City of Slidell, Louisiana

Zoning Commission

Agenda

SCAN ME
for the
PC website

October 19, 2026 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 – 3 minutes is allowed per person and 1 minute 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 September 21, 2026
3. **Public Hearing**
   a. **Z2026-0004:** A request to amend the zoning map for property located along Brookter Street, south of Highway 190 East, identified as Tract AG-3 in case #SUBD2026-0038, containing 41.979 acres, from CC Commercial Corridor to R3 High Density Residential. (*Subject to annexation by City Council on November 10*)

   b. **TXT2026-0004** – A quarterly Text Amendment update to the Unified Development Code
4. **Other Business**
5. **General and Public Comments**
6. **Adjournment**

The next Zoning Commission meeting will be November 16, 2026.

City of Slidell, Louisiana

Zoning Commission

Minutes

August 17, 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 Green at 9:45 p.m.

Commissioners Present	Commissioners Not Present	Staff Present
Gayle Green, Chair	Sandy Hicks	Daniel McElmurray, Planning Director
Richard Reardon, Vice Chair		Erica Smith, Planning Secretary
Chad Duffaut, Jr.		Delaney Fulton
Jordan Granier		
Brandee Krieger		
Michael Newton		

2. **Minutes**. Motion by Commissioner Duffaut to approve minutes of August 17, 2026 as written; Vice Chair Reardon seconded. A vote of 5 YAYS, 0 NAYS, 1 ABSTAIN approved the minutes.

3. **Consent Calendar-**There were no consent items for this meeting.

4. **Public Hearing**

   a. **TXT2026-0003** – A quarterly Text Amendment update to the Unified Development Code

   Introduced by Chair Green. Director McElmurray addressed the Commission about removing the restriction on methadone centers and clinics that were not part of a hospital and there was discussion. Vice Chair Reardon made a motion to approve **TXT2026-0003**. Commissioner Duffaut seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved **TXT2026-0003**.

5. **Other Business**

   Director McElmurray introduced Delaney Fulton, Planning Intern, to the Commission.

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

7. **Adjournment.** Meeting adjourned at 9:52 p.m. on a motion by Vice Chair Reardon, seconded by Commissioner Duffaut, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

PLANNING DEPARTMENT

STAFF REPORT

Case No. Z2026-0004

Zoning Map Amendment to apply
R3 High Density Residential to
56252 Brookter Road

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

Location: 56252 Brookter Road (***Figure 1***, ***Figure 2***)

Owner(s): Eight non-resident owners listed below. (Transfer of ownership will occur after resubdivision and rezoning approval). (***Figure 2***)

Applicant: Justin Morris (Owner Representative)

City Zoning: CC Commercial Corridor (***Figure 3***) (*pending annexation*)

Future Land Use: Commercial, Community Facilities, Residential (***Figure 4***)

Request: Change zoning from CC Commercial Corridor to R3 High Density Residential District (***Figure 5***)

Zoning Commission
Public Hearing: October 19, 2026

City Council
Consent: October 27, 2026
Public Hearing: November 10, 2026

RECOMMENDATIONS

Planning Department	Zoning Commission
Approval subject to completion of the annexation process and acceptance by City Council.	TBD

FINDINGS

1. The property is a partially developed not yet subdivided parcel of property consisting of 41.979 acres located at the SE corner of Hwy 190 E and addressed as 56252 Brookter Road. (***Figure 2***)

2. The to-be-resubdivide portion of the property proposed for rezoning is 41.979 acres. (***Figure 5***)

3. The City Council public hearing and vote on annexation of this property is scheduled for November 10, 2026 pending concurrence by the Parish on November 5, 2026. This item was introduced on the City Council agenda on August 25, 2026.

4. Current Parish zoning for the entire parcel is split into HC-2 Highway Commercial, CBF-1 Community Based Facilities, and M-L Low Multiple-Family, rendering the need for concurrence due to the higher intensity of CC Commercial than the CBF-1 and M-L zoning designations. (***Figure 6***)

5. Upon completion of the annexation process, the City zoning district for the subdivided portion of this parcel will be CC Commercial Corridor (***Figure 3***). The development of residential in the CC Commercial Corridor is per the regulations of R3 High Density Residential, but as a Conditional Use. The applicant is requesting rezoning to R3 from CC to have regular zoning regulations apply.

6. Zoning of nearby City properties on Hwy 190 East is CR Regional Commercial within a HOD Height Overlay District, and Parish HC-2 Highway Commercial and S-1 (Suburban Residential) within 300 feet of the subject property is as follows (***Figure 7***):

    - North: mixed use commercial and residential
    - East: single family residential
    - South: single family residential
    - West: single family residential

7. The proposed R3 High Density Residential zoning district allows for single family residential, two-family residential, small multifamily residential (3-16 Units including townhouses and modular housing meeting IRC/IBC regulations). This development is proposed to be single family dwellings on =/+ 6000sf lots.

8. The R3 text from UDC Section 6.2.6. includes:

    A. *Purpose.* The R3 High Density Residential District is intended for a mix of housing types including single-family, two-family, and multi-family developments near retail development, employment centers, and transit. The district is intended to promote walking, biking, and other active transportation with pedestrian-oriented designs that provide safe and engaging streetscapes. Limited non-residential uses are allowed.

    B. *Allowed uses.* Refer to Table 6.2.2 – 1. Allowed Uses in Residential Districts, wherein only the uses listed below are allowed uses. Uses not listed below are prohibited unless provided for in Section 6.2.6.C. Conditional uses.

        1. Single-family residential
        2. Two-family residential
        3. Small multifamily residential (3-16 units) including townhouses
        4. Modular housing structures meeting IRC / IBC
        5. Forestry, fishing, and hunting
        6. Community garden
        7. Minor Utilities including lift stations and transformers
        8. Public safety services
        9. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
        10. Home occupations as per Article 7 of this UDC
        11. Accessory dwelling units as per Article 7 of this UDC
        12. Other accessory uses regulated as per Section 7.2. of this UDC

    C. *Conditional uses.*

        1. Large multifamily residential (17+ units)
        2. Community homes, subject to Article 7 of this UDC

    D. *Building requirements.*

        1. Maximum building height: 45 feet above adjacent grade.
        2. Minimum front yard setback: 20 feet.
        3. Minimum side yard setback: 5 feet, or 10 feet for lots over 100 feet at front property line.
        4. Minimum corner yard setback: 10 feet.
        5. Minimum rear yard setback: 25 feet.

E. *Lot requirements.*

1. Minimum lot width: 50 feet.
2. Minimum lot area is dependent upon the type of dwelling unit proposed, as follows:
    a. Single-family dwelling: 6,000 square feet.
    b. Duplex or two-family dwelling: 7,000 square feet.
    c. Three dwelling units: 9,000 square feet.
    d. Four dwelling units: 12,000 square feet.
    e. 5-16 dwelling units: 10,000 square feet + 700 square feet per unit.
    f. 17-40 dwelling units: 10,000 square feet + 1,000 square feet per unit.
    g. 40+ dwelling units: 10,000 square feet + 1,300 square feet per unit.

F. *Site development standards.*

1. Tree preservation requirements and tree planting requirements for new construction must be met in accordance with Article 9 of this UDC.
2. Signs and parking requirements must be met in accordance with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must comply with 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.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

9. Comparing the uses permitted in R3 High Density Residential to those allowed in other lower density residential districts the potential impacts include:
    - increased vehicular traffic;
    - increased noise levels;
    - increased lighting levels; and,
    - possible drainage issues.

10. Property developers have expressed an interest in extending the City's water and sewer from its current extent at East I-10 Service Road and Shortcut Hwy, which measuring along the north right-of-way line of Hwy 190 East at Hoover Dr, is approximately 1,680 feet for water, and for sewer, approximately 1,700 feet (**Figure 8**)

11. According to FEMA Flood Map, Panel 225205 420 E, the property is within Zone C (area outside 500-year floodplain), and as identified on the Preliminary FIRM as AE, EL 12. An approximate ground elevation for the site is 11.7 feet. (***Figure 9***)

12. Based on the number of housing units to be planned out, this development may affect school enrollment and planning for the following schools: Cypress Cove Elementary School, Honey Island Elementary School, Little Oak Middle School, Boyet Junior High School, and Northshore High School.

PLANNNG DEPARTMENT RECOMMENDATION FOR ACTION

The Planning Department recommends approving the request for the rezoning of the property from Commercial Corridor to R3 High Density Residential with the condition of the property must first receive approval from City Council for annexation.

FIGURES

Figure 1. Location Aerial

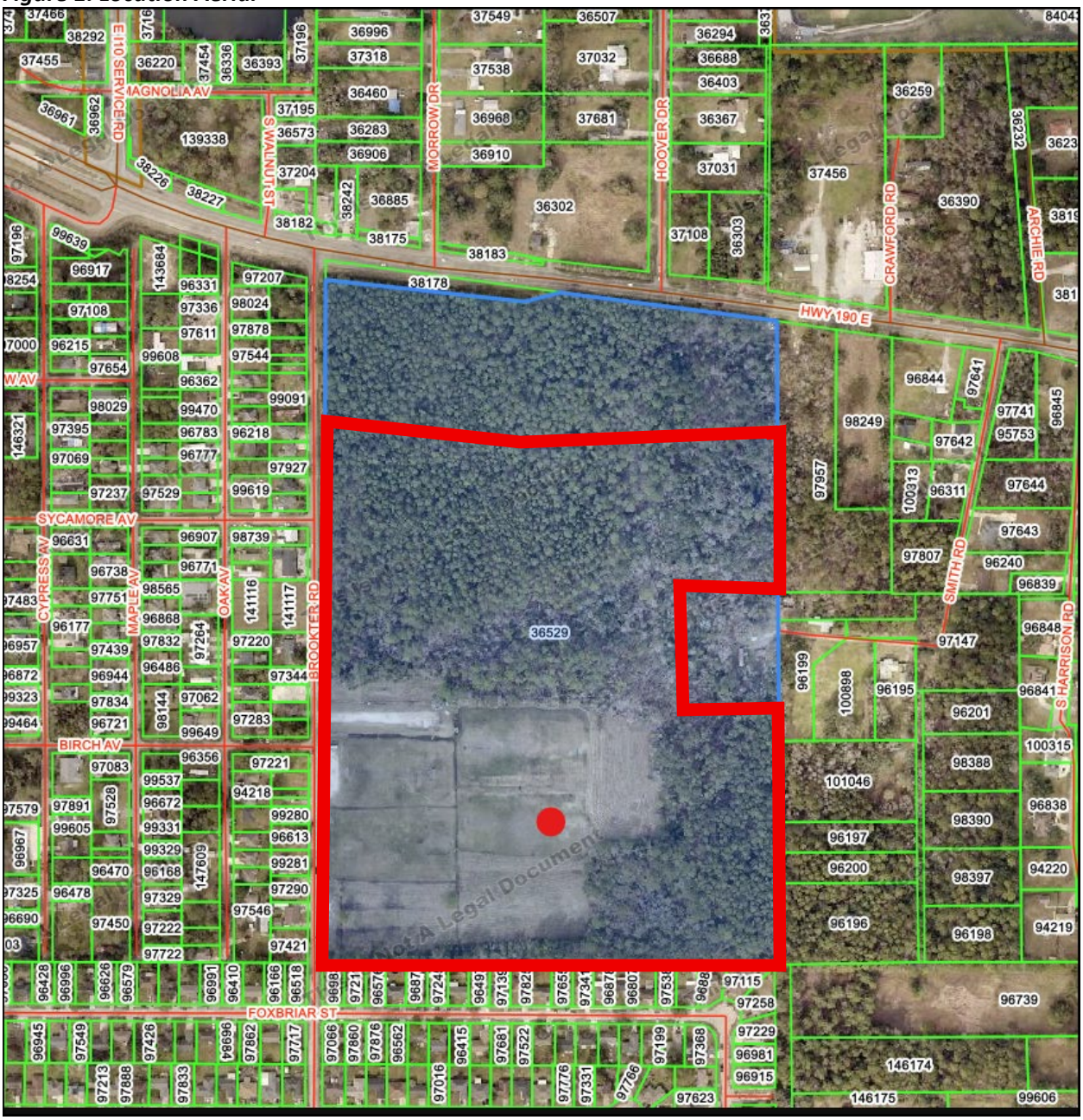


Figure 2. – Street View (Google Feb 2023)

Figure 3: Current Ownership

Non-Resident Owner	Represented by	Ownership Percentage	Registered Voters within Property
Soccer Field LLC	James Scott Ware	83.33%	-0-
Elise Miller	Individual	1.39%	-0-
Michael Devidts	Individual	1.39%	-0-
Marc Devidts	Individual	1.39%	-0-
William Zeller	Individual	2.083%	-0-
Kathryn Josephson	Individual	2.083%	-0-
Regina Daigrepont	Individual	4.167%	-0-
Melissa Rousseau	Individual	4.167%	-0-

Figure 4. – Future Land Use (Slidell 2040 Comprehensive Plan)

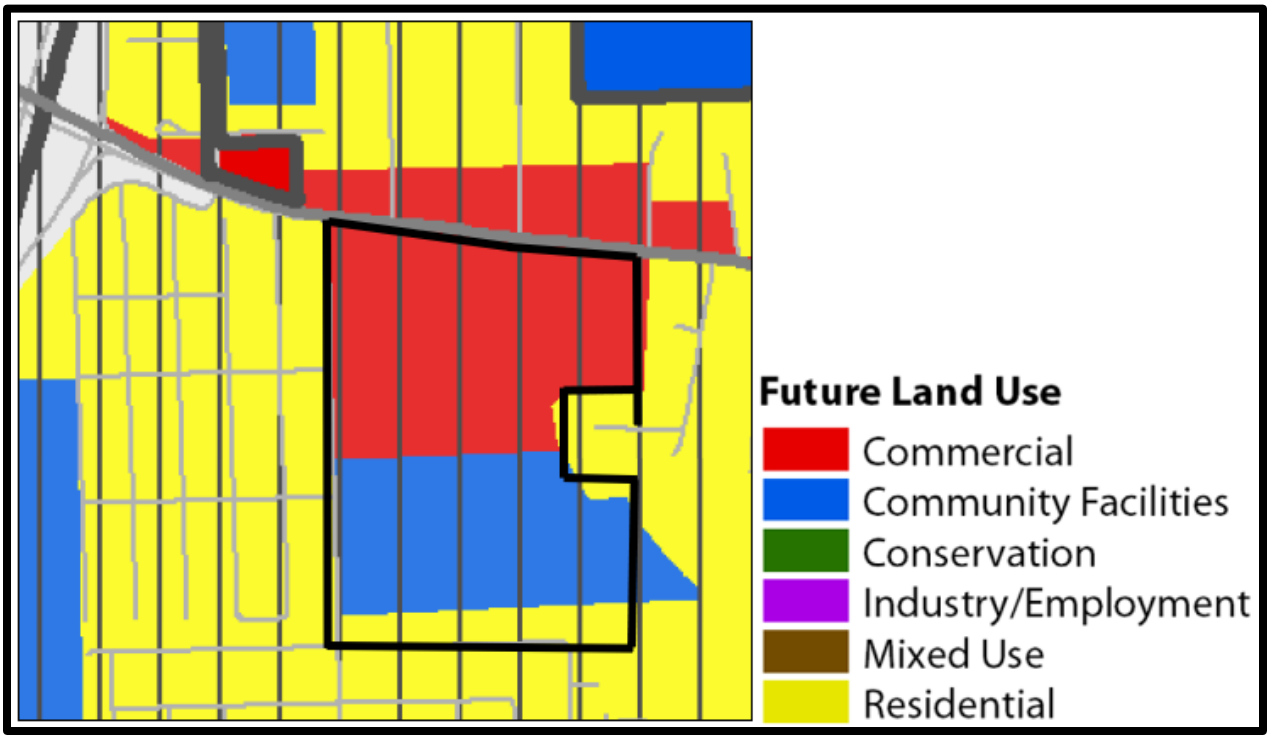


Figure 5. Rezoning Request Site Plan

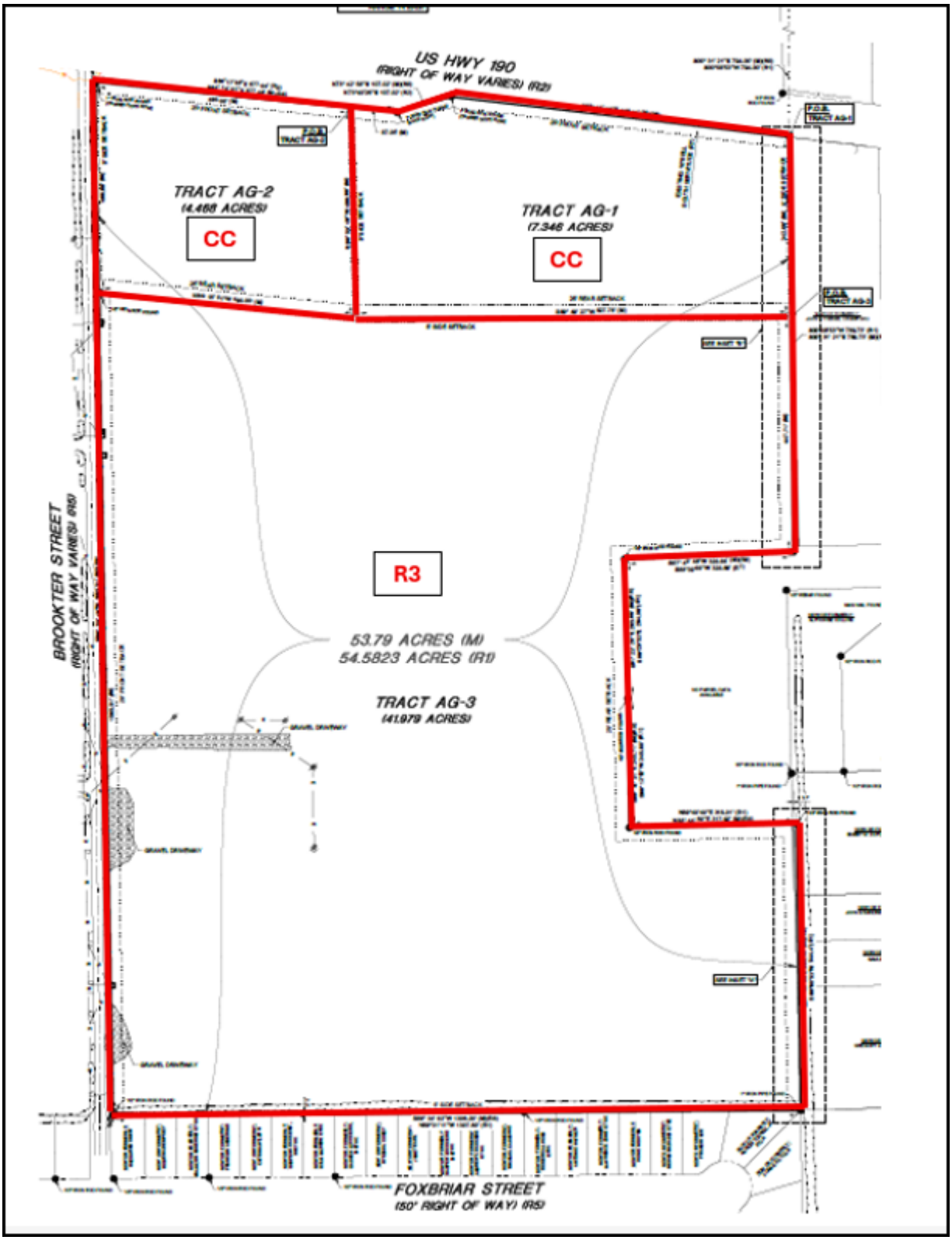


Figure 6. – St Tammany Parish Zoning Map

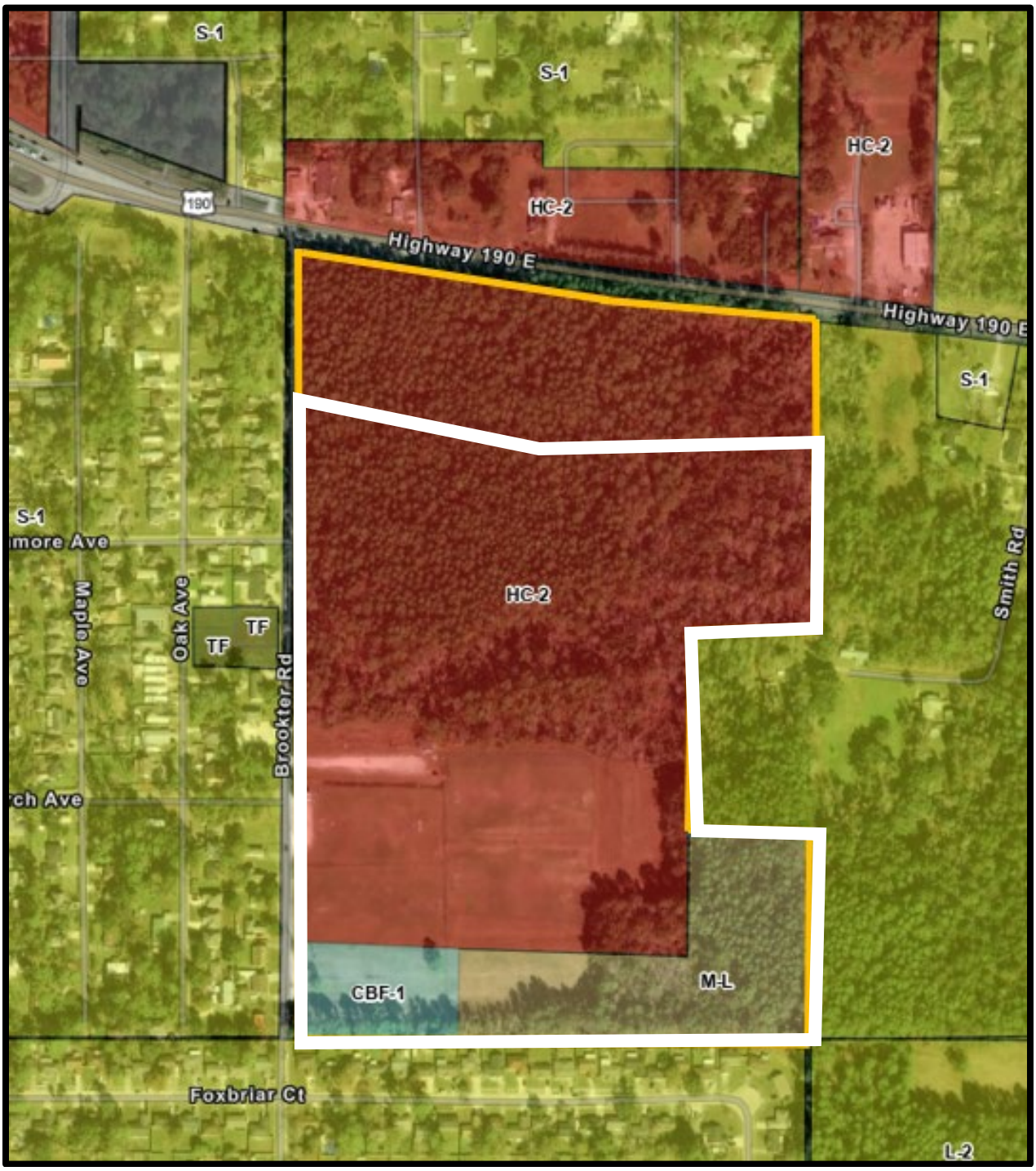
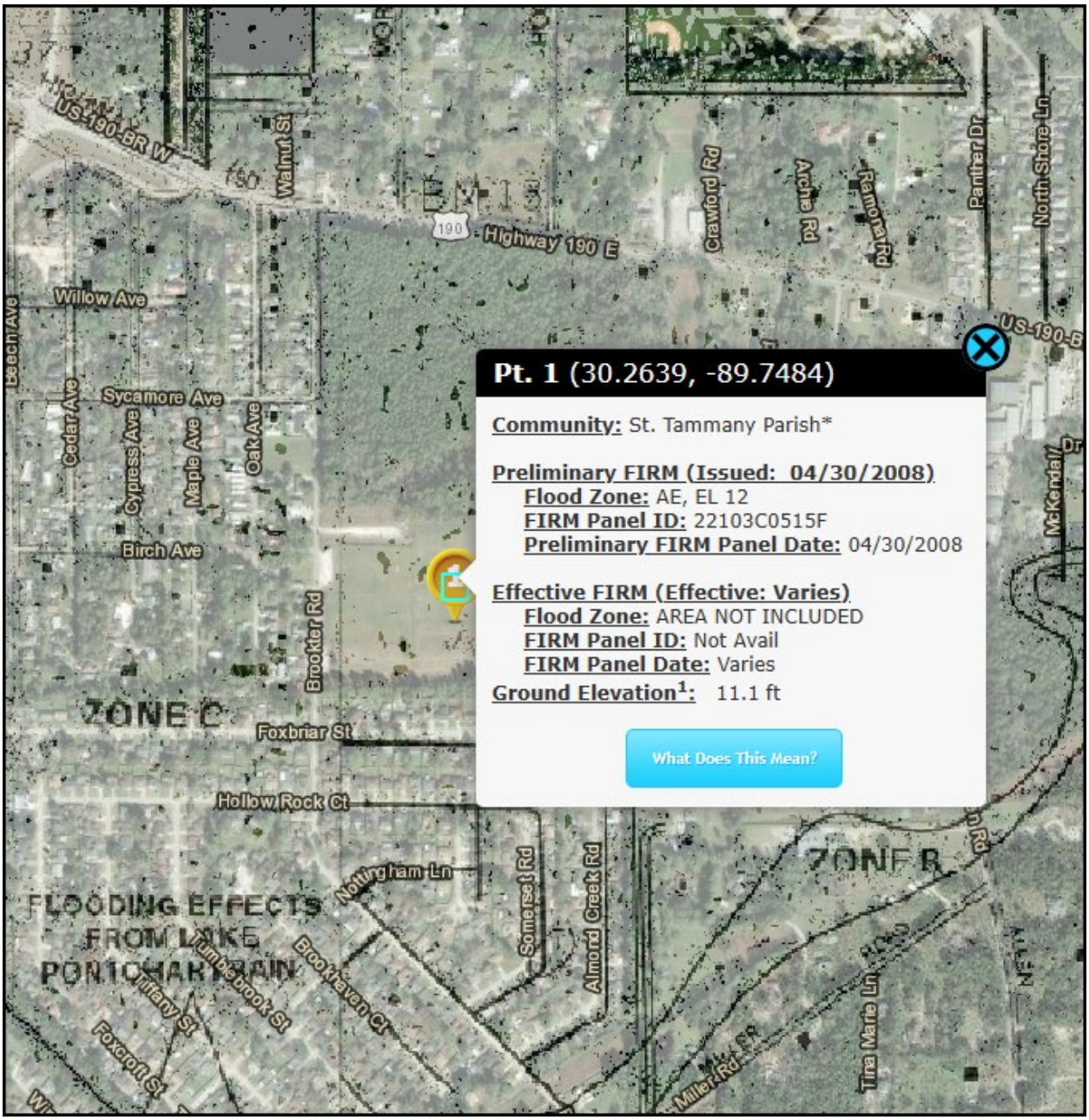


Figure 7. – Nearby City Zoning

Figure 8: City Utilities

Figure 9. FEMA Flood Map (Panel 225205 420 E)



STAFF REPORT

Case No. TEXT2026-0004

Quarterly update for

Municipal Code and Unified Development Code

PLANNING DEPARTMENT

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

Request: Quarterly update for Municipal Code and Unified Development Code per City Council, City Attorney, and Planning Department

Zoning Commission
Public Hearing: October 19, 2026

City Council
Consent: October 27, 2026
Public Hearing: November 10, 2026

RECOMMENDATIONS

Planning Department	**Zoning Commission**
See below:	TBD

RECOMMEND REVISED ORDINANACE - Section 4.8. Conditional Use Permit (at the request of Councilmember Megan Haggerty)

DENY - Section 9.2. Land clearing and tree preservation. (at the request of Councilmember Tom Abney)

APPROVE - Municipal Code Updates proposed by Animal Control, Code Enforcement, City Attorney, and Planning Department

APPROVE - Unified Development Code Updates from Planning Department and City Attorney

FINDINGS

This quarterly text update focuses on both the Municipal Code and Unified Development Code. There are four sections to this text amendment which need to be voted on separately. The two ordinances for revisions to the Unified Development Code that are being proposed by City Council members include:

1. **Section 4.8. Conditional Use Permit (at the request of Councilmember Megan Haggerty)**
   Include requirements for including school district impacts in Planning Department staff reports; requires a conditional use permit for any R3 development of 50 units or more; for large multifamily or any R3 residential development requires a Cumulative Residential Development Report and a Public School Impact Statement from the developer.
   Impact: As drafted, this has the potential to eliminate new developments for the city by adding unnecessary review steps to a process that already requires significant standards for development; this proposed ordinance gives School Board control over city process in possible violation of our home rule charter; the intent of this ordinance can be accomplished without adding code restrictions and unnecessary control by others.
   Recommendation includes sending a revised version of the ordinance to City Council for their consideration after Zoning Commission review, focusing on the minimizing the burden of data collection on the Planning Department.

2. **Section 9.2. Land clearing and tree preservation. (at the request of Councilmember Tom Abney)**
Includes removal of mitigation requirements for trees removed by permit with reasons of 1. Dead or dying trees, trees weakened by age, storm, fire or other injury, or trees that must be removed to observe good tree management practices as supported by a written opinion from a Licensed Louisiana Landscape Architect or Arborist. or 2. Trees that pose a safety hazard to pedestrians, vehicular traffic, or buildings as supported by a written opinion from a Licensed Louisiana Landscape Architect or Arborist, or appropriate city staff with the Department of Engineering or Public Works.
Impact: given this broad option, no mitigation will occur for any tree removals; do not recommend passage of any terms of this proposed ordinance as this will be detrimental to the environmental capacity of the city and is in direct contradiction to the state purpose of Article 9 – Tree Preservation and Landscape Requirements Section 9.1.
Recommendation includes rejecting this ordinance as revisions to the mitigation process and associated costs have already been adopted by City Council in 2026.

The Municipal Code updates being proposed by Animal Control, Code Enforcement, City Attorney, and Planning Department recommended for approval by the Planning Department include:

3. **Chapter 6. ARTICLE IV. – FOWL AND LIVESTOCK. Section 6-88. Fowl Keeping of fowl and livestock. (at the request of Animal Control)**
Adds language to govern the permitting allowances for educational keeping of fowl and livestock.
Impact: clarity in process for educational programming

4. **Chapter 7 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE I. - IN GENERAL, Section 7-3. Portable storage containers**
Relocate text to UDC Article 7 Use Standards Section 7.6. and updated
Impact: clarity in use standards and location

5. **Chapter 8 – Businesses. ARTICLE III. FOOD TRUCKS AND FOOD TRUCK PARKS**
Replaces Chapter 8 Article III with updated food truck standards, including food truck parks
Impact: updated terminology and definition of what is a food truck, and establishes use standards for food truck parks as a primary land use; will aid in Code Enforcement

6. **Chapter 16 - HEALTH AND SANITATION, ARTICLE V. - NUISANCES ON PRIVATE PROPERTY, DIVISION 3. - WEEDS, NOXIOUS ACCUMULATIONS, LITTER, AND JUNK, Sec. 16-71. – Definitions. and Sec. 16-98. - Prohibition on private property.**
Provides clear definitions of developed, undeveloped, and vacant land; restores yard maintenance standards
Impact: clarity for Code Enforcement

7. **APPENDIX F – FEES. PART 2. - PLANNING AND SUBDIVISION SCHEDULE Section 2.1 Planning Fees.**
Adds PSC Portable Storage Container fee into code
Impact: Fee was not included in previous versions but was established as the permit fee.

8. **APPENDIX F – FEES. PART 3. - ADMINISTRATIVE FEES Section 3.3 Food Truck License Fees.**
Relocates food truck fees from Chapter 8 and includes Food Truck Park permitting fee.
Impact: consolidates fees from Municipal Code into one location for better applicant access

The Unified Development Code updates include:

2. **ARTICLE 2 – DEFINITIONS Section 2.3 Definitions.**
   Provides updated definitions of community/group homes, structures, land types, religious assembly
   Impact: clarity for applicants and Code Enforcement

3. **ARTICLE 4 – PROCEDURES Section 4.7 Zoning map amendment.**
   Provides expanded methods for initiating zoning map amendments and application process
   Impact: clarity in zoning map amendment process to support current practices

4. **ARTICLE 6 - ZONING DISTRICTS Division 4 - Mixed-Use Zoning Districts**
   Adds religious assembly as an Allowed Use in MU1 and MU3; separates out veterinarian offices as an allowed use in all MU districts and retains a conditional use for kennels and pet day care.
   Impact: makes existing uses conforming and provides a distinction between the clinical setting of a vet office versus a kennel or pet day care.

5. **ARTICLE 6 - ZONING DISTRICTS Division 5 - Innovation and Technology Zoning Districts**
   Removes residential land uses from IT district conditional uses; adds Light manufacturing/assembly/fabrication, forestry/fishing/hunting, religious assembly, lodges/civic organizations, and cemeteries as allowed uses; changes professional service establishments to a conditional use; changes building and repair of boats in excess of 90 feet in length to a conditional use for IT1
   Impact: provides clarity on appropriate land use activities for IT zoning districts

6. **ARTICLE 6 - ZONING DISTRICTS Division 5 - Innovation and Technology Zoning Districts Section 6.5.3 Standards for all uses in the IT districts.**
   Adds clarity in screening requirement for outdoor storage areas.
   Impact: affects several planned storage facilities to ensure compatibility with adjacent development

7. **ARTICLE 6 - ZONING DISTRICTS Division 6 - Special Zoning Districts Section 6.6.2 Allowed uses.**
   Removes modular housing structures as an allowed use in SPR Parks & Recreation zoning district as residential of any type is not allowed in SPR; makes schools and educational facilities a conditional use in SPR; changes religious assembly to an allowed use in SCI Civic & Institutional; changes food trucks and food truck parks to an allowed use in SCI
   Impact: clarifies what is allowed in each special zoning district as an allowed use or conditional use for applicants

8. **ARTICLE 7 – USE STANDARDS Section 7.1.3 Agricultural uses.**
   Clarifies agricultural use permitting requirements
   Impact: clarity in process for applicants

9. **ARTICLE 7 – USE STANDARDS Section 7.1.9 Community and Group homes.**
   Streamlines use standards for community homes and group homes based on state law and will aid in permitting and code enforcement activities.
   Impact: clarity in definitions is better for applicants and provides a baseline to help code enforcement curtail illegal group homes.

10. **ARTICLE 7 – USE STANDARDS Section 7.2.4 Detached carport and accessory buildings.**
    Better defines accessories and elaborates on accessory building placement and calculations of area coverage.

Impact: clarity for applicants in determining their eligibility for accessory use/structures that have minimal impact on their neighbors

11. **ARTICLE 7 – USE STANDARDS Section 7.5 Places of assembly.**
    Adds use standards for places of assembly (by request of City Attorney)
    Impact: clarity for applicants and developers of places of assembly

12. **ARTICLE 7 – USE STANDARDS Section 7.6. Portable Storage Containers for Temporary Use**
    Relocated text from Chapter 7 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE I. - IN GENERAL, Section 7-3. Portable storage containers and updated
    Impact: clarity in use standards and location

13. **ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS Section 8.1.2 Fences, walls, and hedges.**
    Adds sight triangle requirement to fence standards
    Impact: clear requirement and measurement for applicants to avoid traffic visual impacts

14. **ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS Section 8.2.2 Sign exemptions.**
    Updates allowances for size and type of sandwich board signs
    Impact: add clear standards for regulation of sandwich boards

15. **ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS Section 8.2.9 Signs and murals in the OPD district.**
    Changes allowed height for monument signs and restores distance requirement of signs from overhead utility lines
    Impact: provides standardized sizing and locational requirements for OPD district with underlying MU2 zoning district

16. **ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS Section 8.3 - Off-street parking and loading**
    Provides standards for larger parking lots in terms of access, and driveway apron requirements; prohibits off-street parking to be used for the sale, repair or dismantling or servicing of any vehicles, equipment, materials or supplies, or the display of goods unless otherwise provided for to aid in Code Enforcement and nuisance adjudication citywide
    Impact: clarity for applicants and developers in design decisions for parking lots; eliminates uncertainty about use of off-street parking for activities other than parking

17. **ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS Table 8.3. – 1. Required Parking.**
    Updated terminology for various land use types, condensing similar uses into joint categories
    Impact: Updates to parking by use types and elimination of prohibited land uses from chart, clarity for applicants and staff

18. **ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS Section 8.4.1 Standards for residential developments with 16 units or less.**
    Updates allowed and prohibited exterior materials for dwelling units
    Impact: clarity of exterior material standards for applicants and developers

19. **ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS Section 8.5.4 Façade requirements and exterior wall materials.**
    Restores and updates allowed and prohibited exterior materials for non-residential structures
    Impact: clarity of exterior material standards for applicants and developers

20. **ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS Section 8.5.6 Service bays.**
    Adds quantifiable percentage of transparency for street facing service bay doors.
    Impact: clarity for applicants in making design decisions and material choices

21. **ARTICLE 9 –TREE PRESERVATION AND LANDSCAPE REQUIREMENTS Section 9.2 Land clearing and tree preservation.**
    Eliminates payment in lieu calculation method from Section 9.2.E.6. due to maximum payment amounts as provided per Section 9.2.E.2. and Section 9.2.E.3.
    Impact: removes conflicting calculation for better clarity for staff and applicants

There are additional minor text corrections for spelling, numerical code references, metal gauge requirements, and formatting.

PLANNNG DEPARTMENT RECOMMENDATION FOR ACTION

The Planning Department recommends the following action:

RECOMMEND REVISED ORDINANACE - Section 4.8. Conditional Use Permit (at the request of Councilmember Megan Haggerty)

DENY - Section 9.2. Land clearing and tree preservation. (at the request of Councilmember Tom Abney)

APPROVE - Municipal Code Updates proposed by Animal Control, Code Enforcement, City Attorney, and Planning Department

APPROVE - Unified Development Code Updates from Planning Department and City Attorney

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TEXT SECTIONS

Section 4.8. Conditional Use Permit (at the request of Councilmember Megan Haggerty)

At the request of Councilmember Megan Haggerty:

An ordinance to amend portions of the Unified Development Code to provide for the application of conditional use regulations related to certain high density residential development.

WHEREAS, La. R.S. 33:4721 provides, in relevant part, "For the purpose of promoting health, safety, morals, or the general welfare of the community, the governing authority of all municipalities may regulate and restrict the height, number of stories, and size of structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of the buildings, structures, and land for trade, industry, residence, or other purposes . . .";

WHEREAS, the City's Unified Development Code sets forth standards regulating land use in the City;

WHEREAS, while aiming to promote growth and minimize restrictions on landowners, the City also has an obligation to provide guardrails for responsible development such that development does not outpace infrastructure or become detrimental to the health, safety, or general welfare of the public;

WHEREAS, with the City largely built-out, high density residential development of a certain threshold requires particular attention to minimize the potential for negative impacts to the City and its residents;

WHEREAS, the implementation of conditional use regulations as set forth below can—and the City Council believes will—aid in the responsible development of the City and are in line with the authority granted by Louisiana law and the City's Charter.

NOW THEREFORE, BE IT ORDAINED by the Slidell City Council, in legal session convened, that the City's Unified Development Code is amended at the provisions as set forth below (additions <u>underlined</u>; deletions ~~struck through~~):

ARTICLE 4 — PROCEDURES

* * * *

Section 4.8 Conditional use permit (CUP).

A. *Procedure*. A conditional use permit shall be submitted, reviewed, and acted on in the same manner as a zoning map amendment, except as provided for in this Subsection.

<u>The Department of Planning staff report for a proposed large multifamily residential (17+ units) development or a proposed high density residential development requiring a CUP under Section 8.8 of the UDC shall include the Department's</u>

assessment of the overall impact of the proposed development on the City's infrastructure, including but not limited to water, sewer, drainage, and roads, on flooding in the City, and on the public elementary and high schools likely to serve the development, taking into account existing and pending development, including such development which is outside the City limits but within a one-mile radius of the proposed development.

* * * *

C. *Application*. A written application verified by the owner of record, or authorized agent of said owner of the property involved, shall be filed with the Department of Planning for the attention of the Zoning Commission upon a form prescribed therefore, which shall contain, or be accompanied by, all required information, including but not limited to:

* * * *

7. *High Density Residential Development*. If a proposed large multifamily residential (17+ units) development or a proposed high density residential development requiring a CUP under Section 8.8 of the UDC:

a. a Cumulative Residential Development Report identifying, to the extent reasonably available: (i) residential development (new construction) in the City, and within a one-mile radius of the proposed development, for which a building permit application has been submitted or approved (whether through the City or St. Tammany Parish) or which development is under construction or has been constructed, within the one-year period immediately prior to the application for the proposed development; (ii) the status of any of the foregoing developments (e.g. completed, under construction, permitted but not yet constructed, denied); (iii) the number of dwelling units associated with any of the foregoing developments and the estimated total population for all of same at full build-out; and (iv) the infrastructure systems anticipated to be shared by any of the foregoing developments and the proposed development; and

b. a Public School Impact Statement identifying or containing, to the extent reasonably available: (i) the public elementary and high schools expected to serve the proposed development; (ii) the current enrollment of each of the foregoing schools, any school capacity information, and any projections by the schools on future enrollment; (iii) the number of portable or modular classrooms currently being used for academic instruction at each such school; (iv) any planned expansions or capacity improvements at each such school and the anticipated timing for same; and (v) a written statement from the superintendent of the St. Tammany Parish Public School system, or his designee, as to whether the public elementary and high schools

expected to serve the proposed development have the capacity to handle the projected increase in student population resulting from the proposed development.

~~7.~~8. Other materials. Such other data or materials as the Zoning Commission finds necessary to appraise the need for or effect of the conditional use.

* * * *

E. General standards**.**

*** * * ***

8. With respect to a proposed large multifamily residential (17+ units) development or a proposed high density residential development requiring a CUP under Section 8.8 of the UDC, the use will not place an unreasonable burden on area public schools or city infrastructure or services.

* * * *

ARTICLE 6 — ZONING DISTRICTS

* * * *

Division 8 – High Density Residential Development

Section 8.8 Particular Circumstance in which Conditional Use Permit Required

Notwithstanding anything in this Article 6 or the UDC to the contrary, should a residential use otherwise allowed in any zoning district entail the development, whether phased or not, of 50 or more dwelling units, such use shall be considered a conditional use subject to the conditional use requirements of this UDC and not an allowed use.

Adopted this __ day of _____, 2026.

REVISION RECOMMENDED BY PLANNING DEPARTMENT:

An ordinance to amend portions of the Unified Development Code to provide for the application of conditional use regulations related to certain high density residential development.

WHEREAS, La. R.S. 33:4721 provides, in relevant part, "For the purpose of promoting health, safety, morals, or the general welfare of the community, the governing authority of all municipalities may regulate and restrict the height, number of stories, and size of structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of the buildings, structures, and land for trade, industry, residence, or other purposes . . .";

WHEREAS, the City's Unified Development Code sets forth standards regulating land use in the City;

WHEREAS, while aiming to promote growth and minimize restrictions on landowners, the City also has an obligation to provide guardrails for responsible development such that development does not outpace infrastructure or become detrimental to the health, safety, or general welfare of the public;

WHEREAS, with the City largely built-out, high density residential development of a certain threshold requires particular attention to minimize the potential for negative impacts to the City and its residents;

WHEREAS, the implementation of conditional use regulations as set forth below can—and the City Council believes will—aid in the responsible development of the City and are in line with the authority granted by Louisiana law and the City's Charter.

NOW THEREFORE, BE IT ORDAINED by the Slidell City Council, in legal session convened, that the City's Unified Development Code is amended at the provisions as set forth below (additions <u>underlined</u>; deletions ~~struck through~~):

ARTICLE 4 — PROCEDURES

* * * *

Section 4.8 Conditional use permit (CUP).

* * * *

C. *Application.* A written application verified by the owner of record, or authorized agent of said owner of the property involved, shall be filed with the Department of Planning for the attention of the Zoning Commission upon a form prescribed therefore, which shall contain, or be accompanied by, all required information, including but not limited to:

* * * *

7. *Cumulative Residential Development Report*. For any proposed large multifamily residential (17+ units) development or a proposed high density residential development of 50 or more single family or two-family units, the applicant is to provide a Cumulative Residential Development Report identifying, to the extent available, public information regarding:
   a. Identification of proposed high density residential development (new construction) of 50+ single family or two-family dwelling units within a one-mile radius of the proposed development for which construction permit application has been submitted or approved by the City or Parish, or which development is under construction or has been constructed, within the one-year period immediately prior to the application for the proposed development;
   b. the status of any of the foregoing developments (e.g. completed, under construction, permitted but not yet constructed, denied);
   c. the number of dwelling units associated with any of the foregoing developments and the estimated total population for all of same at full build-out; and
   d. the infrastructure systems (utilities, drainage and other necessary facilities) anticipated to be shared by any of the foregoing developments and the proposed development.

