for standard zoning definitions.

Mobile food service: ~~An establishment primarily engaged in preparing and serving meals and snacks for immediate consumption from a motorized self-contained, self-drivable, self-propelled vehicle with its own water, power, and gas or non-motorized cart or other vehicle (i.e. a unit), whether or not enclosed. This definition does not apply to open pits, tents, trailers, or other non-motorized carts or vehicles.~~

* * *

Sec. 8-62. Licensing and permitting.

- (a) Mobile food service motorized vehicles, and mobile food service trailers or other non-motorized vehicles towed by a motorized vehicle, must be registered with the department of motor vehicles for the state where they are domiciled, be street ready, and have a valid safety inspection.
- (b) Operators of mobile food service ~~motorized vehicles, or of mobile food service trailers or other non-motorized vehicles towed by a motorized vehicle,~~ must possess a valid driver's license.
- (c) Mobile food service operators must apply for and be issued a permit by the city's finance department to operate in those locations permitted in section 8-64 herein, within city limits. Permits can be issued for a single event or for an entire year. Permit fees are:

Single event: \$75.00 for up to a 72-hour period

Annual: \$500.00 (valid Jan. 1 to Dec. 31 each year; if secured after July 1, \$350.00)

Along with submission of the permit fee, permit applicants shall complete and submit the application and certification form required by the finance department. The submission of false information in connection with a permit application shall be considered a violation of this article III and grounds for non-issuance, non-renewal, or revocation of a permit.

~~A single event permit may not be used as an annual permit.~~

~~After receiving the permit, operators must place the associated permit sticker on their mobile food service vehicle. The permit sticker must remain on the mobile food service vehicle during all hours of operation.~~

* * *

Sec. 8-64. Location.

- (a) *Commercial and industrial districts.* Subject to all other requirements of this Article III, and notwithstanding anything in the city's zoning ordinance to the contrary, a mobile food service qualified and permitted under this Article III may operate in city commercial and/or industrial zoning districts, subject to the following:
- (1) *Private property operation.* A qualified and permitted mobile food service unit may operate on private property in commercial and/or industrial zoning districts, subject to the following:
- a. Mobile food services can operate on private property with written permission of the property owner or an authorized lessee of the property;
 - b. Mobile food services operating in a private off-street parking lot may only occupy up to ten percent of the parking spaces in such a lot, including vehicle, temporary seating, and trash receptacles, **and must have at least 5 parking spaces within their immediate vicinity;**
 - c. **Mobile food services shall locate at least 150 feet from the door of an existing permanent food establishment, at least 50 feet from another mobile food service, at least 15 feet from a fire hydrant, and at least 5 feet from a driveway, handicapped ramp, or other means of access.**
 - d. e. No seating shall be permanently installed and all seating shall be removed when mobile food service is not open for business. No seating shall be located on any street;
 - e. d. Electricity, water, and any sewer services must be self-contained with the mobile unit. No temporary or permanent attachments to separate infrastructure for any utilities is allowed;
 - f. e. Service from the mobile food service unit may only be between 7:00 a.m. and midnight. The mobile food service unit may stage at the premises no earlier than one hour before the start of its service, and must depart the premises within one hour after the close of its service or after midnight, whichever is earlier. **;-and**
 - g. **Mobile food service vendors may not locate in vacant or undeveloped lots; and**
 - h. f. Operations remain subject to other applicable law, including noise restrictions.
- (2) *Public street operation.* A qualified and permitted mobile food service unit may operate on city-owned public streets in commercial and/or industrial zoning districts, subject to the following:
- a. When parking on city streets the mobile food service can take up no more than two parking spaces **and must have at least 5 parking spaces within their immediate vicinity;**
 - b. Unless part of a permitted special event, the mobile food services shall **~~not operate within 150 feet of a permanent food establishment~~** **locate at least 150 feet from the door of an existing permanent food establishment, at least 50 feet from another mobile food service, at least 15 feet from a fire hydrant, and at least 5 feet from a driveway, handicapped ramp, or other means of access;**
 - c. Mobile food services can park on public streets in permitted parking areas. However, public parking spaces cannot be reserved for mobile food services;
 - d. Electricity, water, and any sewer services must be self-contained with the mobile unit. No temporary or permanent attachments to separate infrastructure for any utilities is allowed;
 - e. Service from the mobile food service unit may only be between 7:00 a.m. and midnight. The mobile food service unit may stage on the street space(s) no earlier than one hour before the start of its service, and must depart the street space(s) within one hour after the close of its service or after midnight, whichever is earlier.

- f. Operations on streets are subject to street closures by the city from time to time, including closures for parades and other special events; and
 - g. Operations remain subject to other applicable law, including noise restrictions.
- (3) *City park or city lot operation.* A qualified and permitted mobile food service unit may operate in city parks or city lots in commercial and/or industrial zoning districts, subject to the following:
- a. Mobile food services can set up and operate within a city-owned park or lot only with written permission of the director of parks and recreation or when taking part in a permitted event with the permission of the person or organization that has reserved the park or lot for the permitted event **and must have at least 5 parking spaces within their immediate vicinity;**
 - b. **Mobile food services shall locate at least 150 feet from the door of an existing permanent food establishment, at least 50 feet from another mobile food service, at least 15 feet from a fire hydrant, and at least 5 feet from a driveway, handicapped ramp, or other means of access;**
 - c. b. Outdoor seating may be provided on-site when operating in city parks or lots. No seating shall be permanently installed and all seating shall be removed when mobile food service is not open for business;
 - d. e. Electricity, water, and any sewer services must be self-contained with the mobile unit. No temporary or permanent attachments to separate infrastructure for any utilities is allowed;
 - e. d. Service from the mobile food service unit may only be during the regular operational hours of the park (or from 7:00 a.m. until midnight if on a non-park city lot) or, when applicable, during the length of the permitted event, if longer. The mobile food service unit may stage no earlier than one hour before the start of its service, and must depart the premises within one hour after the close of its service or after midnight, whichever is earlier (subject to park operational hours). Notwithstanding the foregoing, mobile food service units participating in a permitted event in a city park or on a city lot may begin staging when the permitted event so allows and remain staged overnight during the course of the permitted event, though no sleeping in a unit is allowed. **and**
 - f. **Mobile food service vendors may not locate in vacant or undeveloped lots; and**
 - g. e. Operations remain subject to other applicable law, including noise restrictions.
- (b) *Residential district private event operation.* Notwithstanding anything in the city's zoning ordinance to the contrary, a mobile food service qualified and permitted under article III can operate on private property in a residential district provided that:
- (1) Permission is granted by the property owner or authorized lessee of the property;
 - (2) Service is provided in support of a specific event/party;
 - (3) Service is provided on the private property and does not encroach onto public property;
 - (4) Items sold and/or provided are only available to guests attending the event;
 - (5) No seating shall be permanently installed and all seating shall be removed when mobile food service is not open for business. No seating shall be located on any street;
 - (6) Service concludes at the end of the event (which shall only be for a single day period) or by midnight at the end of the day on which the event/party started, whichever time is earlier. The mobile food service unit may stage one hour before the start of the service, and must depart the premises within one hour after the end of the event or after midnight, whichever is earlier. Service may not begin before 8:00 a.m. **or continue after 10:00 p.m.; and**
 - (7) **Mobile food service vendors may not locate in vacant or undeveloped lots; and**