8. *Public School Impact Statement*. For any proposed large multifamily residential (17+ units) development or a proposed high density residential development of 50 or more single family or two-family units, the applicant is to provide a Public School Impact Statement identifying or containing, to the extent available as provided by the St Tammany Parish School District:
   a. the public schools serving all grade levels expected to serve the proposed development;
   b. the current enrollment of each of the foregoing schools, any school capacity information, and any projections by the schools on future enrollment;
   c. the number of portable or modular classrooms currently being used for academic instruction at each such school;
   d. any planned expansions or capacity improvements at each such school and the anticipated timing for same; and
   e. a written statement from the superintendent of the St. Tammany Parish Public School system, or his designee, as to whether the public schools expected to serve the proposed development have the capacity to handle the projected increase in student population resulting from the proposed development.

~~7.~~9. Other materials. Such other data or materials as the Zoning Commission finds necessary to appraise the need for or effect of the conditional use.

* * * *

E. General standards.

* * * *

8. With respect to a proposed large multifamily residential (17+ units) development or a proposed high density residential development requiring a CUP under Section 4.8 of the UDC, the use will not place an unreasonable burden on area public schools or city utilities, drainage and other necessary facilities and infrastructure.

* * * *

ARTICLE 6 — ZONING DISTRICTS

* * * *

Division 8 – High Density Residential Development

Section 8.8 Particular Circumstance in which Conditional Use Permit Required

Notwithstanding anything in this Article 6 or the UDC to the contrary, should a residential use otherwise allowed in any zoning district entail the development, whether phased or not, of 50 or more single or two-family dwelling units, such use shall be considered a conditional use subject to the conditional use requirements of this UDC.

Adopted this __ day of _____, 2026.

TEXT SECTIONS

Section 9.2. Land clearing and tree preservation. (at the request of Councilmember Tom Abney)

At the request of Councilmember Tom Abney:

An ordinance to amend portions of the Unified Development Code to eliminate tree remediation requirements in select situations.

WHEREAS, Article 9 of the City's UDC governs tree preservation and landscape requirements;

WHEREAS, Section 9.2 of Article 9 of the UDC sets forth two situations in which the City Council believes it is unnecessary to require a person who has removed one or more protected or heritage tree—with the approval of the Department of Planning—to mitigate that removal:

1. Approved removal of dead or dying trees, trees weakened by age, storm, fire or other injury, or trees that must be removed to observe good tree management practices as supported by a written opinion from a Licensed Louisiana Landscape Architect or Arborist.

2. Approved removal of trees that pose a safety hazard to pedestrians, vehicular traffic, or buildings as supported by a written opinion from a Licensed Louisiana Landscape Architect or Arborist, or appropriate city staff with the Department of Engineering or Public Works.

NOW THEREFORE, BE IT ORDAINED by the Slidell City Council, in legal session convened, that the City's Unified Development Code is amended at the provisions as set forth below (additions <u>underlined</u>; deletions ~~struck through~~):

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.*

* * * *

2. *With permit.* <u>Except when protected or heritage trees are removed for the reasons described in Section 9.2.D.1. and 2., such</u> ~~T~~trees removed with a tree removal or land clearing permit 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.

* * * *

Adopted this __ day of _____, 2026.

MUNICIPAL CODE TEXT UPDATES

Municipal Code Updates proposed by Animal Control, Code Enforcement, City Attorney, and Planning Department

TEXT2026-0004

Chapter 6 – Animals.

ARTICLE IV. – FOWL AND LIVESTOCK

* * *

Section 6-88. ~~Fowl~~ Keeping of fowl and livestock.

~~The keeping of fowl is prohibited within the city limits.~~

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

The keeping of fowl and livestock is prohibited within the city limits, subject to the exceptions set forth below.

Exceptions: Provided the applicant meets standards established by the office of animal control, the office of animal control may issue a permit authorizing the keeping of female chickens, ducks, or livestock within the city:

(a) at an educational facility for educational or exhibition purposes;

(b) on public land validly designated by a public entity for such keeping, for educational or exhibition purposes; and

(c) at and for a special event.

(d) For purposes of this section:

(1) "Educational facility" means a lot or parcel whose primary use is for the operation of an educational institution, not for residential purposes. A lot or parcel does not qualify as an educational facility if it is under common ownership with a contiguous lot or parcel whose primary use is residential. If the lot or parcel is contiguous to, but not under common ownership with, a lot or parcel whose primary use is residential, the applicant must demonstrate that the educational institution is unaffiliated with the owner or occupant of that residential lot or parcel.

(2) "Educational institution" means a public or private school serving students age ten or older, or an agricultural or youth education program affiliated with such a school, including but not limited to an FFA or 4-H chapter, recognized or accredited by the state, a school board, or a governing state or national organization.

(3) An educational institution is "affiliated" with an owner or occupant if that person owns, controls, or operates the institution, or has a financial interest in it.

(4) “Livestock” means farm animals raised for food, fiber, show, profit, or labor, and include only the following species: horse, pony, mule, donkey, hinny, cow, bull, ox or other bovine, sheep, pig, hog, goat, ratite (ostrich, rhea, emu), rabbits, llamas, alpacas, and bees; subject to the regulations of Louisiana RS 9:2795.1 as applicable.

(5) "Public entity" means the state, a parish, a municipality, a public school board, or any agency or political subdivision thereof.

(6) "Special event" means an event of limited duration, not to exceed five (5) consecutive days without approval by City Council, held for a civic, religious, agricultural, or educational purpose, including but not limited to a fair, festival, exhibition, or nativity scene, and does not include an event held at, or primarily benefiting, a private residence.

* * *

TEXT2026-0004

Chapter 7 - BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. - IN GENERAL

* * *

Sec. 7-3. ~~Portable storage containers.~~ Reserved.

~~(a) Portable storage container means a portable, weather-resistant receptacle designed and used for the storage or shipment of household goods, wares, building materials or merchandise.~~

~~(b) Prior to the placement of any portable storage container upon any lot in the city, a permit for said placement shall be obtained from the department of planning. Such permit shall be subject to the following:~~

~~(1) No more than two portable storage containers may be placed on a lot unless expressly permitted by the planning department in connection with a commercial construction project, a commercial renovation project, or commercial sales, and upon a showing of the necessity for same.~~

~~(2) If the property on which the portable storage container is to be placed is developed, the container must not be placed on an unpaved surface. In no event shall the portable storage container be placed on, or in a manner that obstructs, any public street, sidewalk, or right-of-way or be placed in a manner that obstructs traffic or interferes with the use by surrounding property owners of their respective properties.~~

~~(3) The portable storage unit, including any replacement therefore, must not remain on any lot for longer than 90 days from the date of the issuance of the permit. However, the planning department may authorize up to two 45-[day] extensions upon submission of adequate evidence that the relevant project which necessitates the placement of the container is ongoing and progressing. Notwithstanding the foregoing, the planning department may permit longer periods or additional extensions, but in no event more than one year in total, if the permit is requested by a Louisiana-licensed contractor for a commercial construction or renovation project and the contractor provides adequate evidence that the legitimate needs of the project, and the timely completion of same, require the extended on-site presence of a portable storage container.~~

~~(4) The planning department shall provide the applicant with a permit approval form which must be and remain affixed to the side of the portable storage unit during its use.~~

~~(c) The permit fee for each portable storage container shall be $10.00, with no fee for an extension.~~

~~(d) Violations of this section shall be subject to punishment as provided in section 1-12 of this Code.~~

~~(Ord. No. 4055, § 1, 12-21-2021)~~

* * *

TEXT2026-0004

Chapter 8 – Businesses.

* * *

ARTICLE III. FOOD TRUCKS AND FOOD TRUCK PARKS

Sec. 8-61. Definitions.

See City of Slidell Code of Ordinances, Appendix A: Zoning; Part 9 definitions for standard zoning definitions.

Food truck or mobile food service: For the purposes of this Code, food truck and mobile food service are synonymous terms. A food truck is a mobile establishment as certified or licensed by the Louisiana Department of Health which is primarily engaged in preparing and serving meals and snacks for immediate consumption from a self-contained, enclosed, vehicle with its own utilities from which food service is provided by the vendor from within the vehicle. This definition does not apply to open pits or grills, tents, open sided trailers, vehicle trunks or cargo spaces, truck beds, or other vehicles which do not fully contain and enclose the complete food service operation and occupancy by the vendor. Food preparation and sales by the vendor must fully take place within the food truck.

Food truck park. A food truck park is a permanent or semi-permanent outdoor venue where multiple mobile food trucks congregate on designated private or commercial property to sell food and beverages to the public. They typically feature communal seating areas, restrooms, and utility hookups for the trucks.

Sec. 8-62. Licensing and permitting.

(a) Food trucks (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 from St Tammany Parish Fire Protection District 1.

(b) Food truck operators must possess a valid driver's license.

(c) Food truck operators must apply for and be issued a permit by the city's Finance Department to operate in those locations allowed in section 8-64 herein, within city limits and subject to approval by the Director of Parks & Recreation where applicable. Permits can be issued for a single event or for an entire year. Permit fees are found in Appendix F Fees.

(d) Along with submission of the permit fee, 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.

(e) A single event permit may not be used as an annual permit.

(f) After receiving the permit, operators must place the associated permit sticker on their food truck vehicle. The permit sticker must remain on the food truck during all hours of operation. Failure to display the permit sticker shall be considered a violation of this article III and grounds for non-issuance, non-renewal, or revocation of a permit.

(g) Food truck parks operators must apply for and be issued a permit by the city’s Planning Department for locations where a food truck park is allowed.

Sec. 8-63. - Sales tax and occupational license.

Food truck owners are required to remit sales tax for all sales made within the City of Slidell's jurisdiction. The applicant must present proof of a current sales tax account with the St. Tammany Parish Sheriff Department before a single event or annual permit will be issued. If the food truck owner fails to remit

sales tax they will not be issued any new single event or annual permits until all past taxes have been paid. Owners must also maintain a valid occupational license.

Sec. 8-64. Location.

(a) *General locational requirements.* The following locational requirements apply to food truck operations in the city where allowed by zoning district:

(1) Unless it is part of a permitted special event, food trucks shall locate at least 150 feet from the door of an existing permanent food establishment, and at least 50 feet from another food truck outside of a food truck park.

(2) Food trucks shall locate at least 15 feet from a fire hydrant, and at least 5 feet from a driveway, handicapped ramp, or other means of access.

(3) Food trucks must have at least 5 parking spaces within their immediate vicinity.

(4) Food truck vendors may not locate in vacant or undeveloped lots.

(5) Electricity, water, and any sewer services must be self-contained with the food truck. No temporary or permanent attachments to separate infrastructure for any utilities are allowed outside of a food truck park.

(6) Unless otherwise noted, service from the food truck unit may only be between 7:00 a.m. and midnight. The food truck 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.

(7) No seating shall be permanently installed, and all seating shall be removed when the food truck is not open for business. No seating shall be located on any street or public right-of-way.

(8) Operations remain subject to other applicable laws, including noise restrictions as found in Chapter 13 Section 13-2 of this Municipal Code.

(b) *Non-residential districts*. Subject to all other requirements of this Article III, and notwithstanding anything in the city's zoning ordinance to the contrary, a food truck qualified and permitted under this Article III may operate in city zoning districts where it is an allowed use, subject to the following:

(1) *Private property operation*. A qualified and permitted food truck unit may operate on private property in commercial and/or industrial zoning districts, subject to the following:

a. Food trucks can operate on private property with written permission of the property owner or an authorized lessee of the property and this authorization is kept on the vehicle at all times.

b. Food trucks 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. All food service activities must occur on the private property.

(2) *Public street operation*. A qualified and permitted food truck unit may operate on city-owned public streets in commercial, mixed use, and/or industrial zoning districts, subject to the following:

a. When parking on city streets the food truck can take up no more than two parking spaces.

b. Food trucks can park on public streets in permitted parking areas. However, public parking spaces cannot be reserved for food trucks.

c. Operations on streets are subject to street closures by the city from time to time, including closures for parades and other special events.

EXHIBIT A

(3) *City park or city lot operation*. A qualified and permitted food truck unit may operate in city parks or city lots in commercial, mixed use, and/or industrial zoning districts, subject to the following:

a. Food trucks 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.

b. Outdoor seating may be provided on-site when operating in city parks or lots.

c. Service from the food truck 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 food truck 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).

d. Food trucks 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.

(c) *Residential district private event operation*. Notwithstanding anything in the city's zoning ordinance to the contrary, a food truck qualified and permitted under article III can operate on private property in a residential district for a private event provided that:

(1) Written 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 within the boundaries of 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) Service may not begin before 8:00 a.m. or continue after 10:00 p.m.

(6) Unless otherwise approved by City Council, service concludes at the end of the event (which shall only be for a single day period) or by 9 p.m. at the end of the day on which the event/party started, whichever time is earlier. The food truck may stage one hour before the start of the service, and must depart from the premises by 10:00 p.m.

(d) *Food truck park operation.* Food truck parks are an allowed use in the Commercial, Mixed-Use, Innovation & Technology, Civic & Institutional, and Parks & Recreation Districts and require a 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 food truck license is required for all food truck 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 paved access to and paved parking spaces for food truck and no operator shall park on unimproved surfaces.

(4) Food trucks 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 food truck, 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 food truck 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 food truck vehicle may connect to that power source and remain connected to that power source to reduce generator noise, but each food truck vehicle must have self-contained water and sewer unless otherwise approved by the director of planning and the city engineer.

(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 food truck may only be between 7:00 a.m. and midnight. The food truck 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) Food truck vehicles may remain in a food truck park for up to 30 days and must depart the premises at least once each 30 days as proof of operational functionality.

(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.

(12) Signage for a food truck park is allowed per Unified Development Code Section 8.2. based on the applicable zoning district regulations.

Sec. 8-65. Health and safety.

(a) Food trucks vehicles must be parked, oriented, and operated in locations so as not to create a safety hazard. Sales windows should be oriented toward the sidewalk for pedestrian safety. Queue lines and sales windows at the point of exchange should be afforded sufficient space so that they do not block the street or parking lot vehicular travel lanes, impede public sidewalks, block driveways, or cross on to adjacent private property. Queue lines may not extend into the street unless the street has been closed for a special event.

(b) Food truck vehicles must abide by all applicable traffic laws and regulations and shall not block public sidewalks or building entrances and exits.

(c) Food truck operations will comply with all Louisiana Department of Health regulations, and applicants for a permit must provide a copy of their health certificate with their permit application. The health certificate must be immediately available upon request when the food truck is operating.

(d) Food truck 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 food truck is operating.

(e) Food truck vehicles must follow all noise level regulations listed in Chapter 13 – Environment, Article I – In General, Section 13-2 – Noise.

Sec. 8-66. - Insurance.

Food trucks applying to operate on city property must provide proof of comprehensive general liability insurance covering the applicant's business operations before a permit can be issued. City property includes all streets, rights-of-way, parks, lots, and city-owned buildings.

EXHIBIT A

Sec. 8-67. Waste.

(a) *Trash receptacles*. Food truck operators must 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. Food truck 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 food truck 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 food truck 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. 8-68. - Signage.

Temporary A-frame signs/menu boards. Temporary A frame signs/menu boards can be set up on or adjacent to the food truck vehicles. The sign cannot impede public sidewalk, block driveways, take up a parking space, or in any way distract drivers. Temporary signs must be removed when the food truck is not open for business.

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 food truck 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.

* * *

EXHIBIT A

Chapter 16 - HEALTH AND SANITATION

* * *

ARTICLE V. - NUISANCES ON PRIVATE PROPERTY

* * *

DIVISION 3. - WEEDS, NOXIOUS ACCUMULATIONS, LITTER, AND JUNK

* * *

Sec. 16-71. – Definitions.

* * *

Developed land. Land that has been improved, altered, or disturbed from its natural or previously undeveloped condition by clearing, grading, excavation, filling, construction, installation, or other human activity, including land occupied or affected by buildings, structures, streets, driveways, parking areas, utilities, drainage facilities, stormwater facilities, impervious surfaces, or other site improvements, regardless of whether permanent structures are present.

* * *

Undeveloped land. Land that has not been developed or disturbed through clearing, grading, excavation, filling, construction, installation, or other human activity and remains substantially in its natural or previously undeveloped condition.

* * *

Vacant land. A vacant lot of record which has no buildings currently on it, but it may have been previously developed or have existing access to utilities and roads. A vacant lot is not synonymous with an undeveloped lot.

* * *

Sec. 16-98. - Prohibition on private property.

* * *

(c) *Yard maintenance standards.* All owners of ~~developed~~ land within the city, or the duly authorized agents of such owners, shall cut and remove all the rank growth of weeds, grass and other underbrush, in excess of 12 inches, as well as unmaintained vegetative growth that collects trash, debris, or prevents the free movement of air, water, or open space in required front, side or rear yards of any ~~developed~~ property in the city and any adjacent right-of-way between that property and the edge of the nearest roadway paving. Owner/agent of undeveloped or forested land must provide maintenance of any adjacent right-of-way between that property and the edge of the nearest roadway paving.

EXHIBIT A

APPENDIX F – FEES.

* * *

PART 2. - PLANNING AND SUBDIVISION SCHEDULE

Section 2.1 Planning Fees.

2.1.1 Planning Application Fees.	
* * *	
PSC Portable Storage Container	$10
**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.*	

* * *

PART 3. - ADMINISTRATIVE FEES

* * *

Section 3.3 Food Truck License Fees.

3.3.1 Food Truck License Fees.	
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)
Food Truck Park	$30 plan review and permit fee

* * *

Unified Development Code Updates from Planning Department and City Attorney

UNIFIED DEVELOPMENT CODE

ARTICLE 1 - INTRODUCTORY PROVISIONS

Section 1.1 Title and authority.

A. This part of the City of Slidell Code of Ordinances is titled the “Unified Development Code of the City of Slidell, Louisiana.” It may also be cited as the “Unified Development Code,” or the “UDC,” or the “City UDC”, and the Code of Ordinances may also be referred to as “the Code,” or “this Code.” The Code of Ordinances includes the UDC. The UDC shall have the same force of law as the Code of Ordinances for the City.

B. The UDC is enacted under the authority of Article VI, Section 17 of the Louisiana Constitution of 1974, LA R.S. 33:101 through 33:119, LA R.S. 33:4780.40 through 33:4780.50, all other constitutional and statutory authorities which may be applicable hereto, and the City of Slidell’s Home Rule Charter.

Section 1.2 Purpose.

A. This Unified Development Code is necessary to promote the health, safety, and general welfare of the City and its residents.

B. The Zoning Commission and City Council have divided the City into districts and prepared regulations pertaining to such districts in accordance with the Comprehensive Plan. The establishment of these districts is designed to:

1. Lessen congestion in the streets;
2. Prevent overcrowding of land;
3. Secure safety from fire, panic, and provide adequate light and air;
4. Avoid undue concentration of population;
5. Support future sustainable land development patterns; and
6. Facilitate the adequate provisions of transportation, water, sewerage, schools, parks, and other public requirements.

C. The Zoning Commission and City Council have given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of, and reinvestment in, existing buildings and encouraging the most appropriate use of land throughout the City.

Section 1.3 Applicability.

A. *Generally.* No building, structure, or land can be used or occupied; or erected, constructed, reconstructed, moved, or structurally altered unless such activity complies with all of the requirements of this City UDC, including, but not limited to: height, density, infrastructure (road, sewer, water, utilities) lot area, yard, open space, parking, landscaping, tree preservation, building construction, or land use requirements.

B. *Regulations of land underwater.* All City lands under water and not located within a zoning district are subject to all the regulations of this City UDC and the zoning district adjacent to the water area. If the water area adjoins 2 or more zoning districts, the boundaries of each district shall be construed to extend into the water area in a straight line.

C. *Location of streets and public ways*. Whenever any street, alley, or other public way is vacated by official action of the governing body of the City, the zoning district adjoining each side of such street, alley, or public way will automatically extend to the center of the street or public way, and

all area included therein will then become subject to all appropriate regulations of the extended districts.

Section 1.4 Relationship to the City's Comprehensive Plan.

The Comprehensive Plan is an official document that sets forth the vision, goals, and actions to direct the present and future physical, social, and economic development that occurs within the City of Slidell. The Plan is designed to be used by City Officials to guide development decisions, to assist with budgeting and capital improvement prioritization, and to steer private investment within the community. The rules in this Code and UDC are intended to implement the vision and goals of the Comprehensive Plan. If, in administering the rules in this UDC, the Administration, Planning Commission, or Council has need to make interpretations, recommendations, or judgements not clarified by this Code, they shall consider such actions' alignment with the Comprehensive Plan.

Section 1.5 Conflict with other laws and regulations.

A. Whenever any provision of this UDC or any other applicable law, rule, contract, resolution, or regulation of the City, Parish, State, or federal government contains certain standards covering the same subject matter, the more restrictive requirements or higher standards shall govern, unless otherwise provided.

B. This UDC is not intended to abrogate, annul, or otherwise interfere with any servitude, covenant, or any other private agreement or legal relationship; provided, however, that where the regulations of this UDC are more restrictive or impose higher standards or requirements than such servitude, covenant, or other private agreement, the regulations of this UDC shall govern.

C. This UDC establishes many, but not all, standards and procedures for development. Other portions of the City of Slidell Code of Ordinances, as well as other applicable standards, shall also apply to applications for development in the City of Slidell.

Section 1.6 Effective date.

A. This UDC is effective on [DATE] per Ordinance Number [NUMBER].

B. Any development application found to be complete by the applicable reviewer prior to the effective date of this UDC shall be processed under the prior regulations in effect before the adoption of this UDC.

C. Lots of record that were created before the adoption of this UDC shall be allowed to remain even if they are substandard within their zoning district as assigned by this UDC. Future development of such lots thereon must comply with all applicable building, zoning, and development regulations of this UDC.

Section 1.7 Severability.

The sections, paragraphs, sentences, clauses and phrases of this UDC are severable, and if any phrase, clause, sentence, paragraph, or section of this UDC is declared unconstitutional or invalid by the judgement of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this UDC.

ARTICLE 2 – DEFINITIONS

Section 2.1 Rules of interpretation.

A. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as individual.

B. The present tense includes the future.

C. The singular includes the plural and the plural, the singular.

D. The words "shall, is, will, are"-are mandatory; the words "may, can, should, could, or encouraged" are permissive.

E. The words "used" or "occupied" include the words "intend," "designed," or "arranged" to be used or occupied.

F. Land use regulations specific to uses defined in this Article are in Article 7 - Use Standards of this UDC.

G. Unless stated otherwise in this UDC, the term “residential districts” refers to R and MU districts, while the term “commercial or non-residential” districts refers to the group of districts including the C, IT, and Special Districts.

Section 2.2 Rules of measurement.

A. Definitions for specific dimensions and requirements include methods of measurement in the definition. If such definition does not include specific language about measurement, the Director of Planning shall determine the appropriate measurement technique.

B. Building height measurement shall be taken from the adjacent grade to the highest point of the building except where otherwise specified in this Code.

Section 2.3 Definitions.

– A –

Accessory building and use. Subordinate building or a portion of the main building, the use of which is incidental to that of the main building or land. A swimming pool or a generator is an accessory use because it requires structural, plumbing, and/or electrical permitting. A fence, private play structure such as a swing set, or temporary/mobile tent for private use is not considered an accessory structure or use. Structures requiring a foundation and/or certification of meeting locational wind load requirements are considered accessory uses.

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.

Active recreation facility. A recreational center or site that hosts scheduled or formal group activities or equipment for physically arduous activity. Examples of an active recreational facility include a gymnasium, athletic center, swimming pool, sports field, outdoor court, or a park with a playground or ball field.

Definitions relevant to *adult* uses and *businesses.*

A. *Adult theater.* Any place or establishment that has a substantial or significant portion of its business features or provides for viewing on site:

1. Films, motion pictures, video or audio cassettes, slides, or other visual representations or recordings that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas, or the conduct or simulation of specified sexual activities; or

2. Live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas or the conduct or simulation of specified sexual activities.

B. *Adult cabarets*. Any place or establishment that has a substantial or significant portion of its business features or provides any of the following:

1. Persons who appear semi-nude; or

2. Live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas or the conduct or simulation of specified sexual activities; or

3. Films, motion pictures, video or audio cassettes, slides, computer displays, or other visual representations or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas, or the conduct or simulation of specified sexual activities; or,

C. *Adult store*. Any place or establishment which sells, offers for sale or rents, for any form of consideration, any one or more of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations or recordings, novelties and devices, which have as their primary or dominant theme, matter depicting, illustrating, describing or relating to specific sexual activities or specified anatomical areas; or

2. Instruments, devices or paraphernalia, which are designed for use in connection with specified sexual activities.

D. *Specified anatomical areas*.

1. Less than completely and opaquely covered:

a. Human genitals or pubic region; or

b. Human buttocks; or

c. Human female breasts below a point immediately above the top of the areola; or

2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

E. *Specified sexual activities*.

1. Human genitals in a state of sexual stimulation, arousal or swelling; or

2. Acts of human anilingus, bestiality, buggery, cunnilingus, coprophagy, coprophilia, fellatio, flagellation, masochism, masturbation, necrophilia, pederasty, pedophilia, sadism, sadomasochism, , sexual intercourse, sodomy, urolagnia or zooerasty; or

3. Fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breast; or

4. Excretory functions as part of or in connection with any of the activities set forth in this subsection.

F. *Escort*. A person who, for compensation, agrees or offers to engage in any of the following acts:

1. Privately to model lingerie with the intention of and for the purpose of providing sexual stimulation or sexual gratification to the customer.

2. Privately to disrobe for another person with the intention of and for the purpose of providing sexual stimulation or sexual gratification to the customer.

3. Agrees to come to a specified location for the purpose of disrobing and for the purpose of providing sexual stimulation or sexual gratification to the customer.

4. To perform a massage for the purpose of providing sexual stimulation or sexual gratification to the customer.

G. *Escort agency*. A person or business association who, whether on or off the licensed premises, furnishes, offers to furnish, or advertises to furnish escorts, as defined herein, for compensation.

Agriculture. A farm of 10 acres or more for the production of crops and livestock including greenhouse and nurseries for the raising of plants and sale of farm products raised on the premises but shall not be construed to mean the commercial processing of farm products such as slaughterhouses, canning plants, feed mills, etc.

Alley. A minor right-of-way, dedicated to public use, that gives a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

Architectural metal panel. A metal panel of 26 gauge or heavier that is embossed or prefinished and that has the appearance of masonry, stucco, or any approved design approved by the Department of Planning.

Assembly. The fitting together of manufactured parts in a machine, structure or unit which is complete in and of itself or into components that may be further fitted together and where such assembly takes place within an enclosed building with both walls and roof.

Automotive repair and maintenance. An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups, and transmission work, provided all activities are conducted within a completely enclosed building.

Automotive body and paint repair. Establishments primarily engaged in repairing or customizing automotive vehicles and trailer bodies and interiors; and/or painting automotive vehicles and trailer bodies.

– B –

Barndominium. A dwelling unit that has the aesthetic treatment of a barn, which may include a raised loft or pier foundation, storage area, and façade treatment similar to a barn. For the purposes of this UDC these structures must adhere to all applicable building codes and shall be treated as either a single-family dwelling or a multi-family dwelling based on their number of units, for the purpose of determining which zoning districts they are allowed in.

Bed and breakfast. Establishments primarily engaged in providing short-term lodging in facilities known as bed-and-breakfast inns. These establishments provide short-term lodging in private homes or buildings meeting the minimum habitable requirements set out in the International Residential Code, converted for this purpose. Bed-and-breakfast inns are characterized by highly personalized service and inclusion of breakfast in the room rate.

Bicycle zone. Area set aside for bicycles.

Block. An area of land that is entirely surrounded by public streets, highways, railroad rights-of-way, public walks, parks or green strips, exterior boundaries of a subdivision, shorelines of waterways, corporate boundaries, rural land or drainage channels, or a combination thereof.

Board of Adjustment. Refers to the Board of Adjustments as established in Chapter 2 of this UDC.

Boat. A vehicle for traveling in, or on, the water, not exceeding 32 feet in body length, 8 feet in width, or 12 feet in overall height from adjacent grade. If the boat is mounted on a trailer, the height limit also includes the trailer.

Building. Any structure designed or built or used for the support, enclosure, shelter or protection of persons, animals, chattels or property of any kind.

Business complex. A commercial development containing one or more tenants sharing common access, parking, or other amenities.

– C –

Certificate of appropriateness. An authorization, issued by the Olde Towne Preservation District Commission permitting the alteration, addition, demolition, or new construction that affects a historic property, provided the changes are consistent with applicable standards and guidelines, and the Secretary of the Interior's "Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings."

Certified local government (CLG). A local government that has entered into a certified agreement between the State Historical Preservation Office (SHPO) and the local government that list specific responsibilities of the local government to include enforce appropriate state and local preservation legislation, establish and maintain a qualified Historic Preservation Review Commission, provide for adequate public participation in its activities, perform other functions delegated to it by the SHPO under the National Historic Preservation Act, and maintain a system for the survey and inventory of historic properties, consistent with guidelines provided by the SHPO (36 CFR §61.6 and National Register Bulletin No. 24).

City Council. City Council of Slidell.

City Engineer. A person or firm recognized by the City of Slidell as responsible for approving construction design of public works such as streets, roads, bridges, etc., in the City.

City Planner: A person or firm recognized by the City of Slidell as responsible for planning within the City and responsible for the flood hazard area maps.

Commission. Refers to the Planning and Zoning Commission of Slidell as established in Chapter 2 of this Code.

~~*Community home (6 or fewer persons).* Refers to residential living options that are certified, licensed, or monitored by the Louisiana Department of Health as required to provide residential services to 6 or fewer persons who are disabled (see *Disabled Person*). A community home shall be considered a single-family unit. This definition shall exclude persons, not otherwise disabled, who are currently using illegal drugs or abusing alcohol, and it shall exclude persons, not otherwise disabled, currently under sentence or parole from any criminal violation.~~

~~*Community home (10 or fewer persons).* Refers to residential living options that are certified, licensed, or monitored by the Louisiana Department of Health to provide residential services to 10 or fewer persons who are disabled (see *Disabled Person*). A community home shall be considered a single-family unit, as per LA RS. 28:477. Notwithstanding the foregoing, in accordance with federal law, the definition (including the interpretation and application) of the term "Community Home" in the UDC shall also include the definition of "Shelter Care Home" as per Title 48, Chapter 88, of the State of Louisiana Administrative Code, and is synonymous with similar terms, such as group home or residential care facility.~~

Community home. A broad term to encompass any place, facility, or home operated by any institution, society, agency, corporation, person or persons, or any other group used to provide full-time care, 24 hours per day. This definition shall not include persons with substance-related or addictive disorders, nor shall it apply to persons who have mental illness or developmental disabilities and are currently under sentence or on parole from any criminal violation or who have been found not guilty of a criminal charge by reason of insanity. A community home includes a facility certified, licensed, or monitored by the Louisiana Department of Health to provide resident services and supervision to six or fewer persons who have mental illness or developmental disabilities per Revised Statutes 28:451.2. Such facility shall provide supervisory personnel in order to function as a single family unit but not to exceed two live-in persons. Therapeutic Group Homes (TGH) are licensed by the Louisiana Department of Health and are defined as a facility that provides community-based residential services in a home-like setting of no greater than 10 beds under the supervision and oversight of a psychiatrist or psychologist; TGHs provide a structured living

environment 24 hours per day, seven days per week. Residential homes are certified, licensed, or monitored by the Louisiana Department of Children and Family Services and are defined as any place, facility or home operated by any institution, society, agency, corporation, person or persons or any other group to provide full-time care (24-hour residential care) for four or more children under the age of 18 years.

Community recreation. Refers to recreational, social, or multipurpose uses typically associated with parks, playfields, golf courses, or community recreation buildings.

Comprehensive plan or master plan. Any legally adopted part or element of the overall plan for development of the City of Slidell as provided by the legislature of Louisiana.

Conditional use. A use that would become harmonious or compatible with neighboring uses through the application and maintenance of qualifying conditions.

Construction. Any site preparation, assembly, erection, substantial repair, alteration, or similar action, including demolition, for public or private rights-of-way, structures, utilities, or similar action.

Crematory. The building or portion of a building that houses the cremation retort for the reduction of bodies of deceased persons to cremated human remains.

Crematory retort. A vessel or chamber in which substances are distilled or decomposed by heat.

Cultural exhibits and library services. Refers to museum-like preservation and exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art, or library collection of books, manuscripts, etc., for study and reading.

Curb. Raised or vertical element that provides any or all of the following purposes: drainage control, roadway edge delineation, right-of-way reduction, aesthetics, delineation of pedestrian walkways, reduction of maintenance operations, and assistance in orderly roadside development.

Curb, face. Side of the curb facing the roadway.

Curb, back of. The line that delineates the curb from adjoining planting zone or pedestrian zone.

Curb, barrier or vertical. Vertical or nearly vertical curb face intended to discourage vehicles from leaving the roadway.

Curb, mountable or sloping. Low flat sloping faces designed so vehicles can cross them readily when need arises.

Customary lodging services. Refer to guest services provided by lodging facilities including hotels/motels. Customary services include at a minimum dedicated lobby space to adequately enable check-in/check-out procedures, and personnel/staffing to assist guests at check-in/check-out.

– D –

Day care centers, preschools, nursery schools. Refers to facilities authorized to provide supervisory or day care services licensed for such activities by the State of Louisiana.

Demolition. Any dismantling, intentional destruction or removal of structures, utilities, public or private rights-of-way, surfaces or similar property.

Developed land. Land that has been improved, altered, or disturbed from its natural or previously undeveloped condition by clearing, grading, excavation, filling, construction, installation, or other human activity, including land occupied or affected by buildings, structures, streets, driveways, parking areas, utilities, drainage facilities, stormwater facilities, impervious surfaces, or other site improvements, regardless of whether permanent structures are present.

Disabled person. Any (1) individual with a physical, emotional, or mental impairment that substantially limits one or more major life activities; (2) individual with a record of such impairment; or (3) individual who is regarded as having such an impairment. In general, for the purposes of assessing housing discrimination, this term does not include current users of illegal controlled substances, but does provide protections for individuals with drug or alcohol addiction. Under

limited circumstances, individuals with drug or alcohol addiction would also be protected under Section 504 and the ADA if a purpose of the specific program or activity is to provide health or rehabilitation services to such individuals.

Discontinuance. The abandonment of a property, or of a particular use, for a period of at least 12 months. The determination of discontinuance for nonconforming uses or structures shall be supported by evidence, satisfactory to the Director of Planning (e.g., The actual removal of equipment, furniture, machinery, structures, or other components of the nonconforming use and not replaced, the turning off of the previously connected utilities, or where there are no business receipts/records or any necessary licenses available to provide evidence that the use is in continual operation).

District. A part of the City wherein regulations of this UDC are uniform.

Duplex. A structure containing 2 dwelling units, each of which has direct access to the outside. Also known as a two-family unit or double.

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

Dwelling unit. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

– E –

Elementary and secondary schools. Refers to public and private elementary and secondary schools having a general education curriculum.

Emergency. Any occurrence or set of circumstances involving actual or imminent physical trauma or property damage that-demands immediate action.

Emergency work. Any work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency.

Engineer. A registered professional engineer registered in the State of Louisiana.

Essential services. Refers to public services that are necessary to support principal use type development and involves only minor structures such as lines and poles, phone booths, and mailboxes, which are necessary to support principal development.

– F –

Family. One or more people up to four unrelated individuals occupying a premise and living as a single housekeeping unit.

Frontage That portion of a lot abutting a street right-of-way measured along the property line of the public right-of-way and the private property.

Frontage zone. Area between the edge of the sidewalk and the line separating the public right-of-way from private property.

Funeral establishment/home. Any place or premises duly licensed by the Louisiana State Board of Embalmers and Board of Mortuary and Funeral Directors and devoted to or used in the care and preparation for disposition of the body of a deceased person or maintained or held out to the public by advertising or otherwise as the office or place for the practice of funeral directing.

– G –

Guest bedroom. An enclosed room designed for and outfitted to be used solely for sleeping and/or lodging of guests. A guest bedroom shall not contain cooking facilities.

Group home. A group home is a dwelling unit occupied as a single housekeeping unit provided by others for two or more unrelated individuals where the primary purpose of the residence is to provide a

family-like setting with ongoing, active or passive supervision and support for persons unable to live independently in the community, or as ordered by a judicial agency. Group homes for more than three people require approval through the State Fire Marshal. Group homes require a Conditional Use Permit and are limited to a maximum number of residents of two persons per each bedroom.

– H –

Height. A vertical distance measured from the lowest elevation (i.e. the ground) to a specified highest elevation associated with a structure (i.e., roof, tower, sigh height) to determine compliance with this Code. Where specific measurement of the lowest elevation is not provided in this Code, height shall be measured from adjacent grade. When adjacent grade is uneven, it shall be the average elevation of adjacent grade.

Historic structure. Generally refers to a structure that is at least 50 years of age and is significant locally, regionally, or nationally because of its architecture or cultural value. For more detail, refer to the definition of historic structure in Chapter 15 of this Code.

Historic resource. Building, site, district, object, or structure evaluated as historically significant.

Historically significant. Importance of a property to the history, architecture, archeology, engineering, or culture of a community, state, or the nation. Criteria for importance is based on:

A. Association with events, activities, or patterns.

B. Association with important persons.

C. Distinctive physical characteristics.

D. Potential to yield important information.

Home occupation. An occupation carried out by a resident within a dwelling unit, that is clearly incidental and secondary to the use of the dwelling unit for residential purposes.

Hospitals. An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities, professional offices and training facilities.

Hotel. A facility that provides sleeping accommodations for a fee and customary lodging services, where access to individual guest rooms is from interior lobbies, courts, or halls, and which is kept, used, maintained, or advertised as, or held out to the public to be, a place where sleeping or housekeeping accommodations are supplied for pay to transient guests or tenants. Related ancillary uses include, but are not limited to, meeting facilities, restaurants, bars, and recreational facilities for the use of guests.

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

– I –

Impairment, mental or physical. As defined by Federal nondiscrimination laws, means a physical or mental impairment as including, but not limited to, conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus (HIV), developmental disabilities, mental illness, drug addiction, and alcoholism.

– J –

– K –

Kennel. A facility for the care or boarding of animals that is operated for economic gain or the keeping of more than 6 dogs more than 4 months of age outside the principal building.

Kennel, private. Any person(s) who maintains more than a total of 6 domestic animals over the age of 4 months on a residential property within the City limits of Slidell; said animals can be in any combination.

– L –

Landscape area. A non-built-upon area of land in which landscape materials are placed, planted or maintained.

Landscape plan. The preparation of graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as planting ground and water forms, circulation, walks and other features to comply with the provisions of this ordinance.

Landscaping. The installation of plant material or seed as a part of development.

Land surveyor. A land surveyor registered in the State of Louisiana.

Landing area. The area of the airport used for the landing, takeoff or taxiing of aircraft.

Lodge, fraternal, and civic service organizations. Refers to meetings and activities primarily conducted for their members. Excluded from this type are uses classified as group residential, group care, and transient habitation (all types). Typical uses include meeting places for civic clubs, lodges, or fraternal or veteran organizations.

Lot. A parcel of land having specific boundaries and having its principal frontage upon an officially approved street.

Lot of record. A recorded, platted lot or a parcel of land lot, the map of which has been recorded in the Office of the Clerk of Court of St. Tammany Parish, or a lot described by metes and bounds, the description of which has been recorded in the Office of the Clerk of Court of St. Tammany Parish.

Lot corner. A lot that abuts 2 or more streets at their intersection, or upon a curved street, provided that the 2 sides of the lot intersect to form an interior angle of not more than 135 degrees.

Lot depth. The distance between front and rear lot lines. If these lines are not parallel, the mean dimension shall be deemed to be the lot depth.

Lot, double frontage. A lot that-runs through a block from street to street and that has frontage on each street.

Lot, interior. A lot that is not a corner lot.

Lot line, front. The front line of an interior lot is the line separating the lot from the street or easement of principal access. The front lot line of a corner lot shall be the lot line with the least frontage.

Lot line, rear. The rear lot line is the boundary opposite and generally parallel to the front lot line. The rear lot line of a triangular or irregularly shaped lot shall be a line not less than 10 feet long, lying wholly within the lot, more or less parallel to and the greatest distance from the front lot line.

Lot line, side. A side lot line is any lot boundary line not a front line or a rear lot line. A side lot line separating a lot from a street line is an exterior side lot line. Any other side lot line is an interior side lot line.

Lot, reverse frontage. A lot fronting on 2 parallel streets but with access to only 1.

Lot, width. The width of the lot at the building setback line measured parallel to the street right-of-way line, or measured at the street line if no front yard is required.

– M –

Major life activities. Includes those activities that are important to daily life such as self-care, receptive or expressive language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency. Major life activities include, for example, walking, speaking, hearing, seeing, breathing, working, learning, performing manual tasks, and caring for oneself. Major life

activities also include the operation of major bodily activities, such as the functions of the immune system, special sense organs and skin, normal cell growth, and digestive, genitourinary, bowel, bladder, neurological, brain, respiratory, circulatory, cardiovascular, endocrine, hemic, lymphatic, musculoskeletal, and reproductive systems.

Manufactured home skirting. Material that wraps around a manufactured or mobile home to enclose the crawl space beneath, obscure from view the structural elements below the manufactured or mobile home and provide the mobile and manufactured home with a finished appearance. Skirting can be made of brick, stucco, tin (metal), cinder block, plywood, lattice, hardy board, faux rock, and vinyl. When properly installed, skirting can reduce the likelihood of pipes freezing by maintaining an average temperature beneath the home, protect the home from small animals (such as rodents), retain heat and improve the appearance of the structure.

Manufacturing. The mechanical, physical, or chemical transformation of materials and substances, or components into new products or the assembly of component parts of manufactured products.

Manufacturing, heavy. The manufacturing or compounding process of raw materials where activities or processes necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process and where activities may involve outdoor operations.

Manufacturing, light. The product processing, fabricating, assembly, disassembly, and packaging takes place wholly within an enclosed building, and any fumes, gases, smokes, vapors, vibrations, noise or glare or other factors which are regarded as nuisances are mitigated entirely within the building.

Massage establishment. Refers to massage establishments or any other place of business that offers the practice of massage therapy and where the practice of massage therapy is conducted on the premises of the business. A place of business includes any office, clinic, facility, or other location where a person or persons engage in the practice of massage therapy. The residence of a therapist or an out-call location which is not owned, rented, or leased by a massage therapist or massage establishment shall not be considered a massage establishment, unless the location is advertised as the therapist's or establishment's place of business. The term "massage establishment" shall not include physician offices, physical therapy facilities, chiropractic offices, or athletic training facilities, whether or not they employ, contract with, or rent to massage therapists, or institutions of secondary or higher education when massage therapy is practiced in connection with employment related to athletic teams.

Methadone centers or clinics. A methadone center or clinic sponsored or operated by a nonprofit, charitable, or for-profit entity or by a public agency and subject to licensure by the State of Louisiana whose purpose is the dispensing of controlled substances in connection with or related to the rehabilitation of drug abusers.

Mini-warehouse or mini-storage. A building or group of buildings containing individual storage units rented or leased to individuals for the non-commercial storage of personal property with individual exterior access doors for each individual storage unit.

Minor impact utilities. Refers to public utilities that have a local impact on surrounding properties and are necessary to provide essential services. Typical uses are electrical and gas distribution substations, and radio, microwave, and telephone transmitters.

Mixed-use and multi-tenant buildings or centers. A mixed-use or multi-tenant building or center includes more than one different use or several classifications of the same use, that may be within a common building or separate attached or unattached buildings and that are located on the same parcel or adjoining parcels that are planned, developed, owned, and/or managed as a unit.

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

Motel. A facility that provides sleeping accommodation for a fee, and customary lodging services, and in which access to and from each room or unit is through an exterior door. Related ancillary uses are those allowed within hotels.

Motor vehicle. Any vehicle that is propelled or drawn on land by motor, such as but not limited to passenger cars, trucks, trailers, semitrailers, campers, go-carts, amphibious crafts on land, dune buggies, or racing vehicles, including motorcycles.

Motorboat: Any vessel which operates on water, and which is propelled by a motor including, but not limited to, boats, barges, amphibious craft, jet ski, towing devices and hovercraft.

Motorcycle. An unenclosed motor vehicle having a saddle for the use of the operator and 2 or more wheels in contact with the ground including, but not limited to, motor scooters and minibikes.

Municipal government services. Refers to those facilities operated by the City of Slidell.

– N –

National Register of Historic Places. The official list of the Nation's historic places worthy of preservation. Authorized under the National Historic Preservation Act of 1966, it is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the Nation's historic and archaeological resources.

Nonconforming lot of record. A platted lot that does not comply with the lot size requirements of the zoning district in which it is located.

Nonconforming sign. A sign that was in existence prior to the adoption of this ordinance that no longer conforms to the provisions of this Code.

Nonconforming structure. Any structure, which was lawful on the effective date of this Code but no longer complies with all the standards and regulations of this Code or any amendment thereto. See also the definition of *Structure* in this Article.

Nonconforming use. Any use of land that was lawful on the effective date of this Code was adopted, but no longer complies with all the standards and regulations of this Code due to amendments made to-date.

– O –

Office building. A building designed for or used as the offices of professional, commercial, industrial, religious, public or semipublic persons or organizations.

Open space. The part of a lot, including all yards, which is open and unobstructed from grade level upward and is not occupied by off-street parking, streets, drives, or other surfaces for vehicles.

Ordinary high-water mark. That line on the shore or on a structure established by the fluctuations of water and indicated by the physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in character of soil, destruction of vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of surrounding area (33 CFR Part 328, Section 328.3).

– P –

Parking space, automobile. A space within a building, private or public parking lot, exclusive of driveways, ramps, columns, office and work areas, for the parking of an automobile.

Passive recreation facility. A recreational site that does not include facilities requiring extensive maintenance or upkeep or designed for group or scheduled activities. Examples of a passive recreational facility are a nature trail, nature refuge, public park without a playground or ball courts, or a bird preserve.

Patio. A patio is a flat, paved outdoor space located on the ground next to a house or structure, used for sitting, eating, relaxing, or recreational purposes.

Pedestrian zone. Area set aside for pedestrians.

Place of assembly. A building, structure, or site used for gatherings of people for civic, cultural, educational, entertainment, governmental, recreational, religious, or social purposes. Places of assembly include, but are not limited to, auditoriums, banquet halls, community centers, conference centers, event venues, exhibition halls, lodges, meeting halls, museums, private clubs, theaters, places of worship, and similar uses. A place of assembly may be operated by a public, private, nonprofit, or religious organization.

Planter zone. Area between the back of curb and edge of pedestrian zone or bicycle zone where street trees, grass, shrubs, and any other vertical public infrastructure is placed.

Plat, final. A map of a land subdivision prepared in a form suitable for filing of record with necessary affidavits, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots and blocks, streets, alleys, public areas, and other dimensions of land.

Plat, preliminary. A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed subdivision of land.

Platform, short-term rental. One or more portals, listing services, or websites under common ownership or control through which a person, other than an owner, collects or receives a fee, directly or indirectly, for facilitating short-term rental or other lodging-related booking transactions. A platform shall not include a service that merely posts advertisements for short-term rentals.

Powered model vehicle. Any self-propelled airborne, waterborne or land borne plane, vessel or vehicle that is designed not to carry persons including, but not limited to, any model airplane, boat, car, or rocket.

Prefabricated housing. Any housing with structural or mechanical components manufactured and assembled away from the construction site. The following terms shall have the following meanings for the purposes of this UDC:

A. *Manufactured housing.* Dwelling units constructed primarily at a plant or facility on a production line basis and delivered to the site as an assembled unit or in modular form. Manufactured housing specifically refers to housing built under the manufactured home construction and safety standards set by the U.S. Department of Housing and Urban Development (HUD).

B. *Mobile home.* Prefabricated trailer-type housing units that are semi-permanently attached to land, either the owner's fee land or leasehold, such as in a mobile home park. A mobile home is a moveable or portable structure designed and constructed on its own chassis and intended for connection to utilities for year-round occupancy as a dwelling. Any dwelling unit that qualifies as a modular home according to the definition herein is not considered a mobile home. A travel trailer is not considered a mobile home.

C. *Mobile home park.* A unified development of 2 or more mobile home sites, plots or stands, arranged on a large tract usually under single ownership, meeting the area and yard requirements of this Article, and designed to accommodate mobile homes for a more or less permanent duration. Such term may include travel trailer accommodations, provided that no more than 25% of the park is used for such purposes.

D. *Modular home.* Modular homes are houses divided into multiple modules or sections, which are manufactured in a remote facility and delivered to their intended site of use. The modules are then assembled on a permanent foundation without a permanent chassis, into a single residential building. Unlike other prefabricated construction, modular homes conform to all state, local and regional codes where the structure is to be located.

Preservation district. A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

Principal use. A use that fulfills a primary function of an establishment, institution, household, or other entity.

Projection. Cornices, cells, eaves, belt courses, chimneys or other similar architectural features that may extend or project into a required yard.

Property line. An imaginary line along a ground surface, and its vertical extension which separates the real property owned by one person from that owned by another person but not including intrabuilding real property divisions.

Property owner. The owner of a lot or parcel as shown on Assessor's tax rolls. An entity that only owns a building and not the lot that the building is situated on is the "building owner" not the "property owner" for the purpose of this UDC

Public right-of-way. Any street, avenue, boulevard, highway, sidewalk or alley, or similar place which is owned or controlled by a government entity.

Public safety services. Refers to the providing of protection by a district or entity pursuant to fire, life, and safety Code Sections, together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations, police stations, ambulance services.

Public space. Any real property or structure thereon which is owned or controlled by a governmental entity.

Public use. Any use operated by an agency of government that provides a direct service to the public including police, fire, library, educational facilities and recreational services.

– Q –

Quasi-public. Essentially a public use, although under private ownership or control.

Quorum. A majority of authorized members of a Board or Commission.

– R –

Raised surface. Any vertical change that would impede the free movement of a wheelchair.

Recreation use. An area offering recreational facilities to the public for boating, boat launching, fishing, swimming, picnicking, camping, outdoor games, horseback riding, parks, playgrounds, and may include community centers.

Recreational facilities. Any facility that provides recreational opportunities such as tennis clubs, health clubs or golf clubs.

Recreational facilities, indoor. An establishment providing completely enclosed recreation activities. Accessory uses shall be allowed to include the preparation and serving of food and/or sale of equipment related to the enclosed uses. Included in this definition shall be YMCAs, health clubs, athletic clubs, bowling, roller-skating or ice-skating, billiards, pool, motion picture theaters, and related amusements.

Recreational facilities, outdoor. An area free of buildings except for restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions concession stands, and similar structures used primarily for recreational activities.

Recreational vehicle. A vehicular unit not exceeding 32 feet in overall length, 8 feet in width, or 12 feet in overall height from ground level, primarily designated as a temporary living quarters for recreational, camping or travel use; it either has its own motive power or is designed to be mounted on or drawn by a motorized vehicle. Recreational vehicle includes motor home, truck camper, travel trailer and camping trailer.

Religious assembly. Refers to religious services involving public assembly such as customarily occur in places of worship (synagogues, temples, mosques, worship centers, and churches), religious schools, religious camps, religious retreat centers, religious cemeteries, and religious social

service facilities (group homes, homeless shelters, and soup kitchens). Buildings used for religious assembly may include a building, together with its accessory buildings and uses, where people regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes. A place of worship may include group housing for people under religious vows or orders, day care facilities, and/or weekly religious instruction.

~~*Religious assembly*. Refers to religious services involving public assembly such as customarily occur in synagogues, temples, worship centers, and churches.~~

~~*Religious facility*. A building, together with its accessory buildings and uses, where persons regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes. A place of worship may include group housing for persons under religious vows or orders, day care facilities, and/or weekly religious instruction.~~

Research services. Establishments primarily engaged in research of an industrial or scientific nature but shall not include chemical, biological, nuclear, or animal research.

Retail; retail services or retailing. The sale of goods or services to the public. Services may include cleaning, maintenance and repair insofar as these services are conducted in accordance with the environmental requirements of this Code. Storage of goods for retail sale or service shall meet the requirements for storage established for wholesaling in Article 7 – Use Standards of this UDC.

Restaurant. A structure, or any part thereof, in which food or beverages are prepared and dispensed for consumption at the time of sale as defined in Chapter 4 of this Code. May include one or more of the following:

A. *Restaurant, drive-in.* A restaurant where the customers are either served in their vehicles or at a drive-through or walk-up window or service unit.

B. *Restaurant, fast food*. An establishment that offers quick food service, accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. Orders are not taken at a customer's table and food is generally served in disposable wrapping or containers. Fast food establishments may or may not deliver food or beverages to customers in motor vehicles at drive-up windows.

C. *Restaurant, full-service*. A restaurant with table service (order placement and delivery on-site) provided to patrons, also including cafeterias; carryout service, if any, occupies a limited portion of the facility and activity.

D. *Restaurant, limited-service*. A restaurant without table service provided to patrons; walk-up counter and carryout trade is a primary portion of the facility; includes food delivery, carryout, public snack bars and delicatessens, but not specialty food or fast-food stores.

E. *Restaurant, sit-down.* A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, where the customer consumes these foods while seated at tables or counters where alcoholic beverages may be served to dining patrons from a service bar (not accessible to patrons) and where there typically is not a rapid turnover of clientele. Special events center services considered to be allowed accessory uses to sit-down restaurants.

Right-of-way. A grant by the property owner, usually in the form of a dedication to the public, of a strip, or strips, of land, title to which shall rest in the public for the purpose stated in the dedication.

Roadside stand. A structure having a ground area of not more than 300 square feet, not permanently fixed to the ground, readily removable in its entirety, not fully enclosed and to be used solely for the sale of farm, seafood, or other products produced by the seller. There shall not be more than one such roadside stand on any lot of record upon which a primary structure is located.

Roof line. The highest continuous horizontal line of a roof. On a sloping roof, the roofline is the principal ridgeline, or the highest line common to one or more principal slopes of roof. On a flat roof, the roofline is the highest continuous line of the roof or parapet, whichever is higher.

Rooming house. A residential building where individual, furnished rooms are rented to four or more unrelated people, typically featuring shared common areas like kitchens or bathrooms.

– S –

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

Senior service centers. Facilities providing meals, education, entertainment and social services to the elderly.

Servitude. A grant by the property owner to the public, a corporation, or persons, of the use of a strip of land for specific purposes. Servitude is synonymous with the term “easement”.

Setback, building. The minimum distance between the building and the related front, side, and rear property line. The setback is measured to the furthest horizontal projection of the structure (including overhang and any attached additions). Setback is synonymous with the term a “building line.”

Shared use path. A wide sidewalk designed and constructed for use by both pedestrians and bicycles.

Shelter for victims of domestic violence. Refers to a State of Louisiana licensed residential facility, operated by a nonprofit social service corporation, that serves as a temporary safe house for victims of domestic violence and provides shelter, meals, childcare, and counseling to such victims.

Shopping center. A commercial development having at least 5,000 square feet and/or at least 3 tenants sharing common access, parking and other amenities.

Short-term rental (STR). A dwelling unit or portion thereof available for rent for overnight lodging for a period of less than 30 consecutive days. Hotels, motels, bed and breakfasts, and other land uses explicitly defined and regulated in the Code separately from short-term rentals are not considered to be short-term rentals.

Sidewalks. The portion of a street or cross-walkway, paved or otherwise surfaced, intended for pedestrian use only.

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

Single use sites. A single use site includes an individually platted lot for which a single use and individual tenant occupy the site.

State historic preservation officer (SHPO). SHPO is the person who has been designated by the Governor or Chief Executive or by State Statute in each state to administer the State Historic Preservation Program, including identifying and nominating eligible properties to the National Register and otherwise administering applications for listing historic properties in the National Register (36 CFR, § 60.3).

State historic preservation program. The program established by each state and approved by the Secretary of the Interior for the purpose of carrying out the provisions of the National Historic Preservation Act of 1966, as amended, and related laws and regulations (36 CFR, § 60.3).

Street. A public thoroughfare used as a way for pedestrians and vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, or however otherwise designated.

Street, arterial and highways. Streets and roadways which are used primarily for fast or heavy traffic and that form a part of the existing or projected federal aid highway system, or the state highway system.

Street, collector. A street which carries traffic from minor streets to the major streets in residential and business areas and includes the principal entrance streets of a residential development and streets for circulation within such a development.

Street, cul-de-sac. A minor street with a turn-around and permanently closed to through traffic and used primarily for access to the abutting properties.

Street, frontage or service. A minor street auxiliary to, and located on the side of, a major street for service to abutting properties and adjacent areas for control access and protection from through traffic.

Street line or right-of-way line. The dividing line between a lot, its property line or lines, and a public right-of-way, a public street, road, or highway, or a private street, road, or highway over which 2 or more abutting owners have an easement or right-of-way.

Street, major. A street that provides easy access to the various traffic generators within the City and to the arterial highway system.

Street, minor. A street that is used primarily for access to the abutting properties.

Street right-of-way. The area dedicated to public use for streets, walks, drainage, and utility servitudes, etc., between front property lines.

Structure. Anything constructed or erected, the use of which requires permanent, or semipermanent, location on the ground or the attachment to something having a permanent location on the ground. This includes, but is not limited to, buildings, gasoline pumps, advertising signs, billboards, fences, radio and TV towers, mobile homes and sheds. It excludes vehicles, sidewalks, streets, driveways, parking areas and uncovered patios.

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

Subdivider. Any person, firm, partnership, corporation or other entity, acting as a unit, subdividing or proposing to subdivide land as herein defined. Synonymous with “Developer.”

Subdivision. Includes any of the following activities within the Cit of Slidell:

A. The division of a lot, tract or parcel of land into 2 or more lots, plats, sites, or other divisions of land for the purpose of sale or building development whether immediate or future for purpose;

B. The dedication granting a street, alley, or servitude through a tract of land regardless of area;

C. The resubdivision of land previously divided or platted into lots of record.

– T –

Temporary, building. A structure without a foundation, having a roof supported by columns or walls, for the enclosure of persons, animals, chattels, or moveable property of any kind.

Temporary, office for construction sales. A structure or other facility temporarily used as a construction office or sales office.

Temporary, office for real estate. The temporary use of a dwelling unit within a residential development project as a sales or rental office for the units on the same site, which is converted to residential use at the conclusion of its office use.

Temporary, residence. A dwelling for the purpose of providing residence on a limited term basis no more than 6 months.

Temporary, use. A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period. Temporary uses include:

A. *Temporary seasonal use*. A seasonal use is a type of temporary use carried on for 90 days or less, such as fireworks stands, Christmas tree sales, snowball stands, seafood peddlers, or produce stands.

B. Temporary sales. A type of temporary use that may take place indoors or outdoors, which may include temporary structures, where goods are sold, such as consignment auctions, pop up markets, vendor events, arts and crafts fairs, flea markets, multi-household rummage sales, commercial rummage sales, and temporary vehicle sales. Temporary sales do not include outdoor sales related to a retail goods establishment where such goods are part of the establishment's regular items offered for purchase.

C. Temporary outdoor events. A temporary outdoor event is any entertainment activity, such as the performance of live music, revue, play or other event within an outdoor space, that has a specific duration or the end of which is related to a specific action, usually lasting for only a few days or weeks at a time. Temporary outdoor events include, but are not limited to, fireworks shows, horse shows, carnivals/circuses, temporary worship services, festivals and any event where vendors offering items for sale who may or may not be required to pay a fee for such booth or tent space.

Townhouse or rowhouse. Includes between 3 and 8 dwelling units located within a single structure, contiguous to each other, sharing one common bearing wall, and including a separate front and rear entrance for each unit.

Trailer. A vehicle without motive power, designed so that it can be drawn by a motor vehicle.

Trailer, manufactured housing. A structure, transportable in one or more sections, which is 12 body feet or more in width and 60 body feet or more in length, built on a permanent chassis, and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. This structure type is not built to ICS standards; it is permitted in accordance with minimum HUD requirements.

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

Trailer-semi. A freight trailer that when attached, is supported at its forward end by the fifth wheel device of the truck trailer.

Trailer, travel. A vehicular, portable structure built on a chassis designed as a temporary dwelling for travel, recreation, and vacation use with a body width not exceeding 8 feet, and a body length not exceeding 32 feet.

Transient habitation, lodging. Lodging services involving the provision of room and/or board for a period of less than a month. Typical uses include hotels, bed and breakfasts, and short-term rentals.

Truck-stop facility. Those facilities as contemplated in R.S. 33:4862.1 et seq., which are designed primarily for serving 18-wheel tractor-trailer motor vehicles and where no video draw-poker devices may be operated.

– U –

Undeveloped land. Land that has not been developed or disturbed through clearing, grading, excavation, filling, construction, installation, or other human activity and remains substantially in its natural or previously undeveloped condition.

Utility. A commodity or service that is of public consequence and need such as electricity, gas, sewer, water, transportation, television cables, or telephone service.

Use. The activity occurring on a lot or parcel, for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied, including all accessory uses. See also definition of *Nonconforming Use* in this Article.

Use, change of. The change within the classified use of a structure or parcel.

– V –

Vacant land. A vacant lot of record which has no buildings currently on it, but it may have been previously developed or have existing access to utilities and roads. A vacant lot is not synonymous with an undeveloped lot.

Variance. A limited modification from the provisions of this UDC by the Slidell Board of Adjustments in accordance with the rules and provisions of the Board established in Chapter 2 of this Code.

Vehicle. See Motor Vehicle.

Video draw poker devices. A unit, mechanism, or device that, upon insertion of cash, is available to play or simulate the play of the game of draw poker or other card games utilizing a cathode ray tube or video display screen microprocessors in which the player may win games or credits that can be redeemed for cash only. The term does not include a device that directly dispenses coins, cash, tokens, or anything else of value, except the ticket voucher. The term does not include any device authorized for use in the conducting of charitable gaming.

– W –

Waiver. A modification specified as appropriate in this UDC when/if specific conditions exist, able to be approved by the Director of Planning, City Engineer, or Director of Public Operations in accordance with the provisions of this UDC. A request for a waiver may require that additional information, detail, evidence, or expert testimony be submitted prior to consideration or approval.

Weekday. Any day, Monday through Friday, that is not a legal holiday.

Wholesaling. The storage and sale of goods or wastes for the purpose of further sale to a distributor or retail merchant. Wholesaling shall not include final sales to the public, which shall be considered retailing.

– X –

– Y –

Yard. A required open space unoccupied and unobstructed by any structure or portion of a structure from 6 inches above the general ground level of the graded lot upward; provided, however, that fences and walls may be permitted in any yard subject to height limitations as indicated herein.

Yard, front. That part of a lot between the front lot line and the front(s) of the principal building on the lot and extending to both side lot lines. In case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages.

Yard, front depth. Depth of required front yards shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost points of the side lot lines, in the case of rounded property corners at street intersections shall be assumed to be the point at which the side and front lot lines would have met without such rounding. Front and rear front yard lines shall be parallel.

Yard, rear. That part of a lot between the rear lot line and the back(s) of the principal building on the lot and extended to both side lot lines.

Yard, rear depth. Depth of required rear yards shall be measured at right angles to a straight line joining the rearmost points of the side lot lines. The forward rear yard line of a required rear yard shall be parallel to the straight line so established.

Yard, side. The part of a lot not surrounded by the building and not in the front or rear yard.

Yard, side width. Width of required side yards shall measure at right angles to a straight line joining the ends of front and rear lot lines on the same side of the lot. This inner side yard line of the required side yard shall be parallel to the straight line so established.

– Z –

ARTICLE 3 – ADMINISTRATION

Section 3.1 Code administrators.

A. *Designated Code Administrators or Administrative Officials*. The Mayor shall designate administrative officials to administer and enforce this UDC, who may be provided assistance from additional persons at the Mayor's direction. When such officials and their staff find that any provision of this UDC is being violated, they are hereby authorized to process the violation in accordance with the provisions of this Section and the City Code, as authorized by law, to ensure compliance with, or to prevent violation of, this UDC.

B. *Appeal of a Code Administrator's decision-making.*

1. All questions of interpretation and enforcement shall be first presented to the Administrative Official.
2. Any appeal of an Administrative Official's decision-making shall be presented to the Board of Adjustment in accordance with Chapter 2 of this Code.
3. Any appeal of a Board of Adjustment decision shall be to the courts as provided by law.

Section 3.2 Enforcement.

A. *Department of Building, Safety, and Permits.* The Department of Building, Safety, and Permits, including the Chief Building Official, shall perform all code enforcement procedures for the City of Slidell, including working with alleged code violators and applicable City departments to effectively administer and enforce this UDC.

B. *Violations, receipt of complaints.* Whenever a violation of this UDC occurs or is alleged to have occurred, any person may file a written complaint. Such complaints must be submitted to the Department of Building, Safety, and Permits and describe the causes and basis of the alleged violation.

C. *Alleged violation investigation, generally.* The Department of Building, Safety, and Permits shall record such complaints, investigate, and take action in accordance with the provisions of this UDC and the City Code.

D. *Violation notice, generally.* When the Department of Building, Safety, and Permits determines a violation of this UDC is occurring, the Department shall notify in writing the persons responsible for such violation(s), indicating the nature of the violation and ordering correction. Corrective actions may include, but are not limited to, discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations, or structural change thereto; discontinuance of any illegal work being done; or other action authorized by law to ensure compliance with or to prevent violation of this UDC's provisions.

E. *Fines and penalties.* When fines and/or penalties are not specified with a standard or requirement of this UDC, fines and/or penalties for violating this UDC shall be subject to the provisions of Chapter 1 Section 1-12 of the City Code.

Section 3.3 Fees.

A. Fees associated with this UDC shall be in accordance with Appendix F of this Code, unless specifically stated otherwise in this UDC.

B. No permit, certificate, or variance shall be issued unless or until such costs, charges, fees, or expenses have been paid in full, nor shall any action be taken or proceedings by the Department of Planning, the Board of Adjustment, the Planning and Zoning Commission, or the City Council, unless or until preliminary charges and fees have been paid in full. Any work undertaken without first paying the costs, charges, fees, or expenses shall be considered a code violation and subject to enforcement.

ARTICLE 4 – PROCEDURES

Section 4.1 General application requirements.

A. Building permits and processes.

1. *Building permits required*. No building or other structure can be erected, moved, added to, or structurally altered without first obtaining a permit from the City of Slidell. No manmade change can begin on improved or unimproved real estate including, but not limited to, mining, dredging, filling, grading, paving excavations, or drilling operations without first obtaining a permit from the City. All permits issued by City must demonstrate full compliance with this UDC and the Code of Ordinances.

2. *Application for building permits*. All applications for building permits must be accompanied by plans, drawn to a scale, showing the actual dimensions and shape of the lot to be built upon; the exact size, location, and dimensions of existing and proposed buildings or alteration. The application must include such other information as lawfully may be required by the Administrative Official including existing or proposed building or alteration; existing rental units the building is designated to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with and provide for enforcement of this UDC.

3. *Certificates of occupancy for new, altered, or nonconforming uses*. It is unlawful to install permanent utilities in or to use, occupy, or permit the use or occupancy of any part of any building or premises until a certificate of occupancy is issued by the City stating that the proposed use of this building or land conforms to the requirements of the Code, inclusive of this UDC, upon completion of all applicable work.

    a. The Administrative Official shall maintain a record of all certificates of occupancy.

    b. Failure to obtain a certificate of occupancy is a violation of and enforced in accordance with this Code.

4. *Expiration of special land use or temporary permits*

    a. *Start of work*. Special land use or temporary activities permitted must comply with the duration specified in the permit issued. If no evidence of activity is present on site, the permit will expire, and the Administrative Official may cancel the permit.

    b. *Notice of permit expiration.* The administrative official must provide written notice to the persons affected by permit expiration advising that further work or continued activity cannot continue unless and until a new permit or an extension is approved.

5. Refer to Chapter 7 of this Code for information regarding specific construction codes, licensing requirements, and additional building permit submittal information.

B. *Site plan, zoning and subdivision requests*. The following procedures help ensure site plan, zoning, and subdivision applications are approved in compliance with this UDC, generally

referred to as “planning applications.” The Department of Planning is responsible for processing such requests and verifying compliance with the UDC.

1. *Availability of planning applications.*

   a. Planning applications shall be available in the Department of Planning and indicate expectations for completeness, including minimum information required for submittal.

   b. Planning applications may include a calendar of relevant deadlines for submittal, or such calendar may be provided by the Department of Planning.

2. *Completeness review.* Upon receipt of a planning application, the Director of Planning or designee shall determine if the application is complete. Incomplete applications will not be processed and will not be scheduled for public hearing, if applicable, until deficiencies are remedied. The failure to resolve a finding of incomplete or inaccurate information shall be grounds for not accepting an application.

3. *Withdrawal of application.* Planning applications may be withdrawn by an applicant or the City Council without a refund of fees. Requests for withdrawal must be in writing by the applicant or legally authorized agent in accordance with the following:

   a. Planning applications not subject to a public hearing may be withdrawn at any time in the review process.

   b. Planning applications or appeals requiring a public hearing of the Planning or Zoning Commission, City Council, or Board of Adjustment may be withdrawn prior to the public hearing. These applications may be resubmitted without limit. Costs to advertise the case for public hearing are not refundable.

4. *Limitations of withdrawn or denied planning applications.* Planning applications denied or withdrawn after the Planning or Zoning Commission has made a recommendation, but prior to a decision of the City Council, must wait one year from the date of submittal before resubmitting, unless substantial new evidence is made available or there is evidence of a significant mistake of law or of fact that affected the prior denial.

5. *Appeals*. Appeals of any Code Administrator’s decision shall be heard by the Board of Adjustments and must be filed with the Department of Planning within 10 days of the date of the decision in accordance with Chapter 2, Division 3 of this Code.

Section 4.2 - Development meeting.

A. A development meeting is an applicant’s opportunity to meet with representatives from multiple City and Parish departments and receive guidance on the City’s process and requirements.

B. Development meetings are strongly encouraged for all residential elevation projects, new commercial construction, major development permits, and planning applications.

C. Applicants can fill out a request for a Development Meeting online and submit this request to the Department of Planning. The Department requires at least one week’s notice to schedule the meeting.

Section 4.3 Notice.

A. *Published notice.*

   1. Published notice is required for all applications or approvals requiring a public hearing.

   2. Notice setting forth the date, time, place, and purpose of the public hearing, the name of the applicant, and location of the subject property shall be published in the official journal of the City.

a. For subdivision applications, design exceptions, Board of Adjustment applications, published notice shall be provided no less than twice during a 10-day period prior to the public hearing date.

b. For UDC text changes, zoning map changes, and conditional uses published notice shall be provided at least 30 days in advance of the public hearing date and once a week for 3 different weeks in the official journal of the City.

B. *Posted notice.*

1. Posted notice for public hearings is required for the following applications: conditional uses, variances, zoning map changes initiated by individual applicants, petitions for annexations, property-specific appeals, and subdivision applications requiring a public hearing. Comprehensive rezoning proposals initiated by the City do not require posted notice. The posted sign shall be prepared, furnished, and placed by the Director of Planning or their designee on the property in a prominent location near the public street so that it is visible to passing pedestrians or motorists.

2. The notice shall be posted for not less than 14 consecutive days prior to the public hearing conducted by the Planning and Zoning Commission or Board of Adjustment on weatherproof signs not less than one square foot in area. The posted sign shall contain the case number, the case type, and the time and place of the public hearing. For zoning changes, the posted sign shall include the current zoning district and proposed zoning district.

3. If it is not feasible to post a sign on the subject property, the sign may be posted along the public right-of-way in a location as determined by the Director of Planning.

4. For properties with more than 1 street frontage, the Director of Planning or their designee is required to post 1 sign visible from each street frontage.

5. In the case of multiple parcels, a posting on each individual parcel is not required, but sufficient signage shall be posted to provide notice to interested persons.

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.

2. Any defect in, or failure to adhere to, any discretionary forms of notification shall not form a basis for declaring invalid any ordinance or Council action on any zoning matter.

3. No denial by the Council of any application or petition requiring notice shall be declared invalid by reason of any defect in any form of public notice, if the applicant has received notice of the time, date, and place of the hearing.

Section 4.4 Public hearing.

A. *Purpose.* The purpose of a public hearing is to allow an applicant and all other interested parties the opportunity to be heard, to present evidence relevant to an application, and to rebut evidence presented by others.

B. *Conduct of hearing.* Public hearings shall be conducted in conformance with state and local laws and shall be conducted in accordance with the State of Louisiana Open Meetings Law.

C. *Record of proceedings.* The proceedings of all public hearings shall be recorded in conformance with the provisions of state law.

D. *Continuances*. The Chairperson, with approval of the body conducting the hearing, may vote to continue the public hearing to a future meeting for good cause shown. No new mailed notice is required to reopen the hearing if a hearing is continued to a date specified, provided that a public announcement of the future date, time, and place of the continued hearing is made at the first hearing and placed in the minutes. Publication of the agenda shall satisfy the notice requirements.

E. *Applicant not present.* If an applicant is not present at the public hearing or if the applicant makes a request for a deferral of consideration, then the body conducting the public hearing may elect to take no action on the application and place the item on a future agenda.

Section 4.5 Annexation.

A. *Application(s).* Those desiring to incorporate property into the City of Slidell's corporate limits must complete a petition for annexation and a separate application for a zoning map amendment on forms made available by the Department of Planning, including but not limited to the proposed zoning classification desired for the site. Applicants are encouraged to submit both the petition and zoning application at the same time.

B. *Classification of annexed territory*. Petitions for annexation of territory to the municipal limits shall state the type of zoning district which the territory shall be upon annexation.

C. *Minimum requirements.* All requirements of the laws of the State of Louisiana and the ordinances of the City of Slidell concerning annexation and zoning classification must be met.

D. *Review.* Complete petitions for annexation shall be reviewed by the Departments of Planning and Engineering. Once City requirements are met, the City will forward the petition to St. Tammany Parish Government for their concurrence.

E. *Planning and Zoning Commission recommendation.* Upon decision-making by the Parish, both the zoning application and petition for annexation will be noticed for a Planning and Zoning Commission public hearing via both posted and published notice. As part of their meeting, the Planning and Zoning Commission will provide a recommendation on both cases for the City Council's consideration.

F. *City Council.* Upon recommendation by the Planning and Zoning Commission, the petition and zoning application will be noticed for a City Council public hearing via posted notice. The City Council will review and vote on both cases' final decision-making.

G. *Appeals*. Appeals of the City Council decision shall be heard by the Board of Adjustments and must be filed with the Department of Planning within 10 days of the date of the Council's decision in accordance with Chapter 2, Division 3 of this Code.

Section 4.6 UDC text amendment.

Text amendments to this UDC shall be made in accordance with Chapter 1 of this Code and include the Planning and Zoning Commission's review and recommendation on proposed amendments.

Section 4.7 Zoning map amendment.

A. *Initiation.* An amendment to the Official Zoning Map may be initiated in any of the following ways:

1. *By recommendation of the Planning Director or the Zoning Commission*. The Planning Director or the Zoning Commission may recommend that the City Council consider a zoning map amendment after determining that further consideration of an amendment is warranted. Prior to making a recommendation, the Planning Director or the Zoning Commission may initiate a study of one or more properties or geographic areas to evaluate the proposed amendment.

2. *By application of a property owner*. The owner of real property within the City of Slidell, or the owner's authorized agent, may submit a written application requesting a zoning map amendment.

3. *By resolution of the City Council*. The City Council may adopt a resolution directing the Planning Director or the Zoning Commission to conduct a study of a proposed zoning map amendment or area-wide rezoning.

4. *By ordinance of the City Council*. The City Council may initiate a zoning map amendment by introducing an ordinance in accordance with the procedures established by this Code and applicable state law.

B. ~~A.~~ *Application.* To be considered a complete petition for a zoning map amendment, the petitioner shall submit on the petition on forms made available by the Department of Planning, including but not limited to:

1. Identification of existing and proposed zoning classification of the subject property; and

2. Proof of site ownership; and

3. A map of the subject site; and

4. Forms properly signed and notarized; and

5. Submittal of required fees in accordance with Appendix F of this Code.

C. ~~B.~~ *Determination of completeness.* The Department of Planning shall not process, or post notice for, a public hearing on a petition unless, and until, all of the information described in Section 4.7.A is submitted to the Department of Planning.

D. ~~C.~~ *Review and recommendation*.

1. *Preliminary review.* The Department of Planning shall make a preliminary review of the petition and advise the petitioner of any deficiencies. Once all deficiencies are corrected and the petition complete, the Department of Planning will advise the petitioner of the date, time, and place of the Zoning Commission meeting at which the petition will be introduced and presented for the Commission's recommendation.

2. *Notice.* The petition shall be noticed in accordance with the procedures for posted and public notice provided for in this Article.

3. *Zoning Commission meeting*.

   a. Failure of an applicant to be present at the Zoning Commission meeting may result in the petition being rejected.

   b. The Commission shall consider the petition as presented in a report made by the Department of Planning, open the public hearing to consider public comments, and deliberate on a recommendation to forward to the City Council. In making its recommendation, the Commission cannot order the petitioner to change in any way the petition presented, or to deny holding a public hearing on a petition if a qualified petitioner is present at this meeting.

   c. Should the petitioner(s) choose to modify the petition, the petitioner(s) may do so at this meeting.

   d. The Zoning Commission shall make a decision to defer the case to their next meeting or recommend the City Council deny or approve the petition.

E. ~~D.~~ *Action by City Council.*

1. The Department of Planning shall incorporate the recommendation of the Zoning Commission into their staff report and forward the report to the City Council for consideration within 10 days of the Zoning Commission meeting.

2. The City Council shall not take action on the proposed change(s) until it receives the final report of the Commission.

3. A final yea and nay vote shall be taken on the proposal by the City Council within 120 days dated from the introduction of the ordinance in correct form.

F. ~~E.~~ *Appeals*. Appeals of the City Council decision shall be forwarded to the appropriate Civil Judicial District.

Section 4.8 Conditional use permit (CUP).

A. *Procedure.* A conditional use permit shall be submitted, reviewed, and acted on in the same manner as a zoning map amendment, except as provided for in this Subsection.

B. *Authority to add conditions.* The City Council, with the recommendation of the Zoning Commission, shall have the authority to permit the conditional use of land or structures for uses designated as conditional uses in each zoning district in accordance with the allowed uses, procedures, conditions, and standards of this UDC.

C. *Application.* A written application verified by the owner of record, or authorized agent of said owner of the property involved, shall be filed with the Department of Planning for the attention of the Zoning Commission upon a form prescribed therefore, which shall contain, or be accompanied by, all required information, including but not limited to:

1. *Identification*. The petitioner's name, address, and interest in the petition, and the name, address, and interest of every person, firm, corporation, or governmental agency represented by the petitioner in the petition.

2. *Legal description.* A legal description of the land proposed to be covered by the special use permit.

3. *Plat of survey.* A current legal plat or survey of the property showing the flood zone that the property is located in, all existing structures, easements and rights-of-way.

4. *Arguments*. A statement containing a summary of the circumstances, factors, and arguments that the petitioner offers in support of the proposed conditional use permit.

5. *Zoning and use.* The present zoning of the property and description of intended use.

6. *Site plan.* A site plan drawn to a scale of not less than 1 inch to 100 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 existing and proposed structures and the proposed use of all areas of the site not enclosed by a building including parking areas, storage areas, maintenance areas, loading areas, and production areas, the site plan shall also indicate the zoning of all land within 300 feet of the subject site.

7. *Other materials.* Such other data or materials as the Zoning Commission finds necessary to appraise the need for or effect of the conditional use.

D. *Conditions*.

1. The Zoning Commission and City Council may attach such conditions to prevent negative impacts to adjacent land uses and to protect the health, safety, and welfare of the public, including drainage, traffic and environmental analysis of the site and surrounding property by an independent engineering firm to be selected by the City. The cost of such studies shall be borne by the applicant.

2. Failure to observe the conditions of the Commission shall be a violation and grounds for revocation of the conditional use, subject to the penalties in Article 3 of this UDC.

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. 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.

F. *Appeals.* Appeals of the City Council decision shall be forwarded to the appropriate Civil Judicial District.

G. *Period of validity*. Every conditional use permit shall become null and void 6 months after the date it is approved by the City Council, unless:

1. A certificate of occupancy is obtained pursuant to such conditional use permit and the conditional use is actually established within the 6-month period; or
2. A building permit is obtained pursuant to such conditional use permits and construction work pursuant to such building permit has begun within the 6-month period, and the construction work is continuing in accordance with such building permit.
3. The City Council extends the time period for an additional 6 months where such extension is deemed reasonably necessary.

H. *Abandoned or discontinued.* If any conditional use is abandoned or is discontinued for a continuous period of one year, the conditional use permit shall become null and void and may not be reestablished unless a new conditional use permit is obtained in accordance with the provisions of this UDC.

I. *Transfer of permit*. Unless otherwise specified in the conditional use permit, revoked by the City Council, or abandoned, conditional use permits shall continue to remain valid after a change in ownership, manager, occupancy, or operator, provided that the conditional use complies with the requirements and regulations of the conditional use permit.

J. *Required acknowledgment.* The owner of a parcel of property with a conditional use permit shall supply all successive owners, all managers, occupants, and operators of the conditional use on the property or the property itself with a copy of the permit authorizing the conditional use and all related requirements and regulations.

Section 4.9 Certificate of appropriateness.

A. *Context.* For properties located in the Olde Towne Preservation District Overlay (OPD), as established in Section 6.7 of this UDC, any new construction, additions, exterior alterations, relocations, or demolitions must have a certificate of appropriateness approved before changes to property are made.

B. *Review*. The Department of Planning shall review certificate of appropriateness applications and determine if the application can be approved administratively or if it must go to the Olde Town Preservation District Commission (OTPDC) as established in Chapter 2 of this Code. If it must go to the OTPDC, the Department of Planning will make a technical recommendation, then the OTPDC will hold a public hearing and make a decision.

C. *Actions requiring OTPDC certificate of appropriateness*:

1. Exterior changes including:
    a. The erection of any new structure, principal or accessory, or other construction; or
    b. The alteration or addition to the exterior of any existing structure; or
    c. Relocation of a structure; or
    d. Demolition of a structure; or
    e. Changes to the exterior paint scheme outside of the historic paint palette approved by the Commission.
2. Demolition of any existing structure; or
3. The relocation of any structure into, or out of, the district.

D. *Actions that may be administratively approved by the Director of Planning:*
1. Alterations to the exterior of non-historic structures; or
2. Alterations to the exterior of non-contributing elements to a historic structure that do not detract from the historic character of structure or neighboring structures; or
3. Signs.

E. *Application*. The applicant must submit full plans and specifications showing the proposed appearance, color, texture, materials, and architectural design of the exterior.
1. Such plans must include the front, sides, rear, and roof of all structures on the site to be altered.
2. Such plans must include any alterations or additions to any structure, party wall, courtyard, sidewalk, driveway, parking area, fence, or other dependency.

F. *Process.*
1. If OTPDC certificate of appropriateness is required, the Director of Planning shall notify the Commissioners of the application and accompanying documents. If the documents are too large or outsized, such as a mock-up, they will be available for review by the Commissioners at the Department of Planning office or hosted online.
2. If the Director of Planning or OTPDC determines that an application lacks complete information or is not complete, the subject request will not be acted on by the OTPDC and may be returned to the applicant for revisions.
3. The Director of Planning shall develop standard application forms and guidelines for the application process for properties in the MU2 and OPD districts.
4. The applicant may request a development meeting with the Director of Planning, the OTPDC Chairperson or Vice Chairperson, for the purpose of assessing whether changes or adjustments to the application are needed to demonstrate compliance with the requirements of this UDC.

G. *Hearing notice for OTPDC.* Hearing notice shall be provided via published notice in accordance with this Article.

H. *Commission recommendation and action*.
1. The Commission shall have the right to recommend changes and modifications to enable the applicant to meet the requirements of the Code, which may include such changes to the exterior appearance.
2. Within 60 days after an application has been filed with the Department of Planning, the Commission shall act upon it by either approving, denying, or deferring action until the next meeting of the Commission. Evidence of approval of the application shall be by

certificate of appropriateness issued by the Commission and, whatever its decision, notice in writing shall be given to the applicant by the Department of Planning.

3. Failure by the Commission to reach and render a decision within 60 days of the date of filing of the application with the Department of Planning shall be taken to constitute approval of the application by the Commission, unless the applicant has requested that the Commission delay its decision beyond the 60-day period otherwise required.

I. *Appeals.* Any person or persons aggrieved by any decision of the OTPDC shall have the right to appeal such decision. Appeals of the OTPDC decision shall be heard by the Board of Adjustments and must be filed with the Department of Planning within 10 days of the date of the decision in accordance with Chapter 2, Division 3 of this Code.

J. *Permitting and effect of approval.*

1. The issuance of a certificate of appropriateness shall not relieve an applicant from applying for a building permit, conditional use permit, variance, or other requirement or provision of the laws of the City concerning zoning, construction, repair, or demolition.

2. No construction activity or building permit that affects a historic resource shall be allowed or issued by the City prior to the issuance of a certificate of appropriateness by the Commission.

K. *Enforcement and administration.*

1. *Injunctions.* Whenever any person has engaged in, or is about to engage in, any act or practice that constitutes or will constitute a violation of this UDC the City may make application to the appropriate court for an order enjoining such act or practice, or requiring such person to refrain from such prospective violation or to remedy such violation by restoring the affected property to its previous condition.

2. *Penalties*. As provided in Article 3 of this UDC.

3. *Stopping work commenced without permit*. The Department of Building, Safety, and Permits or Department of Planning shall promptly stop any work attempted to be done without or contrary to a permit issued under this Code.

4. *Provisions of Section in case of conflict*. In the event of conflicting ordinances, non-preservation ordinances prevail except as otherwise approved by the City Council.

Section 4.10 Variance, appeals, waivers, and design exceptions.

A. *Appeals and variances to the Board of Adjustments.* Refer to Chapter 2, Division 3 for variance and appeal application procedures, limitations, and minimum criteria.

B. *Administrative Waivers.* Applicants may make a request for an administrative waiver to the Directors of Building, Safety, and Permits; Director of Planning; or Director of Public Operations, as applicable. Such requests may only accommodate the following provisions:

1. *Encroachments in required yards.*

a. Limited waivers are authorized to administratively approve encroachments into required yard setbacks for stairs, landings, and equipment platforms required when a building is elevated or raised up to the following distances:

i. *Front yard.* Within 10 feet of property line

ii. *Side yards.* Within 6 inches of the property line when at least 7 feet, 6 inches of height clearance for a 3 foot wide passage are provided between grade and any projections, or if adequate clearance is not provided, that side yard is made inaccessible from the front yard.

iii. *Rear yard.* Within 10 feet of property line

b. Encroachments closer to the property line than those provided above must be referred to the Board of Adjustments for review and approval.

2. *Sidewalk design*. Limited waivers are authorized to administratively approve special designed sidewalks to accommodate unique location restrictions on a case-by-case basis upon review by the Departments of Planning, Engineering, and Public Works. Examples of unique location restrictions include, but are not limited to, lack of sufficient public right-of-way, less than 7 feet available from back of curb to property line, and other public infrastructure is obstructing the area available for sidewalks.

3. *Application*. Applicants shall submit the request for a waiver, with design specifications or site plans, as required, to the Department of Planning.

4. *Review.* The Department of Planning will coordinate review of the request with the Departments of Engineering and Public Operations, as applicable.

5. *Decision-making.* Based on department input, the waiver will be approved, approved with modifications, or denied. The Department of Planning will notify the owner/developer/ contractor of the City's decision in writing.

6. *Appeal of department action.* Appeals of the departmental decisions shall be heard by the Board of Adjustments and must be filed with the Department of Planning within 10 days of the date of the decision in accordance with Chapter 2, Division 3 of this Code.

C. *Design exceptions to the Planning Commission.*

1. *Purpose and applicability.* To provide a method to review and approve unique or functionally necessary variations from the design guidelines of this UDC, the Planning Commission is empowered to review and approve design exceptions upon review and recommendation of the Director of Planning and after conducting a public hearing on the matter. Examples for when design exceptions may be appropriate include specialized exterior cladding for energy efficient design and building layouts that do not have clearly defined front, side and rear elevations or where the functional design requirements for the building's intended use make it difficult to adhere to the strict requirements of the design guidelines.

2. *Application.* Owner/developers can apply to the Planning Commission for approval of design exceptions by submitting an application to the Department of Planning along with supporting plans and documents.

3. *Review and recommendation.* The Director of Planning shall review the submittal for completeness, analyze the proposed unique or functionally dependent design, and provide a recommendation to the Planning Commission. The Director of Planning shall also coordinate with the Commission Chairperson to add the application to the agenda for the next Planning Commission meeting.

4. *Required notice.* Notice of the application's hearing at the Planning Commission shall be published and posted in accordance with this Article. The Director of Planning shall make the plans for the unique or functional design available in the Department of Planning's office or hosted online for viewing prior to the public hearing.

5. *Planning Commission meeting*. The proposed plans, including the request for a design exception, will be reviewed at a public hearing of the Planning Commission. During the hearing, the applicant or their representative will be given an opportunity to present their proposal; the Director of Planning will provide the analysis and recommendation of the proposal; and the public will be given an opportunity to present their views and recommendations.

6. *Planning Commission decision-making.* The Planning Commission shall either:

a. Approve the design exception as presented;

b. Approve the design exception with modifications and/or conditions;

c. Deny the design exception; and/or

d. Postpone a decision and direct the applicant and/or the Director of Planning to return at a later date with additional information, analysis, or a modified proposal.

7. *Appeals*. Appeals of the Commission's decision shall be heard by the Board of Adjustments and must be filed with the Department of Planning within 10 days of the date of the decision in accordance with Chapter 2, Division 3 of this Code.

Section 4.11 – 4.15 Reserved.

Section 4.16 Subdivision procedures.

Section 4.16.1 Generally.

A. *Development meeting*. Whenever any subdivision of a tract of land is proposed to be made, the subdivider or their agent is strongly encouraged to discuss the project with City departments as part of a development meeting in accordance with Section 4.2 of this UDC prior to submitting a preliminary plat for review. Based on a preliminary review of an application, the Department of Planning will determine if a subdivision can be approved administratively or must be approved by the Planning Commission.