(8) ~~(7)~~ Operations remain subject to other applicable law, including noise restrictions.

Mobile food service operations in city parks in residential districts shall be subject to the conditions set forth in Section 8-64(a)(3).

(c) *Food truck park operation.*

Food truck parks are a permitted use in the Commercial, Mixed-Use, Innovation and Technology, and Civic/Institutional Districts and require a special use permit subject to the following requirements:

- (1) All food truck parks shall have a designated manager. The property owner, or his / her designated manager, of the food truck park shall be responsible for the orderly organization of all food truck and trailer vendors, the cleanliness of the park, and the park's compliance with all rules and regulations;
- (2) A mobile food service license is required for all mobile food service operators operating in a food truck park;
- (3) Access to a food truck park shall be through one or more all weather surface driveways directly connected to a public street, with a minimum undivided driveway width of 24 feet and a maximum undivided driveway width of 35 feet;
- (4) The food truck park shall contain a paved lot for mobile food service spaces and no operator shall park on unimproved surfaces;
- (4) Mobile food services shall locate on property that is at least 150 feet from the door of an existing permanent food establishment, at least 50 feet from another mobile food service, at least 15 feet from a fire hydrant, and at least 5 feet from a driveway, handicapped ramp, or other means of access;
- (5) Up to 10 mobile food service vehicles are permitted in a food truck park at one (1) space per 1,000 square foot of lot space and up to ten (10) percent of the parking spaces in such a lot, including vehicle, temporary seating, and trash receptacles, and must have at least 5 parking spaces within their vicinity;
- (6) If external power is provided, the mobile food service vehicle may connect to that power source and remain connected to that power source to reduce generator noise, but each mobile food service vehicle must have self-contained water and sewer;
- (7) Outdoor seating may be provided and may remain throughout the existence of the food truck park;
- (8) Food truck parks shall have permanent bathroom facilities on site that meet building code requirements; temporary bathroom facilities with sanitation stations may be provided during permanent restroom construction, or temporarily provided through an existing bathroom facility within 200 feet of the food truck park with documented agreement between food truck park operator and nearby property owner;
- (9) Service from the mobile food service unit may only be between 7:00 a.m. and midnight. The mobile food service unit may stage no earlier than one hour before the start of its service, and must depart the street space(s) within one hour after the close of its service or after midnight, whichever is earlier.
- (10) Mobile food service vehicles may remain in a food truck park for up to 30 days and must depart the premises at least once each 30 days; and
- (11) The food truck park must provide a common dumpster with screening and hot/cold water service for cleaning. The dumpster must be emptied on a weekly basis.

Sec. 8-65. Health and safety.

- (a) Mobile food services vehicles must be parked, oriented, and operated in locations so as not to create a safety hazard. Queue lines and sales windows at the point of exchange should be afforded

sufficient space so that they do not block the street travel lanes, impede public sidewalks, block driveways, or cross on to private property.

- (b) ~~Mobile food service Motorized and non-motorized carts or other~~ vehicles must abide by all applicable traffic laws and regulations and shall not block public sidewalk or building entrances and exits.
- (c) Mobile food service operations will comply with all Louisiana Department of Health and Hospitals regulations, and applicants for a permit must provide a copy of their health certificate with their permit application. The health certificate must be available upon request when the mobile food service is operating.
- (d) Unrestricted mobile food service motorized ~~and non-motorized~~ vehicles must acquire an inspection report from Fire District 1 indicating the mobile unit is "acceptable for use". The report must be provided to the city before a permit can be issued and must be available upon request when the mobile food service is operating.
- (e) ~~Mobile food service vehicles must follow all noise level regulations listed in Chapter 13 – Environment, Article I – In General, Section 13-2 – Noise.~~

* * *

Sec. 8-67. Waste.

- (a) *Trash receptacles.* Mobile food services establishments ~~must will~~ provide at least one trash receptacle large enough to contain all refuse generated and are responsible for cleaning and removing all trash and garbage related to their operation. ~~Mobile food service operators may not use City trash receptacles, and, must keep all areas within 25 feet of the vehicle clean.~~
- (b) *Trash and garbage disposal; waste.* The mobile food service owner/operator is responsible for proper disposal of its/his/her trash and garbage ~~on a daily basis~~. In no case will trash and garbage be placed in a property owner's dumpster without the property owner's permission. No oil or other waste from mobile food service operations shall be dumped in any city trash receptacles, sewers, or drains. Oil, grease, and any blackwater or greywater shall be disposed of in accord with applicable law.

* * *

Sec. 8-69. Penalties.

Notwithstanding anything in the Code to the contrary, penalties for a violation of any provision of article III of chapter 8 of the Code shall be those set forth in section 1-12 of chapter 1 of the Code.

- (a) Additionally, submission of false information in connection with a permit application or multiple or unresolved violations of any other provisions of this article III shall be grounds for non-issuance, non-renewal, or revocation of a permit hereunder.
- (b) ~~If the mobile food service permit is revoked, the operator cannot apply for another permit for the period of one (1) year.~~
- (c) Permit revocation hereunder shall be by majority vote of the authorized membership of the city council in legal session convened after an opportunity for the permit holder to be heard.
- (d) Administrative non-issuance or non-renewal of a permit hereunder may be appealed by the applicant to the city council, such request to be made, in writing, to the council administrator within 15 days of the denial, the appeal to be heard by the council within 30 days of the written request.
- (e) Reversal of an administrative non-issuance or non-renewal of a permit hereunder shall be by majority vote of the authorized membership of the city council in legal session convened after an opportunity for the applicant to be heard.