B. *Required application materials*. On reaching conclusions informally, the subdivider shall prepare a preliminary plat, together with improvements, plans, and other supplementary material specified in this UDC.

C. *Decision-making processes*. The procedure for review and approval of a subdivision plat may consist of up to 3 separate steps and may be processed in 3 separate manners:

1. When minor modifications are being considered in accordance with Section 4.16.2 of this UDC, the Director of Planning may approve a final plat as part of an administrative subdivision process.

2. When no improvements are being proposed and the subdivision request meets all requirements of this UDC, the Planning Commission may consider together a preliminary and final plat as part of a Major Subdivision Application.

3. When creating a subdivision with new streets and/or significant improvements to infrastructure requiring compliance with Article 10 of this UDC, the Planning Commission may consider the proposed final as part of a Major Subdivision Application upon completion of the following steps:

a. Prepare and submit a preliminary plat of the proposed subdivision to the Planning Commission.

b. Upon approval of the Planning Commission, a Developer must submit detailed construction drawings and specifications to the City Engineer.

c. Upon approval of the City Engineer, the proposed subdivision improvements shall be constructed according to approved plans and minimum standards in Article 10 of this UDC.

d. Upon successful installation and inspection of subdivision improvements, the Developer shall prepare and submit to the Planning Commission a final plat, together with all required materials in this Section.

e. This final plat becomes the instrument to be recorded in the Office of the Clerk of Court, St. Tammany Parish, when duly signed by the Chairman of the Slidell Planning Commission and the Mayor, or his authorized designee.

Section 4.16.2 Administrative subdivision process.

A. *Administrative plat approval criteria*. Notwithstanding other provisions of this UDC or other law to the contrary, final plats may be approved via administrative procedures when either of the 2 following circumstances exist:

1. A request is limited to the realignment or shifting of lot boundary lines, including removal, alignment, or shifting of interior lot boundary lines, or the re-designation of lot numbers and the application meets all of the following requirements:

   a. Does not involve the creation of any new street or public improvement;

   b. Does not increase the number of lots of record;

   c. Does not involve more than 5 lots of record;

   d. Does not reduce a lot size below the minimum area or dimension requirements established by this UDC;

   e. Does not involve more than one acre;

   f. The property is zoned residential; and

   g. Otherwise meets all the requirements of this UDC.

2. Parcels of land where a portion has been expropriated or has been dedicated, sold, or otherwise transferred to the City, thereby leaving a severed portion of the original property that requires a re-designation of lot number(s) and establishment of new lot boundary lines.

B. *Plat content and effect*. All plats approved or certified by an administrative subdivision process provided for herein, shall designate such fact on the plat and the plats shall be recorded in the conveyance records of the St. Tammany Parish Clerk of Court. Any plat so approved shall have the same force and effect and legal status of a subdivision application approved by the Planning Commission.

C. *Application and plat submittal*. The subdivider shall submit to the Department of Planning one paper copy of a complete subdivision application and an electronic PDF of all materials required in the application. The plat shall be drawn to the scale of 1 inch equals 100 feet, or 1 inch equals 50 feet, and must be accompanied by a copy of the recorded deed to the land to be acted upon. The Department of Planning shall retain a copy of said deed for the Planning Commission's records. The plat shall include:

1. The name of the original subdivision;

2. The parcels or lots to be divided;

3. Old boundary lines and lot designations shaded and new boundary lines and lot designations in bold;

4. Date title, name, and location of proposed re-subdivision, including section, township, range, city, parish, and state;

5. Written metes and bounds description of the property to be re-subdivided;

6. Property measurements for dimensions and area;

7. The location of all buildings on the lots to be subdivided;

8. The names and location of all adjoining rights of way, streets and subdivisions;

9. Verbiage stating that the plat is "The administrative re-subdivision of lot(s) _____, into lot(s) _____ of the _____ Subdivision";

10. The flood zone designation(s);

11. The zoning district designation(s);

12. All existing and proposed easements;

13. Vicinity map and north arrow;

14. A certified land surveyor's seal must be clearly stamped on the plat submitted for approval;

15. Signature block to include the Director of Planning, map file number, and date filed for record.

D. *Fees.* All plats submitted to the Department of Planning for administrative subdivision approval shall be signed by the Mayor, or his authorized designee, the Planning Commission Chairman, and the Director of Planning, as well as be accompanied by fees required by the City of Slidell per Appendix F. of this Code and fees required by the Clerk of Court.

E. *Referral*. The Director of Planning may, upon review of the submittals and review of the plat, at his/her discretion, require that the request go through the subdivision process, including review and decision-making by the Planning Commission.

Section 4.16.3 – Major subdivision process

A. *Applicability.* All subdivision requests that do not meet the minimum criteria for an administrative subdivision process shall be processed as a major subdivision. When requests do not involve the creation of new streets or substantial changes to existing infrastructure, the Planning Commission may review and approve both the preliminary plat and final plat as one final plat.

B. *Application and plat submittal*. The subdivider shall submit to the Department of Planning one paper copy of a complete subdivision application and an electronic PDF of all materials required in the application. The proposed plat shall be drawn to the scale of 1 inch equals 100 feet, or 1 inch equals 50 feet, and must be accompanied by a copy of the recorded deed to the land to be acted upon. The Department of Planning shall retain a copy of said deed for the Planning Commission's records. The plat shall include:

1. The proposed subdivision's name and location, the name and address(es) of the owner or owners and the name of the designer of the plat who shall be a Louisiana State Licensed engineer, landscape architect, or land surveyor.

2. Date, approximate north point, and graphic scale.

3. The location of existing and platted property lines, section and township lines, existing streets, buildings, watercourses, railroads, bridges, culverts, any public utility easements, both on this land subdivision and adjacent land, zoning classification, of the land to be subdivided and the adjoining land near the subdivision, and the names of adjoining subdivisions.

4. Plans of proposed utility servitude layouts (sewer, water, and electricity) showing feasible connections, where possible, to existing and proposed utility systems.

5. The proposed street names and locations, dimensions of proposed streets, alleys, easements, parks, and other open spaces, reservations, lots, and building setback lines.

6. Contour intervals to sea level datum of not more than 2 feet when the slope is less than 4 percent. Show spot elevations of all breaks in grades along drainage channels or swales and at selected points not more than 200 feet apart in all directions for slopes less than 2 percent, and contour intervals of not more than 5 feet when the slope is greater than 4 percent.

7. If any portion of the land being subdivided is below the elevation of flood in accordance with Chapter 15 of this Code, limits of such flood shall be shown.

8. Typical cross sections of the proposed grading and roadways or sidewalks and topographic conditions drawn to a scale of not less than 1 inch equals 100 feet horizontal

and 1 inch equals 20 feet vertical when required by the Planning Commission or City Engineer.

9. The acreage of the land to be subdivided.

10. Vicinity map showing location of subdivision site.

11. The width and location of any street or other public ways or places shown on the master plan or major road plan within the area to be subdivided.

12. All subdivision proposals greater than 50 lots, or 5 acres, whichever is lesser, shall include base flood elevation data. Refer to Chapter 15 of this Code for definitions and standards related to base flood.

C. *Preliminary plat review and approval.*

1. The Department of Planning and the City Engineer will review required application materials and advise applicants of changes necessary or additional information required to verify compliance with the requirements of this UDC.

2. Once the preliminary plat is found to be in compliance with this UDC, the Department of Planning will provide public notice and place the subdivision application on the next regularly scheduled Planning Commission agenda.

3. The Planning Commission will review and indicate disapproval approval.

D. *Preliminary plat signature.* Four copies of the preliminary plat with any corrections or amendments required by the Planning Commission will be submitted for signatures by the Mayor, the Planning Commission Chairman, and the Director of Planning. One copy will be provided to the City Engineer, Director of Planning, Building Official, and the subdivider. The official copy of the Planning Commission will be maintained by the Department of Planning.

E. *Preliminary plat approval effect.* The approval of the preliminary plat by the Planning Commission allows for the submittal of detailed construction plans in accordance with Subsection I below. It does not constitute acceptance of the final plat.

F. *Preliminary plat expiration*. The approval of the preliminary plat shall expire 2 years from the date the preliminary plat was signed by the Planning Commission Chairman, unless an extension of time is applied for and granted by the Planning Commission.

G. *Detailed construction drawings approval.*

1. *Preparation and review of drawings*. Upon preliminary plat approval, the Developer shall prepare and submit detailed construction plans for all improvements in accordance with the approved preliminary plat and the requirements of this UDC to the City Engineer for review and approval.

2. *Installation*. Upon City Engineer approval of construction plans and issuance of maintenance obligations described in this Subsection, the Developer may proceed with the construction and installation of all improvements or may post a performance bond that assures that all improvements will be completed per approved construction plans.

3. *Maintenance obligations.*

a. Maintenance obligations are established when the Developer has received preliminary approval. Said obligation shall be used to ensure the repair of any damage to a City road or drainage system resulting from construction activity in connection with the subdivision.

i. The amount of the obligation will be based upon the existing condition of the affected City road, its type of construction (e.g. gravel, concrete, asphalt), the length of the road exposed to construction traffic, and other such factors as may be deemed appropriate such as existing terrain, anticipated amounts of heavy traffic, etc.

ii. The amount of a maintenance obligation is not expected to exceed:

(1) $40.00/linear ft. for asphalt roads or streets

(2) $50.00/linear ft. for concrete roads or streets

iii. The amount of the obligation will be determined by the Department of Engineering and prescribed within the development review letter. Maintenance obligations must be established for at least one year or the duration of construction within the subdivision, whichever comes first.

iv. After completion of the subdivision, and upon written request from the developer, the Department of Engineering may recommend releasing the maintenance obligation by written request to the Department of Finance.

b. All maintenance obligations established by the Department of Engineering must have acceptable securities submitted to and on file with the Department of Finance, and no work orders will be issued until such action has been completed.

c. Acceptable securities are required to be posted by a Developer of a newly constructed subdivision development in order to ensure that monies are available, if needed, to make repairs to any existing City roads if the developer defaults on his 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 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 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.

e. The City Engineer is charged with the responsibility to ensure that securities do not lapse or expire. In addition, the Department of Engineering shall be responsible for notifying the Developer at least 90 days prior to the expiration of the obligation and further informing said parties that a public hearing will be held regarding the disposition of said obligation.

f. The City Engineer shall determine whether the Developer has complied with all applicable requirements of development before any obligation can be released. In the event that developer requests or the staff recommends an extension, renewal or reduction of an obligation, the Department of Engineering shall have the sole authority to move on any said request.

g. If a Developer defaults and cannot, or will not, meet his obligation at or on the prescribed date and time that said obligation is due to expire, the Department of Engineering shall have the authority to call any outstanding security on the property in question and instruct the Department of Finance to seize those securities necessary to complete any maintenance obligation related to the development.

H. *Final plat application minimum criteria and requirements.*

1. *Guarantee in lieu of completed improvements.* After approval of detailed construction drawings, one of the following conditions must be met before a final plat can be submitted to the Department of Planning for processing:

a. All required improvements have been constructed in a satisfactory manner and approved by the City Engineer; or

b. The Developer requests that the Planning Commission accept a performance bond in an amount equal to 100 percent of the estimated cost of installation of the required improvements as estimated on current cost data provided by the project engineer, whereby improvements may be made and utilities installed without cost to the area in the event of default of the Developer. Such a request must be included in the submittal of certificates required in this Section.

2. *Conformance with preliminary plat*. The final plat shall conform substantially to the preliminary plat as approved, and, if desired by the Developer it may constitute only that portion of the approved preliminary plat which he proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of this UDC.

3. *Submittal*. The Developer shall submit one hard copy and an electronic PDF of the final plat to the Department of Planning. The plat shall be drawn to a scale of 1 inch equals 100 feet or larger on a tracing cloth, or paper, on file sheets either 24 × 36 inches or 18 × 24 inches in size. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the streets lettered in alphabetical order as a key. The final plat shall show:

a. The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, reservations for easements, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations, all offers of cession and covenant governing the maintenance of unneeded open spaces shall bear the certificate of approval of the District Attorney as to their legal sufficiency.

b. Sufficient data to determine readily and reproduce on the ground the location, bearing, and length of every street line, lot line, boundary line, block line, and building setback line, whether curved or straight, and including true north point. This shall include the radius, central angle, and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.

c. All dimensions to the nearest 1/100 of a foot and all angles to the nearest minute.

d. Permanent reference monuments shall be shown thus: "□". They shall be constructed in accordance with specifications of the City Engineer. All corner lot markers shall be permanently located satisfactory to the City Engineer and shown thus: "O" and located in the ground to existing grade.

e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property with addresses.

f. Date, title, name, and location (town and parish) of subdivision, graphic scale, and true north point.

g. Vicinity sketch map showing site in relation to area.

h. If any portion of the land being subdivided is below the base flood elevation or within a Special Flood Hazard Area in accordance with Chapter 15 of this Code, the limits of such areas shall be shown.

i. Subdivision plats shall have a designated area thereon for annexation, ordinance number, and date.

j. The zoning classification of the proposed subdivision and adjoining property.

k. A written metes and bounds legal description.

l. Warranty that all public improvements dedicated to and accepted by the City shall be warranted to be free from defects of any nature for a period of one year. The warranty period shall commence on the date the City Council accepts the improvement. Any defect discovered during the warranty period shall be corrected by the Developer at no cost to the City.

m. The following certificates shall be on each sheet that is filed:

i. Certificate showing the applicant is the landowner and dedicates streets, rights-of-way, and any sites for public use.

ii. Certification by a registered land surveyor attesting to accuracy of survey and plat and placement of monuments.

iii. Certification by the Parish Health Officer of sewage disposal and water systems.

iv. Certification by City Engineer, or any other official or body authorized by law to act prior to the approval of the plat, that the Developer has complied with one of the following alternatives:

(1) Installation of all improvements in accordance with the requirements of these regulations and the detailed construction plans with City Engineer inspection.

(2) Posting of a performance bond in sufficient amount as to assure such completion of all required improvements and detailed construction drawings as approved by the City Engineers. Any bond shall be submitted with the plat a certificate of the City Attorney as to the sufficiency of the bond offers. (Usually 100 percent of the estimated contract amount.)

v. Certification of approval to be signed by the chairman of the Planning Commission.

4. *Planning Commission*. The Planning Commission shall approve or disapprove a final plat within 60 days after its submission, which is the Planning Commission meeting date where the request is first heard. Should the applicant request the case be deferred, the

submission date shall be the date of the next meeting where the case is heard. If the plat is disapproved, the grounds for disapproval shall be stated in writing in the Planning Commission's meeting minutes.

I. *Acceptance of infrastructure for City maintenance*.

1. *Inspection*. Before the City can accept infrastructure and provide for its continued maintenance, the City Engineer must inspect all improvements and acknowledge in writing to the City Council when all infrastructure has been completed and is performing in accordance with the standards of this UDC. In order to complete this process, the City Engineer or his representative(s) shall at all times have access to the site for infrastructure installation.

2. *Acceptance*. The City Council, after approval by the City Engineer, will accept for maintenance all improvements provided a 1-year maintenance bond in an amount not less than 10 percent of the total construction cost of said improvements has been posted.

3. *Owner's responsibility.* Until 1 year after the acceptance and approval of the work by the engineer or by the City, the entire work shall be at the owner's risk and he shall be bound to repair any defects therein discovered within such 1-year period.

4. *Ordinance*. The City Attorney shall prepare an ordinance describing subdivisions to be accepted by street name and length and, the City Council shall only accept improvements by ordinance.

J. *Final plat recordation.* Recordation of the final plat shall allow the sale of lots within the City of Slidell when such recordation is completed in accordance with this Section.

1. Upon approval of the final plat, the Developer must submit a final hard-copy and electronic PDF of the approved plat, with any corrections and/or changes required by the Planning Commission designated thereon, to the Department of Planning. The Department of Planning shall collect a fee as listed in Appendix F of this Code from the applicant upon submission of the plat.

2. The Department of Planning shall make 7 final, original, hard-copies of the final approved plat and obtain the signatures of the City Engineer, Planning Commission Chairman, the President of the City Council, and the Mayor on the final hard-copy of the final plat.

3. The Director of Planning, or in the absence of the Director of Planning, the City Planner shall have the plat duly recorded in the Office of the Clerk of Court of St. Tammany Parish, Louisiana, within 10 working days of the date on which the required fees have been collected, not counting the day on which the fee was received.

4. Following the recording of the final plat, the Department of Planning shall distribute the final, original, hard copies of the recorded plat, which shall show all signatures and the file number of the Clerk of Court, as follows:

   a. One original, signed plat shall be provided to the St. Tammany Parish Clerk of Court's Office.

   b. One original, signed plat shall be provided to the St. Tammany Parish Tax Assessor's Office.

   c. One original, signed plat shall be provided to the City Department of Building, Safety, and Permits.

   d. One original, signed plat shall be provided to the City Department of Engineering.

   e. One original, signed plat plus the electronic PDF shall be retained by the City Department of Planning.

   f. Two prints shall be mailed to the Developer by U.S. certified mail, return receipt requested, and the signed receipt showing that delivery of the signed plats was accomplished shall be made a part of the permanent record of the subdivision. If

the subdivider desires additional prints of the recorded final plat, they may be obtained from the Department of Planning for a fee.

g. If the return receipt is not received within 30 calendar days of the date of mailing of the copies, the Department of Planning shall notify the Developer, verbally or in writing, and 2 additional copies of the recorded, signed final plat shall be mailed the Developer by U.S. certified mail, return receipt requested, and these actions shall be noted on the permanent record of the subdivision. This procedure shall be repeated until a signed return receipt has been received by the Department of Planning.

5. Failure by the subdivider to pay the required fees in accordance with this Code within 30 days after approval of the final plat, the Developer having been duly notified of the approval, shall render the final plat null and void and the Developer shall be so notified by the Department of Planning by U.S. certified mail, return receipt requested. This action shall be so noted on the permanent record of the subdivision request.

6. If approval of the final plat is contingent upon an agreement to be effected after discussion between the Developer and any department of the City of Slidell and such agreement is not reached or is not expected to be reached within the 30-day period, the Planning Commission may, but does not have to, extend, once only, the final date on which the Developer must pay required fees to avoid the final plat becoming null and void by not more than 30 days, upon a favorable vote on such action by a majority of the authorized membership of the Commission in legal session convened.

K. *Enforcement and penalties for violations of subdivision procedures and regulations set forth in Article 10 of this UDC.*

1. *Authority.* The enforcement of the City Subdivision Regulations established in Article 10 of this UDC and associated penalties for the unapproved recordation or transfer of land is established herein in accordance with state law.

2. *Enforcement and penalties*.

a. Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to transfer or sell any land by reference to or exhibition of or by other use of a plat of a subdivision before such plat has been approved by the Planning Commission and recorded and filed in the Office of the Clerk of Court of St. Tammany Parish, shall make the instrument of transfer subject to compliance with laws, ordinances, and regulations relative to the development of subdivisions.

b. Whoever being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to sell any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been approved by the Planning Commission and recorded or filed in the Office of the Clerk of Court of St. Tammany Parish, without making the instrument of transfer subject to compliance with laws, ordinances and regulations relative to the development of subdivisions, shall pay a penalty of $500.00 for each lot or parcel so transferred, sold, agreed, or negotiated to be sold. The description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The City may enjoin such transfer or sale or agreement by suit for injunction brought in any court of competent jurisdiction or may recover the penalty by a civil action in any court of competent jurisdiction.

3. *Improvements and unapproved streets.* The City shall not accept, lay out, open, improve, grade, pave, curb, or light any street or lay or authorize to be laid, any water mains, sewer or utility connections in any street within any portion of territory for which the

Planning Commission has adopted a major street plan except as provided for under Louisiana Act No. 139, of 1956, and R.S. 33:115, as amended.

ARTICLE 5 – NONCONFORMITIES

Section 5.1 Intent.

The purpose of this Article is to regulate the continued existence of uses, lots, and structures lawfully established prior to the effective date of this Code, or any amendment thereto, that no longer conform with this Code. Further, it is the intent of this Article to limit the continuation and expansion, and to encourage eventual replacement of nonconformities that have potentially undesirable impacts on surrounding conforming uses.

Section 5.2 Effect.

A. *Existing lots, structures, and uses.* Any lot, structure, or use lawfully existing at the time of enactment of this Code, or portion thereof, may be continued as a nonconforming lot, structure, or use even though it no longer conforms with the provisions of this Code, or portion thereof, when such continuation is in accordance with the provisions of this Article.

B. *Certificates of occupancy required for nonconforming uses and structures*. It is unlawful to install permanent utilities in or to use, occupy, or permit the use or occupancy of any part of any nonconforming building or premises until a certificate of occupancy is issued by the City stating that the proposed use of this building or land conforms to the requirements of the Code, inclusive of this UDC, upon completion of all applicable work.

Section 5.3 Nonconforming uses.

A. *Ordinary repair and maintenance.* Normal maintenance and repair of nonconforming uses may be performed.

B. *Exceptions for repairs by public order.* Nothing in this Article shall prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any City official charged with protecting the public safety. Repairs and alterations that restore a building to the same condition that existed prior to damage or deterioration, that does not extend or increase an existing nonconformity, may be made with the same kind of materials as those of which the building is constructed.

C. *Extensions and additions.* Unless a variance is granted, nonconforming uses shall not be extended or enlarged. This prohibition is to prevent the enlargement of nonconforming uses by external additions to the structure in which nonconforming uses are located.

D. *Relocation.* A structure housing a nonconforming use may not be moved unless the use shall thereafter conform to the limitations of the district into which it is moved.

E. *Change in use.* A nonconforming use shall not be changed to any other use unless such use conforms to the provisions of this Code. However, a nonconforming use may be changed to another nonconforming use provided the change of use is less intense and has less impact on the surrounding area.

F. *Termination.*

1. *Abandonment or discontinuance.*

a. Subject to Subsection (b) below, where a nonconforming use is discontinued or abandoned for 12 months or more, then such use may not be reestablished or resumed, and any subsequent use must conform to the provisions of this Code.

b. In construing whether a use has been discontinued or abandoned, the intention of the owner or anyone else to continue a nonconforming use shall not be

considered; abandonment of a nonconforming use by a lessee shall not bind the owner provided that the owner obtains legal control of the use within a reasonable time after abandonment by the lessee; abandonment due to institution of foreclosure proceedings shall not constitute abandonment under the provisions of this Section until the mortgagee or purchaser at foreclosure sale takes possession or gains by a recorded legal transfer.

c. When the Director of Planning has determined that the use has been discontinued, the burden of proof shall be on the property owner to prove that the use has not been discontinued or abandoned.

2. *Damage or destruction.*

a. *45 percent or more.* If a structure housing a nonconforming use is damaged or destroyed by 45 percent or more of the fair market value of the structure, then the structure may not be restored unless its use thereafter conforms to the provisions of this Code.

b. *Less than 45 percent.* When such damage is less than 45 percent of the fair market value of the structure as it existed immediately prior to such damage, such structure may be repaired and reconstructed and used for the same purposes it was before the damage or destruction, provided that such repair or reconstruction is commenced and substantially completed within 12 months of the date of such damage or destruction.

c. *Determination.* For purposes of these regulations the City will accept the assessed value of the improvements as the fair market value, or the value as determined by the Board of Adjustment on appeal of the City determination.

Section 5.4 Nonconforming structures.

A. *Ordinary repair and maintenance.* Normal maintenance and repair of nonconforming structures shall be performed.

B. *Structural repairs and alternations.* Structural repairs and alterations to a nonconforming structure may be permitted to the extent of 45 percent of the structure's fair market value.

C. *Relocation*. A nonconforming structure that is moved shall conform to the regulations of the zoning district in which it is located after such move.

D. *Termination.*

a. *Abandonment.* Where a nonconforming structure is abandoned for 12 months, then such structure shall be removed or converted to a conforming structure, unless the Board of Adjustments grants a variance in accordance with the provision of Chapter 2, Division 3 of this Code.

b. *Damage or destruction*. A nonconforming structure that is damaged or destroyed to the extent of 45 percent or more of the fair market value of said structure, shall not be restored unless it conforms to the provisions of this Code.

Section 5.5 Nonconforming lots.

Lots of record. Notwithstanding any other provision of this Code, a nonconforming lot of record may be developed with buildings when proposed without any significant adverse impact on surrounding properties or the public health or safety, and all of the required setbacks for the subject zoning district are met.

Section 5.6 Nonconforming site elements.

Section 5.6.1 Nonconforming accessory uses and structures.

A. Nonconforming accessory uses or structures are permitted to continue after the principal structure or use has ceased or terminated, unless such structure or use is causing negative impacts to surrounding uses.

B. *Opportunity to resolve.* The Department of Building Safety shall work with the Department of Planning to notify the property owner of negative impacts to surrounding properties and the property owner shall be provided an opportunity to resolve negative impacts.

C. *Termination.* Should the property owner fail to resolve negative impacts to neighboring properties within 6 months of written notice, he/she will be notified in writing that the nonconformity will cease immediately, and the structure and/or use is required to be brought into compliance with this Code.

Section 5.6.2 Nonconforming signs.

Refer to Article 8 of this UDC.

Section 5.6.3 Nonconforming heights near airports.

Refer to Section 6.7.5 – AOD Airport Overlay District for required marking and lighting on any nonconforming structure or tree to indicate to the operators of aircraft in the vicinity of the airport and the presence of such airport hazards, which are maintained and installed by the airport authority.

ARTICLE 6 - ZONING DISTRICTS

Division 1 - Zoning Districts and Map

Section 6.1 Zoning districts and map.

Section 6.1.1 Establishment of zoning districts.

A. *Types of zoning districts established.* The city is divided into the following types of zoning districts that address a geographic condition applicable to multiple base zoning districts:

R Residential Districts
C Commercial Districts
MU Mixed-Use Districts
IT Innovation and Technology Districts
S Special Purpose Districts
OD Overlay Districts

B. *Base zoning districts established*. The district types are further divided into the following specific base districts with the goal of distinguishing unique properties and land uses; ensuring compatibility and appropriate land use transitions; considering floodplains and natural features; and avoiding unnecessary duplication of base zoning district regulations:

RSF Residential Single Family
R1 Low Intensity Residential
R2 Medium Intensity Residential
R3 High Intensity Residential
MU1 Neighborhood Mixed-Use
MU2 District Mixed-Use
MU3 Community Mixed-Use
CC Corridor Commercial
CR Regional Commercial
IT1 Light Innovation & Technology
IT2 Heavy Innovation & Technology
SCI Civic & Institutional
SPR Park & Recreation
SCD Conservation
HOD Height Overlay District
OPD Olde Towne Preservation Overlay District
WOD Waterfront Overlay District
AOD Airport Overlay District
FOD Federal Overlay District
ITO Innovation and Technology Overlay District

C. *Zoning types and base districts adopted as part of the official zoning map.* All zoning types and base districts are hereby adopted as shown on the official City zoning map by reference and declared to be a part of this UDC.

D. *Maintenance of the official zoning map.*

1. *Responsibility and authority.* The Director of Planning shall keep and maintain the official zoning map, which shall be the final authority as to the current zoning status of land, buildings, and other structures in the City.
2. *Map amendments.* Changes made in district boundaries or other matters portrayed on the official zoning map shall be made a part of the official zoning map and become effective as adopted and specified by ordinance of the City Council in accordance with Article 4 of this UDC.
3. *Unauthorized changes.* No change of any nature shall be made in the official zoning map or matter shown thereon except in conformity with the procedure set forth in this UDC. Any unauthorized changes of whatever kind, by any person, or persons, is a violation of this UDC.

Section 6.1.2 Rules for interpretation of district boundaries.

A. Where uncertainties exist as "approximately following the centerlines of streets, highways, or alleys," shall be construed to follow such centerlines.

B. Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.

C. Boundaries indicated as approximately following City limits shall be construed as following City limits.

D. Boundaries indicated as following railroad lines shall be construed to be midway between the tracks.

E. Boundaries indicated as following shorelines shall be construed to follow such shoreline and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline.

F. Boundaries indicated as parallel to, or extensions of features indicated in Subsections (A) through (E) above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.

G. Boundaries indicated following other boundary lines, watercourses, and other natural topographical features shall be construed to be such boundaries.

H. Where street or property layout existing on the ground is at variance with that shown on the official zoning map, or in other circumstances not covered by Subsections (A) through (G) above occur, the Board of Adjustment shall interpret the district boundaries, provided such adjustment does not exceed one acre in area.

Division 2 - Residential Zoning Districts

Section 6.2 Residential zoning district requirements.

Section 6.2.1 Purpose and land development patterns.

A. *Purpose*. The “R” residential zoning district type indicates the main land use pattern within the district is residential.

B. *Land development patterns*. Variations of the “R” residential zoning district type reflect changes in land use densities allowed within the base zoning. The residential zoning districts in the City include:

RSF Residential Single Family

R1 Low Density Residential

R2 Medium Density Residential

R3 High Density Residential

Section 6.2.2 Allowed uses.

A. Table 6.2.1. – 1. Allowed Uses in Residential Districts lists uses in residential zoning districts, where:

1. "A" indicates uses that are allowed
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 forth in this Code.
3. "—" indicates a prohibited use.

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 6.2.2 – 1. Allowed Uses in Residential Districts.

LAND USE	ZONING DISTRICTS				USE STANDARDS
	RSF	R1	R2	R3	
RESIDENTIAL USES					
Single-family residential	A	A	A	A	
Two-family residential	—	A	A	A	
Small multifamily residential (3-16 units) including townhouses	—	—	A	A	
Large multifamily residential (17+ units)	—	—	—	C	
Community homes	—	—	C	C	See Article 7 for use standards including certification and staffing.
Manufactured housing and trailers	—	—	—	—	See Article 7 for replacement of listed units.
Modular housing structures meeting IRC / IBC	A	A	A	A	If allowed or conditionally approved for the use type.
Short-term rental / bed and breakfast	—	—	—	—	
Commercial lodging; hotel / motel	—	—	—	—	
Forestry, fishing, and hunting	A	A	A	A	
Community garden	A	A	A	A	
CIVIC USES					
Minor utilities including lift stations and transformers	A	A	A	A	
Major public and private utilities including power generation / distribution, natural gas, water,	—	—	—	—	See Conditional Use requirements.

stormwater, and sewer system components					
Government facilities and service	—	—	—	—	
Public safety services	—	—	—	A	
Airports and related facilities	—	—	—	—	
Cemeteries and related, excluding crematoria	—	—	—	—	
Active recreation facilities such as recreational centers, gymnasiums, athletic 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	A	A	
Farmers markets	—	—	—	—	
Day care or preschool	—	—	—	—	
Schools and educational facilities	—	—	—	—	
Hospitals	—	—	—	—	
Standalone parking lots and garage structures	—	—	—	—	
Religious assembly	—	—	—	—	
Lodges and civic organizations	—	—	—	—	
Bus or railway stations	—	—	—	—	
ACCESSORY USES					
Home occupations as per Sec. 7.2.1 of this UDC	A	A	A	A	See Article 7 for use standards
Accessory dwelling units	Allowed on lots with 15,000 square feet or more	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	A	See Article 7 for use standards and design requirements.
COMMERCIAL USES					
Aestheticians or personal services salons, limited to 3 chairs or stations	—	—	—	—	
Artist and photographic studios with no retail sales on site	*	*	*	*	* Home occupation standards shall apply. See Article 7 for home occupation standards.
Building and repair of boats in excess of 90 feet in length	—	—	—	—	

Section 6.2.3 RSF Residential Single Family District.

A. Purpose. The Residential Single Family District is intended to accommodate neighborhoods designed and occupied solely by single family dwellings.

B. Allowed uses. Refer to Table 6.2.2 – 1. Allowed Uses in Residential Districts. The only use allowed in the RSF district is one single-family dwelling per lot. An accessory dwelling may be allowed on a lot of record of 15000 square feet or greater with a primary single family dwelling unit already on site. No two-family dwellings are allowed in the RSF district. Existing two-family dwellings existing as of January 1, 2026, may remain in the RSF district and may be repaired or rebuilt if destroyed or damaged, however no new two-family dwellings may be constructed in the RSF on sites that did not contain a two-family dwelling as of January 1, 2026.

C. Building requirements.

1. Maximum building height: 35 feet above adjacent grade.
2. Minimum front yard setback: 25 feet or the average building lines in a developed block.
3. Minimum side yard setback: 5 feet.
4. Minimum corner yard setback: 10 feet.
5. Minimum rear yard setback: 20 feet.

D. Lot requirements.

1. Minimum lot width: 100 feet or existing lot of record.
2. Minimum lot area: 10,000 square feet; with accessory dwelling unit, 15,000 square feet.

E. Site development standards.

1. Tree preservation and tree planting requirements for new construction must be met in accordance with Article 9 of this UDC.
2. Signs and parking requirements must be met in accordance with Article 8 of this UDC.
3. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.
4. One accessory dwelling unit per lot may be allowed in the RSF, provided the subject lot has a minimum area of 15,000 square feet.

F. Reference to applicable procedures.

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

Section 6.2.4 R1 Low Density Residential District.

A. *Purpose.* The Low-Density Residential District is intended to accommodate suburban-style residential developments with uniform lot patterns and 1- to 2-family housing types.

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.

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

C. *Building requirements.*

1. Maximum building height: 35 feet above adjacent grade.
2. Minimum front yard setback: 25 feet or the average building lines in a developed block.
3. Minimum side yard setback: 5 feet.
4. Minimum corner yard setback: 10 feet.
5. Minimum rear yard setback: 20 feet.

D. *Lot requirements.*

1. Minimum lot width: 50 feet or existing lot of record.
2. Minimum lot area:
   a. 12,500 square feet for a lot to be developed with a two-family dwelling or a single-family dwelling with an accessory dwelling unit.
   b. 7,500 square feet for all other uses, including a single-family residence.

E. *Site development standards.*

1. Tree preservation requirements and tree planting requirements for new construction must be met in accordance with Article 9 of this UDC.
2. Signs and parking requirements must be met in accordance with Article 8 of this UDC.
3. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

F. *Reference to applicable procedures.*

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

Section 6.2.5 R2 Medium Density Residential District.

A. *Purpose.* The Medium Density Residential District accommodates residential development within proximity to walkable mixed-use and commercial areas. The district is intended to support new and existing neighborhoods with a mix of housing types and styles, including single-family and two-family residential structures or triplexes or fourplexes.

B. *Allowed uses*. Refer to Table 6.2.2 – 1. Allowed Uses in Residential Districts, wherein only the uses listed below are allowed uses. Uses not listed below are prohibited unless provided for in Section 6.2.5.C Conditional uses.

1. Single-family residential
2. Two-family residential
3. Small multifamily residential (3-16 units) including townhouses
4. Modular housing structures meeting IRC / IBC
5. Forestry, fishing, and hunting

6. Community garden
7. Minor Utilities including lift stations and transformers
8. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
9. Home occupations as per Article 7 of this UDC
10. Accessory dwelling units as per Article 7 of this UDC
11. Other accessory uses regulated as per Section 7.2. of this UDC

C. *Conditional uses.*

1. Community homes, subject to Article 7 of this UDC

D. *Building requirements.*

1. Maximum building height: 35 feet above adjacent grade.
2. Minimum front yard setback: 25 feet or the average building lines of the 2 developed lots on either side of the subject property in a developed block.
3. Minimum side yard setback: 5 feet.
4. Minimum corner yard setback: 10 feet.
5. Minimum rear yard setback: 20 feet.

E. *Lot requirements.*

1. Minimum lot width: 50 feet or existing lot of record.
2. Minimum lot area is dependent upon the type of dwelling unit proposed, as follows:
    a. Single-family dwelling: 7,500 square feet.
    b. Duplex or two-family dwelling: 8,250 square feet.
    c. Three dwelling units: 9,000 square feet.
    d. Four dwelling units: 12,000 square feet.
    e. 5-16 dwelling units: 10,000 square feet + 700 square feet per unit.

F. *Site development standards.*

1. Tree preservation requirements and tree planting requirements for new construction must be met in accordance with Article 9 of this UDC.
2. Signs and parking requirements must be met in accordance with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must comply with 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.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

Section 6.2.6 R3 High Density Residential District.

A. *Purpose.* The R3 High Density Residential District is intended for a mix of housing types including single-family, two-family, and multi-family developments near retail development, employment centers, and transit. The district is intended to promote walking, biking, and other active

transportation with pedestrian-oriented designs that provide safe and engaging streetscapes. Limited non-residential uses are allowed.

B. *Allowed uses.* Refer to Table 6.2.2 – 1. Allowed Uses in Residential Districts, wherein only the uses listed below are allowed uses. Uses not listed below are prohibited unless provided for in Section 6.2.6.C. Conditional uses.

1. Single-family residential
2. Two-family residential
3. Small multifamily residential (3-16 units) including townhouses
4. Modular housing structures meeting IRC / IBC
5. Forestry, fishing, and hunting
6. Community garden
7. Minor Utilities including lift stations and transformers
8. Public safety services
9. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
10. Home occupations as per Article 7 of this UDC
11. Accessory dwelling units as per Article 7 of this UDC
12. Other accessory uses regulated as per Section 7.2. of this UDC

C. *Conditional uses.*

1. Large multifamily residential (17+ units)
2. Community homes, subject to Article 7 of this UDC

D. *Building requirements.*

1. Maximum building height: 45 feet above adjacent grade.
2. Minimum front yard setback: 20 feet.
3. Minimum side yard setback: 5 feet, or 10 feet for lots over 100 feet at front property line.
4. Minimum corner yard setback: 10 feet.
5. Minimum rear yard setback: 25 feet.

E. *Lot requirements.*

1. Minimum lot width: 50 feet.
2. Minimum lot area is dependent upon the type of dwelling unit proposed, as follows:
    a. Single-family dwelling: 6,000 square feet.
    b. Duplex or two-family dwelling: 7,000 square feet.
    c. Three dwelling units: 9,000 square feet.
    d. Four dwelling units: 12,000 square feet.
    e. 5-16 dwelling units: 10,000 square feet + 700 square feet per unit.
    f. 17-40 dwelling units: 10,000 square feet + 1,000 square feet per unit.
    g. 40+ dwelling units: 10,000 square feet + 1,300 square feet per unit.

F. *Site development standards.*

1. Tree preservation requirements and tree planting requirements for new construction must be met in accordance with Article 9 of this UDC.
2. Signs and parking requirements must be met in accordance with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must comply with 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.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

Division 3 - Commercial Zoning Districts

Section 6.3 Commercial zoning district requirements.

Section 6.3.1 Purpose and land development patterns.

A. *Purpose*. The “C” commercial zoning district type indicates the main land use pattern within the district is commercial.

B. *Land development patterns*. Variations of the “C” commercial zoning district type reflect changes in land use densities and intensities allowed within the base zoning. The commercial zoning districts in the City include:

CC Corridor Commercial

CR Regional Commercial

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

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
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 centers; sports fields, outdoor courts, active public parks	A	A	
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			

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
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.
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, including food truck ~~compounds~~ parks	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.

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
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, abattoirs, or dressing of animal products, tanning, or plants rendering fats or oils	—	—	
Recycling facilities	—	—	
Rubber products manufacturing	—	—	
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	—	—	

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
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.

A. *Purpose.* The Corridor Commercial District is intended to accommodate moderately scaled commercial uses along arterial corridors. Retail, personal services, restaurants, and offices are the primary uses in this district. While auto-oriented in nature, development in this district should provide appropriate transitions to residential and mixed-use districts.

B. *Allowed uses.* See Table 6.3.2.1. Allowed Uses in Commercial Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.3.3.C. Conditional uses.

1. Small multifamily residential (3-16 units) including townhouses
2. Modular housing structures meeting IRC / IBC
3. Accessory dwelling units, subject to Article 7 of this UDC
4. Other accessory uses regulated as per Sec. 7.2 of this UDC
5. Manager's office for apartments or rental units
6. Minor utilities including lift stations and transformers
7. Major public and private utilities including power generation / distribution, natural gas, water, stormwater, and sewer system components
8. Government facilities and services
9. Public safety services
10. Cemeteries and related, excluding crematoria
11. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks
12. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
13. Farmers markets
14. Daycares or preschools
15. Schools and educational facilities
16. Hospitals
17. Religious assembly
18. Lodges and civic organizations
19. Bus or railway station
20. Banquet halls, events venues, and private amusement facilities
21. Restaurants without alcohol permits
22. Retail stores
23. Vehicle dealers
24. Vehicle tire and parts, sales and service

25. Building materials and supplies, sales, and service
26. Lawn, garden, and farm supply sales and service
27. Professional service establishments, agencies, offices
28. In-patient clinics, nursing homes, long-term care facilities, rehabilitation centers, or similar uses
29. Instructional studios including for dance, martial arts, personal fitness, or skills
30. Gas stations including convenience stores
31. Offices including medical offices, outpatient clinics, veterinarian offices, kennels, and pet day care facilities, subject to Article 7 of this UDC
32. Temporary fireworks sale and storage stands, subject to Article 7 of this UDC
33. Auto repair establishments without vehicle storage
34. Climate controlled self-storage
35. Commercial lodging; hotels and motels
36. Bed and breakfasts and short-term rentals, subject to Article 7 of this UDC
37. Food trucks and food truck compounds, subject to Article 7 of this UDC
38. Bars and restaurants with alcohol permits, subject to Article 7 of this UDC
39. Car wash
40. Funeral homes, excluding crematory services
41. Retail stores primarily selling age restricted inventory including package sale of alcohol and alcoholic beverages, vaping, and smoking-related goods, subject to Article 7 of this UDC.
42. Drive-through businesses
43. Temporary uses per Sec. 7.3
44. Microbrewery or brewery
45. Artisanal manufacturing

C. *Conditional uses.*

1. Single-family residential
2. Two-family residential
3. Large multifamily residential (17+ units)
4. Community and group homes, subject to Article 7 of this UDC
5. Standalone parking lots and garage structures, subject to Article 7 of this UDC
6. Truck stops and related service centers or facilities
7. Auto repair establishments with vehicles stored outside of a building
8. Towing establishments, vehicle storage lots, junkyards
9. Ministorage
10. Adult businesses, subject to Article 7 of this UDC
11. Manufacturing or industrial uses not listed elsewhere
12. Warehousing

13. Distributing and logistics centers; packaging and assembly

D. *Building requirements.*

1. Maximum building height: 45 feet above adjacent grade unless provided otherwise in the height overlay district (HOD).
2. Minimum front setback: 20 feet.
3. Minimum side setback: 5 feet.
4. Minimum rear setback: 25 feet.

E. *Lot requirements.*

1. Minimum lot width: 50 feet.
2. Minimum lot area: 7,500 square feet.

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.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

Section 6.3.4 CR Regional Commercial District.

A. *Purpose.* The Regional Commercial District is intended to accommodate high-intensity commercial uses, which generate traffic from across the City and have significant parking demands such as shopping centers and business complexes. Uses allowed in this district include auto-oriented uses, entertainment or recreational uses, and large-scale institutional uses such as hospitals or medical centers. Developments in this district must provide adequate buffers between nearby residential areas to mitigate unwanted impacts.

B. *Allowed uses*. See Table 6.3.2.1. Allowed Uses in Commercial Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.3.4.C. Conditional uses.

1. Modular housing structures meeting IRC / IBC
2. Other accessory uses regulated as per Sec. 7.2 of this UDC
3. Manager's office for apartments or rental units
4. Standalone parking lots and garage structures, subject to Article 7 of this UDC
5. Minor utilities including lift stations and transformers
6. Major public and private utilities including power generation / distribution, natural gas, water, stormwater, and sewer system components
7. Government facilities and services
8. Public safety services
9. Cemeteries and related, excluding crematoria

10. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks
11. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
12. Farmers markets
13. Daycares or preschools
14. Schools and educational facilities
15. Hospitals
16. Religious assembly
17. Lodges and civic organizations
18. Bus or railway station
19. Banquet halls, events venues, and private amusement facilities
20. Restaurants without alcohol permits
21. Retail stores
22. Wholesale trade, warehouse clubs, supercenters
23. Vehicle dealers
24. Vehicle tire and parts, sales and service
25. Building materials and supplies, sales, and service
26. Lawn, garden, and farm supply sales and service
27. Professional service establishments, agencies, offices
28. In-patient clinics, nursing homes, long-term care facilities, rehabilitation centers, or similar uses
29. Instructional studios including for dance, martial arts, personal fitness, or skills
30. Gas stations including convenience stores
31. Truck stops and related service centers or facilities
32. Offices including medical offices, outpatient clinics, and veterinarian offices, kennels, and pet day care facilities, subject to Article 7 of this UDC
33. Temporary fireworks sale and storage stands, subject to Article 7 of this UDC
34. Auto repair establishments without vehicle storage
35. Auto repair establishments with vehicles stored outside of a building
36. Ministorage
37. Climate controlled self-storage
38. Commercial lodging; hotels and motels
39. Bed and breakfasts and short-term rentals, subject to Article 7 of this UDC
40. Food trucks and food truck compounds, subject to Article 7 of this UDC
41. Bars and restaurants with alcohol permits, subject to Article 7 of this UDC
42. Car wash
43. Funeral homes, excluding crematory services

44. Retail stores primarily selling age restricted inventory including package sale of alcohol and alcoholic beverages, vaping, and smoking-related goods, subject to Article 7 of this UDC
45. Drive-through businesses
46. Temporary uses per Sec. 7.3
47. Microbrewery or brewery
48. Artisanal manufacturing

C. *Conditional uses.*

1. Single-family residential
2. Two-family residential
3. Small multifamily residential (3-16 units) including townhouses
4. Large multifamily residential (17+ units)
5. Accessory dwelling units, subject to Article 7 of this UDC
6. Towing establishments, vehicle storage lots, junkyards
7. Adult businesses, subject to Article 7 of this UDC
8. Manufacturing or industrial uses not listed elsewhere
9. Warehousing
10. Distributing and logistics centers; packaging and assembly

D. *Building requirements.*

1. Maximum building height: 60 feet above adjacent grade unless provided otherwise in the height overlay district (HOD).
2. Minimum front setback: 25 feet.
3. Minimum side setback: 10 feet.
4. Minimum rear setback: 25 feet.

E. *Lot requirements.*

1. Minimum lot width: 100 feet.
2. Minimum lot area: 10,000 square feet.

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.

G. References to applicable procedures.

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

Division 4 - Mixed-Use Zoning Districts

Section 6.4 Mixed-use zoning district requirements.

Section 6.4.1 Purpose and land development patterns.

A. *Purpose*. The “MU” mixed-use zoning district type indicates that residential, commercial, and sites that include a mix of both land uses compose the land use pattern within the district.

B. *Land development patterns*. Variations of the “MU” mixed-use zoning district type reflect changes in land use densities and intensities allowed within the base zoning district. The mixed-use zoning districts in the City include:

MU1 Neighborhood Mixed-Use

MU2 District Mixed-Use

MU3 Community Mixed-Use

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	A ~~C~~	C	A ~~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	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	
Truck stops and related service centers or facilities	—	—	—	

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
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 with no outside kennels, or with no pet day care facilities.	**A**	**A**	**A**	
~~Veterinarian offices, kennels,~~ 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~~ parks	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 6.4.3 Design Standards for all uses in the MU districts.

A. *Building design elements*.

1. *Compatibility with the environment*. Buildings shall exhibit the ability to provide protection from rain, sun, and high humidity.
2. *Entrances*. Each principal building shall have a clearly defined, inviting, highly visible customer entrance enhanced with distinguishing features such as but not limited to canopies, galleries, and porticos.
3. *Facades.* Facades of buildings visible to the public shall maintain the same standard of design as the front facade, including:
   a. Screening of utilities, equipment, and building services.
   b. Continuation of building design elements such as quality of materials, galleries, cornices, and treatment of openings.
4. *Façade elements.* Disruption of horizontal planes of greater than 60 feet with vertical elements are required. This may include significant interruption by change in plane, material, opening, or design element, such as a tower or gable.
5. *Visible structures.* Disciplined visible structural vocabulary must be maintained. Arcades, galleries, and roofs shall not appear to levitate in space, but have a visible means of support with columns and/or brackets. No overhangs in excess of 3 feet are allowed without a visible means of support. Rafter tails are encouraged on smaller overhangs.
6. *Design.* Consistent design vocabulary for multiple structures on one property will need to be employed. A unifying element such as material, color, or form should be used for all structures.
7. *Material.* No building with an industrial appearance is allowed, such as a pre-engineered metal building with metal siding.
8. *Service bays.* Service bays shall be oriented away from the principal street or screened.
9. *Building consistency.* New buildings should be built to match the existing average building height of a developed block and may not exceed the maximum height of the tallest occupied structure of a developed block. Larger buildings should be divided into smaller elements in order to incorporate historic design context.
10. *Proportions.* Buildings should maintain classic proportions. For example, smaller columns should be placed closer together for a more vertical proportion, and as the structure becomes more horizontal in scale, the supports (columns) should have additional mass.
11. *Fascia.* Fascia of buildings may not exceed 16 inches in depth, including gutter; except for fascia used as a unifying design element for multi-tenant buildings, and for placement of signage for multi-tenants. For the purpose of this UDC, fascia is defined as the horizontal plain just below the roof or coping, and above the wall or supports.
12. *Mansard roofs.* Mansard roofs used in conjunction with canopies, covered walkways and entries shall have a roof-like slope not greater than 12:12 or less than 4:12.

13. *Design variation.* Buildings should have substance; design shall include base, intermediate, and cap. Changes in materials shall have a clear line of demarcation, either by offset, reveal, or border.

14. *Shadows.* Shadows shall be considered as a design element.

B. *Materials*. Materials may be composed of the following:

1. *Walls*. Wood, brick, and cement plaster (stucco). Additional materials may be considered as provided in Article 8 of this UDC.

2. *Roofing*. Architectural asphalt shingles, wood shakes, slate/tile, rigid shingles with ridge tiles, metal (26 gauge or better: corrugated, V-crimp, and standing seam). Other materials will be considered if present and documented within the developed block.

C. *Canopies*.

1. Free (or semi-free) standing canopies, such as those used as shelters for pump islands, and porte-cocheres, shall be of similar style and materials as the building. Canopies are not considered the principal structure.

2. Unless site conditions preclude, canopies shall be attached to and made an integral part of the main building.

3. Canopies shall have columns, beams, and/or brackets of sufficient scale to give a visible means of support.

4. Clearance under canopies shall not exceed 16 feet, and cantilevered overhangs shall not exceed 15 feet.

5. Task lighting shall be utilized to reduce light spillage. Intense general lighting under canopies is not allowed.

6. Disrupt long horizontal plains with vertical elements.

D. *Site features*. Sites including any of the following elements must comply with the standards below:

1. A hedge of not less than 30 inches or more than 48 inches in height is allowed along property lines of each public street (not to interfere with sight triangles).

2. A fence of not less than 30 inches or more than 72 inches in height is allowed along property lines of each public street (not to interfere with sight triangles). Fences my be wood or metal but may not be opaque – clear spacing between pickets or spindles must be maintained.

3. If sidewalks are provided, the sidewalk must be no less than 4 feet in width and must connect sidewalks in the public right-of-way to the building entry.

4. Sidewalks must be provided along the facade with a customer entrance and connecting parking areas and adjacent buildings, in order to minimize pedestrian traffic within vehicular drives and parking areas.

5. The site must distinguish internal pedestrian walkways from driving surfaces through the use of special materials.

6. If mechanical equipment is placed on the site (including electrical entries, dumpsters, and equipment not used by the public), it must be screened from public view. Screening may be by opaque fencing, landscaping, or building element, such as a parapet.

E. *Signage*. All signage shall comply with the requirements of this UDC. In the MU districts, no billboards are allowed.

Section 6.4.4 MU1 Neighborhood Mixed-Use District.

A. *Purpose.* The MU1 Neighborhood Mixed Use District is intended to accommodate a mix of neighborhood-serving, small scale commercial uses as well as a mix of institutional and residential uses such as single-family, two-family and 3-plexes and 4-plexes. Developments should provide pedestrian-oriented design to encourage walking and other forms of active transportation to and from nearby residential districts.

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 6.4.4.C. Conditional uses.

1. Single-family residential
2. Two-family residential
3. Small multifamily residential (3-16 units) including townhouses
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. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
14. Farmers markets
15. Day care or preschool
16. Lodges and civic organizations
17. Government facilities and services
18. Bed and breakfasts, short-term rentals, subject to Article 7 of this UDC
19. Banquet halls, events venues, and private amusement facilities
20. Restaurants, cafes, and other eating establishments without alcohol permits
21. Bars, lounges, clubs, cafes, and restaurants with alcohol permits, subject to Article 7 of this UDC
22. Retail stores under 12,000 square feet
23. 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
24. Offices including medical offices and outpatient clinics
25. Food trucks including food truck compounds
26. Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking

27. Artisan manufacturing

28. Religious assembly

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~~

6. ~~7.~~ Standalone parking lots and structures, subject to Article 7 of this UDC

7. ~~8.~~ Commercial lodging; hotel / motel

8. ~~9.~~ Retail stores up to 36,000 square feet, wholesale trade, warehouse clubs, and supercenters

9 . ~~10.~~ Gas stations including convenience stores

10. ~~11.~~ Microbrewery

D. *Building requirements.*

1. Maximum building height: 35 feet above adjacent grade
2. Minimum front setback: 10 feet
3. Maximum front setback: 20 feet
4. Minimum side setback: 5 feet
5. Minimum corner yard setback: 10 feet
6. Minimum rear setback: 25 feet
7. Maximum building lot coverage: 80%

E. *Lot requirements.*

1. Minimum lot width: 50 feet
2. Minimum lot area: 2,500 square feet

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., 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.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

Section 6.4.5 MU2 District Mixed Use.

A. *Purpose.* The MU2 District Mixed-Use is intended to preserve and enhance the civic, commercial, and cultural core of Slidell by allowing a mix of commercial, residential, civic and entertainment uses, as well as supporting a low-intensity mix of uses in the vicinity of commercial corridors and residential areas.

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 6.4.5.C. Conditional uses.

1. Single-family residential
2. Two-family residential
3. Small multifamily residential (3-16 units) including townhouses
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. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
14. Farmers markets
15. Day care or preschool
16. Lodges and civic organizations
17. Government facilities and services
18. Bed and breakfasts, short-term rentals, subject to Article 7 of this UDC
19. Banquet halls, events venues, and private amusement facilities
20. Restaurants, cafes, and other eating establishments without alcohol permits
21. Bars, lounges, clubs, cafes, and restaurants with alcohol permits, subject to Article 7 of this UDC
22. Retail stores under 12,000 square feet
23. Lawn, garden, and farm supply sales and service
24. 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
25. Offices including medical offices and outpatient clinics
26. Gas stations including convenience stores
27. Drive-through businesses
28. Food trucks including food truck compounds

29. Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking

30. Artisan manufacturing

~~31. 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. 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, 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

D. *Building requirements.*

1. Maximum building height: 45 feet above adjacent grade
2. Minimum front and corner yard setback: 0 feet in Olde Towne Preservation Overlay District, 25 feet or average building line of a developed block
3. Maximum front setback: 25 feet or average building line of a developed block
4. Minimum side setback: 5 feet
5. Minimum rear setback: 5 feet
6. Maximum building lot coverage: 90%

E. *Lot requirements.*

1. Minimum lot width: 25 feet
2. Minimum lot area: 2,500 square feet

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. , Article 8, and Article 9 of this UDC.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.

2. Subdivision procedures in Article 10 of this UDC.

Section 6.4.6 MU3 Community Mixed-Use District.

A. *Purpose.* The MU3 Community Mixed-Use District is intended to accommodate a mix of commercial, institutional, and residential uses at a scale that supports transit and active transportation. Office, lodging, and large-scale multi-family developments with ground-floor non-residential uses are envisioned for this district. Development within this district serves a community-wide and regional market at a greater intensity than the other mixed-use districts.

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 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
38. **Religious assembly**

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~~

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

D. *Building requirements.*

1. Maximum building height: 65 feet above adjacent grade 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. This maximum building height may be increased if provided for in the height overlay district (HOD).
2. Minimum front and corner yard setback: 0 feet or average building line of a developed block, up to 20 feet.
3. Maximum front setback: 20 feet.
4. Minimum side setback: 5 feet.
5. Minimum rear setback: 5 feet.
6. Maximum building lot coverage: 90%.

E. *Lot requirements.*

1. Minimum lot width: 25 feet.
2. Minimum lot area: 2,500 square feet.

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., 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.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

Division 5 - Innovation and Technology Zoning Districts

Section 6.5 Innovation and technology district requirements.

Section 6.5.1 Purpose and land development patterns.

A. *Purpose*. The “IT” Innovation and technology zoning district type indicates that warehouses, business parks, manufacturing, light industrial uses, and associated support buildings are the predominant land use pattern within the district.

B. *Land development patterns*. Variations of the “IT” innovation and technology zoning district type reflect changes in land use densities and intensities allowed within the base zoning districts. The innovation and technology zoning districts in the City include:

IT1 Light Innovation and Technology

IT2 Heavy Innovation and Technology

Section 6.5.2 Allowed uses.

A. Table 6.5.2 – 1. Allowed Uses in innovation and technology districts lists uses allowed in the innovation and technology 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. Key for superscript notations in table:

[1] = Must be located on upper floors

Table 6.5.2 – 1. Allowed Uses in Innovation and Technology Districts.

LAND USE	ZONING DISTRICTS		USE STANDARDS
	IT1	IT2	
RESIDENTIAL USES			
Single-family residential	— ~~C~~	—	
Two-family residential	— ~~C~~	—	
Small, multifamily residential (3-16 units), including townhouses	— ~~C~~	—	
Large multifamily residential (17+ units)	— ~~C~~	—	
Community and group homes	—	—	
Manufactured housing and trailers	—	—	
Modular housing units meeting IRC / IBC	— ~~C~~	— ~~C~~	If conditionally approved for the use type.
Commercial lodging; hotel / motel	C	—	
Forestry, fishing, and hunting	**A —**	**A —**	
Community garden	—	—	
ACCESSORY USES			
Home occupations as per Sec. 7.2.1 of this UDC	—	—	
Accessory dwelling units	—	—	
Accessory uses regulated as per Sec. 7.2 of this UDC	A	A	
CIVIC USES			
Major and minor public and private utilities including lift stations, transformers, power generation / distribution, natural gas, water, and sewer system components	A	A	
Airports and related facilities	—	—	
Schools and educational facilities	C	—	
Hospitals	A	—	
Daycares and preschools	—	—	
Standalone parking lots and structures	A	A	See Article 7 for use standards and design requirements
Religious assembly	**A ~~C~~**	—	
Lodges and civic organizations	**A ~~C~~**	—	
Government facilities and services	A	A	
Public safety services	A	A	
Bus or railway stations	A	A	

LAND USE	ZONING DISTRICTS		USE STANDARDS
	IT1	IT2	
Cemeteries and related, excluding crematoria	**A ~~C~~**	**A ~~C~~**	
Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks	C	—	
Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves	A	A	
Farmers markets	A	—	
COMMERCIAL USES			
Banquet halls, events venues, and private amusement facilities	C	—	
Aestheticians or personal services salons, limited to 3 chairs or stations	—	—	
Aestheticians or personal services salons, 4 or more chairs or stations	C	—	
Artist and photographic studios with no retail sales on site	A	—	
Artist and photographic studios with retail sales on site	C	—	
Dance and instructional studios including martial arts	C	—	
Restaurants, cafes, and other eating establishments without alcohol permits	C	—	
Retail stores under 12,000 square feet	C	—	
Retail stores over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters	C	C	
Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking	C	C	
Vehicle dealers, sales, and service	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	**C ~~A~~**	**C ~~A~~**	
Gas stations including convenience stores	A	A	
Truck stops and related service centers or facilities	A	A	
In-patient clinics, nursing homes, long term care facilities, and rehabilitation centers	—	—	
Medical offices and outpatient clinics	—	—	
Veterinarian offices, kennels, and pet day care facilities	A	C	See Article 7 for use standards
Fireworks sale and storage, permanent	C	C	See Article 7 for use standards
Fireworks sale and storage, temporary	A	A	See Article 7 for use standards

LAND USE	ZONING DISTRICTS		USE STANDARDS
	IT1	IT2	
Towing establishments, vehicle storage lots, junkyards	C	A	See Article 7 for use standards
Auto repair establishments	A	A	See Article 7 for use standards
Mini-storage or climate controlled self-storage	A	A	
Commercial lodging; hotel / motel	C	—	
Bed and breakfasts and short-term rentals	C	—	See Article 7 for use standards
Food trucks, including food truck ~~compounds~~ parks	A	A	See Article 7 for use standards
Bars and restaurants with alcohol permits	C	C	
Car wash	C	C	
Funeral homes, excluding crematory services	C	C	
Adult uses or businesses	C	C	See Article 7 for use standards
Drive-through businesses	C	C	
INNOVATION AND TECHNOLOGY USES			
Light manufacturing, assembly, or fabrication	**A**	**A**	**See Article 7 for use standards**
Crematory facility	C	C	See Article 7 for use standards
Manufacturing or industrial uses not listed elsewhere	C	C	
Microbrewery or brewery	A	A	
Artisan manufacturing	A	A	
Automotive racetracks and drag strips	C	C	
Distribution and logistics centers	A	A	
Warehousing	A	A	
Asphalt or concrete batching plants	C	C	
Atomic energy generation	—	C	
Chemical manufacturing, paint manufacturing, or fertilizer manufacturing	—	C	
Chemical or fuel storage facilities	—	C	
Chemical or petrochemical refining facilities	—	C	
Iron or metal working or foundry, drop hammer or punch press over 20 tons.	—	C	
Paper and pulp manufacturing	—	C	
Poultry or meat processing plants, **abattoirs,** ~~**abbatoirs,**~~ or dressing of animal products, tanning, or plants rendering fats or oils.	—	C	
Recycling facilities	—	C	
Rubber products manufacturing	—	C	
Landfills, including those for the disposal of solid waste, hazardous waste, or toxic substances	—	C	

LAND USE	ZONING DISTRICTS		USE STANDARDS
	IT1	IT2	
Storage of more than 110 gallons of hazardous or toxic materials	—	C	
Pyrotechnics, ammunition, and explosives manufacturing, storage, or sale	—	C	
Building and repair of boats in excess of 90 feet in length	**C —**	C	
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.	—	C	

D. No building, structure, or site in the IT1 and IT2 Districts shall be used, or occupied in any manner so as to create any 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 area.

E. Compliance with the requirements of this Division shall not be interpreted as authorizing any practice or operation that would constitute a violation of any other applicable statute, ordinance, rule or regulation. Where these regulations conflict with other regulations, the more stringent regulation shall apply.

F. No permits shall be issued for any use, activity or construction, that is subject to Louisiana Coastal Zone Management, Louisiana Wildlife and Fisheries, U.S. Army Corp of Engineers, Department of Environmental Quality (DEQ), and/or U.S. Environmental Protection Agency (EPA) approval, until after a public hearing, on the proposed activity, of the Planning Commission and all required permits and approvals have been issued by federal and state reviewing agencies. The hearing is to provide a means by which the public can be informed about a project and to present information that may be pertinent to the project. The Planning Commission shall conduct its hearing at their regular monthly meeting. This hearing process in no way preempts the regulations and standards of this UDC or shall prevent the issuance of permits upon having obtained all required federal, state and local approvals. All pertinent environmental facts will be sent to the applicable federal and state agencies. To be exempt from these regulations the owner or applicant of the property shall obtain written verification from each of the herein listed federal and state agencies, that no permits or approvals are required.

Section 6.5.3 Standards for all uses in the IT districts.

A. *Noise.* All uses in the IT districts must comply with the City's noise ordinance, located in Chapter 13, Article I of this Code. If the City receives a noise complaint regarding a site in the IT districts, the owner of the property in question must produce evidence, compiled by appropriately qualified professionals, showing that any noise produced on the site is in compliance with Chapter 13, Article I of this Code.

B. *Vibration*. Any industrial operation or activity that causes at any time and at any point along the nearest adjacent lot line earth borne vibrations in excess of the limits set forth in Table 6.5.3 – 1 is prohibited. If the City receives a complaint regarding vibration produced by a site in the IT districts, the owner of the property in question must produce evidence, compiled by appropriately

qualified professionals, showing that the vibration produced on the site is in compliance with this requirement.

Table 6.5.3 – 1. Maximum permissible vibration levels at property line

CITATION	FREQUENCY (cycles per second)	DISPLACEMENT (inches)	DISPLACEMENT (centimeters)
6.5.3-1.1	0 to 10	.0004	.0010
6.5.3-1.2	10 to 20	.0002	.0005
6.5.3-1.3	20 to 30	.0001	.0003
6.5.3-1.4	30 to 40	.0001	.0003
6.5.3-1.5	40 & Over	.0001	.0003

C. *Smoke and particulate matter.*

1. *Changes.* Any prohibited use lawfully established prior to the effective date of this UDC shall be permitted to be altered, or modified, provided that sources of smoke or particulate matter conform to the performance standards established hereinafter. The total emission weight of particulate matter from all sources within the boundaries of the lot shall not exceed the net amount permitted after such alteration or modification.

2. *Public welfare.* In addition to the performance standards specified hereinafter, the emission of smoke or particulate matter in such manner or quantity as to be detrimental to or endanger the public health, safety, comfort, or welfare is declared to be a public nuisance and shall be unlawful.

D. *Toxic and noxious matter.* No activity or operation shall cause, at any time, the discharge of toxic or noxious matter across lot lines in such concentrations as to be detrimental to or endanger the public health, safety, comfort, or welfare or cause injury or damage to property or business.

E. *Odorous or hazardous emission.*

1. *Regulation.* Any condition or operation that results in the creation of odors or hazardous emission of such intensity and character as to be detrimental to the health and welfare of the public or that interferes unreasonably with the comfort of the public shall be removed, stopped, or so modified as to remove such odors or emissions.

2. *Odor nuisance.* No continuous, frequent, or repetitive emission of odors or odor-causing substances shall extend beyond the bounding property line of the tract on which the odor emission is initiated. An odor emitted no more than once in any one day for a period not exceeding 15 minutes shall not be deemed as continuous, frequent, or repetitive within the meaning of these regulations. Resident complaints regarding an IT1 or IT2 site's odor constitute grounds for the City to require modification to site operations in order to remedy odor nuisances.

3. *Determination of threshold*. The odor threshold as herein referred to shall be determined by observation by a person or persons. In any case where the owner or operator of an odor-emitting use or activity may disagree with the enforcing inspector where specific measurement of odor concentration is required, the method and procedures specified by the American Society for Testing and Materials ASTMD 1391-57, entitled "Standard Method for Measuring Odors in Atmosphere," shall be used.

4. *Backup safeguard system.* Any process that may involve the creation of hazardous emissions or noxious odors or that involves the use of hazardous or odorous gases and chemicals shall be provided with both a primary and secondary safeguard system to prevent leakage into the atmosphere.

F. *Incombustible solids.* The storage, utilization, or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted.

G. *Liquid and solid waste.* All discharges shall be in conformance with EPA and DEQ.

H. *Radioactive materials.*

1. *Emission.* No activity shall be permitted in the IT districts that emits dangerous radioactivity beyond enclosed areas or boundary lines of the parcel on which it is located.

2. *Handling, discharge, and disposal.* The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in conformance with:

a. The applicable regulations of the Nuclear Regulatory Commission; and

b. The applicable regulations of instrumentation of the U.S. Environmental Protection Agency and Louisiana Department of Environmental Quality.

I. *Electromagnetic radiation.* It shall be unlawful to operate, or cause to be operated, in the IT districts any source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, whether survey, aircraft detection, topographical survey, personal pleasure of any other use directly or indirectly associated with these purposes that does not comply with the then current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation.

J. *Outdoor storage areas.* All outdoor storage areas shall be entirely enclosed within a continuous fence or wall constructed of solid material that is nontransparent, opaque and cannot be seen through. Said enclosures must be in a uniform height of at least 6 feet, and any gate in the enclosure shall also be constructed of nontransparent material of at least 6 feet in height and be kept closed at all times except when ingress and egress is being made to or from the storage space. **For locations without a 70% coverage vegetative screening along the right of way, no ~~No~~** materials, equipment, supplies or other form of tangible personal property shall at any time be placed, stored, or kept within the storage space so as to exceed the height of the fence or wall constituting the enclosure, or so as to be visible to persons and members of the public who may walk or travel in motor vehicles adjacent to the enclosure.

K. *Landscape and buffer requirements.*

Landscaping and buffers must be provided in accordance with Article 9 of this UDC.

L. *Façade requirements.*

1. *Front elevation.* Building elevation(s) fronting on or most directly facing developed public street must be constructed of or faced with a decorative building material on 100 percent of the façade elevation.

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

a. *Street facing.* A side elevation fronting on or most directly facing public street right-of-way, a street easement, or access easement shall be constructed of or faced with a decorative building material on 100 percent of the façade elevation.

b. *Non-street facing*: 25 feet or 25 percent, whichever is greater, of a non-street facing elevation will be clad in decorative materials. The decorative section must commence from the common corner with the front elevation and run continuous the required distance. The remaining portion of the elevation can be constructed with non-decorative material.

3. *Rear elevation.* The building elevation facing the rear of the property may be constructed of or faced with non-decorative materials on 100 percent of the façade elevation, provided this elevation does not front on a public street. If the rear of the building fronts on a public street, then it must meet the same requirements as those for a front elevation.

4. *Decorative, limited and non-decorative building materials*. Decorative, limited, and non-decorative building materials are as set out in Subsection M below.

M. *Exterior wall finish materials requirements*

1. *Decorative building materials.* The decorative materials used for building exterior finishes shall be proven high-quality, durable materials. These materials include:

   a. Brick, including thin brick

   b. Stone, including cast stone

   c. Portland cement stucco

   d. Architectural masonry units excluding smooth faced CMU

   e. Glass fiber or other types of reinforced concrete

   f. Wood or fiber cement siding

   g. Glass

   h. Architectural metal panels, 26 gauge or better.

2. *Prohibited materials.* The use of the following building materials for exterior walls, siding, or cladding is prohibited except for buildings located at least 150 feet from any street frontage:

   a. Corrugated metal panel except as approved by the Director of Planning

   b. Plywood

   c. Plastic

   d. Vinyl or metal siding

   e. Exterior insulation and finish systems ("EIFS"); EIFS is prohibited from use within 12 feet of finished grade at any location.

N. *Mechanical equipment and meters.*

1. *Generally.* Mechanical equipment associated with building operations (e.g., HVAC systems, electric meter banks, etc.) shall be screened as set out in this Section.

2. *Ground-level equipmen*t. Mechanical equipment and meters shall be screened from public view by building wall extensions, opaque fencing, structural enclosure, or landscaping. Hedges and screen walls that are used to screen mechanical systems shall be maintained at a height that is at least one foot higher than the equipment. Wall extensions, opaque fencing, and structural enclosures shall use materials and colors that match or are consistent with the design and materials of the principal building.

3. *Roof-mounted equipment.* Mechanical equipment shall be fully screened from ground level views from all adjacent property and rights-of-way by:

   a. Parapet walls that are of adequate height to fully screen the equipment (a slope of one-foot rise per 25 feet of run shall be used to determine if the wall is of adequate height); or

   b. Screening walls of adequate height to fully screen the equipment, which use materials and colors that match or are consistent with the design of the principal building; or

   c. Sloped roof systems or other architectural elements of adequate height to fully screen the equipment from all adjacent property and rights-of-way.

4. *Building-mounted equipmen*t. Mechanical equipment that is mounted on a building wall that is within public view shall be enclosed, screened by opaque fencing and landscaping, or painted to match the building façade.

O. *Service bays.* Any service bays must have overhead doors that stylistically match the surrounding wall façade and shall include windows.

P. *Project design and materials mock-up.*

As part of the application and approval process for all projects subject to the standards of this Section, a digital elevation study and material mock-up representing the building architecture, design, and materials shall be submitted to the Department of Planning at the time of application submittal.

Q. *Building design requirements for buildings over 60,000 square feet.* Architectural features that animate the façade are required on front façades. One of the architectural elements from the below list must be present at least every 100 feet along the entire length of the façade. These features may include one or more of the following:

1. Wall sconces
2. Display windows
3. Faux windows
4. Brick patterning
5. Entry areas
6. Towers
7. Pilasters
8. Columns
9. Horizontal and vertical offsets
10. Awnings
11. Arcades
12. Overhangs, and/or other elements that create a pattern of light and shadow on the building wall.

Section 6.5.4 IT1 Light Innovation and Technology District.

A. *Purpose.* The IT1 Light Innovation & Technology District is intended to create an environment that will promote and protect a strong light industry base for the City of Slidell while protecting the environment and preserving resident quality of life. The district permits light industrial uses such as warehousing, distribution centers, and light manufacturing with minimal to no impacts on nearby residential uses. This district is distinguished by a need for access to highways and arterials to accommodate truck traffic.

B. *Allowed uses.* See Table 6.5.2 – 1. Allowed Uses in Innovation and Technology Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.5.4.C. Conditional uses.

~~1. Accessory uses regulated as per Sec. 7.2 of this UDC~~

~~2. Major and minor public and private utilities including power generation / distribution, natural gas, water, and sewer system components~~

~~3. Hospitals~~

~~4. Standalone parking lots and structures, per Article 7 of this UDC~~

~~5. Government facilities and services~~

~~6. Public safety services~~

~~7. Bus or railway stations~~

~~8. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves~~

~~9. Farmers markets~~

~~10. Artist and photographic studios with no retail sales on site~~

~~11. Vehicle dealers, sales, and service, per Article 7 of this UDC~~

~~12. Vehicle tire and parts, sales and service, per Article 7 of this UDC~~

~~13. Building materials and supplies sales and service~~

~~14. Lawn, garden, and farm supply sales and service~~

~~15. Professional services establishments~~

~~16. Gas stations including convenience stores~~

~~17. Truck stops and related service centers or facilities~~

~~18. Veterinarian offices, kennels, and pet day care facilities, per Article 7 of this UDC~~

~~19. Temporary fireworks sale and storage, per Article 7 of this UDC~~

~~20. Auto repair establishments, per Article 7 of this UDC~~

~~21. Ministorage and climate controlled self storage~~

~~22. Food trucks and food truck compounds~~

~~23. Microbrewery or brewery~~

~~24. Artisan manufacturing~~

~~25. Distribution and logistics centers~~

~~26. Warehousing~~

1. Forestry, fishing, and hunting
2. Accessory uses regulated as per Sec. 7.2 of this UDC
3. Major and minor public and private utilities including power generation / distribution, natural gas, water, and sewer system components
4. Hospitals
5. Standalone parking lots and structures, per Article 7 of this UDC
6. Religious assembly
7. Lodges and civic organizations
8.. Government facilities and services
9. Public safety services
10. Bus or railway stations
11. Cemeteries and related, excluding crematoria
12. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
13. Farmers markets
14. Artist and photographic studios with no retail sales on site

15. Vehicle dealers, sales, and service, per Article 7 of this UDC
16. Vehicle tire and parts, sales and service, per Article 7 of this UDC
17. Building materials and supplies sales and service
18. Lawn, garden, and farm supply sales and service
19. Gas stations including convenience stores
20. Truck stops and related service centers or facilities
21. Veterinarian offices, kennels, and pet day care facilities, per Article 7 of this UDC
22. Temporary fireworks sale and storage, per Article 7 of this UDC
23. Auto repair establishments, per Article 7 of this UDC
24. Mini-storage or climate controlled self-storage
25. Food trucks and food truck compounds
26. Light manufacturing, assembly, or fabrication
27. Microbrewery or brewery
28. Artisan manufacturing
29. Distribution and logistics centers
30. Warehousing

C. Conditional uses

1. ~~Modular housing units meeting IRC / IBC~~
2. ~~Single-family residential~~
3. ~~Two-family residential~~
4. ~~Small, multifamily residential (3-16 units) including townhouses~~
5. ~~Large multifamily residential (17+ units)~~
6. ~~Commercial lodging; hotel / motel~~
7. ~~Schools and educational facilities~~
8. ~~Religious assembly~~
9. ~~Lodges and civic organizations~~
10. ~~Banquet halls, events venues, and private amusement facilities~~
11. ~~Aestheticians or personal services salons, 4 or more chairs or stations~~
12. ~~Artist and photographic studios with retail sales on site~~
13. ~~Restaurants, cafes, and other eating establishments without alcohol permits~~
14. ~~Retail stores~~
15. ~~Wholesale trade, warehouse clubs, supercenters~~
16. ~~Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking products, per Article 7 of this UDC~~
17. ~~Bars and restaurants with alcohol permits~~
18. ~~Car wash~~
19. ~~Drive-through businesses~~

~~20. Cemeteries and related, excluding crematoria~~

~~21. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks~~

~~22. Dance and instructional studios including martial arts~~

~~23. Permanent fireworks sale and storage, per Article 7 of this UDC~~

~~24. Towing establishments, vehicle storage lots, and junkyards, per Article 7 of this UDC~~

~~25. Commercial lodging; hotels and motels~~

~~26. Bed and breakfasts and short-term rentals, per Article 7 of this UDC~~

~~27. Funeral homes, excluding crematory services~~

~~28. Adult uses or businesses, per Article 7 of this UDC~~

~~29. Crematory facility, per Article 7 of this UDC~~

~~30. Manufacturing or industrial uses not listed elsewhere~~

~~31. Automotive race tracks and drag strips~~

~~32. Asphalt or concrete batching plants~~

1. Commercial lodging; hotel / motel
2. Schools and educational facilities
3. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks
4. Banquet halls, events venues, and private amusement facilities
5. Aestheticians or personal services salons, 4 or more chairs or stations
6. Artist and photographic studios with retail sales on site
7. Dance and instructional studios including martial arts
8. Restaurants, cafes, and other eating establishments without alcohol permits
9. Retail stores under 12000 square feet
10. Retail stores over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters
11. Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking products, per Article 7 of this UDC
12. Professional services establishments
13. Permanent fireworks sale and storage, per Article 7 of this UDC
14. Towing establishments, vehicle storage lots, and junkyards, per Article 7 of this UDC
15. Commercial lodging; hotels and motels
16. Bed and breakfasts and short-term rentals, per Article 7 of this UDC
17. Bars and restaurants with alcohol permits
18. Car wash
19. Funeral homes, excluding crematory services
20. Adult uses or businesses, per Article 7 of this UDC
21. Drive-through businesses

22. Crematory facility, per Article 7 of this UDC
23. Manufacturing or industrial uses not listed elsewhere
24. Automotive racetracks and drag strips
25. Asphalt or concrete batching plants
26. Building and repair of boats in excess of 90 feet in length

D. *Building requirements.*

1. No 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: 30 feet.
3. Minimum side setback: 30 feet.
4. Minimum rear setback: 30 feet.

E. *Lot requirements.*

1. Minimum lot width: 50 feet.
2. Minimum lot area: 20,000 square feet.

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.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

Section 6.5.5 IT2 Heavy Innovation and Technology District.

A. *Purpose.* The IT2 Heavy Innovation & Technology District is intended to reserve certain areas of land for high-intensity industrial activities that require large development sites for operations, vehicular parking, as well as screening and buffering to assure protection of the public interest and surrounding property and people. This district is incompatible with residential development and such residential uses should be limited.

B. *Allowed uses.* See Table 6.5.2 – 1. Allowed Uses in Innovation and Technology Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.5.5.C. Conditional uses.

~~1. Accessory uses regulated as per Sec. 7.2 of this UDC~~

~~2. Major and minor public and private utilities including power generation / distribution, natural gas, water, and sewer system components~~

~~3. Standalone parking lots and structures, per Article 7 of this UDC~~

~~4. Government facilities and services~~

~~5. Public safety services~~

~~6. Bus or railway stations~~

~~7. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves~~

~~8. Vehicle dealers, sales, and service, per Article 7 of this UDC~~

~~9. Vehicle tire and parts, sales and service, per Article 7 of this UDC~~

~~10. Building materials and supplies sales and service~~

~~11. Lawn, garden, and farm supply sales and service~~

~~12. Professional services establishments~~

~~13. Gas stations including convenience stores~~

~~14. Truck stops and related service centers or facilities~~

~~15. Towing establishments, vehicle storage lots, and junkyards, per Article 7 of this UDC~~

~~16. Temporary fireworks sale and storage, per Article 7 of this UDC~~

~~17. Auto repair establishments, per Article 7 of this UDC~~

~~18. Ministorage and climate controlled self storage~~

~~19. Food trucks and food truck compounds~~

~~20. Microbrewery or brewery~~

~~21. Artisan manufacturing~~

~~22. Distribution and logistics centers~~

~~23. Warehousing~~

1. Forestry, fishing, and hunting
2. Accessory uses regulated as per Sec. 7.2 of this UDC
3. Major and minor public and private utilities including power generation / distribution, natural gas, water, and sewer system components
4. Standalone parking lots and structures, per Article 7 of this UDC
5. Government facilities and services
6. Public safety services
7. Bus or railway stations
8. Cemeteries and related, excluding crematoria
9. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
10. Vehicle dealers, sales, and service, per Article 7 of this UDC
11. Vehicle tire and parts, sales and service, per Article 7 of this UDC
12. Building materials and supplies sales and service
13. Lawn, garden, and farm supply sales and service
14. Gas stations including convenience stores
15. Truck stops and related service centers or facilities
16. Temporary fireworks sale and storage, per Article 7 of this UDC

17. Towing establishments, vehicle storage lots, and junkyards, per Article 7 of this UDC
18. Auto repair establishments, per Article 7 of this UDC
19. Mini-storage or climate controlled self-storage
20. Food trucks and food truck compounds
21. Light manufacturing, assembly, or fabrication
22. Microbrewery or brewery
23. Artisan manufacturing
24. Distribution and logistics centers
25. Warehousing

C. Conditional uses

1. ~~Modular housing units meeting IRC / IBC~~
2. ~~Cemeteries and related, excluding crematoria~~
3. ~~Artist and photographic studios with retail sales on site~~
4. ~~Retail stores over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters~~
5. ~~Veterinarian offices, kennels, and pet day care facilities, per Article 7 of this UDC~~
6. ~~Permanent fireworks sale and storage, per Article 7 of this UDC~~
7. ~~Bars and restaurants with alcohol permits~~
8. ~~Car wash~~
9. ~~Drive-through businesses~~
10. ~~Funeral homes, excluding crematory services~~
11. ~~Adult uses or businesses, per Article 7 of this UDC~~
12. ~~Crematory facility, per Article 7 of this UDC~~
13. ~~Manufacturing or industrial uses not listed elsewhere~~
14. ~~Automotive race tracks and drag strips~~
15. ~~Asphalt or concrete batching plants~~
16. ~~Atomic energy generation~~
17. ~~Chemical manufacturing, paint manufacturing, or fertilizer manufacturing~~
18. ~~Chemical or fuel storage facilities~~
19. ~~Chemical or petrochemical refining facilities~~
20. ~~Iron or metal working or foundry, drop hammer or punch press over 20 tons.~~
21. ~~Paper and pulp manufacturing~~
22. ~~Poultry or meat processing plants, abbatoirs, or dressing of animal products, tanning, or plants rendering fats or oils.~~
23. ~~Recycling facilities~~
24. ~~Rubber products manufacturing~~
25. ~~Landfills, including those for the disposal of solid waste, hazardous waste, or toxic substances~~

~~26. Storage of more than 110 gallons of hazardous or toxic materials~~

~~27. Pyrotechnics, ammunition, and explosives manufacturing, storage, or sale~~

~~28. Building and repair of boats in excess of 90 feet in length~~

~~29. 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.~~

1. Retail stores over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters
2. Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking
3. Professional services establishments
4. Veterinarian offices, kennels, and pet day care facilities, per Article 7 of this UDC
5. Permanent fireworks sale and storage, per Article 7 of this UDC
6. Bars and restaurants with alcohol permits
7. Car wash
8. Funeral homes, excluding crematory services
9. Adult uses or businesses, per Article 7 of this UDC
10. Drive-through businesses
11. Crematory facility, per Article 7 of this UDC
12. Manufacturing or industrial uses not listed elsewhere
13. Automotive race tracks and drag strips
14. Asphalt or concrete batching plants
15. Atomic energy generation
16. Chemical manufacturing, paint manufacturing, or fertilizer manufacturing
17. Chemical or fuel storage facilities
18. Chemical or petrochemical refining facilities
19. Iron or metal working or foundry, drop hammer or punch press over 20 tons.
20. Paper and pulp manufacturing
21. Poultry or meat processing plants, abattoirs, or dressing of animal products, tanning, or plants rendering fats or oils.
22. Recycling facilities
23. Rubber products manufacturing
24. Landfills, including those for the disposal of solid waste, hazardous waste, or toxic substances
25. Storage of more than 110 gallons of hazardous or toxic materials
26. Pyrotechnics, ammunition, and explosives manufacturing, storage, or sale
27. Building and repair of boats in excess of 90 feet in length

28. 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.

D. *Building requirements.*

1. No 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: 50 feet.
3. Minimum side setback: 50 feet.
4. Minimum rear setback: 50 feet.
5. Additional setbacks and buffers apply to particular uses. See Article 7 of this UDC for applicable standards.

E. *Lot requirements.*

1. Minimum lot width: 100 feet.
2. Minimum lot area: 40,000 square feet

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.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

Division 6 - Special Zoning Districts

Section 6.6 Special zoning district requirements.

Section 6.6.1 Special districts established.

A. The special zoning districts include:

SCI Civic and Institutional District

SPR Park and Recreation District

SCD Conservation District

Section 6.6.2 Allowed uses.

A. Table 6.6.2 – 1. Allowed Uses in Special Districts lists uses allowed in the special 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 this UDC.
3. "—" indicates that a use is prohibited. All uses not listed are presumed to be 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.

Table 6.6.2 – 1. Allowed Uses in Special Districts.

LAND USE	ZONING DISTRICTS			USE STANDARDS
	SCI	SPR	SCD	
RESIDENTIAL USES				
Single-family residential	—	—	—	
Two-family residential	—	—	—	
Small multifamily residential (3-16 units) including townhouses	—	—	—	
Large multifamily residential (17+ units)	—	—	—	
Community and group homes	C	—	—	See Article 7 for use standards including certification and staffing.
Manufactured housing and trailers	—	—	—	
Modular housing structures meeting IRC / IBC	A	~~— A~~	—	If the use type is allowed.
Forestry, fishing, and hunting	A	A	A	
Community garden	A	A	C	
ACCESSORY USES				
Home occupations as per Sec. 7.2.1 of this UDC	—	—	—	
Accessory dwelling units	—	—	—	
Other accessory uses regulated as per Sec. 7.2 of this UDC	A	A	—	See Article 7 for use standards.
CIVIC USES				
Stormwater management	A	A	A	
Minor utilities including lift stations and transformers	A	A	C	
Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components	A	C	—	
Public safety services	A	C	—	
Airports and related facilities	A	—	—	
Cemeteries and related, excluding crematoria	A	A	—	
Active recreation facilities such as recreational centers, gymnasiums, athletic centers; sports fields, outdoor courts, active public parks	A	A	—	
Passive recreation facilities such as nature trails, nature refuges,	A	A	A	

LAND USE	ZONING DISTRICTS			USE STANDARDS
	SCI	SPR	SCD	
RESIDENTIAL USES				
passive public parks, bird preserves				
Farmers markets	A	A	—	
Schools and educational facilities	A	C ~~A~~	—	
Hospitals	A	—	—	
Daycares or preschools	A	—	—	
Standalone parking lots and structures	A	—	—	
Religious assembly	A ~~C~~	—	—	
Lodges and civic organizations	A	C	—	
Government facilities and services	A	A	—	
Bus or railway stations	A	—	—	
COMMERCIAL USES				
Commercial lodging; hotel / motel	C	—	—	
In-patient clinics, nursing homes, long term care facilities, and rehabilitation centers	A	—	—	
Medical offices and outpatient clinics	A	—	—	
Food trucks, including food truck ~~compounds~~ parks	A ~~—~~	A	—	See Article 7 for use standards.
All other commercial uses not listed in this table	C	—	—	
INNOVATION AND TECHNOLOGY USES				
Automotive race tracks and drag strips	—	—	—	
All other innovation and technology uses not listed in this table	—	—	—	

Section 6.6.3 SCI Civic and Institutional District.

A. *Purpose.* The SCI district accommodates civic uses such as government offices, schools, and churches. This district intends to address the impact of and common concerns with civic uses and establish guidelines that support a high-quality public realm for Slidell residents and visitors.

B. *Allowed uses*. See Table 6.6.2 – 1. Allowed Uses in Special Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited.

1. SCI district areas that are owned by the Slidell Airport or federal entities have no prohibited uses and do not require Conditional use approval for any construction.
2. Modular housing structures meeting IRC / IBC
3. Forestry, fishing, and hunting
4. Community garden
5. Accessory uses regulated per Sec. 7.2 of this UDC.
6. Minor and major public and private utilities including power generation / distribution, natural gas, water, and sewer system components
7. Public safety services

8. Airports and related facilities
9. Cemeteries and related, excluding crematoria
10. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks
11. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
12. Farmers markets
13. Schools and educational facilities
14. Hospitals
15. Daycares or preschools
16. Standalone parking lots and structures, subject to Article 7 of this UDC
17. Lodges and civic organizations
18. Government facilities and services
19. Bus or Railway Stations
20. In-patient clinics, nursing homes, long term care facilities, and rehabilitation centers
21. Medical offices and outpatient clinics
22. Religious assembly

C. *Conditional uses*.

1. Community and group homes, subject to Article 7 of this UDC.
2. ~~Religious assembly~~
2. ~~3.~~ Commercial lodging; hotel / motel
3. ~~4.~~ All other commercial uses not listed in the allowed uses table

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.

E. *Lot requirements.*

1. Minimum lot width: 50 feet.
2. Minimum lot area: 2,500 square feet.

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.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.

2. Subdivision procedures in Article 10 of this UDC.

Section 6.6.4 SPR Parks and Recreation District.

A. *Purpose.* The SPR district accommodates current and future areas set aside for parks and recreation facilities, both public and private. This district intends to protect open space and provide standards that support harmonious integration into neighborhoods and between less compatible land development patterns.

B. *Allowed uses*. See Table 6.6.2 – 1. Allowed Uses in Special Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited.