Secs. 8-70—8-89. Reserved.

* * *

UNIFIED DEVELOPMENT CODE

* * *

ARTICLE 2 – DEFINITIONS

* * *

Section 2.3 Definitions.

– A –

* * *

Accessory dwelling unit or ADU. A residential living unit of 800 square feet or less in net floor area on the same parcel on which a primary structure is present or may be constructed. It provides a complete independent living facility for one or more persons and may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling.

Accessory dwelling unit, attached. An accessory dwelling unit of 800 square feet or less in net floor area that shares at least one common wall with the primary building on a lot.

Accessory dwelling unit, detached. An accessory dwelling unit of 800 square feet or less in net floor area that does not share a common wall with the primary building on a lot.

* * *

ARTICLE 4 – PROCEDURES

* * *

Section 4.3 Notice.

* * *

C. *Validity of defective notice.*

1. No action on any application submitted in accordance with the UDC shall be declared invalid by reason of any defect in any of the following:
 - a. The publication of the notice of the purpose or subject matter and the time and place of the hearing if the published notice gives reasonable notification of its purpose, subject matter, substance, or intent.
 - b. The posting or display of a notification sign if evidence of installation of the sign is presented.
 - c. The mailing of notice to the individuals and entities within the vicinity of the site, as indicated above.

* * *

Section 4.7 Zoning map amendment.

* * *

C. *Review and recommendation.*

* * *

2. ~~Notice.~~ The petition shall be noticed in accordance with the procedures for ~~abutter-mailer,~~ posted, posted and public notice provided for in this Article.

* * *

Section 4.8 Conditional use permit (CUP).

* * *

E. *General standards.*

1. The proposed conditional use must comply with all applicable zoning regulations.
2. The location and size of the use, its operation and hours of operation for use, and access shall be such that the use will be in harmony with surrounding land uses.
3. ~~Hours of operation for use,~~ buffering and/or landscaping are provided in quantities above the minimum ordinance requirements.
4. The location, nature and height of structures, walls and fences shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.
5. Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid so as to achieve maximum safety.
6. Adequate utilities, drainage and other necessary facilities have been or will be provided.
7. Environmental safety devices shall be employed as is necessary to ensure the health, safety and welfare of the public.

* * *

Section 4.16.3 – Major subdivision process

G. *Detailed construction drawings approval.*

* * *

3. *Maintenance obligations.*

* * *

- d. Acceptable security, as set forth by the Department of Finance, to ensure fulfillment of maintenance obligations shall be:
 - i. Cash, to be held in escrow by the Department of Finance.
 - ii. Letter of credit from a financial institution with a ~~Scheshnoff~~ Sheshunoff Bank Quarterly rating of C+ or above. If the financial institution rating falls below a C+ rating during the term of the obligation the City of Slidell will allow one additional quarter for the rating to rise to an acceptable level. If the rating does not rise to an acceptable level, the Developer will have 15 days to provide acceptable alternative security, or the Developer will be considered in default of their obligation, and the letter of credit will be called. If the financial institution's rating falls to a NR (not rated) level, the Developer will have 15 days to provide acceptable alternative security, or the Developer will be considered in default on their obligation, and the letter of credit will be called.
 - iii. Certificate of deposit from a financial institution with a ~~Scheshnoff~~ Sheshunoff Bank Quarterly rating of C+ or above. The certificate of deposit must be pledged to the City of Slidell and held with a safekeeping agreement in a safekeeping account. If the financial institution rating falls to a C during the term of the obligation, the City of Slidell will allow one additional quarter for the rating to rise to an

acceptable level. If the rating does not rise to an acceptable level, the Developer will have 15 days to provide acceptable alternative security, or the Developer will be considered in default on their obligation, and the certificate of deposit will be called. If the financial institution's rating falls to a NR (not rated) level, the Developer will have 15 days to provide acceptable alternative security, or the Developer will be considered in default on their obligation, and the certificate of deposit will be called.

- iv. U.S. Treasury Bills or U.S. Treasury Notes, pledged to the City of Slidell to be held in a safekeeping account with a safekeeping agreement.
- v. Bond issued by a security company listed on the Federal Register, licensed in the State of Louisiana and acceptable to the City.

* * *

ARTICLE 6 - ZONING DISTRICTS

* * *

Division 2 - Residential Zoning Districts

* * *

Section 6.2.4 R1 Low Density Residential District.

* * *

- B. *Allowed uses.* Refer to Table 6.2.2 – 1. Allowed Uses in Residential Districts, wherein only the uses listed below are allowed. Uses not listed below are prohibited. ~~unless provided for in Section 6.2.4.C Conditional uses.~~

- 1. Single-family residential
- 2. Two-family residential
- 3. Modular housing structures meeting IRC / IBC
- 4. Forestry, fishing, and hunting
- 5. Community garden
- 6. Minor utilities including lift stations and transformers
- 7. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
- 8. Home occupations as per Article 7 of this UDC.
- 9. Accessory dwelling units as per Article 7 of this UDC.
- 10. Other accessory uses regulated as per Section 7.2. of this UDC

* * *

Division 3 - Commercial Zoning Districts

* * *

Section 6.3.2 Allowed uses

- A. Table 6.3.2 – 1. Allowed Uses in Commercial Districts lists uses allowed in the commercial zoning districts, where:
 - 1. "A" indicates allowed uses

2. "C" indicates conditional uses. Conditional uses must be reviewed by the Zoning Commission and approved by the City Council in accordance with the standards and procedures set out in this Code.
 3. "—" indicates that a use is prohibited
- B. When a land use is not specifically listed, the Director of Planning may, in accordance with best planning practice, utilize the rules and standards associated with a land use that is listed, provided the land uses are demonstrably similar in their land use activity and impacts.
- C. Articles 7-9 apply to all uses allowed in this district, unless specifically noted otherwise in this Section.

Table 6.3.2.1. Allowed Uses in Commercial Districts.

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
RESIDENTIAL USES			
Single-family residential	C	C	See Article 6.2.6 for use and area standards
Two-family residential	C	C	See Article 6.2.6 for use and area standards
Small multifamily residential (3-16 units) including townhouses	A	C	See Article 6.2.6 for use and area standards
Large multifamily residential (17+ units)	C	C	See Article 6.2.6 for use and area standards
Community and group homes	C	—	See Article 7 for use standards including certification and staffing.
Manufacturing housing and trailers	—	—	
Modular housing structures meeting IRC / IBC	A	A	If allowed or conditionally approved for the use type.
Forestry, fishing, and hunting	—	—	
Community garden	—	—	
ACCESSORY USES			
Home occupations as per Sec. 7.2.1 of this UDC	—	—	See Article 7 for use standards.
Accessory dwelling units	A	C	See Article 7 for use standards and design requirements.
Other accessory uses regulated as per Sec. 7.2 of this UDC	A	A	See Article 7 for use standards.
CIVIC USES			
Minor utilities including lift stations and transformers	A	A	
Major public and private utilities including power generation / distribution, natural gas, water, stormwater, and sewer system components	A	A	
Government facilities and service	A	A	
Public safety services	A	A	
Airports and related facilities	—	—	
Cemeteries and related, excluding crematoria	A	A	
Active recreation facilities such as recreational centers, gymnasiums, athletic	A	A	

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
centers; sports fields, outdoor courts, active public parks			
Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves	A	A	
Farmers markets	A	A	
Day care or preschool	A	A	
Schools and educational facilities	A	A	
Hospitals	A	A	
Standalone parking lots and garage structures	C	A	See Article 7 for use standards including design requirements.
Religious assembly	A	A	
Lodges and civic organizations	A	A	
Bus or railway stations	A	A	
COMMERCIAL USES			
Banquet halls, events venues, and private amusement facilities	A	A	
Restaurants without alcohol permits	A	A	
Retail stores	A	A	
Wholesale trade, warehouse clubs, supercenters	—	A	
Vehicle dealers	A	A	See Article 7 for use standards.
Vehicle tire and parts, sales and service	A	A	See Article 7 for use standards.
Building materials and supplies, sales, and service	A	A	
Lawn, garden, and farm supply sales and service	A	A	
Professional services establishments, agencies, offices	A	A	
In-patient clinics, nursing homes, long-term care facilities, rehabilitation centers, or similar uses	A	A	
Instructional studios including for dance, martial arts, personal fitness, or skills.	A	A	
Gas stations including convenience stores	A	A	
Truck stops and related service centers or facilities	C	A	
Offices including medical offices, outpatient clinics, and veterinarian offices, kennels, and pet day care facilities	A	A	See Article 7 for use standards for animal-related uses.
Fireworks sale and storage – Permanent storefront	—	—	See Article 7 for use standards.
Fireworks sale and storage – Temporary stand	A	A	See Article 7 for use standards.
Towing establishments, vehicle storage lots, junkyards	C	C	See Article 7 for use standards.
Auto repair establishments without vehicle storage	A	A	See Article 7 for use standards.

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
Auto repair establishments with vehicles stored outside of a building	C	A	See Article 7 for use standards.
Ministorage	C	A	See Article 7 for use standards.
Climate controlled self-storage	A	A	
Commercial lodging: Hotels and motels	A	A	
Bed and breakfasts and short-term rentals	A	A	See Article 7 for use standards.
Food trucks and food truck compounds	A	A	See Article 7 for use standards.
Bars and restaurants with alcohol permits	A	A	
Car wash	A	A	
Funeral homes, excluding crematory services	A	A	
Adult uses or businesses	C	C	See Article 7 for use standards.
Retail stores primarily selling age restricted inventory including package sale of alcohol and alcoholic beverages, vaping, and smoking-related goods	A	A	
Drive-through businesses	A	A	
Temporary uses per Sec. 7.3	A	A	See Article 7 for use standards.
INNOVATION AND TECHNOLOGY USES			
Crematory facility	—	—	See Article 7 for use standards.
Manufactured or industrial uses not listed elsewhere	C	C	
Microbrewery or brewery	A	A	See Article 7 for use standards.
Artisan manufacturing	A	A	See Article 7 for use standards.
Warehousing	C	C	
Automotive race tracks and drag strips	—	—	
Distributing and logistics centers; packaging and assembly	C	C	
Asphalt or concrete batching plants	—	—	
Atomic energy generation	—	—	
Chemical manufacturing, paint manufacturing, or fertilizer manufacturing	—	—	
Chemical or fuel storage facilities	—	—	
Chemical or petrochemical refining facilities	—	—	
Iron or metal working or foundry, drop hammer or punch press over 20 tons	—	—	
Paper and pulp manufacturing	—	—	
Poultry or meat processing plants, abbatoirs, abattoirs , or dressing of animal products, tanning, or plants rendering fats or oils	—	—	
Recycling facilities	—	—	
Rubber products manufacturing	—	—	

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
Landfills, including those for the disposal of solid waste, hazardous waste, or toxic substances	—	—	
Storage of more than 110 gallons of hazardous or toxic materials	—	—	
Pyrotechnics, ammunition, and explosives manufacturing, storage, or sale	—	—	
Building and repair of boats in excess of 90 feet in length	—	—	
Other heavy industrial uses, however uses of land or structures developed or operating in any manner that would create dangerous, injurious, noxious, or otherwise objectionable fire explosive, radioactive, or other hazardous condition, noise, or vibration, smoke, dust, odor, or other form of air pollution; electrical or other disturbance; or other substance, condition or elements in a manner or amount as to adversely affect the surrounding areas are prohibited.	—	—	

Section 6.3.3 CC Corridor Commercial District.

* * *

F. *Site development standards.*

1. Tree preservation must be provided in accordance with Article 9 of this UDC.
2. Signs and parking must comply with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must meet the design standards in Article 8 **and Article 9** of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

Section 6.3.4 CR Regional Commercial District.

* * *

F. *Site development standards.*

1. Tree preservation must be provided in accordance with Article 9 of this UDC.
2. Signs and parking must comply with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must meet the design standards in Article 8 **and Article 9** of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

Division 4 - Mixed-Use Zoning Districts

* * *

Section 6.4.2 Allowed uses.

- A. Table 6.4.2 – 1. Allowed Uses in Mixed-Use Districts lists uses allowed in the mixed-use zoning districts, where:
 - 1. "A" indicates allowed uses
 - 2. "C" indicates conditional uses. Conditional uses must be reviewed by the Zoning Commission and approved by the City Council in accordance with the standards and procedures in Article 4 of this Code.
 - 3. "—" indicates that a use is prohibited.
- B. When a land use is not specifically listed, the Director of Planning may, in accordance with best planning practice, utilize the rules and standards associated with a land use that is listed, provided the land uses are demonstrably similar in their land use activity and impacts.
- C. Key for superscript notations in table:
 - ¹ = Must be located on upper floors
- D. Articles 7-9 apply to all uses allowed in this district, unless specifically noted otherwise in this Section.