1. Modular housing structures meeting IRC / IBC

2. Forestry, fishing, and hunting

3. Community garden

4. Accessory uses regulated per Sec. 7.2 of this UDC.

5. Minor utilities including lift stations and transformers

6. Cemeteries and related, excluding crematoria

7. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks

8. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves

9. Farmers markets

10. Schools and educational facilities

11. Government facilities and services

12. Food trucks, including food truck compounds

C. *Conditional uses*.

1. Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components

2. Public safety services

3. Lodges and civic organizations

D. *Building requirements.*

1. Maximum building height: 35 feet above adjacent grade.

2. Minimum front setback: 50 feet.

3. Minimum side setback: 50 feet.

4. Minimum rear setback: 50 feet.

E. *Lot requirements.*

1. Minimum lot width: 50 feet.
2. Minimum lot area: 1 acre or existing lot of record.

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.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

Section 6.6.5 SCD Conservation District.

A. *Purpose*. The SCD Conservation District is intended to preserve and protect certain natural areas of Slidell by limiting development of commercial and industrial uses. Residential if allowed, should be limited.

B. *Allowed uses.* See Table 6.6.2 – 1. Allowed Uses in Special Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited.

1. Forestry, fishing, and hunting
2. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves

C. *Conditional uses*.

1. Minor utilities including lift stations and transformers
2. Community garden

D. *Building requirements.*

1. Maximum building height: 35 feet above adjacent grade.
2. Minimum front setback: 50 feet.
3. Minimum side setback: 50 feet.
4. Minimum rear setback: 50 feet.

E. *Lot requirements.*

1. Minimum lot width: 50 feet.
2. Minimum lot area: 3 acres.

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.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

Division 7 - Overlay Zoning Districts

Section 6.7 – Overlay zone district requirements.

Section 6.7.1 Overlay zoning districts purpose and establishment.

A. *Purpose*. Overlay zoning districts include additional regulations and requirements applicable to specific geographic areas in addition to base (or underlying) zoning regulations. Overlay districts address unique circumstances that apply across multiple base zoning districts, including protecting area resources or promoting area development goals.

B. *Districts established.* Overlay zoning districts in the City include:

HOD Height Overlay District

OPD Olde Towne Preservation Overlay District

WOD Waterfront Overlay District

AOD Airport Overlay District

FOD Federal Overlay District

ITO Innovation and Technology Overlay District

Section 6.7.2 HOD Height Overlay District.

A. *Purpose.* The HOD Height Overlay District permits additional height for buildings and structures in commercial districts. This is intended to accommodate mid-rise development closest to the interstate highways such as hotels, multi-family developments, or office uses.

B. *Allowed uses*. The allowed uses shall follow the requirements of the base underlying zoning district.

C. *Building requirements.*

1. Exception to the maximum building height in the base district, replaced with a maximum building height of 75 feet.

Section 6.7.3 OPD Olde Towne Preservation Overlay District.

A. *Purpose*. The purpose of the OPD is to serve the continued preservation and revitalization of the City's historic buildings and neighborhoods in the vicinity of Olde Towne. The OPD permits reduced lot sizes, setbacks, parking, and landscape requirements for properties within commercial or residential districts adjacent to Olde Towne that share development characteristics of Olde Towne. This overlay acknowledges the importance of Olde Towne as the cultural and historic heart of Slidell and as a walkable, mixed-use district where combining residential uses near retail, restaurants, offices, and other small-scale commercial uses are appropriate.

B. *Administration*. The Olde Towne Preservation District Commission, as established in Sec. 2-216 of this Code, is responsible for administering the standards unique to the OPD as described in the official Zoning Map of the City of Slidell.

C. *Relationship to other regulations.* The regulations within this Section that guide the character and treatment of historic resources, as defined in Article 2 of the Slidell UDC, in Olde Towne are

intended to complement other regulations in this UDC, including underlying base zoning districts described in the official Zoning Map of the City of Slidell.

D. *Relationship to historic districts*. Where a national historic district designation exists within the boundaries of the Olde Town Preservation Overlay District, the specific character of that historic district shall rule.

E. *Procedures, generally.* Refer to Article 4 – Procedures, of this UDC, Sec. 4.11 – Certificate of Appropriateness, for procedures associated with Commission review and issuance of a certificate of appropriateness or COA.

F. *Commission COA considerations, or administrative approval of design for review of new construction.* Proposals for new construction in the Olde Towne Preservation Overlay District should seek compatibility with existing structures through the appropriate use of site planning, materials, decorative details, architectural elements, and scale. Architectural context is the primary concern, and a proposal does not have to replicate or copy any specific historic style or period. The following factors will be considered:

1. *Scale.* Scale is the relationship of the building and its elements (including doors and windows) to other structures in the district. It is important when considering scale, that a careful study be made of the height, width, and mass of buildings in the immediate neighborhood and district as a whole. This study should serve to confirm or deny the appropriateness of the height, width, and mass of the proposed building. Maximum height of any new structure shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. In no case shall a new structure exceed a height allowed in the zoning district in which the building is located.

2. *Siting.* Siting is the positioning of a building on a lot. This process includes determining the setback of a building, the spacing of this building from adjacent buildings, and the location of walls, fences, walks, drives, parking and landscaping if any of these are used in the overall design. New construction should conform to setback, landscape, and parking requirements of the zoning district in which they are located. Modifications to existing structures and sites can retain their historic setbacks and other siting considerations, as long as they do not conflict with life safety requirements in the International building, residential, and fire codes.

3. *Materials.* With the exception of vinyl siding, materials identified in Section 6.4.3. and Article 8 for Olde Towne District structures are permitted in the Olde Towne Preservation District. Vinyl siding is not allowed on front façades. Other materials not specifically mentioned in these design guidelines will be considered on a case by case basis and approved by the Commission.

4. *Decorative details.* Decorative details include ornamentation or embellishment such as, but not limited to, cornices, lintels, arches, balustrades, chimneys, shutters, columns, and other common details. When used, details should create a unifying effect on a building and should be compatible with the context of the neighborhood.

5. *Architectural elements.* Architectural elements include parts of a building that are integral to its composition. These include balconies, roofs, porches, chimneys, dormers, parapets, and other parts of a building that contribute to its overall shape and silhouette. The choice and arrangement of elements of a proposed building should reflect those of other buildings in the neighborhood. The building should not draw unnecessary attention to itself by failing to relate to neighboring styles, nor should it copy these styles. The object is to compliment the context of the Olde Towne Preservation District.

6. *Color*. Colors shall be reviewed for compliance with the following standards:

   a. Facade colors shall be selected from a historic palette; the use of primary, high intensity, neon, or metallic color is prohibited outside of the sign face.

b. Accurate color designations (manufacturer color name and number) for each element on a building will be required to be submitted prior to any modification.

G. *Treatment of a historic resource.* The U.S. Secretary of Interior has established standards for the treatment of historic properties. Treatments are divided into 4 categories of preservation, rehabilitation, restoration, and reconstruction. The Commission shall follow the U.S. Secretary of the Interior's Standards for the treatment of historic properties guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings in considering all proposals for preservation, rehabilitation, restoration, and reconstruction.

1. *Standards for preservation.*

a. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected, and if necessary, stabilized until additional work may be undertaken.

b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

g. Chemical or physical treatments, when determined appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken

2. *Standards for rehabilitation.*

a. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

b. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding contextual features or elements from other historic properties, shall not be undertaken.

d. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

f. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

g. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

i. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

j. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. *Standards for restoration.*

a. A property shall be used as it was historically or be given a new use which reflects the property's restoration period.

b. Materials and features from the restoration period shall be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period shall not be undertaken.

c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period shall be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

d. Materials, features, spaces, and finishes that characterize other historical periods shall be documented prior to their alteration or removal.

e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period shall be preserved.

f. Deteriorated features from the restoration period shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials.

g. Replacement of missing features from the restoration period shall be substantiated by documentary and physical evidence. A false sense of history shall not be created by adding contextual features, features from other properties, or by combining features that never existed together historically.

h. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

i. Archeological resources affected by a project shall be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

j. Designs that were never executed historically shall not be constructed.

4. *Standards for reconstruction.*

a. Reconstruction shall be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.

b. Reconstruction of a landscape, building, structure, or object in its historic location shall be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures shall be undertaken.

c. Reconstruction shall include measures to preserve any remaining historic materials, features, and spatial relationships.

d. Reconstruction shall be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property shall recreate the appearance of the non-surviving historic property in materials, design, color, and texture.

e. A reconstruction shall be clearly identified as a contemporary re-creation.

f. Designs that were never executed historically shall not be constructed. When a contemporary depiction is required to understand and interpret a property's historic value (including the recreation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, reconstruction may be considered as a treatment.

H. *Standards for additional design elements.*

1. *Fences.* Fence design must be in harmony with the nature of the district and be provided in compliance with applicable provisions of this UDC for fences. The following fencing materials are not acceptable: barbed wire; chain-link, except in the side and rear yard; concrete block unless clad in stucco or another approved material; stockade; plywood; Hardi board; or asbestos board.

2. *Overhanging balconies, canopies or awnings*. No overhanging balconies, canopies or awnings may be removed, modified, or constructed without the approval of the commission. New or additional balconies, canopies, or awnings must conform to the distinctive architecture of the Olde Towne Preservation Overlay District. The permit for all such new construction or any renovation shall be subject to the requirements of this Division.

a. *Encroachment into public right-of-way*. If an existing balcony, canopy, or awning is proposed to be extended or substantially improved or a new balcony, canopy, or awning is proposed to be added and the improvement encroaches into the public right-of-way, permission from the City in the form of an encroachment agreement shall be required before a COA may be issued.

b. *Encroachment into the setback.* If an existing balcony, canopy, or awning is proposed to be extended or substantially improved or a new balcony is proposed to be added and the improvement encroaches into either the front, rear, or side yard setback area, a variance from the City's Board of Adjustments shall be required before a COA may be issued.

3. *Signs.*

a. Signs must meet all applicable requirements of this Code.

b. Signs must also conform to character of the surrounding area. In addition to meeting the requirements of Article 8 of this UDC, approval of the display of a sign in the Olde Towne Preservation Overlay District shall be granted only when such signs relate to the appearance, color, size, position, method of attachment, texture of materials and design, and conform to the distinctive character of the Olde Towne Preservation Overlay District or do not injuriously affect it or impair the value to the community of those buildings having architectural or historical worth.

c. *No signs to be displayed in certain places.* No sign shall be displayed or placed in any manner whatsoever so as to disfigure or conceal any significant architectural feature or detail of any building.

d. *Number of primary signs.* See Article 8 of this UDC for sign regulations by zoning district.

e. *Temporary signs.* See Article 8 of this UDC for temporary sign regulations.

f. *Illuminated signs.* Illuminated signs may be constructed or erected within the Olde Towne Preservation Overlay District subject to review and approval by the Commission for compatibility with surrounding historic context and in keeping with the City's existing signage regulations in Article 8 of this UDC. Concealed lighting is recommended. The light should enhance the sign as well as the building on which it is mounted.

g. *Digital signs.* Digital signs are not allowed in the Olde Towne Preservation Overlay District. See Article 5 of this UDC for details on legal nonconforming signs and their treatment.

4. *Aerials, antennas, solar panels, wind turbines and any other roof projections*. The construction of aerials, antennas, satellite dishes, solar panels, or other projection from the roof subject to review and approval by the Commission for compatibility with surrounding historic context.

5. *Minimum maintenance requirements*. In order to insure the protective maintenance of resources, the exterior features of such properties shall be maintained to meet the requirements of the City's property maintenance code and the City's building code.

6. *Demolition*. In order maintain the historic character of the district, demolition of historic structures must be reviewed by the Commission before a permit is approved. The purpose of the review is to consider the impact the impact demolition of the structure may have on the City's preservation district's designation, to recommend alternatives to demolition, and to recommend salvage of historic materials for reuse in other preservation projects. Demolition can be either at the request of the property owner or an action by the City to remove a deteriorated structure that poses a threat to health and safety.

a. *Demolition by request of the owner.* When a property owner applies for a permit to demolish a historic structure, the application will be referred to the Commission for review at the next scheduled meeting of the Commission. Before a permit can be issued, the Commission must review the application to determine if loss of this structure will adversely impact the City's Certified Local Government or National Register designation. As part of its review the Commission will consider alternatives to demolition and opportunities to salvage historic materials for reuse with the owner. The Commission will make a recommendation to the owner based on their review. If after receiving the Commission's recommendation the owner decides to proceed with the demolition the Department of Planning will sign off on the permit, provided all other requirements have been met.

b. *Demolition by neglect.* Before the City Council decides to demolish a historic structure, it must first be referred to the Commission for review and

recommendation. The Commission will determine if loss of this structure will adversely impact the City's Certified Local Government or National Register designation. As part of its review the Commission will consider alternatives to demolition and opportunities to salvage historic materials for reuse. The Commission's recommendation will be forwarded to the City Council for their consideration when deciding whether or not to proceed with the demolition.

Section 6.7.4 WOD Waterfront Overlay District.

A. *Purpose.* The WOD Waterfront Overlay District aims to support the development of a walkable, mixed-use residential and light commercial district oriented towards small shops, eating establishments, cultural arts, and recreational and waterfront amenities along Bayou Bonfouca.

B. *Allowed uses*. The allowed uses are established in the base (or underlying) zoning district.

C. *Building requirements.*

1. Maximum building height: 45 feet above adjacent grade
2. Minimum front yard setback: 5 feet
3. Stairs, porches, elevated walkways, ADA ramps, or other accessory structures that are covered but not enclosed (by full walls) may be constructed within the 5 ft minimum setback, in accordance with the Building Code on the front, rear, and sides of the property.
4. Walk-ways, decks, docks and boardwalks, for the purpose of providing pedestrian cross access between properties within the WOD 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.
5. Attached accessory structures including stairs, decks, porches, awnings, canopies, docks, and boathouses can extend up to the ordinary high water mark for Bayou Bonfouca and may extend out into Bayou Bonfouca provided the appropriate state and federal permits and leases are obtained.

Section 6.7.5 AOD Airport Overlay District.

A. *Purpose.* The AOD Airport Overlay District is a floating overlay zone mapped in the vicinity of the Slidell Municipal Airport where height or building design limitations apply to areas outside the boundary of the Airport.

B. Definitions specific to this Subsection.

a. *Airport.* The Slidell Airport and any future official airport constructed in the City.

b. *Airport elevation.* The established elevation of the highest point on the usable landing areas. (This point is 15 feet mean sea level at the Slidell Airport).

c. *Airport hazard.* Any structure, tree, or use of land that obstructs the airspace required for or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.

d. *Airport reference point.* The point established as the approximate geographic center of the airport landing area and so designated.

e. *Noninstrument runway*. A runway other than an instrument runway.

f. *Runway*. The paved surface of an airport landing strip.

C. *Allowed uses*. The AOD allows the uses listed in the underlying zoning district, however any land use that may create electrical interference with radio communication between the airport and aircraft, make it difficult for flyers to distinguish airport lights and other, result in glare in the eyes of flyers using the airport, impair visibility in the vicinity of the airport, or otherwise endanger the landing, taking off, or maneuvering of aircraft is prohibited in the AOD.

D. *Airport hazard height limitations*. Specific height limitations are in effect within the AOD, applicable based on the existence of any official airport within the City of Slidell, including the airport's flight approach areas, horizontal areas, and conical areas as defined and regulated in this Section. Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail.

1. *Airport height* areas.

a. *Instrument approach* area. At such time as an instrument approach is installed at an airport in the parish the instrument approach area shall extend from each end of the instrument runway at a distance of 200 feet, with a width of 1,000 feet. It shall widen uniformly thereafter for a distance of 50,200 feet with an ultimate width of 16,000 feet. Its centerline shall be the continuation of the centerline of the runway. There were no runways in the parish with instrument approaches in 1965.

b. *Noninstrument approach* area. A noninstrument approach area is established at each end of all noninstrument runways for noninstrument landings and takeoffs. The noninstrument runway shall have a width of 250 feet at a distance of 200 feet beyond each end of the runway widening thereafter uniformly to a width of 2,250 feet at a distance of 10,200 feet beyond each end of the runway, its centerline being the continuation of the centerline of the runway.

c. *Transition* area. Transition areas are hereby established adjacent to each instrument and noninstrument runway and approach area. Transition areas symmetrically located on either side of runways have variable widths. Transition areas extend outward from a line 200 feet on either side of the centerline of the noninstrument runway for the length of such runway plus 200 feet on each end and 500 feet on either side of the centerline of the instrument runway, for the length of such runway plus 200 feet at each end and are parallel and level with such runway centerlines. The transition areas along such runways slope upward and outward one foot vertically for each 7 feet horizontally to the point where they intersect the surface of the horizontal area. Further, transition areas are established adjacent to both instrument and noninstrument approach areas for the entire length of the approach areas. These transition areas have variable widths. Such transition areas flare symmetrically with either side of the runway approach areas from the base of such areas and slope upward and outward at the rate of one foot vertically for each 7 feet horizontally to the points where they intersect the surfaces of the horizontal and conical areas. Additionally, transition areas are established adjacent to the instrument approach area where it projects through and beyond the limits of the conical areas, extending a distance of 5,000 feet, measured horizontally from the edge of the instrument approach areas at right angles to the continuation of the centerline of the runway.

d. *Horizontal area*. A horizontal area is hereby established as the area within a circle with its center at the airport reference point and having a radius of 5,000 feet. The horizontal area does not include the instrument and noninstrument approach areas and the transition areas.

e. *Conical area.* A conical area is hereby established as the area that commences at the periphery of the horizontal area and extends outward therefrom a distance of 3,000 feet. The conical area does not include the instrument approach areas.

2. *Height limitations*. Nothing in this Section shall be construed as prohibiting the growth, construction or maintenance of any tree or structure to a height up to 45 feet above the surface of the land. Except as otherwise provided in this Code, no structure or tree shall be erected, altered, allowed to grow, or maintained in any area created by this Section to a height limit herein established for such area. Such height limit actions are hereby established for each of the areas in question as follows:

a. *Instrument approach area*. One foot in height for each 50 feet in horizontal distance beginning at a point 200 feet from and at the elevation of the end of the instrument runway and extending to a distance of 10,200 feet from the end of the runway; thence one foot in height for each 40 feet in horizontal distance to a point 50,200 feet from the end of the runway.

b. *Noninstrument approach areas*. One foot in height for each 20 feet in horizontal distance beginning at a point 200 feet from and at the elevation of the end of the noninstrument runway and extending to a point 10,200 feet from the end of the runway.

c. *Transition areas*. One foot in height for each 7 feet in horizontal distance beginning at any point 250 feet normal to and at the elevation of the centerline of noninstrument runways extending 200 feet beyond each end thereof and 500 feet normal to and at the elevation of the centerline of the instrument runway, extending 200 feet beyond each end thereof, extending to a height of 150 feet above airport elevation. In addition to the foregoing, there are established height limits of one foot vertical height for each 7 feet horizontal distance measured from the edges of all approach areas zones for the entire length of the approach areas and extending upward and outward to the points where they intersect the horizontal or conical surfaces. Further, where the instrument approach area projects through and beyond the conical area, a height limit of one foot for each 7 feet of horizontal distance shall be maintained beginning at the edge of the instrument approach area and extending a distance of 5,000 feet from the edge of the instrument approach area measured normal to the centerline of the runway extended.

d. *Horizontal zone*. 150 feet above the airport elevation or a height of 168 feet above mean sea level.

e. *Conical zone.* One foot in height for each 20 feet of horizontal distance beginning at the periphery of the horizontal area, extending to a height of 273 feet mean sea level above the Slidell Airport elevation.

E. *Marking and lighting*. The owner of any nonconforming structure or tree is hereby required to permit the installation, operation and maintenance thereon of such markers and lights as shall be deemed necessary by the airport authority to indicate to the operators of aircraft in the vicinity of the airport, the presence of such airport hazards. Such markers and lights shall be installed, operated and maintained at the expense of the airport authority.

Section 6.7.6 FOD Federal Overlay District.

A. *Purpose.* The FOD Federal Overlay District is applied in the vicinity of federal land known as Camp Villere, with the intent to accommodate special building needs associated with the National Guard Training Center.

B. *Limited jurisdiction.* The City of Slidell has no jurisdiction over land use, building height, and building setback requirements in the FOD.

C. All buildings must comply with building design elevation requirements and floodplain requirements.

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.

ARTICLE 7 – USE STANDARDS

Section 7.1 Principal uses.

Section 7.1.1 Adult uses or businesses.

A. *Adult businesses*. Adult businesses as defined in Article 2 of this UDC must conform to the following minimum standards and may only be permitted upon approval of a conditional use permit as per Article 4 of this UDC:

1. The distance between any adult business and any residential district or dwelling shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the residential district or dwelling to the nearest point of the property line of the adult use or the property on which it is situated, if it is one of several business establishments on the property, whichever is greater.

2. The distance between any 2 adult businesses shall be minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the closest property lines of each adult business.

3. The distance between any adult business and any existing school, child care center, church or place of worship, park or recreational area, public library, public building, any establishment licensed to sell alcoholic beverages, museum, or community center shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the adult business to the nearest point of the property line of the school, child care center, church or place of worship, park or recreational area, public library, public building, any establishment licensed to sell alcoholic beverages, museum, or community center.

4. The adult business shall comply with City of Slidell Code of Ordinances Chapter 4, Alcoholic Beverages and all necessary state and parish licenses and/or permits as required.
5. All activities shall cease between the hours of 10:00 p.m. and 7:00 a.m.
6. Live entertainment, when expressly authorized and permitted, will only be allowed when it does not adversely affect the surrounding neighborhood because of noise, crowd, and other factors.
7. The use of neon or similar lighting technology exposed to the exterior shall be limited to one sign that complies with all sign regulations in Article 8 of this UDC.
8. The premises on which the adult business is located and the public rights of way within 100 feet of such facility must be maintained in a clean and orderly manner.
9. The premises on which an adult theater establishment is located shall operate only as an adult theater and shall not contain or offer any items or services consistent with that of an adult cabaret, adult store, massage parlor, or escort agency. Any of the aforementioned businesses shall constitute a separate adult business and must independently conform to all of the requirements of this Section.

   Adult theaters offering viewing of film, photograph material or live performances to audiences smaller in size than 5 persons per viewing area are expressly prohibited.

Section 7.1.2 Age Restricted Uses

Age Restricted Uses must provide documentation of compliance with all applicable state and federal regulations.

Section 7.1.3 Agricultural uses.

Agricultural uses are exempt from special use permits except when in or within 150 feet of R or MU zoning districts in which case area regulation requirements in force in the district the agricultural use is in or nearest to shall apply; however, construction of residences on farm properties are not exempt from permits at any time.

Section 7.1.4 Animal-related uses.

Animal-related uses. In all residential districts, these standards apply to all animal-related uses including animals raised for household agriculture, stables, and kennels.

A. A breeder, as defined in Chapter 6 of this Code, shall not conduct any breeding activity in a residential zoning district.

B. Commercial kennels are prohibited in all residential districts and must be located in accordance with allowed uses in each zoning district set forth in this UDC.

C. A structure may be erected for a private stable, pen, barn, shed, or silo for raising, treating and/or storing products raised on the premises. This structure may not include a dwelling unit.

D. Standing under roofed stables must be made of a material that provides for proper drainage so as not to create offensive odors, fly breeding, or other nuisances.

E. Fences for pens or similar enclosures must be built with sufficient height and strength to retain the animals. No pen, fence, or similar enclosure may be closer than 20 feet to an adjacent property line. The widths of alleys, street rights-of-way, or other public rights-of-way may be used to calculate the 10-foot requirement.

F. The regulations under this use do not apply to government agencies, governmentally supported organizations, or educational agencies that keep and maintain animals' health, research, or similar purposes, nor do these regulations apply to special events such as circuses and livestock exhibitions which are otherwise regulated.

Section 7.1.5 Artisan manufacturing.

A. Manufacturing process must generate unique units or items that are not the process of a fully mechanized or automated production process.

B. Any processes creating noise, dust, or odor must take place in an enclosure with ventilation and dust or odor control measures in place.

C. Any outdoor storage areas must be screened by a 100 percent, 6 foot non-living or 70 percent living screen. Objects shall be stored at a minimum of 5 feet from this screen.

D. Showrooms, seating areas, or display areas may be indoor or outdoor on artisan manufacturing sites.

Section 7.1.6 Auto repairs and services.

The following activities shall not be performed in conjunction with any auto repair service station, inclusive of both “automotive body and paint repair” and “automotive repair and maintenance” uses defined in Article 2 of this UDC:

A. Outdoor repairs, including changing of oil and lubrication of automobiles.

B. Outdoor painting and body work on automobiles.

C. Outdoor storage of automotive parts.

D. The outdoor storage of wrecked or abandoned vehicles.

1. If an operable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use.

2. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked motor vehicles each of which having a valid state registration, current safety inspection certificate, and documentary record of pending repairs or other disposition.

3. All vehicles shall be screened from public view by a 100 percent, 6 foot non-living or 70 percent living screen. Objects shall be stored at a minimum of 5 feet from this screen.

E. Sale of 2 or more automobiles, trailers, trucks, tractors, boats, or any other similar commodity.

Section 7.1.7 Breweries or microbreweries.

A. All production facilities must be located inside of a building or enclosure.

B. Breweries or microbreweries may include tasting rooms or restaurant facilities and may have outdoor or indoor seating.

C. The building or site may be used as an event venue, however such events must not violate the City noise ordinance and outdoor gatherings must conclude by 11:00 pm.

Section 7.1.8 Business complexes or shopping centers.

Determination. Business complexes and shopping centers shall be considered a single complex based on the following criteria:

A. Leasehold interest alone shall not allow a particular building, set of buildings, or parcel to constitute an additional complex or center.

B. Each lot legally platted prior to October 31, 1984, shall constitute a separate complex or center.

C. Lots legally platted after October 31, 1984, shall not constitute separate complexes or center.

Section 7.1.9 Community and Group homes.

A. Community homes shall be certified, licensed, or monitored by the State of Louisiana.

B. Community homes shall have 24-hour supervision per State requirements ~~including at least 1 but not more than two 24-hour attendants~~.

C. Community homes are subject to all local and federal regulations and the regulations of the Louisiana Administrative Code.

D. Community homes shall appear outwardly as a single-family residence.

E. Community homes have no greater than 10 beds. ~~shall be grouped in 2 categories:~~

~~1. Community Home (6 or fewer persons).~~

~~2. Community Home (10 or fewer persons).~~

F. Community and Group homes require a Conditional Use Permit in all zoning districts.

G. In residential zoning districts, Group homes may have no greater than 6 beds and in all zoning districts are limited to a maximum of two beds per each bedroom.

H. Group homes for more than three people require approval through the State Fire Marshal.

Section 7.1.10 Crematories.

All crematories, as defined in Article 2 of this UDC, must be granted a Conditional Use Permit, per Article 4 of this UDC, prior to operating in the City, and be in compliance with the following minimum standards and criteria:

A. Crematories are limited to one in each of the IT1 and IT2 districts; and

B. The cremation retort must be located at least 1,000 feet from any residences, schools, day cares, and city parks.

Section 7.1.11 Manufactured or mobile homes.

Where allowed, all manufactured or mobile homes must comply with the following minimum standards and criteria:

A. The manufactured home must meet the minimum standards as a HUD manufactured home unit in accordance with the Manufactured Home Construction and Safety Standards (HUD Code) for location within the Parish.

B. The manufactured home must display a red certification label on the exterior of each transportable section.

C. The manufactured home must comply with the minimum site and building setback requirements of the zoning district where it is located.

D. The manufactured home must be attached to and installed on a permanent foundation and the provisions of R.S. 9:1149.4 must be complied with and the structure must meet the minimum standards as established in the most recent building codes adopted by the city.

E. The minimum floor area of the manufactured home must be 720 square feet.

F. The wheels, tongue, and traveling lights must be removed within 15 days after the manufactured home is placed upon a lot.

G. Manufactured home skirting, as defined in Article 2 of this UDC, must be appropriately affixed to the manufactured home.

H. The proposed site must meet all minimum infrastructure requirements of this UDC.

Section 7.1.12 Massage establishments.

Massage establishments. Massage establishments, as defined in Article 2 of this UDC, shall conform to the requirements set forth Chapter 8, Article II of the Code.

Section 7.1.13 Reserved.

Section 7.1.14 Mini-warehouses.

A. The site must comply with parking lot landscape area requirements of this UDC.

B. A site plan of the use must be approved by the Department of Planning. At a minimum, this plan shall include the following information:

1. Location of all structures on the site.
2. Proposed traffic movements and point of ingress and egress, including parking and sight triangles.
3. Location and coverage of lighting, signage, and fencing; including materials, textures, and colors to be used on all surfaces.
4. Pedestrian access to adjacent sites.
5. Approved landscape plan.
6. Any additional information as determined by the Department of Planning.

C. A minimum of 6 parking spaces shall be provided in addition to any other applicable requirements.

D. A minimum lot area of 20,000 square feet shall be required.

E. Parking areas shall not block the entrances to storage areas.

F. Any associated outdoor storage shall be screened with a 6-foot-high 100 percent non-living screen or 70 percent living screen or as approved by the Department of Planning.

Section 7.1.15 Motor vehicle and boat sale and rental.

A. A site plan of the use must be approved by the Department of Planning. At a minimum, this plan shall include the following information:

1. Location of all structures on the site.
2. Proposed traffic movements and point of ingress and egress, including parking and sight triangles.
3. Location and coverage of lighting, signage, and fencing; including materials, textures, and colors to be used on all surfaces.
4. Pedestrian access to adjacent sites.
5. Approved landscape plan.
6. Approved layout of parking area for vehicles for sale and/or lease.
7. Any additional information as determined by the Department of Planning.

B. A minimum of 6 parking spaces shall be provided in addition to any other applicable requirements.

C. A minimum lot area of 20,000 square feet shall be required.

D. Automobile and marine sales and displays shall follow the restrictions of parking areas, and the landscaping, signage, and lighting requirements associated with parking lots and circulation.

E. Areas used for storage of vehicles or water-craft to be serviced shall be screened with opaque fencing and/or landscaping.

Section 7.1.16 Outdoor salvage yards.

A. This use shall be screened from public view along the front, sides and rear by a 100 percent opaque 8-foot-tall screen consisting of wood, solid masonry, concrete, or other material as approved by the Department of Planning and Development.

B. The owner of an outside salvage or reclamation use shall not stack objects higher than 8 feet high within 40 feet of the visual screen. The owner of an outside salvage or reclamation use may stack objects 1 foot above the 8 feet for each additional 5 feet of setback beyond the original 40 feet.

C. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate, and documentary records of pending repairs or other disposition.

D. A minimum distance of 200 feet is required between an outside salvage or reclamation use and a residential district subject to landscape requirements for industrial uses abutting residential districts.

E. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate, at a minimum:

1. Location of all structures on site including proposed structures.
2. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
3. Landscaping.
4. Signage.
5. Lighting.
6. Parking/loading.
7. Hours of operation.
8. Additional information shall be submitted as determined by the Department of Planning.

Section 7.1.17 Parking garages.

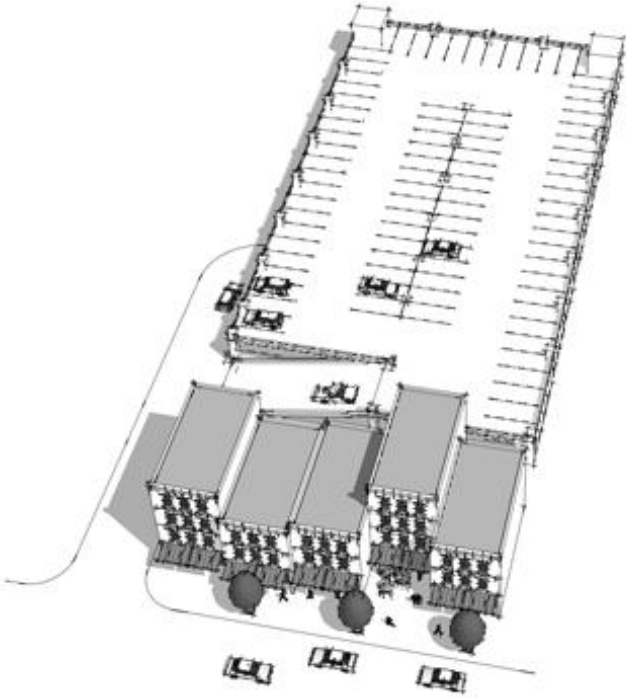
A. The perception of the bulk (or mass) of a parking garage as seen from the street shall be minimized by orienting the garage so that its short dimension is along the edge of the street with the highest functional classification upon which the lot fronts.

B. The parking garage shall provide retail or other appropriate uses at the ground level and/or along no less than 60 percent of the linear frontage abutting a street, parking area, or open space. Alternatively, the parking garage shall be located behind the principal building (see Figure 7.1.17-1 - Parking Garage with Building Frontage).

C. Any remaining portions of the façade not devoted to retail or other appropriate uses shall incorporate one or more of the following devices to screen the view of parked cars:

1. Ornamental grillwork (plain vertical or horizontal bars are not acceptable);

gure 7.1.17-1. Parking Garage with Building Frontage.



2. Decorative artwork, such as metal panels, murals, and mosaics; and/or
3. Display windows for use by nearby merchants.

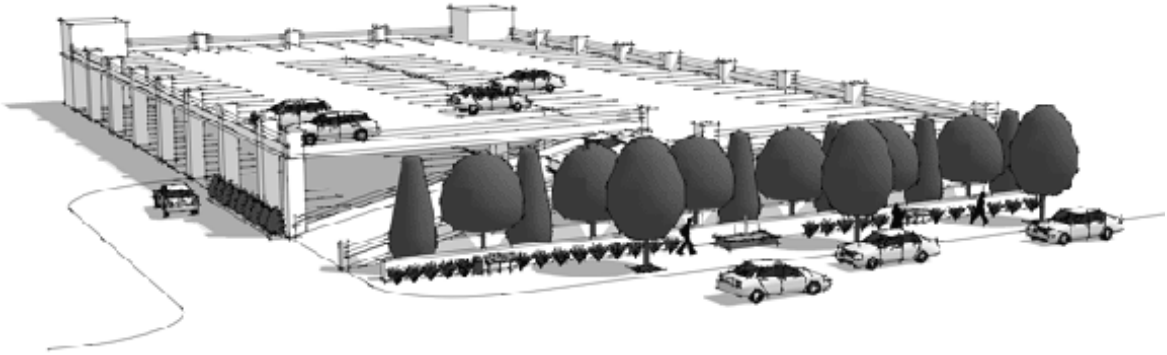
D. Vehicular entrances shall be designed to incorporate architectural elements that frame the opening, such as an arch, lintels, pilasters, masonry trim, planters, or ornamental lighting.

E. Where the dimensions of the parcel proposed for development do not accommodate building frontage as set out above, parking structures and vehicle entrances shall be designed to minimize views into the garage from surrounding and adjacent properties, streets, and sidewalks. Methods to help minimize such views may include, but are not limited to, landscaping, planters, masonry walls up to 42 inches in height, and decorative grilles and screens. The frontage along the garage shall include street furniture at intervals of not more than 40 feet. See Figure 7.1.17-2-Parking Garage with Screening.

F. Parking structures shall be architecturally consistent with exterior architectural elements of the principal structure or adjacent traditional buildings, including rooflines, façade design, articulation, modulation and finish materials.

G. Parking structure façades shall have brick cladding or a combination of brick and other masonry and have regularly spaced square or rectangular openings.

Figure 7.1.17-2.-Parking Garage with Screening.



H. Security grilles for parking structures shall be architecturally consistent with and integrated with the overall design. Chain link fencing is not allowed for parking structure fencing.

Section 7.1.18 Repair establishments of automobiles, boats, trucks, trailers, tractors and mobile homes, including car washes and detailing shops.

A. Outside body work, detailing, and painting or other repairs is not allowed.

B. The outdoor storage of junked, wrecked, or abandoned vehicles stored on the premises solely for the purpose of using parts to repair other vehicles is not allowed.

C. All outdoor storage of vehicles awaiting repair shall be screened from public view by a 100 percent opaque 6-foot-tall non-living screen or an 8-foot-tall 70 percent opaque living screen. Objects shall be stored a minimum of 5 feet from this screen.

D. Any fleet storage of vehicles utilized in connection with this use shall be screened by a 6-foot-high screen of either 100 percent opaque non-living material or 70 percent opaque evergreen plants or as determined by the Department of Planning.

E. If this use abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.

F. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate, at a minimum:

1. Location of all structures on site including proposed structures.
2. Location of fuel storage tanks.
3. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
4. Additional information shall be submitted as determined by the Department of Planning.

G. A minimum of 6 parking spaces shall be provided in addition to any other applicable requirements.

H. A minimum lot area of 20,000 square feet shall be required.

I. Storage and disposal of chemicals shall adhere to federal requirements promulgated at 40 CFR 122.26(b)(8) and state requirements promulgated at LAC33: IX: § 2511.B.4 and LAC33: IX: § 2511.B.16.

J. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use and subject to a zoning violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate, and documentary records of pending repairs or other disposition.

Section 7.1.19 Railroads and mineral deposits, existing.

Existing railroads may continue to operate and be maintained in residential and commercial districts. Mineral deposits may be mined, but residential areas shall be protected in accordance with Section 2.1.

Section 7.1.20 Satellite dishes, communications, television, and radio antennas, or towers.

A. Communications, television and radio antennas or towers for commercial use or providing service to users beyond the lot where the structure is installed are allowed uses in C and IT districts in rear and side yard areas, provided that they conform with the following criteria:

1. No structure may extend beyond the lot line or encroach upon or extend over any required landscape areas or buffer zone, except that support anchors may extend across lot lines where the owner of the tower has secured a valid easement/servitude for placement of anchoring structures on adjacent property and where such anchoring devices do not encroach upon or over public rights-of-way and/or public utility or drainage easements.

2. A fall radius area must be secured – either by purchase of land by the communications tower operator / owner or through an easement or servitude preventing construction in this area. The fall radius must be measured as one foot for each foot of tower height above grade extending radially from the tower. An exception may be granted by the Planning Director and City Engineer for any monopole engineered and certified to fall within the property boundaries in the event of catastrophic failure.

3. All installations shall conform with ~~Section 7.1.17.B.5 and 6~~ Sections 7.1.20.B.5 and 7.1.20.B.6.

4. Where these regulations conflict with applicable FCC regulations, the FCC regulations shall prevail.

5. Where this ordinance conflicts with any other Section of the zoning ordinance, this Ordinance shall prevail.

B. Communications, television and radio antennas or towers including satellite dish antennas and supporting structures servicing only the occupants of the lot where the structure is located are allowed uses in residentially zoned districts in side and rear yard areas and rooftops, provided that they conform with the following criteria:

1. Any antenna or tower structure exceeding 10 feet in height, or dish antenna having a diameter exceeding 4 feet shall be prohibited from being mounted on any roof. These regulations shall not prohibit the practice of anchoring a freestanding tower or structure adjacent to a building.

2. No freestanding television or radio antenna or tower shall exceed a height of 45 feet from the top of the foundation of the principal structure on the lot where installed except this restriction shall not apply to radio towers for licensed amateur radio stations, for which a building permit has been obtained, or to a church duly incorporated as a nonprofit tax exempt corporation provided that its towers or antennas shall not exceed 115 feet, and have a set back of 1½ times the height of the tower from any residential lot line.

3. All antenna structures and satellite dishes, including their anchorage and similar supportive structures, shall be at least 3 feet from any side lot line and 5 feet from a rear lot line, except that support anchors may extend across lot lines where the owner of the tower has secured a valid easement/servitude for placement of anchoring structures on adjacent property and where such anchoring devices do not encroach upon or over public rights-of-way and/or public utility or drainage easements.

4. A dish antenna exceeding 4 feet in diameter shall not exceed an overall height of 20 feet from the ground around the base of the dish. Dishes less than 4 feet in diameter may project to a maximum height of 45 feet.

5. Building permits shall not be required for antenna structures less than 10 feet in height or dish antennas having a diameter less than 4 feet. A building permit shall be required but no fee charged for antenna structures between 10 and 20 feet in height or dish antennas between 4 and 12 feet in diameter. A building permit and fees shall be charged for any structure exceeding 20 feet in height or any dish antenna exceeding 12 feet in diameter. Roof-mounted structures shall be firmly secured to the roof and meet wind resistance standards.

6. An application for a building permit must include construction specifications; a plot plan showing the location of the proposed structure, except when such structure is mounted on a roof and an approved structural analysis, when it is deemed necessary by the Building Official. Manufacturer's specifications may be accepted for premanufactured structures.

7. Satellite antennas measuring 4 feet or less in diameter may be attached to the main structure in the rear, side and front yard or may be free standing in the rear or side yard. No antenna may be attached to any tree.

C. *Antennas.*

1. Antennas mounted on roofs and other structures are difficult to conceal due to their height. This Section provides requirements for concealing the anchoring system, sled, and associated support equipment.

2. The base of the antenna to include its anchoring points to roof or ground, sled, if mounted in one, must be either concealed by a screening wall/fence or a roof parapet. The Director of Planning can approve concealing the anchoring points and sled by painting them to match the color of the structure they are mounted to.

3. Support equipment such as generators are considered either ground, roof, or wall mounted equipment and must meet the requirements of Section 6.5.3.N: Mechanical Equipment and Meters. Sound abatement shall be required for any mechanical equipment that could create noise exceeding levels identified in this UDC.

Section 7.1.21 Shelter for victims of domestic violence.

Shelters for victims of domestic violence must meet the following minimum standards:

A. The shelter must be located a minimum distance of 3½ miles to any similar facility;

B. Shall have a residential character and appearance typical of other residential structures in the area;

C. Shall be located on a lot having no less than 15,000 square feet of lot area and at least 1 hard-surfaced, off-street parking space for each 4 occupants.

Section 7.2 Accessory uses.

Section 7.2.1 Home occupations.

A. In all residential dwelling units ~~districts~~, home occupations shall be allowed, provided the home occupation demonstrates compliance with all of the following minimum standards:

1. All business onsite activities are conducted inside the dwelling and such business activities are incidental and secondary to the use of the dwelling.

2. The dwelling used for the home occupation must be the principal residence of the resident conducting the home occupation, evidenced by voter registration or driver's license registration at that location.
3. A home occupation shall not generate noise, solid waste, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in a residential use.
4. No outside storage or display of materials, merchandise, inventory, or heavy equipment is allowed.
5. No bulk storage, assembly, or manufacturing of products is allowed on the site.
6. No mechanical equipment is allowed, except that which is normally used for domestic or household purposes.
7. Only 25 percent of the building's floor area shall be used for the home occupation.
8. Retail sales of products shall not occur on the site.
9. No goods or materials shall be kept on the premises that require receipt or delivery by transportation other than U.S. Postal Service, messenger service, private delivery services in vehicles not exceeding 1½ tons rating, or the passenger automobile of the person conducting the home occupation.
10. A home occupation conducted by a professional person shall be only for consultation or instruction.
11. Additional standards for those business activities which are associated or similar to providing services or products that are primarily a part of hobby-oriented activities for services of music, art or dance instruction (similar types of activities) and/or retail products for arts and craft fairs/exhibitions or consignment purposes:
    a. Only one student or family is allowed per session of instruction.
    b. Instruction to more than one individual, who are not related, is prohibited unless approved via a conditional use permit.
    c. Student for instruction cannot arrive before 9:00 a.m. or after 7:00 p.m.
12. Childcare services may be provided in a single-family residence for no more than 7 children at any one time excluding those children residing in the dwelling.

Section 7.2.2 Outdoor retail sales and storage yards.

A. The outdoor retail sales and storage yard may only be provided as a secondary use to a home improvement center or department store.

B. The outdoor retail sales and storage yard shall not be located within the required parking area.

C. This use shall be screened from public view along the front, sides and rear by a 100 percent opaque 8-foot-tall screen consisting of wood, solid masonry, concrete or other material as approved by the Department of Planning.

D. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use and subject to violation. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked vehicles each having a valid state registration, current safety inspection certificate, and documentary records of pending repairs or other disposition.

E. Objects shall not be stacked higher than 8 feet high within 40 feet of the visual screen. Objects may be stacked 1 foot above the 8 feet for each additional 5 feet of setback beyond the original 40 feet. However, stacking of portable storage containers is limited to 2 storage containers in height.

F. Shall not exceed 10 percent or less of the area of the developed site.

G. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate, at a minimum:

1. Location of all structures on site including proposed structures.
2. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
3. Landscaping.
4. Signage.
5. Lighting.
6. Parking/loading.
7. Additional information shall be submitted as determined by the Department of Planning.

Section 7.2.3 Outside display of pre-assembled accessory building, pool, and playground equipment.

A. Display or storage of building, pool or playground equipment is prohibited within the required parking area and within the front or side landscaping buffers.

B. Display of portable storage containers is not allowed on the site.

C. A site plan shall be submitted to the Department of Planning prior to issuance of a building permit. This plan shall indicate at a minimum:

1. Location of all structures on site including proposed structures.
2. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
3. Landscaping.
4. Signage.
5. Lighting.
6. Parking/loading.
7. Additional information shall be submitted as determined by the Department of Planning.

Section 7.2.4 Detached carport and accessory buildings.

For purposes of this section, the term accessory buildings is synonymous with "*Accessory building and use"* as defined in Section 2.3 of this UDC.