Table 6.4.2 – 1. Allowed Uses in Mixed-Use Districts.

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
RESIDENTIAL USES				
Single-family residential	A	A	A ¹	Must be located on upper floors in MU3
Two-family residential	A	A	A ¹	Must be located on upper floors in MU3
Small multifamily residential (3-16 units) including townhouses	A	A	A ¹	Must be located on upper floors in MU3
Large multifamily residential (17+ units)	C	C	C	
Community and group homes	C	C	C	See Article 7 for use standards including certification and staffing.
Manufactured housing and trailers	—	—	—	
Modular housing meeting IRC / IBC	A	A	A	If allowed or conditionally approved for the use type.
Forestry, fishing, and hunting	A	A	A	
Community garden	A	A	A	
ACCESSORY USES				
Home occupations as per Sec. 7.2.1 of this UDC	A	A	A	See Article 7 for use standards
Accessory dwelling units	A	A	A	See Article 7 for use standards and design requirements
Other accessory uses regulated as per Sec. 7-2 of this UDC	A	A	A	See Article 7 for use standards
CIVIC USES				
Minor utilities including lift stations and transformers	A	A	A	
Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components	C	C	C	
Public safety services	A	A	A	
Airports and related facilities	—	—	—	
Cemeteries and related, excluding crematoria	A	A	A	

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
Active recreation facilities such as recreational centers, gymnasiums, athletic centers; sports fields, outdoor courts, and active public parks	C	C	A	
Passive recreation facilities such as nature trails, nature refuges, passive public parks, bird preserves	A	A	A	
Farmers markets	A	A	A	
Schools and educational facilities	C	C	C	
Hospitals	—	C	A	
Day care or preschool	A	A	A	
Standalone parking lots and structures	C	C	C	See Article 7 for use standards and design requirements
Religious assembly	C	C	C	
Lodges and civic organizations	A	A	A	
Government facilities and services	A	A	A	
Bus or railway stations	—	—	A	
COMMERCIAL USES				
Bed & breakfast; short-term rentals	A	A	A	See Article 7 for use standards
Commercial lodging; hotel / motel	C	C	A	
Banquet halls, events venues, and private amusement facilities	A	A	A	
Restaurants, cafes, and other eating establishments without alcohol permits	A	A	A	
Retail stores under 12,000 square feet	A	A	A	
Retail stores up to 36,000 square feet over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters.	C	C	C-A	
Retail stores over 36,000 square feet	—	—	C	
Vehicle dealers, sales and service	—	C	C	
Vehicle tire and parts, sales and service	—	C	C	See Article 7 for use standards
Building materials and supplies sales and service	—	C	C	
Lawn, garden, and farm supply sales and service	—	A	A	
Professional services establishments including but not limited to aestheticians / salons, artist / photography studios, dance and instructional studios including martial arts, agencies, and offices.	A	A	A	
Gas stations including convenience stores	C	A	A	

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
Truck stops and related service centers or facilities	—	—	—	
Offices including medical offices and outpatient clinics.	A	A	A	
In-patient clinics, nursing homes, long-term care facilities, and rehabilitation centers	—	C	C	
Veterinarian offices, kennels, and pet day care facilities.	—	—	C	See Article 7 for use standards for animal related uses
Fireworks sale and storage	—	—	—	See Article 7 for use standards
Towing establishments, vehicle storage lots, junkyards	—	—	—	See Article 7 for use standards
Auto repair establishments without vehicle storage	—	C	C	See Article 7 for use standards
Auto repair establishments with vehicles stored outside of a building	—	—	—	See Article 7 for use standards
Mini-storage	—	—	—	
Climate controlled self storage	—	—	C	
Food trucks, including food truck compounds	A	A	A	See Article 7 for use standards
Bars, lounges, clubs, cafes and restaurants with alcohol permits	A	A	A	
Car wash	—	C	C	
Funeral homes, excluding crematory services	—	C	A	
Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking	A	A	A	See Article 7 for use standards
Adult uses or businesses	—	—	—	See Article 7 for use standards
Drive-through businesses	—	A	A	
Manufacturing or industrial uses not listed elsewhere in this table (see below)	—	—	—	
Microbrewery producing less than 15,000 barrels of beer per year	C	A	A	See Article 7 for use standards
Brewery	—	C	A	See Article 7 for use standards

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
Artisan manufacturing	A	A	A	See Article 7 for use standards

* * *

Section 6.4.4 MU1 Neighborhood Mixed-Use District.

* * *

C. Conditional uses

1. Large multifamily residential (17+ units)
2. Community homes, subject to Article 7 of this UDC
3. Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components
4. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks
5. Schools and educational facilities
6. Religious assembly
7. Standalone parking lots and structures, subject to Article 7 of this UDC
8. Commercial lodging; hotel / motel
9. Retail stores up to 36,000 square feet, wholesale trade, warehouse clubs, and supercenters
10. Gas stations including convenience stores
11. Microbrewery

* * *

F. *Site development standards.*

1. Tree preservation must be provided in accordance with Article 9 of this UDC.
2. Signs and parking must comply with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must meet the design standards in Section 6.4.3., and Article 8, and Article 9 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

Section 6.4.5 MU2 District Mixed Use.

* * *

C. *Conditional uses*

1. Large multifamily residential (17+ units)
2. Community homes, subject to Article 7 of this UDC
3. Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components

4. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks
5. Schools and educational facilities
6. Religious assembly
7. Standalone parking lots and structures, subject to Article 7 of this UDC
8. Commercial lodging; hotel / motel
9. Hospitals
10. Retail stores ~~up to 36,000 square feet~~ ~~over 12,000~~ square feet, wholesale trade, warehouse clubs, and supercenters
11. Vehicle dealers, sales and service, subject to Article 7 of this UDC
12. Vehicle tire and parts, sales and service, subject to Article 7 of this UDC
13. Building materials and supplies sales and service
14. In-patient clinics, nursing homes, long-term care facilities, and rehabilitation centers
15. Auto repair establishments without vehicle storage, subject to Article 7 of this UDC
16. Car wash
17. Funeral homes, excluding crematory services
18. Brewery

* * *

F. *Site development standards.*

1. Tree preservation must be provided in accordance with Article 9 of this UDC.
2. Signs and parking must comply with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must meet the design standards in Section 6.4.3. , ~~and Article 8, and Article 9~~ of this UDC.

* * *

Section 6.4.6 MU3 Community Mixed-Use District.