A. *Front yard.* Carports, garages, and accessory buildings are not allowed in front yards.

B. *Side yards.* Minimum setback of 5 feet. Accessory buildings shall not encroach into servitudes or easements.

C. *Rear yards*. Minimum setback of 5 feet. Accessory buildings shall not encroach into servitudes or easements.

D. *Height* ~~*and yard coverage*~~. An accessory building shall not exceed 16 feet in height~~ and~~.

E. *Yard coverage*. The total square footage of all accessory buildings on site shall not occupy more than 25 percent of the rear yard. For purposes of this section, the yard area excluded by the side yard setback requirement is not included in the calculation of the rear yard coverage.

F. ~~E.~~ Carports and accessory buildings shall not have any projections into the required setbacks or yards and shall not have any equipment placed in the required setbacks or yards.

F. A copy of a plat of survey showing all existing buildings on the lot or parcel of land where the accessory building is to be located shall be submitted with the required building permit application.

G. Building permits shall be required for all accessory buildings; however, a permit fee shall not be charged for a detached accessory building having less than 100 square feet of area unless such structure will have plumbing or electricity.

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. Measurement of setbacks is

Section 7.2.6 Accessory dwelling units (ADUs).

A. *Lot size and area.* Accessory dwelling units, where allowed, shall only be located on lots that meet minimum lot area, width, and depth requirements.

B. Number. No more than one accessory dwelling unit is allowed per lot.

C. *Accessory dwelling unit type.* The following accessory dwelling unit types may be constructed:

1. Attached accessory dwelling unit
2. Detached accessory dwelling unit

D. *Floor area.* The total interior net floor area of an accessory dwelling unit may not exceed 800 square feet and may not be less than 150 square feet.

E. *Minimum front, side, and rear yard setbacks*.

1. Must follow minimum setbacks established in this Section.
2. Detached accessory dwelling units on corner lots must have the same exterior side yard setback requirements as the principal structure.

F. *Exterior finish materials*. The exterior finish materials of any accessory dwelling unit shall be the same or visually match in type, size, and placement of the principal building.

G. *Parking.* One additional off-street parking space, in addition to those required by Article 8 of this UDC shall be required for accessory dwelling units.

H. A copy of a plat of survey showing all existing buildings on the lot or parcel of land where the accessory building is to be located shall be submitted with the required building permit application.

I. Building permits shall be required for all accessory buildings; however, a permit fee shall not be charged for a detached accessory building having less than 100 square feet of area unless such structure will have plumbing or electricity.

Section 7.2.7 Snowball stands.

Snowball stands not exceeding 250 square feet in area shall be allowed in C or MU districts on developed parcels, provided that they conform with the following regulations and are not located on a vacant parcel:

1. The structure shall not encroach upon any required planting areas.
2. All such structures shall be setback at least 10 feet from any lot line that abuts a public street right-of-way.
3. Additional off-street parking shall not be required where there is existing parking.

4. Any snowball stand that is allowed by this Section may not be used to sell any item other than snowballs and ice cream items.
5. Section 7.2.4. regulations apply.
6. No drive-through window service may be provided.

Section 7.3 Temporary uses.

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.

Section 7.3.2 Construction offices and event trailers.

Temporary offices and trailers for construction, events, and home sale purposes, as defined by Article 3 of this UDC, may be allowed when provided in accordance with the following minimum standards:

A. The trailer or temporary office location must be approved by the City and must be located as shown on the approved site plan or permit.

B. A temporary trailer may be parked upon the premises for special events and cannot encroach into the public right-of-way.

C. A construction office or event trailer cannot be placed prior to the issuance of the permit, and must be removed from the jobsite upon the issuance of Certificate of Occupancy or per the duration established in the permit issued.

D. When used to support retail construction sales, a temporary construction or sales office may not be located in another subdivision or used for construction or sale in another subdivision.

E. Temporary building permits shall be issued by the Department of Building, Safety, and Permits in accordance with Chapter 7 of this Code. Where standards conflict with this UDC, the more restrictive shall apply.

Section 7.3.3 Temporary seasonal uses.

This Section sets forth general performance standards for temporary uses including: Christmas tree sales, snowball stands, seasonal produce or seafood stands, and firework sales.

A. All signs must be approved by the Department of Planning.

B. A minimum of 5 off-street parking spaces must be provided.

C. Restroom facilities must be made available to employees. When an RV is located on the site, the petitioner must provide documentation that restroom facilities shall be provided by either of the following ways:

   1. Port-o-lets located on the site; RV facilities shall not be used.
   2. Contract between petitioner and a waste disposal company.
   3. Letter from adjacent property owners permitting use of restroom facilities and RV.

D. No alcoholic beverages shall be permitted without prior approval of the City Council.

E. All structures used in connection with the permit shall be removed 10 days after expiration of the permit.

Section 7.3.4 Temporary retail sales, “pop-up markets,” food sales, and outdoor events.

This Section sets forth general performance standards for temporary retail sales, food sales, and outdoor events, for example: fairs, festivals, or artist markets.

A. *Permit required*. The organizer of any use specified in this Section must apply for an event permit with the Department of Building, Safety, and Permits. If the permit is not issued prior to the event, the event must be cancelled. The permit application must include the following:

1. Contact information for the responsible party for the event and the property owner where the event will take place.
2. A site plan showing:
   a. All existing parking areas, including any parking areas that will be used by vendor stands or activities;
   b. Proposed location of all tents or structures to be placed on the site for the event;
   c. Location and description of any cooking facilities, open flames, grills, propane tanks, or other flammable substances proposed for the event;
   d. Evacuation path for attendees, including for those attendees with mobility challenges or disabilities;
3. Occupational license for each vendor;
4. Food safety certificate for each food vendor;
5. A trash and cleanup plan for the event;
6. A security plan for the event, including staffing levels;
7. Time, date, staffing plan, and confirmation of sales tax collection for the subject event;
8. Traffic and circulation plan for the subject site; and
9. Temporary permit fees in accordance with Appendix F.

B. *Noise*. Speakers or amplifiers may not be used during the hours of 11:00 pm and 7:00 am. No noise shall be audible at a distance of 100 feet from the event. Event organizers must reduce noise if complaints from any adjacent residents are received by the City.

Section 7.4 Short-term rentals.

A. *Permit required.*

1. A nontransferable, short-term rental (STR) permit is required to operate an STR.
2. A STR permit is a privilege, not a right, and can be revoked or suspended by the City in accordance with this Article.
3. Short-term rentals may only locate within zoning districts as permitted pursuant to this UDC.

B. *Short-term rental permit application.*

1. STR permits are valid for one year from the date of issuance.
2. To remain, valid STR permits must be reapplied for and renewed annually.
3. Applications for STR permits must be filed with the Department of Building, Safety, and Permits on forms created by the Department.
4. Applications for STR permits require the following additional information be provided:
   a. The name, address, phone number, and email contact information of the applicant.
   b. Verification that the applicant is the owner of the property.

c. The name, address, phone number, and email contact information of the local operator designated by the owner to satisfy the requirements of this Section with respect to the dwelling unit associated with the short-term rental owner permit.

d. A copy of the owner's occupational license or proof of application for an occupational license.

e. Certification that the local operator is available 24-hours a day to accept telephone calls and respond physically to the STR within 30 minutes when the STR is rented and occupied.

f. Certification that the dwelling unit has working smoke detectors inside or outside every bedroom, carbon monoxide alarms outside every bedroom, and a properly maintained and charged fire extinguisher on all habitable floors.

g. A site plan identifying the location of parking on the site (if required) and a floor plan of the dwelling unit including the identification of the location of any guest bedrooms to be used for STR use.

h. Evidence of a minimum of $500,000 liability insurance coverage on the premises subject to the STR.

i. Acknowledgement of receipt and inspection of a copy of all regulations pertaining to the operation of STR use.

j. A list of platforms that will be used to solicit booking transactions for the dwelling unit associated with the STR permit, and correlating print-outs or URL links soliciting the STR, if any.

k. Additional information may be requested by the Department of Planning or the Department of Building, Safety, and Permits to determine land use impacts of the STR use and mitigation measures.

C. *Short-term rental permit issuance.*

1. Any failure to submit required documentation shall be cause for denial of a STR permit application.

2. The Department of Building, Safety and Permits is hereby granted the authority to determine whether a STR applicant is eligible, if the identified dwelling unit(s) meet(s) the criteria established by law, and whether a permit should be issued.

3. The Department of Building, Safety, and Permits may decline to issue or renew a permit when it has good cause to do so. In determining whether "good cause" exists, the Department may consider prior violations of this Code, as well as prior suspensions and revocations.

4. If a permit is denied, the Department shall provide written reasons to the applicant upon request. The written reasons must be sent to the e-mail provided in the application. The applicant can appeal the Department's determination in accordance with the provisions of this Code.

5. An approved short-term rental permit shall include the following minimum information:

a. Maximum allowable occupancy.

b. STR number.

c. Municipal address of the dwelling unit associated with the permit.

d. Owner's name and contact information.

e. Operator's name and contact information.

f. The permit's effective and expiration dates.

6. *Display of permit*. All advertisements for any approved STR use must list the approved STR permit number.

7. *Permit renewal.* Renewal applications must be submitted within 30 days of expiration. Renewals must be obtained in the same or substantially similar form and manner as the initial permit, and shall also include:

   a. Updated contact information for the owner and operator of the STR.

   b. Notation of the amount of taxes paid to the City for the preceding year.

   c. Notation of the total number of nights the dwelling unit was used as a STR and the nights it was rented in the previous calendar year.

D. *Short-term rental use standards.*

1. STRs may be permitted only within primary, permanent structures.

2. STRs are not permitted within recreational vehicles, travel trailers or accessory buildings.

3. STRs must meet all applicable building, health, fire, and related safety codes at all times.

4. A working smoke and carbon monoxide detector must be installed within or outside of each guest bedroom and a working fire extinguisher must be installed on each floor of a STR.

5. Maximum occupancy of the short-term rental must comply with the approved STR permit.

6. The STR shall provide the required number of off-street parking spaces per this UDC. Excessive parking at or near a STR that negatively impacts neighborhood character is prohibited.

7. Special events are not allowed within or on the site of a STR, nor may the STR be rented for meetings, such as luncheons, banquets, parties, weddings, fundraisers, or other similar gatherings.

8. Each short-term rental must have a designated local operator, a person available 24 hours per day, 7 days per week. The operator must respond on-site in person within 60 minutes to complaints regarding a condition, operation, or conduct of STR renters and take remedial action to resolve any or all complaints. The local operator's contact information must be on file with the City including their name, telephone number, cell phone number, and e-mail address. Their contact information must also be posted in a conspicuous location within the STR.

9. Electronically amplified sounds from the STR shall not be audible from adjacent properties or public streets.

10. Adequate trash and recycling receptacles must be installed and maintained to avoid overflow of trash and recycling on the property.

11. The following information available to guests must be posted within the short-term rental via a brochure or other type of print media: the contact information of the local operator, contact information for the Department of Building, Safety, and Permits to file a complaint, parking information, restrictions on noise, the trash collection schedule, and a fire evacuation route.

12. The STR owner or operator shall maintain records for the reservations of each guest including guest name, guest address or billing address, and arrival and departure information.

E. *Enforcement.*

1. It is unlawful to advertise or operate a STR without a valid STR permit. Each day a STR advertises or operates without a valid short-term rental permit shall be considered a separate violation for purposes of this Section.

2. It is unlawful to violate any provision of this Article, term, condition, requirement, or duration of a short-term rental permit approved under this Article. Each day of violation shall be considered a separate violation of this Code.

3. Violations shall be punished by a fine not exceeding $500.00 per STR, per day.

4. The Chief Building Official is authorized to issue any code violations to the property owner to which the STR is operating.

5. The STR permit shall be subject to suspension or revocation upon good cause shown at an Administrative Hearing as set forth in Chapter 2 of this Code, that the STR has engaged in any of the following since issuance of its current STR permit:

   a. Failure to comply with the requirements of this Article or with applicable provisions of this Code.

   b. Refusal and/or failure to remedy building, zoning, or other code violations.

   c. Any criminal conduct resulting in arrest(s) where the offense occurred on STR property by a guest.

   d. Notice and procedures for the administrative hearing shall be implemented as set forth in Chapter 2 of this Code.

   e. More than 3 violations in 1 calendar year.

6. Once lawfully revoked, a new permit for a STR cannot be issued or re-instated for a period of twelve months.

Section 7.5 Places of assembly.

A. *Purpose*. The purpose of these standards is to ensure that places of assembly are designed and operated in a manner that protects public health and safety, minimizes impacts on surrounding properties, and provides adequate access, parking, and emergency services.

B. *Applicability.* These standards apply to all new or substantially improved places of assembly, including active recreation facilities such as recreational centers, gymnasiums, athletic centers; sports fields, outdoor courts, active public parks; day care or preschools; schools and educational facilities; religious assembly; lodges and civic organizations; banquet halls, events venues, and private amusement facilities; and instructional studios including for dance, martial arts, personal fitness, or skills.

C. *Site access.*

   1. The site shall provide safe and convenient access for vehicles, pedestrians, bicycles, and emergency responders.

   2. Entrances and exits shall be designed to minimize conflicts with adjacent streets and neighboring properties.

   3. Emergency vehicle access shall be maintained at all times.

D. *Parking and loading.*

   1. Off-street parking shall be provided in accordance with Section 8.3 of this UDC.

   2. Parking areas shall be designed to safely accommodate anticipated peak attendance.

   3. Loading and service areas shall be located to minimize impacts on adjacent properties and public rights-of-way.

   4. A traffic impact analysis may be required in accordance with Section 10.3 of this UDC.

E. *Noise.* All activities shall comply with the noise regulations in Chapter 13 of this Code.

F. *Lighting and glare.* Lighting shall comply with Section 8.5.2 of this UDC.

G. *Refuse collection.* Trash and service areas shall be screened from public view and adjacent residential properties and shall be maintained in a sanitary condition.

H. *Outdoor activities.*

1. Outdoor gathering areas, event spaces, and accessory activities shall comply with applicable setback requirements.
2. Temporary outdoor events shall comply with all applicable permitting requirements in Section 7.3.4 of this UDC.
3. Outdoor activities shall not obstruct required fire lanes, emergency access, or required parking.

I. *Maintenance.* The site, buildings, parking areas, landscaping, lighting, and pedestrian facilities shall be maintained in a safe and orderly condition at all times.

J. *Special Events.* Recurring or large-scale events that exceed the normal operating characteristics of the approved use may require a special event permit in accordance with the Code.

Section 7.6. Portable Storage Containers for Temporary Use

A. Portable storage container means a portable, weather-resistant receptacle designed and used for the storage or shipment of household goods, wares, building materials or merchandise.

B. Prior to the placement of any portable storage container upon any lot in the city, a permit for said placement shall be obtained from the department of planning. Such permit shall be subject to the following:

1. No more than two portable storage containers may be placed on a lot unless expressly permitted by the planning department in connection with a commercial construction project, a commercial renovation project, or commercial sales, and upon a showing of the necessity for same.
2. If the property on which the portable storage container is to be placed is developed, the container must not be placed on an unpaved surface. In no event shall the portable storage container be placed on, or in a manner that obstructs, any public street, sidewalk, or right-of-way or be placed in a manner that obstructs traffic or interferes with the use by surrounding property owners of their respective properties.
3. The portable storage unit, including any replacement therefore, must not remain on any lot for longer than 90 days from the date of the issuance of the permit. However, the planning department may authorize up to two 45-[day] extensions upon submission of adequate evidence that the relevant project which necessitates the placement of the container is ongoing and progressing. Notwithstanding the foregoing, the planning department may permit longer periods or additional extensions, but in no event more than one year in total, if the permit is requested by a Louisiana-licensed contractor for a commercial construction or renovation project and the contractor provides adequate evidence that the legitimate needs of the project, and the timely completion of same, require the extended on-site presence of a portable storage container.
4. The planning department shall provide the applicant with a permit approval form which must be and remain affixed to the side of the portable storage unit during its use.

C. The permit fee for each portable storage container shall be $10.00, with no fee for an extension.

D. Violations of this section shall be subject to punishment as provided in section 1-12 of this Code.

(Ord. No. 4055, § 1, 12-21-2021)

ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS

Section 8.1 General requirements.

Section 8.1.1 Plans required and review processes.

A. *Plans required.* Prior to the issuance of any land clearing or development permit, building permit, or sign permit, the applicant shall submit to the Director of Planning an application, full plans including a site plan, landscaping plan, building design including elevations and architectural details of proposed buildings, exterior materials and colors, and plans and elevations of all signs, all of which shall demonstrate that the proposed design is in compliance with all of the requirements of this Code.

B. *Review.*

1. The Director of Planning or his designee shall review each application for compliance with all requirements of this UDC.
2. Where the Director or his designee determines that said plans comply with the requirements of this UDC, a certificate of compliance shall be issued in the form of the Director or the Director's designee signing the plans and drawings after which the applicant shall then apply for land clearing or development, building or sign permits.
3. Where the Director determines that said plans do not comply with the requirements of this UDC, then the Director shall notify the applicant in writing stating the manner in which said applicant fails to comply with such requirements.
4. All applications shall be considered and decided by the Director of Planning within 60 days of receipt of a complete application.
5. Any appeal of the Director of Planning's decision in this regard shall be to the Board of Adjustment.

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 for adjacent driveways, roadways, streets, or other vehicular passageways using at a minimum a 35' sight triangle.

B. Fencing on property boundaries must be located within 12" of the surveyed property boundary, within the property being fenced.

C. 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, are prohibited.

D. Chain link may not be used between the building or building setback and a street right-of-way.

E. A fence may be constructed on a vacant or undeveloped site, however a fence may not be constructed across lot lines.

F. 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 8.1.3 Yards, projections, sight triangles.

A. *Yard regulations*. Where the yard regulations cannot be reasonably complied with or their application determined on lots of peculiar shape, location, or topography, such regulations may be modified by the Board of Adjustment.

B. *Setback, side yard waived*. For the purpose of side yard regulations, the following dwellings with common party walls shall be considered as one building occupying one lot:

1. Semidetached dwellings;
2. Row dwellings; and
3. Apartments.

C. *Projections into yard.* Cornices, sills, eaves, belt courses, chimney, unroofed platforms, landings, steps, or balconies may extend or project into a required yard 2 feet. In no case may any part of the projection extend closer than 5 feet to any property line. This is not to be construed to include air conditioning compressors or any other similar accessory equipment. No air conditioning units, generators, or similar equipment may be located in the required yards.

D. *Visibility of intersections in all districts.* On corner lots in any district, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 30 inches and 8 feet above the centerline grades of the intersecting streets in a sight 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.

E. *Front yard for through lots*: On through lots where street frontage is found on two property boundaries, the applicable zoning district minimum front yard setback depth shall be provided on both streets.

Section 8.1.4 Exceptions to height requirements.

Exceptions to height requirements. The height regulations as stated in this ordinance shall be modified as follows, with the exception of the airport hazards, which cannot be waived:

A. *Hospitals and public service facilities and institutions.* These buildings may have non-occupied projections above the height limit of the zoning districts, however such projections must comply with wind load requirements of the Building Code.

B. Belfries; cupolas; domes, flagpoles; water towers; transmission or cellular towers or antennas; windmills; chimneys; smokestacks; radio towers; and fire towers may extend beyond the permitted height maximum, however such projections must comply with wind load requirements of the Building Code and applicable FCC regulations.

C. Elevator penthouses; water tanks; cooling towers; scenery lofts; and similar structures provided that such structures shall cover not more than 10 percent of the total roof area of the building of which such structure is located.

D. *Compensating bulk with open space.* In any district any main structure may be erected or altered to a height in excess of that specified for the district in which the structure is located, provided that each required front, side and rear yard is increased 10 feet for each 1 foot of such excess height, regardless of height requirements,

Section 8.1.5 Land rehabilitation.

In all districts where temporary sand or other extraction may take place, before abandoning all excavations the banks will be graded to a slope ratio of not less than 1½ foot horizontal to 1 foot vertical, and seeded to a stand suitable to reduce erosion. Abandoned borrow pits shall not be left in a condition to cause a health or safety hazard.

Section 8.1.6 Swimming pools.

The following setback requirements shall apply to swimming pools:

A. *Front yard.* Swimming pools are not allowed in front yards.

B. *Side yards.* The inside wall of the swimming pool shall not be closer than 5 feet from a side lot line. Pools shall not encroach into servitudes or easements.

C. *Rear yards.* The inside wall of the swimming pool shall not be closer than 5 feet from any lot line. Pools shall not encroach into servitudes or easements unless permission is granted from owner or lessee of the servitude or easement.

Section 8.1.7 Outdoor display of merchandise.

A. *Requirements.* The requirements are as follows:

1. Outside display of merchandise by unit lessee or owner.

   a. Temporary or portable buildings of any kind are prohibited except during construction of site-planned facilities.

   b. Outside sales/outside display areas shall be located in a secured area immediately adjacent to the primary building, enclosed by a fence or within a tent either immediately adjacent to or within 35 feet of the primary building and shall only be located in front of the property/business that is selling item(s). A 4-foot minimum clear space on sidewalks shall be maintained.

   c. All merchandise and/or seasonal items used for outside sales or display shall be moved indoors at the end of business each day or secured in a manner to avoid items becoming windblown and/or obstacles on the property or any adjacent rights-of-way.

   d. Outside sales or displays cannot be located in any required parking stall.

Section 8.2 Signs.

Section 8.2.1 Purpose and applicability.

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

B. *Applicability.*

1. *Compliance required*. The provisions of this Section apply to the placement, erection, and maintenance of signs within the City.

2. *Permits required*. Except as provided in Section 8.2.2, it shall be unlawful for any person to apply, place, erect, alter the original specifications of, or relocate within the City of Slidell, any sign as defined in this UDC, without first obtaining a sign permit from the Department of Building, Safety and Permits. All electric signs shall, in addition, be subject to the provisions of the Electrical Code, and the permit fees required thereunder.

Section 8.2.2 Sign exemptions.

Signs exempt from specified requirements. Signs that are exempt from specific requirements of this Section and the extent of the exemption and related requirements for the specified type of sign are listed below.

A. *A-frame or sandwich board sign*. No permit is required for one sandwich board sign per public entrance in any commercially zoned district or the Olde Towne Preservation Overlay District, subject to the following limitations:

1. The maximum area shall not exceed six square feet in area per sign face;

2. An A-frame or sandwich board sign must be foldable, portable, and may not include lighting of any kind;

3. The sign may not obstruct view for passing vehicular traffic or exiting vehicular traffic from the premises;

4. ~~2.~~ The sign may only be displayed during business hours; and

5. ~~3.~~ A minimum of 4 feet of unobstructed public pedestrian access way shall be maintained at all times so the sign does not interfere with or create a safety hazard for pedestrians.

B. *Holiday light display*. Light displays may be installed by the city or on private property by property owners within 60 days of a holiday.

C. *Incidental signs.* Limited to ten per site. No permit required for any sign that is not legible from a distance of more than 3 feet beyond the lot line of the premises on which such sign is located; and any sign, logo, or decal, that is no greater than 2 square feet in area. With the exception of electric signs, signs not visible from public right-of-way or adjacent properties do not require a sign permit but may require a building permit. Electric signs are subject to electric permits and provisions of this Code related to illumination and speakers are also applicable.

1. Stickers or engravings placed on equipment or machinery (vending machines, newspaper racks, fuel pumps and vehicles) are incidental signs. The definition of an incidental sign does not include applied vinyl cling wrap or similar techniques that provide complete coverage of the equipment or machinery.

2. Snipe signs are not incidental signs.

D. *Integral signs*. Limited to 2 per site. No permits are required for wall signs when cut into any masonry surface or constructed of other incombustible materials and permanently incorporated into a building wall, provided the sign area does not exceed 2 square feet of sign face.

E. *Flags*. Limited to 3 per site. Any property owner wishing to display more than 3 flags per site must request conditional use permit by the City Council. Total flag area is limited to 210 square feet per lot.

F. *Legal notices*. No permit required.

G. *Street address numbers*. No permit required for property address numbers under 12 inches in height as provided in conformance with Chapter 7, Article IX of this Code.

H. *Temporary sign*s. No permit required for temporary signs that comply with the provisions of Section 8.2.13.

I. *Traffic control signs*. No permit required for signs in any district complying with the provisions of this Code applicable to traffic control devices.

J. *Vehicle signs*. No permit required for vehicle signs that are either:

1. Painted on the body of an operable motor vehicle, with a total sign area of not more than 16 square feet per side of the vehicle; or

2. Permanently attached to an operable vehicle, with the total area of all attached signs measuring no more than 16 square feet per side of a vehicle and extending no more than 18 inches above or below the part of the body of the vehicle to which they are attached.

K. *Window sign*. No permit required for a sign attached to, suspended behind, or placed or painted upon, the window or glass door of a building that is visible from the exterior of the building and does not permanently change the transparency of the window. Window signs may be internally illuminated or include neon components, provided such signs are located inside of a building. Window signs shall not be counted toward the attached sign area or counted toward the number or area of temporary signs on a site.

L. *Signs placed by or at the direction of a governmental body, governmental agency or public authority in any district.* Such signs are authorized within all rights-of-way or other properties controlled by such governmental body, agency, or authority; and at such other locations as a governmental body, governmental agency or public authority may direct.

Section 8.2.3 Sign permit procedures.

A. Application for sign permits shall be made upon forms provided by the Department of Building, Safety and Permits, and shall provide and include the following information:

1. Name, address, and telephone number of the applicant;
2. Location of building or structure, including street address or lot number to which or upon which the sign is to be attached or erected;
3. A sketch of the sign placement and position in relation to nearby buildings or structures drawn to scale or clearly showing measured distances;
4. Details of proposed sign drawing or advertising structure showing dimensions, plans, specifications, type of construction, and attachment to building or in the ground. Applicant must provide structural plans and details, where applicable, signed by a registered design professional certifying the sign's structure and foundation meet the wind load and deadload requirements of the current adopted edition of the International Building Code;
5. Name of person, firm, corporation, or association erecting the structure;
6. Any electrical permit required and issued for said sign and associated documentation as submitted for approval.
7. Application for a free-standing sign shall include the plat or survey of the property showing where the sign is proposed to be located; and
8. Such other information as the Building Official or Director of Planning shall require demonstrating full compliance with this and all other laws and ordinances of the city.

B. *Permit review and issuance.* The Department of Planning and the Department of Building, Safety and Permits shall review plans and specifications for signs and the Building Official or their designee shall issue sign permits. All permits requested for the new construction of commercial buildings must include the signage proposed simultaneously with the building permit application submittal.

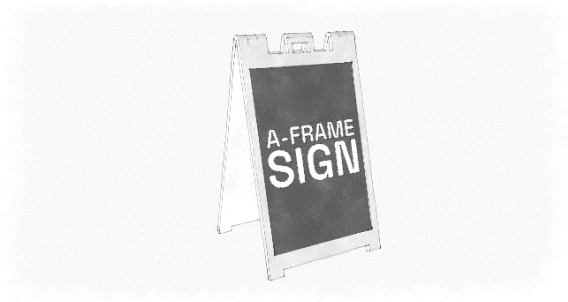
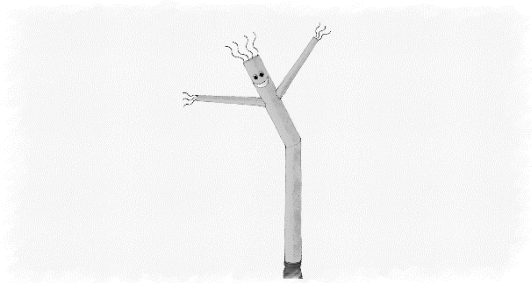
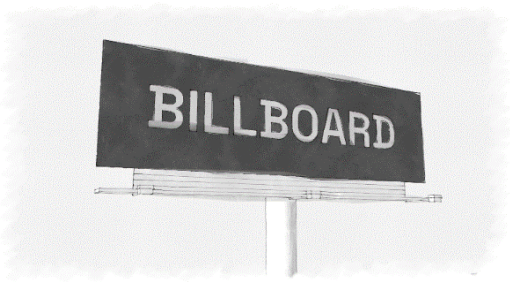
C. *Inspection.* The city may inspect signs or other structures regulated by this Section for compliance with this Code and to determine whether the sign needs to be removed or repaired. Inspections shall be required prior to the pouring of a footing for a freestanding sign to ensure that the sign meets required setbacks.

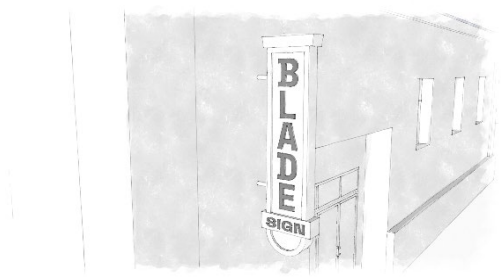
D. *Revocation*. All rights and privileges acquired under the provisions of this Section or any amendment thereto are revocable at any time by the City Council, and all such permits shall contain this provision.

Section 8.2.4 Sign definitions.

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

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

1.	*A-frame or sandwich board sign.* Portable, moveable signs capable of standing without support or attachment. The term A-Frame Sign includes sandwich board signs.	
2.	*Attached sign.* Any sign attached to the exterior of a building (such as a wall, mansard, parapet, canopy, awning, arcade, or marquee).	
3.	*Awning sign or canopy sign.* A sign that is mounted on a roofed shelter covering a sidewalk, driveway, or other similar area.	
4.	*Balloon.* An individual or grouping of inflatable bag devices filled with gas/air, static or kept inflated by mechanical means, and often tied to poles or a horizontal support to serve as an attention-getting device. Includes inflatable air puppets and wind dancers.	
5.	*Banner.* A temporary sign consisting of a piece of flexible material such as cloth or plastic sheet attached to one or more supports.	
6.	*Beacon.* An upward facing light can or a series of light cans that move or rotate, but not including light cans that provide external illumination of a permitted sign.	
7.	*Billboard.* Any sign with a sign face more than 210 square feet, whether freestanding or affixed to another structure, upon which posters or poster sheets can be mounted or pasted thereon or on which message(s) and/or illustration(s) can be painted or otherwise applied directly thereto.	

8.	*Blade sign.* A sign attached to a wall in such a manner that the face of the sign is not parallel to the wall to which it is attached. This type of sign is sometimes referred to as a projecting sign.	
9.	*Changeable copy sign.* A sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means or manually through placement of letters or symbols on a panel mounted in or on a track system. The 2 types of changeable copy signs are manual changeable copy signs and electronic changeable copy signs which include message center signs (EMCs), digital displays, and Tri-Vision Boards.	
10.	*Complex sign.* An accessory permanent free-standing sign on the premises of a complex.	
11.	*Complex.* A premises with one or more buildings composed of 2 or more occupiable spaces or interrelated parts of a development, which may include one or more parcels.	
12.	*Digital display.* A display of a sign message that is made up of internally illuminated components that displays an electronic image, which may or may not include text, and is capable of changing the message periodically. Digital displays may include, but are not limited to, television screens, programmable ink, LCD, LED, or plasma displays.	
13.	*Drive-through sign.* A sign that exceeds 2 square feet in area that is intended to be read by a walk-up customer or from the interior of a vehicle using drive-up or drive-through service.	
14.	*Electronic message center (EMC).* A sign that is capable of displaying words, symbols, figures, or images that can be electronically changed by remote or automatic means.	
15.	*Electric sign.* Any sign containing electric wiring. This does not include signs illuminated by a detached exterior floodlight.	
16.	*External illumination.* Artificial light located away from the sign, and which lights the sign face. The source of external illumination may or may not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.	
17.	*Feather sign also known as feather flag signs.* A vertical sign printed on a flexible material that is suspended on a curved pole.	
18.	*Flag*. The term "flag" shall mean any piece of cloth, or flexible material of any size, color, and design, hoisted on a flag pole permanently affixed to the ground, or displayed via a pole bracket permanently affixed to a building.	
19.	*Flashing sign.* Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this Code, any moving illuminated sign, except digital billboards in compliance with this Section, is considered a flashing sign.	
20.	*Freestanding sign.* A sign that is supported by one or more uprights or braced columns, poles, flat base or stands, or other similar structural components placed on or into the ground and not attached to any building or wall. Freestanding signs may include a changeable copy display. The term freestanding sign may be used to describe a ground mounted (aka monument) sign, pole sign, pylon, complex sign or billboard.	
21.	*Frontage.* The length of a premises measured along the property line abutting a street right-of-way.	
22.	*Ground-mounted or monument sign.* A sign that extends from the ground or has support that places the bottom of the sign less than 2 feet from the ground and not mounted on a pole.	

23.	*Halo illumination.* A sign using a three-dimensional message or copy that is lit in such a way as to produce a halo effect. The halo effect is also known as back-lit illumination.
24.	*Illuminated sign.* Any sign in which an artificial source of light is used to convey or improve the visibility of a message.
25.	*Illumination.* A source of any artificial or reflected light, either directly from a source of light incorporated in or indirectly from an artificial source. Types of illumination include, but are not limited to internal, external, and halo.
26.	*Incidental sign.* Any sign that is not legible from a distance of more than 3 feet beyond the lot line of the premises on which such sign is located; and any sign, logo, or decal, that is no greater than 2 sq. ft. in area. Examples of incidental signs are signs for the purpose of wayfinding, warning, advertisement, or signs directed to pedestrian or vehicle traffic on a site.
27.	*Inoperable vehicle.* Any vehicle that cannot operate under its own power or is not currently legal for highway use. This definition is only applicable within this Section for the regulation of signs and shall not conflict with the definition of inoperable vehicle in Chapter 16. For the purposes of a sign mounted or stored on a trailer, a trailer shall be considered operable if it is legal for highway use and has wheels.
28.	*Integral sign.* Signs for buildings when carved or etched into stone, concrete, or other building material, or made of bronze, aluminum or other permanent material or type of construction and made an integral part of the structure to which they are attached.
29.	*Internal illumination.* A light source that is concealed or contained within the sign and becomes visible in the darkness through a translucent surface. Message center signs, digital displays, and signs incorporating neon lighting shall not be considered internal illumination for the purposes of this ordinance.
30.	*Laser lights.* A device or series of devices that emit one or more intense beams of light.
31.	*Legal notice.* Posted notice of a rule, meeting, event, or action impacting rights, obligations, or duties.
32.	*Luminance.* An objective measurement of the brightness of illumination, including illumination emitted by an electronic sign. Luminance is measured in candles per square foot.
33.	*Manual changeable copy sign.* A sign or portion thereof on which the copy or symbols are changed manually through placement or drawing of letters or symbols on a sign face.
34.	*Marquee.* A constructed canopy with a top surface sloped less than 25 degrees from the horizontal and less than ten feet from the operable openings above or adjacent to the marquee's level.
35.	*Marquee sign.* A sign painted on or attached to the vertical side of or erected on the surface of a marquee.
36.	*Mural.* An image that is painted directly on an exterior building wall or uses a mosaic method of application. The definition of mural does not include applied vinyl cling wrap or similar techniques. For the purposes of administering these regulations, any portion of a mural that includes text, numbers, or punctuation (any characters on a standard keyboard) shall be regulated as an attached sign and shall be subject to the size limitation of attached signs.
37.	*Neon sign.* A sign illuminated by a neon tube, or other visible light-emanating gas tube, that is bent to form letters, symbols, or other graphics.
38.	*Pennant.* Any piece of cloth or flexible material of any size, color, and design that is attached to a string, rope, filament, or wire.
39.	*Portable sign.* A sign which can be carried, towed, hauled, or driven and is primarily designed to be moved rather than be limited to a fixed location regardless of modifications that limit its movability and which is without a permanent foundation or otherwise permanently anchored to a fixed location on a building or the ground. A firmly anchored sign and therefore non-portable sign

	is any sign attached to a rigid support such as a wood or steel post which is firmly set in the ground and secured in a concrete base.
40.	*Premises.* Any lot, parcel, or unplatted tract, or any combination of contiguous lots or unplatted tracts held under single ownership.
41.	*Projected sign.* A sign created through the projection of light onto a wall or other surface.
42.	*Public or governmental signs.* Any temporary or permanent sign erected by a public official or entity or quasi-public entity at the federal, state, or local government level in the performance of any duty.
43.	*Public warning sign.* Any sign that warns the public of possible danger or informs the public of certain restrictions (such as "Beware of the Dog" or "No Trespassing").
44.	*Roof.* The top covering of a building or area designed and constructed to shield the area underneath from the weather.
45.	*Roof line.* The term "Roof Line" shall mean the top edge of the roof or top of the parapet, whichever forms the top line of the building silhouette.
46.	*Roof sign.* A sign located on or above the roof of any building and extends higher than the roof peak.
47.	*Sign.* Sign shall include any symbol, device, image, poster, flag, banner, billboard, or wayfinding sign, whether painted upon, attached to, erected on, or otherwise maintained on any premises containing any words, letters, or parts of letters, figures, numerals, phrases, sentences, logos, emblems, or devices by which information is made known, such as are used to designate an individual, a firm, an association, a corporation, a profession, a business or a commodity or product, which is visible from any public street and is used to attract attention. The term "Sign" shall not include the following: architectural elements incorporated into the structure or facade of a building; devices, displays, or structures that are visible only from the inside of a building.
48.	*Sign area.* The area of the sign face together with any frame or other material forming an integral part of the display or used to differentiate such sign from the background against which it is placed. Any structure, or part of a structure, which departs from standard architectural procedures in an attempt to attract attention to the premises by reason of color scheme, building shape, or unusual architectural features shall be considered part of the sign area and is subject to all pertinent regulations. Those portions of the supports, uprights, base of a sign or area used for street address that do not function as a sign shall not be considered as part of the sign area.
49.	*Sign face.* That area of a sign contained in a rectangular polygon enclosing the extreme points or edges of a sign, excluding support structures. For wall signs, the area contained in the smallest rectangular polygon encompassing all individual letters and/or graphics mounted on or painted on a building.
50.	*Snipe sign.* A sign which is attached to vegetation of any kind, landscape materials, utility poles, public infrastructure, or fences.
51.	*Streamer.* A long, narrow banner, flag, or pennant or series of banners, flags, or pennants.
52.	*Street address sign.* An attached sign that displays the numerical address of the building or premises in conformance with Chapter 7, Article IX of the City Code.
53.	*String or strip LED storefront lights.* LED lights arranged in a strip, string, or tube commonly used to light storefront windows and creating a bright light.
54.	*Temporary sign.* A sign that is intended for short-term display, including, but not limited to a banner, pennant, poster, or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, or other like materials and that appears to be intended or is determined by the Department of Planning to be displayed for a limited period of time.
55.	*Unsafe sign.* Any sign which because of its location, coloring, illumination, or animation interferes with motorist, cyclist, or pedestrian perception of vehicular or pedestrian traffic, intersectional

	traffic, traffic control devices, or traffic direction signs. Any sign which, because of its construction or state of repair, is likely to fall or blow down or cause possible injuries to passersby or property.
56.	*Vehicular sign.* Any sign affixed to an operable or inoperable vehicle. Including any means of conveyance including an RV, a boat, or a golf cart.
57.	*Wall sign.* A sign attached parallel to or flat against the exterior wall of a building, display surface, or structure and extends no more than 12 inches from the building.
58.	*Window sign.* A sign attached to, adhered to, suspended behind, placed on, or painted upon a window or glass door of a building that is visible from the exterior of the building.

Section 8.2.5 Prohibited signs.

Prohibited signs. The signs listed below are prohibited or limited based on the conditions established herein.

A. *Animated sign.* Any sign with animated parts or changing images except as authorized for electronic message centers (EMCs) pursuant to Section 8.2.12.

B. *Electronic message center.* Other than those authorized by Section 8.2.12.

C. *Flashing light or beacon.* All are prohibited, except as allowed pursuant to Section 8.2.13.

D. *Projected sign.* All are prohibited with the exception of temporary projected signs in residential districts as part of a holiday display for a maximum of 30 days.

E. *Illegal signs*. Signs that have not received required permits, do not comply with a valid permit, and other signs that fail to comply with the provisions of this Section are prohibited. See Section 8.2.16.

F. *Inflatable or balloon sign*. All are prohibited, except as allowed pursuant to Section 8.2.13.

G. *Obscene signs*. It shall be unlawful for any person to display upon any sign or other advertising structure any obscene matter as defined by Louisiana Revised Statutes Title 14, § 106.

H. Portable signs. All portable signs are prohibited with the exception of A frame/sandwich board signs authorized by Section ~~8.2.9.~~ 8.2.2.

I. *Revolving, rotating, twirling or other moving signs or sign parts.* All are prohibited when containing or consisting of banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, or other similarly moving devices or signs that may move or swing as a result of wind pressure or mechanical means.

J. *Roof signs.* All are prohibited. Attached signs that are on a mansard roof but are below the roof line are not prohibited.

K. *Signs containing a mirror or reflective or phosphorescent surface*. All are prohibited.

L. *Signs emitting sound, vapor, smoke, odor, particles or visible matter*. All are prohibited.

M. *Signs in fresh water wetland or salt marsh areas*. All are prohibited, except for public or governmental signs.

N. *Signs in public right-of-way or city-owned property*. No sign other than a sign placed by a local, state or federal authority may be placed within public right-of-way or city-owned property, except as authorized by Section 8.2.6.

O. *Signs incorporating any laser light*. All are prohibited, except as permitted pursuant to Section 8.2.13.

P. *String or strip LED storefront lights.* All are prohibited.

Q. *Signs obstructing egress*. No sign shall be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape. No sign of any kind shall be attached to a standpipe or fire escape.

R. *Signs or sign structures interfering with traffic.* All are prohibited. This includes signs that obstruct the view of or may be confused with a traffic control or safety sign, or any official marker erected by city, state, or federal authority. It also includes signs that obstruct or impair driver vision at intersections of streets and/or driveways.

S. *Feather signs*. All are prohibited.

T. *Snipe signs.* All are prohibited. This includes but is not limited to signs attached to or painted on natural features, utility poles or fence posts. It shall be unlawful for any person to attach any snipe sign to vegetation of any kind, landscape materials, utility poles, public or governmental signs, or fences.

U. *Unsafe signs.* See Section 8.2.16.

V. *Vehicle sign on any inoperable vehicle or conveyance.* All are prohibited.

Section 8.2.6 General sign requirements.

A. *Placement of signs*.

1. No person shall construct any sign without the written permission of the owner or other person in lawful possession or control of the property on which such sign is located.
2. No person shall erect a sign on public property other than the governmental entity responsible for such property or public utility companies or contractors occupying or working on public property pursuant to government contract or franchise. Any unauthorized sign in the right-of-way may be collected and disposed of immediately by the City.
3. Subdivision entrance monument signs may be placed on private property or in public right-of-way in accordance with Section 8.2.7 of this UDC, which also stipulates that any such signs in a right-of-way must be approved by City Council prior to their construction.
4. Any detached sign that is 210 square feet or more shall be considered a billboard for regulatory purposes of this Code, and as such shall only be allowed along interstate corridors in accordance with Section 8.2.11 of this UDC.

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

C. *Sign illumination.* Signs can be illuminated by either exterior or interior lighting subject to the following restrictions:

1. Except as otherwise specifically permitted in this Section, signs shall not contain any intermittent, moving, blinking, flashing, oscillating, scrolling, or fluttering lights or animated parts; nor shall any device be used that has a changing light intensity, brightness of color, or give such illusion, except as otherwise specifically permitted by this Section.
2. Except for authorized EMCs, neon, and neon-style LED signs, the light source for any illuminated sign shall not be directly visible from adjacent streets or property as measured at the property line.
3. Externally installed exposed neon tubing or LED equivalent style component as part of a sign and/or on the exterior of a building shall only be allowed in the MU2 or OPD District when designed and installed in accordance with district standards.
4. Backlight silhouetted halo sign letters and graphics shall be allowed, provided the light source is fully concealed from visibility from any right-of-way as measured from the closest right-of-way to the site and sign in question.

5. For all signs, the level of illumination emitted or reflected from a sign shall not be of intensity sufficient to constitute a demonstrable hazard to vehicular traffic or pedestrians on any right-of-way or parking lot from which the sign may be viewed. In no event shall a sign face increase nighttime ambient illumination by more than 0.3 foot-candles when measured perpendicular to the digital sign face at a distance of 150 feet using a foot-candlelight meter to measure.
6. Illuminated signs within or on a property abutting a residential district shall be at least 25 feet from the nearest residential property line.
7. If illuminated, sign illumination shall not interfere with the visibility of, or obscure, an official traffic sign, device, or signal.
8. If the City receives a complaint about a sign in violation of this requirement regarding sign illumination, the property owner shall be required to submit a manufacturer's or engineer's report with technical details explaining that it complies with the standards in this Section within 10 calendar days. If such report is not submitted to the City within 10 days of notification, the sign must be disabled or removed.

D. *Required signs.* Where a federal, state, or local law requires a property owner to post a sign on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically, the owner must comply with the federal, state, or local law.

E. *Traffic control devices.* Traffic control devices on private or public property must be erected and maintained to comply with the most current edition of the Manual on Uniform Traffic Control Devices (MUTCD).

F. *Address signs.* Each property owner must mark their property using numerals that identify the address of the property in accordance with Chapter 7 of this Code.

Section 8.2.7 Signs in “R” Residential Districts.