* * *

B. *Allowed uses.* See Table 6.4.2 – 1. Allowed Uses in Mixed-Use Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.4.6.C. Conditional uses.

1. Single-family residential – this use must be located on an upper floor
2. Two-family residential – this use must be located on an upper floor
3. Small multifamily residential (3-16 units) including townhouses – this use must be located on an upper floor
4. Modular housing meeting IRC / IBC
5. Forestry, fishing, and hunting
6. Community garden
7. Home occupations as per Sec. 7.2.1 of this UDC
8. Accessory dwelling units, subject to Article 7 of this UDC
9. Other accessory uses regulated as per Sec. 7.2 of this UDC

10. Minor utilities including lift stations and transformers
11. Public safety services
12. Cemeteries and related, excluding crematoria
13. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks
14. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
15. Farmers markets
16. Day care or preschool
17. Hospitals
18. Lodges and civic organizations
19. Government facilities and services
20. Bus or Railway Stations
21. Commercial lodging; hotel / motel
22. Bed and breakfasts, short-term rentals, subject to Article 7 of this UDC
23. Banquet halls, events venues, and private amusement facilities
24. Restaurants, cafes, and other eating establishments without alcohol permits
25. Bars, lounges, clubs, cafes, and restaurants with alcohol permits, subject to Article 7 of this UDC
26. Retail stores ~~under 12,000~~ up to 36,000 square feet
27. Lawn, garden, and farm supply sales and service
28. Professional services establishments including but not limited to aestheticians, salons, artist or photography studios, dance and instructional studios, martial arts studios, agencies, and offices, subject to Article 7 of this UDC
29. Offices including medical offices and outpatient clinics
30. Gas stations including convenience stores
31. Drive-through businesses
32. Food trucks including food truck compounds
33. Funeral homes, excluding crematory services
34. Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking
35. Microbrewery
36. Brewery
37. Artisan manufacturing

C. Conditional uses

1. Large multifamily residential (17+ units)
2. Community homes, subject to Article 7 of this UDC
3. Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components

4. Schools and educational facilities
5. Religious assembly
6. Standalone parking lots and structures, subject to Article 7 of this UDC
7. Veterinarian offices, kennels, and pet day care facilities, subject to Article 7 of this UDC.
8. Retail stores ~~over 42,000~~ 36,000 square feet, wholesale trade, warehouse clubs, and supercenters
9. Vehicle dealers, sales and service, subject to Article 7 of this UDC
10. Vehicle tire and parts, sales and service, subject to Article 7 of this UDC
11. Building materials and supplies sales and service
12. In-patient clinics, nursing homes, long-term care facilities, and rehabilitation centers
13. Auto repair establishments without vehicle storage, subject to Article 7 of this UDC
14. Climate controlled self-storage
15. Car wash

* * *

F. *Site development standards.*

1. Tree preservation must be provided in accordance with Article 9 of this UDC.
2. Signs and parking must comply with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must meet the design standards in Section 6.4.3. , ~~and Article 8~~, and Article 9 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

Division 5 - Innovation and Technology Zoning Districts

Section 6.5 Innovation and technology district requirements.

* * *

Section 6.5.4 IT1 Light Innovation and Technology District.

* * *

F. *Site development standards.*

1. Tree preservation, landscaping, and buffers must be provided in accordance with Article 9 of this UDC.
2. Signs and parking must comply with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must meet the design standards in Article 8 ~~and Article 9~~ of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

Section 6.5.5 IT2 Heavy Innovation and Technology District.

* * *

F. *Site development standards.*

1. Tree preservation, landscaping, and buffers must be provided in accordance with Article 9 of this UDC.
2. Signs and parking must comply with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must meet the design standards in Article 8 and Article 9 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

Division 6 - Special Zoning Districts

Section 6.6 Special zoning district requirements.

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Section 6.6.3 SCI Civic and Institutional District.

* * *

D. *Building requirements.*

1. No height limit within safety requirements except when a building abuts on a residential district in which case it shall not exceed the maximum height permitted in the residential district unless it is set back from all yard lines (abutting residential areas) by one foot for each foot of additional height in excess of the height so permitted.
2. Minimum front setback: 20 feet or average building line for developed block(s).
3. Minimum side setback: 5 feet for each 100' of ROW frontage.
4. Minimum rear setback: 5 feet.
5. All buildings (including those that are owned by federal or state entities, must comply with floodplain requirements.
6. Buffer yard requirements as applicable per Article 9 Section 9.3.F. of this UDC.

* * *

F. *Site development standards.*

1. Tree preservation must be provided in accordance with Article 9 of this UDC.
2. Signs and parking must comply with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must meet the design standards in Article 8 and Article 9 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.
5. The requirements listed in Section 6.5.3 "Standards for all uses in the IT Districts" of this UDC apply to all new development, except where such regulations conflict with FAA regulations or other federal regulations. In these cases, FAA regulations or federal regulations shall supersede local requirements.

* * *

Section 6.6.4 SPR Parks and Recreation District.

* * *

F. *Site development standards.*

1. Tree preservation must be provided in accordance with Article 9 of this UDC.
2. Signs and parking must comply with Article 8 and Article 9 of this UDC.
3. All new construction, additions, and substantial improvements must meet the design standards in Article 8 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

Section 6.6.5 SCD Conservation District.

* * *

F. *Site development standards.*

1. Tree preservation must be provided in accordance with Article 9 of this UDC.
2. Signs and parking must comply with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must meet the design standards in Article 8 and Article 9 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

ARTICLE 7 – USE STANDARDS

* * *

Section 7.2 Accessory uses.

* * *

Section 7.2.5 Attached carport and accessory buildings.

Attached carports, garages, and accessory buildings and uses shall meet the required front yard, side yard, and rear yard setbacks in accordance with applicable zoning district requirements. An attached accessory structure cannot exceed 40 percent of the total aggregate floor area of the principal structure.

Section 7.2.6 Accessory dwelling units (ADUs).

* * *

- D. *Floor area.* The total aggregate interior net floor area of an accessory dwelling unit may not exceed 800 square feet, or 40 percent of the total aggregate floor area of the principal structure, whichever is greater, and may not be less than 150 square feet.

* * *

Section 7.3.1 Mobile food services.

All mobile home food services must be qualified and permitted to operate within the City in accordance with Chapter 8 of the Municipal Code or are subject to the penalty provisions provided therein.

* * *

ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS

* * *

Section 8.1 General requirements.

* * *

Section 8.1.2 Fences, walls, and hedges.

- A. Notwithstanding other provisions of this UDC, fences, walls and hedges up to 6 feet in height may be allowed in any required yard, or along the edge of any yard provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over 6 feet in height with visibility unobstructed above 30 inches.
- B. Fencing on property boundaries must be located within 12" of the surveyed property boundary, within the property being fenced.
- C. ~~B.~~ In all commercially zoned districts, fences or freestanding walls shall be constructed of wood, iron, vinyl, aluminum, brick, or chain link. Barbed wire, razor-ribbon, corrugated sheet metal, ~~may not be used~~ are prohibited.
- D. ~~C.~~ Chain link may not be used between the building or building setback and a street right-of-way.
- E. ~~D.~~ A fence may be constructed on a vacant or undeveloped site, however a fence may not be constructed across lot lines.
- F. ~~E.~~ Fence construction requires a permit. Any fence or freestanding wall over 6 feet in height requires a building permit showing compliance with wind load and foundation requirements.

* * *

Section 8.2 Signs.

* * *

Section 8.2.8 Signs in C, MU1, MU3, MU, IT, and Special Districts.

- A. Generally.
 - 1. *Applicability.* The regulations in this Section apply to all C, MU1, MU3, MU, IT, and Special zoning districts, ~~except as otherwise modified through the planned district development approval process.~~
- C. Signs allowed in the MU MU1, MU3, and Special Districts.
 - 1. *Allowed sign type: Freestanding or monument sign*
 - a. Maximum number: 1 per street frontage
 - b. Maximum area: 40 square feet.
 - c. Maximum height: 15 feet.
 - d. Additional requirements:
 - i. May not be located on any street frontage that faces a residential district.
 - ii. Must have a minimum set back of 5 feet from any property line.
 - iii. Must be located a minimum of 10 feet from any overhead utility line.

* * *

Section 8.2.9 Signs and murals in the ~~MU2 and~~ OPD districts.

A. Signs in the ~~MU2 and~~ OPD Districts.

* * *

3. *Illuminated signs.* Illuminated signs are allowed in the ~~MU2 and~~ OPD in accordance with the following:
 - a. Concealed lighting is recommended.
 - b. Bulbs may not be exposed.
 - c. Exposed neon or LED equivalent tubing as part of any sign and/or on a building may be permitted when designed and installed in accordance with district standards.
 - d. Lighting should enhance the sign as well as the building on which it is mounted and conform to the criteria in Subsection (c) of this Section.
4. *Electronic message center (EMC) signs.* Electronic message center signs or digital display signs are not allowed in the ~~MU2 or~~ OPD. Legally established electronic message center signs in use on or before 12 June 2018 are legal nonconforming signs.
5. Sign design standards for the ~~MU2 and~~ OPD.
 - a. *Allowed sign type, Murals.*
 - i. Maximum number: 1 per site
 - ii. Maximum area:
 - (1) May not extend beyond the edges of a building wall or façade.
 - (2) Any portion of a mural that includes text, numbers, or punctuation (any characters on a standard keyboard) ~~referring to a commercial activity, logo(s), or other commercial basis~~ shall be regulated as an attached sign and shall be subject to the size limitation of attached signs.
 - iii. Maximum height: N/A
 - iv. Additional requirements: Must be reviewed and permitted in accordance with Section 8.2.10 of this UDC.

* * *

Section 8.2.10 Murals.

- A. *Placement.* A mural shall only be allowed on vertical surfaces of permanent construction within a defined property. Murals outside of a non-residential zoning district or the ~~MU2 or~~ OPD are prohibited.
- B. *Area.* A mural may not extend beyond the edges of a building wall or façade but may be applied to multiple sides of a building. For the purposes of administering these regulations, any portion of a mural that includes text, numbers, or punctuation (any characters on a standard keyboard) ~~referring to a commercial activity, logo(s), or other commercial basis~~ shall be regulated as an attached sign and shall be subject to the size limitation of attached signs.

* * *

E. Review.

1. Proposed murals in the OPD shall be reviewed by the Olde Towne Preservation District Commission prior to issuance of a certificate of appropriateness.

2. Murals in zoning districts outside of the OPD shall be subject to a review and permitting process by City Council as administered by the Department of Planning.
3. In the review of a mural, the Olde Towne Preservation District Commission and the City Council may only consider whether a mural meets the placement, area, materials, and electrical and lighting requirements in (A) through (D) of this Section. Review of proposed murals must not consider the content or message conveyed in a mural **with the exception of determining the non-commercial use of text, numerals, or punctuation.**

* * *

Section 8.4 Residential design standards.

Section 8.4.1 Standards for residential developments with 16 units or less.

* * *

- D. *Visibility of intersections.* On corner lots in any residential district, nothing shall be erected, placed, planted or allowed to grow in a way that impedes vision between a height of 30 inches and **8 feet** above the centerline grades of the intersecting streets in a triangle area bounded by the street right-of-way lines on such corner lots and a side line joining points along right-of-way lines 35 feet from the intersection right-of-way corner.

Section 8.4.2 Standards for elevated residences; new and existing construction.

* * *

- D. *Door openings above ground level.* Door openings above ground level must be accessible by way of a walkway connecting to the main stairs or by way of an independent landing and stairs. **Primary entry landing/stairs must be connected by an accessible path from parking area or driveway to the base of the stairs. For elevation of an existing residential structure, door** ~~Door~~ openings that are no longer passable by way of no access, including garage doors of pre-elevated residences, shall be permanently and structurally enclosed and finished to match the materials and color of the façade. The latter shall be visually undetectable upon completion. All door openings must comply with the Building Code.

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Section 8.5 – Non-residential ~~commercial, innovation / technology, and mixed-use~~ design standards.

* * *

Section 8.5.4 Façade requirements and exterior wall materials ~~for C and MU sites.~~

* * *

Section 8.5.5 Mechanical equipment and meters ~~for C and MU sites.~~

* * *

Section 8.5.6 Service bays ~~for C and MU sites.~~

Overhead doors providing access to service **or storage** bays shall be designed or painted to match the wall façade and shall include windows.

* * *

ARTICLE 9 – TREE PRESERVATION AND LANDSCAPE REQUIREMENTS

* * *

Section 9.2 Land clearing and tree preservation.

* * *

E. *Remediation of protected and heritage trees removed in accordance with this Section.*

1. *Purpose.* To retain the City's mature tree canopy, owners/developers must demonstrate their attempt, whenever feasible, to remediate damaged or distressed trees before requesting a permit for their removal. Such evidence must be submitted with the request for removal for consideration by the Department of Planning.
2. *With permit.* Trees removed with a tree removal ~~or land clearing~~ permit ~~for up to four trees~~ will be required to be replaced on a one tree per each 12-inch DBH removed tree or fractional portion thereof or the property owner must pay in lieu of planting or replacement as directed in this section. Example: If a 26-inch DBH tree is removed, 3 new trees must be planted, because 26 divided by 12 is 2.167.
 - a. Replacement trees must meet the minimum ~~“~~New planting standards described in Sec. 9.3 (D)(3).
 - b. *Delay in planting.* If approved by the Director of Planning, the planting of replacement trees can be delayed to the beginning of the next planting season to provide the best opportunity for the planting to take root and survive. In no case will the planting of replacement trees be delayed beyond the next planting season. If replacing more than 5 trees, the developer must provide a performance bond as a guarantee of the tree(s) replacement.
3. *With permit. Trees removed with a land clearing permit (five or more trees) on a property measured at over one acre will be required to be replaced on the following basis:*
 - a. *[insert chart here]*
- ~~4 3-~~ *Without permit or damaged caused by development activity.* If it is determined by the Department of Planning that the damage or distress to the protected or heritage tree was caused by the property owner, developer, or an entity contracted by them, the owner/developer will be required to plant replacement trees and/or be subject to citation(s) with associated fines.
- ~~5. 4-~~ *Performance bond for delayed planting.* A performance bond, as a guarantee for delayed planting, must be equal to the cost to install and maintain the replacement tree(s) for one year after planting. The Director of Planning shall have the authority to redeem the bond and cause the replacement trees to be planted or to release the bond upon successful completion of the planting based on current bond acceptance and release practices as approved by the City.
- ~~6. 5-~~ *Payment in lieu of planting or replacement.* When plantings are impractical due to lack of sufficient planting area, presence of utilities or other obstructions, or lack of suitable soil and growth medium to plant a tree, or when a historic or protected tree has been removed illegally, the Director of Planning can authorize payment in lieu of required plantings to mitigate tree planting requirements.

* * *

7. *Mayorial exemption from mitigation.*

[insert exemption clause here]

- ~~8. 6-~~ *Enforcement and penalties for violations.* When a protected or heritage tree is killed or removed without a permit, the property owner, developer, and/or an entity contracted by them, will be subject to enforcement procedures and mitigation measures as provided for in this section.

* * *

Section 9.3 Landscape requirements.

* * *

C. *Landscape plan.*

1. *Applicability.* Landscape plans are required for ~~industrial, commercial, and multi-family (3 units or more)~~ any type of development in the following situations:
 - a. New construction;
 - b. Substantial improvements; and
 - c. Once a property has lost its legal nonconforming ~~status as~~ per Article 5 of this UDC.
2. *Minimum requirements for a landscape plan.* At a minimum, a landscape plan shall contain, but is not limited to, the following information:
 - a. The project address, client, property owner, and contact information for the licensed landscape architect.
 - b. Seal of the licensed landscape architect and signature.
 - c. The location, quantity, size, and name, both botanical and common, of all proposed plant material including, but not limited to, shade and evergreen trees, shrubs, groundcover, annuals, perennials, and turf.
 - d. The location, quantity, size, name, and condition, both botanical and common, of all existing plant materials and trees, and a description of all tree preservation measures as applicable.
 - e. The location, quantity, size, name, and condition of all plant material and trees in the public right-of-way and indicating plant material and trees to be retained and removed as applicable.
 - f. The location and dimensions of all existing and proposed structures, property lines, servitudes, parking lots and drives, roadways and rights-of-way, sidewalks, signs, refuse disposal and recycling areas, sidewalks, bicycle paths and parking facilities, fences, electrical equipment, recreational facilities, drainage facilities, and other freestanding structures on the project site as applicable.
 - g. Additional information relevant to site grading and proposed retaining walls is to be included as applicable.
- ~~2-3.~~ *Review, approval, and appeal.* The Department of Planning shall review and has the authority to approve, require modifications, or reject landscape plans. Appeals of a rejected landscape plan must be made within ten calendar days of the Director's decision to the Board of Adjustment per Chapter 2, Article IV of this Code.
- ~~3-4.~~ *Inspection.* After the permit holder has notified the Department of Planning that the landscape installation is complete, the Department of Planning will inspect the work, and either approve or require planting modification. In the latter case, the Department of Planning will notify the permit holder of the deficiencies and what is required for final approval.
- ~~4-5.~~ *Alternative landscape plan.* To encourage more creative approaches to landscaping and where existing site configurations ~~or landscaping~~ preclude strict adherence to these regulations, the Director of the Department of Planning may approve alternative landscape plans or refer alternative plan applications to the Planning Commission for decision-making.

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ARTICLE 10 SUBDIVISION REGULATIONS

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Section 10.2 Lots, blocks, and street design standards.

Section 10.2.1 Lots and blocks, purpose and minimum standards.

* * *

C. Lot development requirements.

* * *

3. No structure may be erected across recorded lot lines unless the lots in question are resubdivided **into one lot of record** and such resubdivision is recorded with the Clerk of Court.

* * *

APPENDIX F – FEES.

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Part 2. - Planning and Subdivision Schedule.

Section 2.1 Planning Fees.

2.1.1 Planning Application Fees.

Text Change	\$500.00
Zoning Map Change	Residential: \$250.00 per acre; Maximum \$2,000.00 All other zones: \$500.00 per acre; Maximum \$4,000.00
Landscape Plan Review	\$30.00 per plan sheet
PUD-	\$500 + \$50.00 per unit or lot
Variance	\$200.00
After-the-Fact Variance	\$500.00
Conditional Use	\$500.00
Multi-Family Development Plan Review: 3-16 dwelling units	\$500 base filing fee* + \$50 per unit
Multi-Family Development Plan Review: 17-40 dwelling units	\$1000 base filing fee* + \$75 per unit
Multi-Family Development Plan Review: 40+ dwelling units	\$1000 base filing fee* + \$100 per unit (\$10,000 maximum fee)
Short-Term Rental Permit or Renewal	\$750.00
UDCB (Unattended Donation/ Collection Box)	\$500.00 per unit (annual; subject to proration by months; any partial month being considered a whole month)

**Applicant shall be responsible for the payment of all costs for legal advertisement as may be required by law which may exceed the maximum fee.*