A. *Multi-family complex sites consisting of 4 or more dwelling units*.

1. Allowed sign type: Monument sign or attached wall sign
2. Maximum number: 1 per site
3. Maximum sign area: 16 square feet
4. Maximum height: 4 feet
5. Additional requirements: Must be set back a minimum of 10 feet from a public right-of-way; may be internally or externally illuminated.

B. *Nonresidential uses allowed in the R districts with an active occupational license*.

1. Allowed sign type: Monument sign or attached wall sign
2. Maximum number: 1 per site
3. Maximum sign area: 16 square feet
4. Maximum height: 4 feet
5. Additional requirements: Must be set back a minimum of 10 feet from a public right-of-way; may be internally or externally illuminated.

C. *Other non-residential use.*

1. Allowed sign type: Wall sign
2. Maximum number: 1 per site
3. Maximum sign area: 9 square feet
4. Maximum height: N/A

5. Additional requirements: May be internally or externally illuminated.

D. *Major subdivision of record.*

1. Allowed sign type: Subdivision entrance monument sign on private property or subdivision entrance monument sign on a right-of-way.
2. Maximum number: 1 per development or subdivision
3. Maximum sign area: 32 square feet
4. Maximum height: 3 feet
5. Additional requirements:
   a. For subdivision entrance signs on private property: Must be set back a minimum of 5 feet from a raised curb.
   b. For subdivision entrance signs on a right-of-way: Shall be subject to the conditions of an agreement for use of public right-of-way that has been approved by the City Council; must comply with the intersection visibility requirements of Section 8.4.

E. *For all uses*.

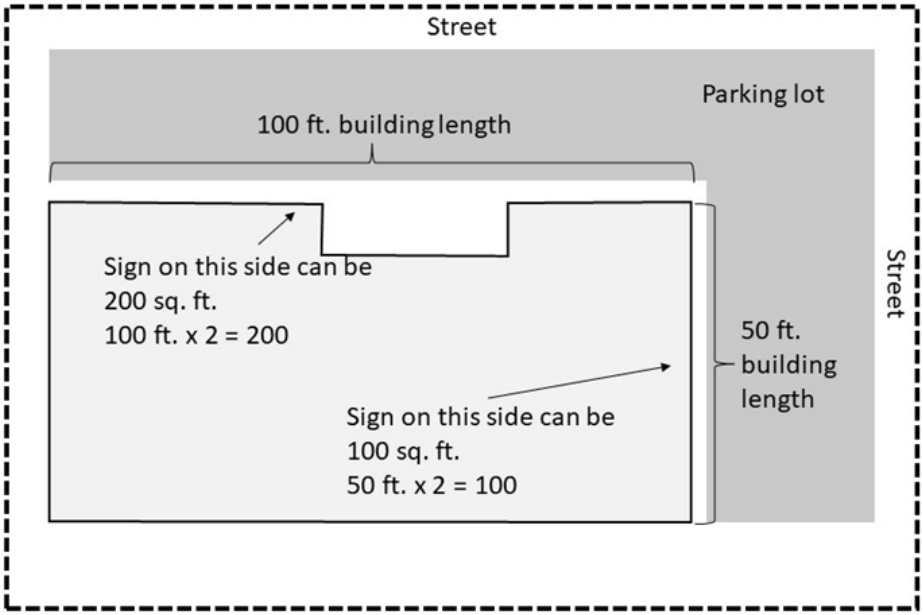
1. Allowed sign type: Temporary signs
2. Additional requirements: In accordance with Section 8.2.13

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

A. *Generally.*

1. *Applicability.* The regulations in this Section apply to all C, MU, IT, and Special zoning districts.
2. *Electrical service.* Any electrical service provided to freestanding signs or ground-mounted/monument signs shall be provided by wiring run underground from either an on-site building or electrical connection.
3. *Calculation of attached sign area*.
   a. For the purposes of this Subsection and the calculation of attached sign area, building width shall be measured in a straight line connecting the 2 corners of the building and running parallel to the applicable public street or parking lot that the building faces (see Figure 8.2.8 – 1.).

Figure 8.2.8 – 1. Measuring Building Width to Calculate Attached Sign Area.



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

B. *Signs allowed in C and IT districts*

1. *Allowed sign type: Freestanding sign*

a. Maximum number: 1 per street frontage

b. Maximum area:

i. For signs set back 5 to 20 feet from the right-of-way: One square foot of sign area per linear foot of street frontage on the side where the sign will be located, up to a maximum of 210 square feet of signage.

ii. For signs set back 20+ feet from the right-of-way and for signs within 100 feet of an interstate or highway: 1.5 square foot of sign area per linear foot of street frontage on the side where the sign will be located, up to a maximum of 210 square feet of signage.

c. Maximum height: 20 feet; this height may be increased to 60 feet for signs on lots abutting an interstate highway provided that the sign is located within 100 feet of the interstate highway right-of-way.

d. Additional requirements:

i. May not be located on any street frontage that faces an R 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.

2. *Allowed sign type: Multi-tenant free-standing complex signs limited to sites with over 450 feet of frontage along a public right-of-way.*

a. Maximum number: 1 sign per each building that is at least 50 feet from another building.

b. Maximum area: 2 square feet of sign area per linear foot of street frontage on the side where the sign will be located, up to a maximum of 210 square feet of signage.

c. Maximum height: 20 feet.

d. Additional requirements: Signs must be at least 5 feet from the nearest sign.

3. *Allowed sign type: Marquee signs limited to multi-tenant complexes*

a. Maximum number: 1 per building

b. Maximum area: Sign area shall be calculated as part of the allowed attached sign area; marquee sign may not exceed 100 square feet per face.

c. Maximum height: 45 feet from grade or the height of the building the marquee sign is attached to, whichever is lower.

d. Additional requirements: Sign shall not have more than 2 faces.

4. *Allowed sign type: Attached (wall) sign*

a. Maximum number: Up to 2 per building façade with a public entrance.

b. Maximum area:

i. 2 times the width in feet of the building wall on which the sign is attached.

ii. See Section 8.2.8. for details regarding the calculation of sign area.

c. Maximum height:

i. The sign may not extend above the highest point of the roof.

ii. Attached signage may be placed on a mansard roof but shall not be above the roof peak.

d. Additional requirements:

i. Not allowed on the side of a building that abuts a residentially zoned property.

ii. The lowest point of signs mounted on the side of a wall, shall not be less than 8 feet above grade.

5. *Allowed sign type: Blade sign*

a. Maximum number: Shall count toward attached sign number limit.

b. Maximum area: Shall count toward attached sign area limit.

c. Maximum height: 45 feet from grade or the height of the building the blade sign is attached to, whichever is lower.

d. Additional requirements:

i. Must not project more than 5 feet horizontally from a building.

ii. Must be no less than 8 feet above the sidewalk below the sign.

iii. Must not project into or over vehicular access drives, property lines, required setback areas, or required landscape planting areas.

6. *Allowed sign type: Freestanding drive-through signs*

a. Maximum number:

i. 2 per vehicular drive-through lane.

ii. Drive-through signs do not count toward maximum number of freestanding signs.

b. Maximum area: 32 square feet per sign.

c. Maximum height: 15 feet as measured from adjacent grade (the ground) to the top of the sign structure and shall include the sign cabinet.

d. Additional requirements:

i. Illuminated signs shall be screened from view from residentially zoned property.

ii. Speakers shall comply with Section 13-1 of this Code and shall not face a lot that is zoned for residential use.

C. *Signs allowed in the MU 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.

2. *Allowed sign type: Blade sign*

a. Maximum number: Shall count toward attached sign number limit.

b. Maximum area: Shall count toward attached sign area limit.

c. Maximum height: 45 feet from grade or the height of the building the blade sign is attached to, whichever is lower.

d. Additional requirements:

i. Must not project more than 5 feet horizontally from a building and must be no closer than 2 feet from the edge of sidewalk pavement or access drive.

ii. Must be no less than 8 feet above the sidewalk below the sign.

3. *Allowed sign type: Attached (wall) sign*

a. Maximum number: Up to 2 per building façade with a public entrance.

b. Maximum area:

i. 2 times the width in feet of the building wall on which the sign is attached.

ii. For multi-tenant buildings, individual tenant sign areas shall not exceed 2 times the width of the frontage of the tenant's leased space in linear feet.

iii. See Section 8.2.8 for details regarding the calculation of sign area.

c. Maximum height:

i. The sign may not extend above the highest point of the roof.

ii. Attached signage may be placed on a mansard roof but shall not be above the roof peak.

d. Additional requirements:

i. Not allowed on the side of a building that abuts a residentially zoned property.

ii. The lowest point of signs mounted on the side of a wall, shall not be less than 8 feet above grade.

Section 8.2.9 Signs and murals in the OPD district.

A. *Signs in the OPD Districts.*

1. *Signs must conform to the surrounding area character*. In addition to complying with the standards and procedures for signs in the underlying zoning district, signs in the OPD shall be administratively reviewed and shall not require an approved Certificate of Appropriateness (COA) from the Olde Towne Preservation District Commission (OTPDC) in order to be eligible for a permit for construction.

2. *Prohibited placement*. No sign shall be displayed or placed in any manner that will disfigure or conceal any contributing element to the architectural design or detail of any building.

3. *Illuminated signs*. Illuminated signs are allowed in the 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 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 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.

b. *Allowed sign type: Blade sign*

i. Maximum number: 1 per site

ii. Maximum area: Shall count toward attached sign area limit

iii. Maximum height: N/A

iv. Additional requirements:

(1) Must not project more than 5 feet from the building.

(2) Must be no closer than 2 feet from the edge of sidewalk pavement or access drive.

(3) Must be no less than 8 feet above the sidewalk below the sign.

c. *Allowed sign type: Attached (wall) sign*

i. Maximum number: One for each exterior entrance; a building on a corner lot that faces 2 streets may have 1 attached sign on each street facing side.

ii. Maximum area: Shall follow the maximum area in the underlying zoning district.

iii. Maximum height: Shall follow the underlying zoning district.

d. *Allowed sign type: Monument sign*

i. Maximum number: 1 per street frontage

ii. Maximum area: 40 square feet

iii. Maximum height: ~~5 feet~~ 8 feet

iv. Additional requirements:

(1) May not be located on any street frontage that faces a residential district.

(2) Must have a minimum set back of 5 feet from any property line.

(3) Must be located a minimum of 10 feet from any overhead utility line.

B. Murals in the MU2 and OPD Districts. See Section 8.2.10.

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 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.

C. *Materials.* A mural may be applied using paint applied directly to an exterior wall or mosaic material. A mural may not include any sign cabinet components; if such elements are proposed, the subject sign shall be considered an attached sign. Mural materials shall be durable and weather resistant to prevent premature deterioration or other unintended change in appearance. Mural materials must be appropriate to the outdoor location and climate.

D. *Electrical and lighting requirements.* A mural shall not include integrated illumination, electrical, or moving components but may be illuminated by non-integrated light source.

E. *Review*.

1. Proposed murals in the 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 punctation.

F. *Application requirements*. Applicants proposing a mural must submit the following documents to the Department of Planning for review and approval. Incomplete mural permit applications will not be accepted for review:

1. A notarized affidavit signed by the property owner granting permission to place the mural on the structure.
2. A site plan showing the lot and structural dimensions and indicating the proposed location of the mural.
3. A scaled drawing and color photo of the structure showing: the proposed mural's dimensions in linear feet; area in square feet and placement of the mural; and the dimension of the vertical surface(s) upon which the mural is proposed.
4. A scaled, colored drawing of the proposed mural.
5. Proposed maintenance plan and schedule that indicates who is responsible for maintenance.
6. A description of the paint or mosaic media to be used and the surface on which the mural will be applied.

G. *Maintenance and enforcement*.

1. Murals must be maintained free of chipping or peeling paint, debris, or damaged elements.
2. If a property features a mural that receives a violation for either lack of maintenance or for violation of the design and procedural provisions in this Code, the mural must be made to comply with this Code within 30 days of notice of violation, otherwise the mural shall be painted over by the City with the property owner responsible for the costs of such action.

Section 8.2.11 Billboards.

A. *Administration of billboard regulations*.

1. *Definition.* Any sign exceeding 210 square feet shall be considered a billboard in accordance with the sign definitions in this UDC.
2. *Category of use.* Billboards shall be considered an accessory use and are allowed on an undeveloped lot or on a lot with a primary structure if allowed within the applicable zoning district.
3. *Permit required.* All billboards are required to receive a permit prior to their construction and shall be reviewed through the sign and building permit application process.
4. *Minimum requirements for a billboard application.* In addition to the above application requirements, applicants for a billboard must also provide evidence of applicable and active LA-DOTD permit(s) in process.

B. *Limited location along interstate corridors*. Billboards may only be located along Interstate corridors and no further than 400 feet from the center line of the interstate roadway, established in compliance with applicable state regulations and the following standards:

1. An interstate corridor includes all properties fronting on the interstate or on a LA DOTD designated service road abutting I-10, I-12 and/or I-59.
2. Billboards must be a minimum distance of 3,000 feet from any other billboards, measured radially, and billboards must be setback from the interstate or service right-of-way a minimum of 25 feet.
3. No billboard shall be constructed, erected, placed, or replaced closer than 300 feet from the nearest residence.
4. The minimum ground clearance for the billboard is 8 feet.
5. Maximum height shall align with state (DOTD) requirements applicable to the site or applicable city zoning district height restriction, whichever is lower.

C. *Digital display*. Digital displays shall comply with all of the following:

1. Each message shall have a minimum hold time of 8 seconds.
2. Transition between messages shall be instantaneous.
3. No flashing, animation, scrolling, fading or motion is allowed.
4. Digital billboards shall come equipped with a light sensing device that automatically adjusts the brightness in direct correlation with ambient light conditions.
5. Digital billboards shall be programmed with a static default message or image so that if a malfunction occurs, the default message shall freeze the display in one position.

D. *Nonconforming billboards*. Existing billboards located in the City but not along an interstate corridor within 400 feet of the center line of the interstate roadway are considered nonconforming signs. Nonconforming billboards may be converted to digital but are required to be dismantled and removed before 31 December 2030.

E. Legal nonconforming billboards must comply with the following prior to the 31 December 2030 removal deadline:

1. No increase in square footage of existing billboards shall be allowed.;
2. *Billboards prohibited from conversion.* Billboards located within the Olde Towne Preservation Overlay District shall not be converted to a digital display due to the large electronic message centers being incompatible with district character.

Section 8.2.12 Electronic message centers.

A. *Generally.*

1. Electronic message centers (EMCs) are increasingly deployed to provide an economic advantage to a business owner able to convey multiple displays. If unregulated, EMCs can create hazards to vehicular traffic and become a nuisance to neighboring properties.
2. The provisions of this Section do not apply to the conversion of billboards to electronic message centers pursuant to Section 8.2.11.
3. In no event shall an EMC sign face increase nighttime ambient illumination by more than 0.3 foot-candles when measured perpendicular to the digital sign face at a distance of 150 feet using a foot-candle light meter to measure. The burden of proving compliance with this standard shall be on the property owner and not on the City.
4. If the City receives a complaint about a sign in violation of this requirement regarding sign illumination, the property owner shall be required to submit a manufacturer's or

engineer's report with technical details explaining that it complies with the standards in this Section within 10 calendar days. If such report is not submitted to the City within 10 days of notification, the sign must be disabled or removed.

B. *Prohibited.* EMCs are prohibited in the MU2 and OPD Districts.

C. *Commercial districts.* Freestanding signs in MU1, MU3, and C districts, may include up to 100 percent of permitted sign face area as an EMC subject to the requirements for number, location, and size required for the district and the following:

1. *High definition (HD) resolution.* EMC displays shall have HD resolution displays that do not pixelate.

2. *Luminance.* EMCs shall have an automatic dimmer that limits the brightness based on ambient light conditions.

3. *Frequency of message change and transitions*. Each display on an EMC shall have a hold time of not less than 8 seconds. Transitions shall not include any animation, blinking or flashing and shall not include any blank screens. For EMCs that are divided into multiple frames, not more than one frame may change in any way, other than brightness, more than once per day, unless all frames change concurrently.

4. *Animation.* EMCs shall not include any animation that creates the appearance of motion.

5. *Default settings*. EMCs shall be programmed with a static default message or image so that if a malfunction occurs, the default message shall freeze the sign in one position.

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

Section 8.2.13 Temporary signs.

A. Subject to the sign area limitations and the provisions of this Section, temporary signs shall:

1. Be allowed in any zoning district;

2. Not be located within any right-of-way whether public, dedicated or owned in fee simple, or as an easement;

3. Not be placed on any utility pole, streetlight, vegetation of any type, or on public property;

4. Not be illuminated.

5. May not be displayed if they are visibly in disrepair or damaged.

B. *Generally*. Temporary signs are subject to the following standards, unless otherwise specified by this section:

1. *Maximum number.* Up to 4 temporary signs are allowed per lot without a permit as long as the total sign area does not exceed 32 square feet.

2. *Type of sign*. No prohibited sign is allowed to be utilized as a temporary sign.

3. *Area*. Total allowable area of temporary signs must not exceed 32 square feet.

4. *Location*. Temporary sign installations allowed by this process must adhere to all placement and location requirements in this section and in this code applicable to signs.

5. *Duration*. Temporary signs on display for more than 30 days are subject to removal at the request of City staff. Removal must be completed within 72 hours of notification or a special event temporary sign permit must be obtained.

6. *Rest Period.* Once removed, no temporary signs may be reinstalled within 45 days of removal from that lot of record.

C. *Special event temporary signs.* Any temporary sign installations in excess of the standards for a regular temporary sign, in quantity or area, must comply with the following:

1. *Permit process and duration.* The Director of Planning may issue a special event temporary sign permit to be valid for a maximum period of 60 days. Applicants for such signs shall file an application with the Planning Department and pay the applicable sign permit fee. A maximum of four such permits are allowed per year per property. Upon expiration of the special event temporary sign permit, such sign(s) must be removed from the premises immediately.

2. *Rest Period.* Once removed, no special event temporary signs may be reinstalled within 45 days of removal from that lot of record.

3. *Total number*. The total number of special event temporary signs of all sign types must be shown in their proposed location on a measured site plan for permit consideration. This number may not exceed 10 signs per lot.

4. *Type of sign*. No prohibited sign type is allowed to be utilized as a special event temporary sign.

5. *Total size*. The cumulative area of special event temporary sign installations may not exceed the maximum area of a freestanding sign for the subject site.

6. *Location and classification.* Special event temporary sign installations allowed by this process must adhere to all placement and location requirements in this section and in this code applicable to signs.

7. *Permit number must be on sign*. Special event temporary signs permitted through this process must have the approved permit number written in permanent ink on at least one side of the sign; a copy of the sign permit affixed to the temporary sign is also acceptable. City staff are hereby authorized to remove any special event temporary sign installations lacking an approved sign permit.

8. *Signs to which this section does not apply*. This section does not apply to mobile signs or vehicle signs.

D *Other temporary signs.* Other temporary signs listed below are subject to the following limitations.

1. *Beacons*. Beacons are only allowed in C and M zoning districts. In these zones, a revolving beacon or laser light upon the premises may be displayed for a period that shall not exceed 5 days upon issuance of a sign permit for a special event. Such displays shall be permitted no more than 4 periods per calendar year. The revolving beacon or laser light shall be securely attached to its transporting vehicle and shall not project into the public right-of-way or obstruct the vision of vehicles or pedestrians who may be entering or exiting the premises. Equipment used to operate equipment shall be subject to the provisions of Section 13-1 of this Code.

2. *Balloon signs*. On a non-residential developed parcel, a balloon may be displayed once per calendar year for up to 7 days upon issuance of a sign permit for a special event, provided the balloon shall be securely attached to the ground or building and shall not project into the public right-of-way or obstruct the vision of vehicles or pedestrians who may be entering or exiting the premises. The balloon shall be removed from the premises upon the expiration of the permit.

3. *Temporary signs installed by the City of Slidell.* In the course of governance or service provision, the City may have need to install temporary signs to preserve the health, safety, and welfare of residents and perform traditional government functions. The City may install temporary signs that do not comply with the design or duration requirements of this Section.

Section 8.2.14 – Sign maintenance

A. *Generally*. All signs shall be maintained in good structural condition. All signs shall be kept neatly painted, excluding galvanized or rust resistant metals. All sign cabinets must be enclosed with a sign face or panel. This panel may be blank but may not be composed of plywood or wood planks.

B. *Authority to correct or remove.* The Building Official or designee shall inspect and shall have authority to order the painting, repair, alteration, or removal of a sign which constitutes a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation (e.g., faded, torn, damaged, broken, or weathered) or obsolescence. Such removal shall be at the expense of the owner of the sign or the owner of the property upon which the sign is located pursuant to Section 8.2.16.

Section 8.2.15 – Nonconforming signs

A. Any sign lawfully erected prior to the effective date of this ordinance and in compliance with this ordinance, with the exception of billboards as listed in Figure 8.2.11-1, shall not be required to be removed but may not be enlarged in any dimension.

B. Subject to issuance of a sign permit, the face of a non-conforming sign may be replaced with a new sign face equal in size.

Section 8.2.16 – Removal of unsafe and illegal signs

A. *Immediate removal authorized.* If the Building Official or their designee finds that any sign regulated herein is an immediate peril to persons or property or is found to be unsafe or illegal, the Building Official or their designee shall cause it to be removed summarily and without notice. Removal of such sign shall be at the expense of the business owner and/or owner of the property on which the sign is located.

B. In lieu of (A) (removal of signs by the City), the City may require property owners to remove any signs that are in violation of this Code and such signs must be removed within 5 calendar days after written notification by the City.

Section 8.3 - Off-street parking and loading

A. *General requirements for off-street parking.*

1. *Location and size.*

a. *One- and two- Family Dwellings*. Off-street parking facilities for one-family and two-family dwellings shall be located on the same lot or plot of ground as the building to be served.

b. *Other uses*. The location of off-street parking facilities for other uses shall not be more than 300 feet in distance away, as measured along the nearest pedestrian walkway.

c. *Minimum size.* One automobile vehicle parking space shall be an area not less than 9 feet by 20 feet.

d. The access to any parking space shall be provided in addition to the space necessary for parking, a total space of 400 square feet in area per car when parking is on one side of an access driveway and 300 square feet in area per car when parking is along both sides of an access driveway.

e. Required parking spaces, ingress and egress driveways and travel lanes on any parking lot shall be hard-surfaced with either concrete, asphalt, or stabilized masonry pavers. Use of stabilized gravel is subject to review and approval by the City Engineer and the Director of Planning.

f. All parking lots must meet the requirements of Section 9.3. of this UDC.

g. All parking lots for 25 or more required parking spaces require two points of ingress/egress unless otherwise approved by the Director of Planning.

h. A parking lot aisle exceeding 150 feet in length requires an approved turnaround, a secondary loop, or second point of ingress/egress for emergency apparatus.

i. Driveway aprons must meet the standards of Section 10.2.4. of this UDC as approved by the Engineering Department.

2. *Review by City Engineer.* All off-street parking facilities, vehicular maneuvering areas, loading facilities and accessways are subject to the review and recommendation of the City Engineer with final approval by the Director of Planning.

3. *No net reduction of parking*. Area reserved for off-street parking or loading in accordance with the provisions of this UDC shall not be reduced in area or changed to any other use unless the allowed use which it serves is discontinued or modified except where equivalent off-street parking or loading space is provided.

4. *Determination of parking requirement for uses not listed*. For uses not mentioned in this UDC, the requirements for off-street parking and loading facilities for a similar use specifically mentioned in this UDC shall apply.

5. *Off-street parking of vehicles, recreational vehicles, trailers, and boats in residential districts.* In all residential districts, the following minimum standards apply-to off-street parking of vehicles, recreational vehicles, trailers, and boats:

   a. For purposes of this Section only, corner lot front yards are defined as any yard having street frontage.

   b. No vehicle, recreational vehicle, trailer, or boat may be parked on an unpaved surface in any front yard.

   c. All recreational vehicles, trailers, and boats must be parked in the side or rear yard when accessible. A fence is not cause to prevent access to the side or rear yard.

   d. No recreational vehicle, trailer or boat exceeding 32 feet in overall length may be parked in any front yard.

   e. All recreational vehicles, trailers, and boats exceeding 32 feet in overall length may only be parked in a rear or side yard on a solid surface.

   f. All recreational vehicles, trailers or boats must be parked at least 15 feet from the edge of the roadway, perpendicular to the street and may not extend over a sidewalk or public right-of-way.

   g. Not more than 2 recreational vehicles, trailers, or boats or any combination thereof, may be parked on any residential lot.

   h. No recreational vehicle, trailer or boat may be connected to utilities except for maintenance purposes as necessary, or for out of town visitors which shall not exceed 14 days per calendar year.

6. *Commercial vehicles in residential districts*. No commercial vehicle exceeding 1½ tons rating shall be parked upon any residentially zoned lot or parcel except while in the process of making a pickup or delivery. Not more than one commercial vehicle associated with the home occupation (a vehicle registered in the name of a business or used in the conduct of a business) may be parked upon a residentially zoned lot or parcel. This restriction shall not apply to automobiles, in which case the limit shall be two.

7. *No parking on vacant lots.* No person shall cause or allow any vehicle or trailer, including mobile food service vehicles, to be stopped or parked on any lot in any zoning district that

does not have a principal structure or use unless otherwise provided for in this section. A vehicle may be stopped or parked on a properly permitted all-weather surface parking lot or outdoor storage yard; in no event shall grass, sod, vegetation, dirt, clay, or sand be considered an all-weather surface.

8. *Displays of vehicles for sale, rent, or services for hire.*

   a. No person shall park any motor vehicle, trailer or watercraft upon any public or private property for the purpose of displaying such motor vehicle, trailer or watercraft for sale, hire or rental unless the property is duly zoned and permitted by the city for the transaction of that type of business upon such property. A motor vehicle, trailer or watercraft shall be presumed to be displayed for sale, hire or rental if a price, telephone number, contact person or address is displayed thereon.

   b. This Section shall not prohibit any person from parking any motor vehicle, trailer or watercraft displayed for sale, hire or rental on private property provided that express permission from the property owner is prominently displayed on the motor vehicle, trailer, or watercraft. No property owner shall give such permission more frequently than 3 times per calendar year without having obtained a proper dealer's license.

   c. This Section shall not prohibit any person from displaying for sale any personally owned motor vehicle when such display is incidental to such person's normal daily activities.

9. The sale, repair or dismantling or servicing of any vehicles, equipment, materials or supplies, or the display of goods in off-street parking areas is prohibited, unless otherwise permitted by this Ordinance.

B. *Number of off-street parking spaces required.*

1. *General requirements for off-street parking calculations*.

   a. *How to calculate*. Off-street automobile parking space shall be provided on any lot on which any of the following listed uses are hereafter established and in accordance with the schedule shown. When a use is increased in capacity by the addition of dwelling rooms, guestrooms, floor area or seats, the minimum off-street parking shall be provided for such increase.

   b. *Pervious surface material*. Pervious surfacing material such as "Grasscrete", interlocking pavers, and pervious concrete can be used in lieu of concrete or asphalt provided that design plans meet requirements of the Engineering and Public Operations Departments.

   c. *Overflow parking areas*. Limestone, crushed concrete, and other stabilized gravel can be used for overflow parking areas provided that:

      i. Overflow parking area is used to meet parking requirements in excess of the city's required parking for the site.

      ii. The Planning Commission determines there is a justified need for an overflow parking area.

      iii. The design of the overflow parking area meets all other requirements of this Code, to include drainage, landscaping, parking stall and drive lane dimensions, and connection to the city street or state highway.

2. *Minimum standards for parking spaces*. Parking spaces shall be provided in the city in accordance with Table 8.3 – 1, which sets minimum standards by type of land use.

Table 8.3. – 1. Required Parking.

Use	Parking Space Required
Single-family dwelling	2 spaces per dwelling unit.
Two-family dwelling	2 spaces per dwelling unit. Spaces shall have equal access to the street. No stacking allowed for combined / shared parking area or driveway used as access for garage or carport.
Multifamily dwellings and apartments—3 to 16 units	• 1 space per 1 bedroom, • 2 per 2 bedroom, • 2 ½ per 3 bedroom; • One additional parking space to be provided for each 4 required parking spaces to provide for visitor and overflow parking. • For fractional results, round up. • All parking to be provided with equal access to streets; • no stacking allowed
Multifamily dwellings and apartments – 17 or more units	• 1 space per 1 bedroom, • 2 per 2 bedroom, • 2 ½ per 3 bedroom; • Calculate 10% of the total number of required parking spaces and provide as additional spaces for visitor and overflow parking. • For fractional results, round up. • All parking to be provided with equal access to streets; • no stacking allowed
Hotels, motels, transient lodging excluding short term rentals	1 space for each guest bedroom plus 1 additional space for each 4 employees.
~~Motels and tourist homes~~	~~1 space for each guest bedroom plus 1 additional space for resident manager.~~
~~Boarding and lodging homes~~	~~1 space for each 3 bedrooms plus 1 additional space for resident manager.~~
Short-term rental	2 spaces per dwelling unit. An oversized space must be included to accommodate passenger vans or buses associated with the operation of the short-term rental.
Medical Clinics, Veterinarians, Kennels, and Animal Hospitals	1 space for each 200 square feet of gross floor area.
~~Clubs and lodges~~	~~1 space for each 8 members at time of construction or structural alterations plus 1 space for each 2 employees.~~
Hospitals	1 space for each 2 beds plus 1 space for each staff doctor, plus 1 space for each 2 employees including nurses.
Nursing and convalescence homes and institutions	1 space for each 8 beds.
~~Churches, temples, and other places of worship~~ Religious assembly and mortuaries	1 space for each 5 fixed seats in the main assembly location or 1 space per each 64 square feet in the main assembly location where there are no fixed seats; classrooms are calculated separately.

Use	Parking Space Required
Theaters, auditorium, sport arenas, clubs, lodges, and places of public assembly	1 space for each 5 fixed seats or 1 space per each 64 square feet of assembly floor area where there are no seats plus 1 space for each 2 employees.
Skating rink, dancehall, exhibit hall, gym	1 space for each 200 square feet of gross floor area plus 1 space per each 2 employees.
~~Veterinarians, kennels and animal hospitals~~	~~1 space for each 200 square feet of gross floor area.~~
Bowling alleys	3 spaces per alley plus 1 space per each 2 employees.
Schools and classrooms, public and private	Daycare or Pre-Kindergarten: 2 spaces per classroom or care room Elementary: 2 spaces per classroom, laboratory or manual training shop. Junior high: 4 spaces per classroom, lab or manual training shop. Senior high: 6 spaces per classroom, lab or manual training shop. Colleges, universities, trade, industrial and business schools: 11 spaces per classroom, lab, or other teaching room; other special purpose facilities are calculated per this chart.
Business and professional offices	1 space for each 200 square feet of gross floor area.
Restaurants, bars, nightclubs	1 space for each 150 square feet of gross floor area.
Automobile repair shop	1 space per each 200 square feet of gross floor space.
General business, commercial and personal service establishments, but not including supermarkets or grocery stores	1 space per each 300 square feet of gross floor area.
Supermarkets and grocery stores	1 space per each 200 square feet of gross floor area.
Libraries and museums	1 space for each 200 square feet of gross floor area plus 1 space per each 2 employees during the largest work shift.
Roadside stands	5 spaces for each such establishment which may be shared with the primary use on a lot of record.
Commercial, manufacturing and industrial establishments not catering to retail trade	1 space for each 5 employees on the largest work shift plus 1 space for each company vehicle operating from the premises.

C. Off-street loading requirements.

1. *Uses of 7,500 square feet or more*. Every non-residential building having a gross floor area in excess of 7,500 square feet of space and requiring the receipt of distribution by vehicle of material and merchandise shall have at least 1 permanently maintained off-street loading space 10 × 45 feet for each 7,500 square feet of gross floor area or fraction thereof and so located as not to hinder the free movement of pedestrian and vehicles over sidewalks, streets, and alleys.

2. *Uses under 7,500 square feet*. Every non-residential building with a gross floor area of less than 7,500 square feet shall provide sufficient off-street loading space (not

necessarily full berth if shared by an adjacent establishment) so as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street, or alley.

Section 8.4 Residential design standards.

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

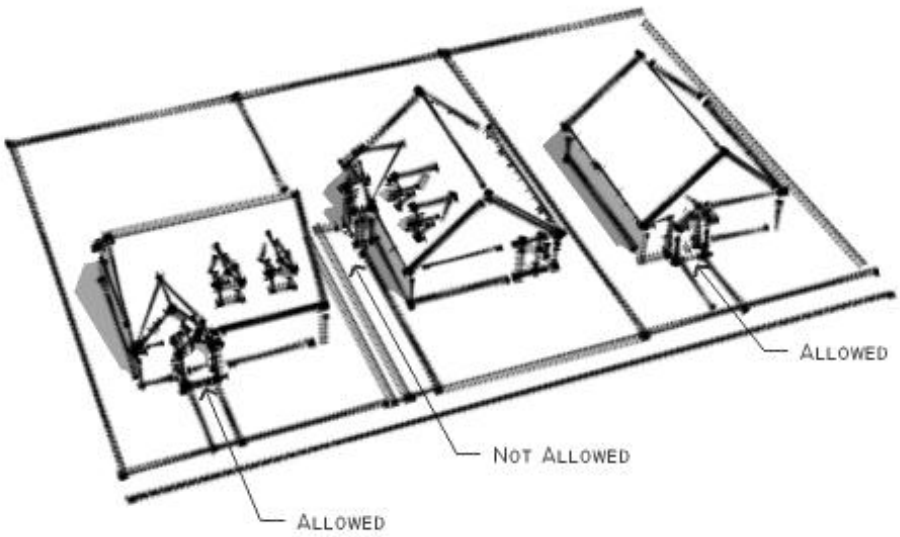
A. *Generally*. All new single- and multi-family developments with 16 units or less must meet the standards of this Section unless it is part of a mixed-use development in which case it shall be subject to the commercial and mixed-use design standards in Section 8.5.

B. Rooming houses, as defined in Article 2 of the UDC, are not allowed in any zoning district.

C. *Building standards.*

1. *Placement of buildings.* The placement of a principal building in a perpendicular or sideways orientation on an interior or through lot is prohibited. See Figure 8.4.1. – 1 Building Placement.

Figure 8.4.1. – 1. Building Placement.



2. *Buildings may not cross lot line*s. Where more than one building occupies a lot as permitted by the base zoning district, such buildings shall not cross the lot lines. If a development proposal or permit request features a building that crosses a lot line, the owner must apply for a resubdivision of the property to remedy this condition.

3. *Façade treatments*.

a. Front façade materials must include one or more of the following, or an equivalent material as approved by the Director of Planning:

i. Brick;

ii. Stone, including cast stone;

iii. Portland cement stucco;

iv. Architectural masonry units including split face, weathered face, sandblasted face and ground face blocks;

v. ~~Glass fiber~~ Reinforced concrete;

vi. Fiber cement siding;

vii. Wood siding.

b. Side and rear façade materials must include one or more of the following, or an equivalent material as approved by the Director of Planning:

i. Any material outlined above;

ii. Vinyl.

c. *Prohibited exterior materials.*

i. Metal or aluminum siding and trim;

ii. Glass block (except for windows);

iii. Plywood;

iv. Plastic and plasticized materials;

v. Smooth-faced or stained CMU ~~cinder block~~;

vi. Painted CMU ~~concrete block~~;

~~vii. Plasticized materials;~~

vii. ~~viii.~~ Rough-sawn wood;

~~ix. Board and batten wood;~~

~~x. Tilt-up concrete panels;~~

viii. ~~xi.~~ Standard single or double tee concrete systems;

ix. ~~xii.~~ Field-painted or pre-finished standard corrugated metal siding.

x. ~~xiii.~~ Unfinished wood stairways and ramps

xi. EIFS

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

5. *Leasing office.* Multi-family development sites may include a leasing office or other administrative or storage space needed for the management of the site.

6. Any architectural metal material used must be 26 gauge or thicker and be rated to meet location wind load requirements.

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.

A. *Generally*. All new elevated single- and two-family developments shall meet the standards of this Section as well as the Standards for Residential Developments with 16 Units or Less, unless it is part of a mixed use development in which case it shall be subject to commercial and mixed-use design standards in Section 8.5 of this UDC.

B. *Purpose*. The purpose of this Section is to ensure that elevated residences are well designed and feature a smooth transition from grade to the dwelling, with the foundation being integrated with or complementing the structure itself.

C. *Requirements*. Residences that are elevated above grade, whether by columns, posts, piles, piers, pedestals, or extended foundation walls, shall enclose or screen the structural members

used to elevate the structure, as well as other ancillary improvements (e.g. areas used for parking of vehicles, building access, or storage). The means for enclosing or screening the foundation (i.e. the ground level beneath an elevated residence) are specified in this Section.

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 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.

E. Methods of screening the underside of elevated residences.

1. *Materials allowed*. Screening for the underside of elevated residences may include, but are not limited to, siding, veneer, or lattice panel systems, or other skirting materials subject to approval by the Planning Department. Allowable materials for screening include:

   a. Wood or cement siding;

   b. Veneer panel systems;

   c. Wood or vinyl lattice panels;

   d. Applied trim materials consisting of stained or painted wood, vinyl, or other painted or tinted materials that exhibit wood-like properties.

2. Prohibited materials for screening of the underside of elevated structures include:

   a. External insulating finishing systems (EIFS);

   b. Metal or aluminum siding and trim;

   c. Plasticized materials;

   d. Vinyl;

   e. Flat face concrete block without stucco or similar finish;

   f. Poured concrete without spackle finish and painted;

   g. Unfinished wood.

3. Any architectural metal material used must be 26 gauge or thicker, and be rated to meet location wind load requirements.

F. *Public view*. Enclosures using the materials listed in Sec. 8.4.2(E)(1) must be applied along 100 percent of all front and street-facing elevations, as well as along 50 percent of the entire side elevations that are not street-facing. The sidewall enclosures that are not street-facing shall connect to and continue from the front elevation for a distance of at least 25 percent of the entire side elevation. The remaining 25 percent on the side elevation may be placed at the discretion of the homeowner. Enclosure materials are not required for rear elevations that are not also street-facing.

G. *Elevators and lifts.* Whether required or not required to meet Americans with Disabilities Act (ADA) accessibility requirements, elevators and lifts are allowed to serve elevated residences. For new construction, any elevator or lift should be within the footprint of the primary structure. In cases where there are inadequate dimensions to accommodate Building Code or ADA accessibility requirements or where there are impracticalities, the dimensions may be modified provided the modifications are the minimum necessary to meet the code requirements and to practically accommodate the elevator or lift and its mechanical systems, apparatus, and enclosures, as required. In instances of impracticality, applicants shall demonstrate maximum

reasonable compliance with these standards. Any elevator or lift installed along a street-facing façade must be screened from public view using permitted enclosure screening materials and have the appearance as an extension of the primary structure.

H. Stairs, stairways, and ramps attached to the front or side of an elevated residence, when constructed from wood or wood composite materials, must be finished with paint or stain with sealant.

Section 8.4.3 Design standards for residential developments with more than 16 units.

A. *Generally*. All multifamily developments with more than 16 units must comply with this Section unless it is part of a mixed-use development in which case it shall be subject to commercial and mixed-use design standards in Section 8.5.

B. *Purpose.* The purpose of this Section is to ensure that new multifamily development exemplifies high quality architecture, appropriately connects to its surroundings, meets community housing demand, and includes well-designed amenities and open spaces consistent with the City's Comprehensive Plan.

C. *Goals*. The primary goals of this *S*ection include:

1. Avoid the proliferation of plain, monolithic structures that deteriorate the character of residential built environments;

2. Achieve a consistent design vocabulary within a development to foster cohesive community designs;

3. Align multi-family development with the existing form and character of surrounding neighborhoods to encourage interaction and social capital across and between new and existing developments;

4. Require development to include amenities within common open spaces to foster civic engagement, physical activity, and healthy behaviors; and

5. Require landscaping treatments that enhance buildings and public spaces to encourage shading, social comfort, space usability, provide boundary treatments, express ownership and communicate a space is cared for and protected, all of which support the public's health, safety and welfare.

D. Rooming houses, as defined in Article 2 of the UDC, are not allowed in any zoning district.

E. *Building standards.*

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

a. *Applicability*. New and substantially improved existing buildings must comply with this Section.

b. *Alternative materials.* Alternate exterior materials are subject to Zoning Commission approval.

c. *Materials.*

i. *Siding.* Limited to wood, masonry material, including brick, stone, cast stone, synthetic stone, stucco, architectural concrete block, or cement siding. Synthetic stone cultured stone, glass-fiber reinforced concrete, and other modern materials such as hardi-plank or tilt up panels, are allowed.

ii. *Trim.* Limited to brick, painted wood, vinyl, or other painted materials.

iii. *Openings.* Limited to brick or stone façade, including a stone lintel, a stone or brick arch, or a brick soldier course.

iv. *Placement.* Heavy masonry materials shall extend to grade and be located below lighter materials, e.g. stucco or cement siding.

v. *Foundations.* Limited to 8-inch exposure or must be faced in brick or stone veneer.

vi. Any architectural metal material used must be 26 gauge or thicker, and be rated to meet location wind load requirements.

d. *Material variation.*

i. *Number.* At least 2 siding materials must be applied to all exterior building façades.

ii. Application.

(1) *Vertical changes.* Required consistently at interior corners, exterior corners, or within 4 feet of exterior corners.

(2) *Horizontal changes.* Must include a stone cap or a brick sill uninterrupted by window or door openings.

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

2. *Roofs.*

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

b. Pitched roofs shall have a minimum slope of 6 feet vertical rise for every 12 feet of horizontal run on the primary roof of the building.

c. Roof overhangs shall be at least 8 inches.

d. Eave lines shall be consistent, largely unbroken, and horizontal. All eaves shall be architecturally detailed with one or more of the following elements: detail molding, crown molding, built-up fascia, or frieze board.

e. Roofs shall contain at least 1 roof projection for every 100 linear feet of building frontage. Roof projections may include cupolas, dormers, balustrade walks, chimneys, or gables.

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

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

3. *Massing.*

a. *Monolithic structures prohibited.*

i. The building back shall not face the public street.

ii. Plain, monolithic structures with long, monotonous, and unbroken wall surfaces of 30 feet or more are prohibited. The disruption may be accomplished by a change in plane, material, or opening, or through the use of varied roof forms, building projections, vertical or horizontal offsets, or architectural details.

iii. Individual floors shall be delineated on the building façade through the use of window placement and horizontal details.

iv. The majority of a building's architectural features and treatments shall not be concentrated on a single façade.

b. *Maximum building specifications.*

i. The maximum length of any building is 200 feet; carports and garages shall be a maximum of 120 feet. Any building that is longer than 100 feet shall provide no less than 10 linear feet of pedestrian arcade or covered porch.

ii. Any portion of a building closer than 50 feet from a common property line that abuts a residential district or use shall be no higher than 12 feet above the highest point of the closest existing residential structures.

iii. No primary eave line shall be greater than 35 feet above grade.

iv. Buildings shall have at least 1 building projection for each 50 feet on the front façade below the eave line.

v. Porches and arcade shall be not less than 6 feet wide in any direction. Metal columns are prohibited. Columns shall contain a base and a capital and shall generally align with story heights.

4. *Articulation.* Building walls shall include articulations, which shall include, but shall not be limited to, the following: porches, stoops, balconies, window fenestration, cornices, roof brackets, brick or masonry patterns, keystones, shutters, and material patterning/elements.

5. *Fronts and entries.*

a. Each building façade classified as a building front shall contain at least one front door or front entrance. Front doors and front entrances shall be detailed to emphasize the front entry and de-emphasize ~~deemphasize~~ the garage and service doors, such as by columns supporting an arch, a roof, and/or a second-story porch.

b. A front door shall be an entry directly facing the street, located on a building front that provides entry to the enclosed building space of an individual dwelling unit or the enclosed building corridor providing access to one or more dwelling units.

6. *Fenestration.*

a. *Materials.*

i. Glass shall be clear or tinted. Reflective glass is prohibited. Frosted glass shall be permitted only in appropriate applications, such as bathroom windows or locations where privacy is needed due to building spacing or nearby rights-of-way.

ii. Shutters shall be constructed of wood, vinyl, or a material with wood-like properties, shall be sized to fit the window, and shall have horizontal slats, vertical boards, or raised-panels.

b. *Proportions.* All windows shall be vertically proportioned with a height to width ratio between 3:2 and 5:2. Transom windows are not subject to vertical proportions and do not count in the overall window proportion. Slit windows, strip windows, and ribbon windows are prohibited.

c. *Placement.*

i. *Front façade.* Windows shall be provided on at least 20 percent of the front façade and be spaced in a manner consistent with the building design and form.

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

d. At least 75 percent of windows in each unit shall be operable.

7. *Unit size requirements.* New multi-family developments with more than 16 units shall include a minimum of 40 percent one-bedroom units. When approved by the Department of Planning, studio units may be included within the percentage of 1-bedroom units.

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

9. *Leasing office.* Multi-family development sites may include a leasing office or other administrative or storage space needed for the management of the site.

F. *Site standards.*

1. *Screening.*

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

b. *Trash receptacles.* Refer to Chapter 23 of this Code for trash receptacle storage and screening requirements.

2. *Lighting.* All lighting for multifamily developments shall adhere to the requirements and restrictions set out in Article 8 of this UDC. Additional requirements include:

a. All multifamily developments shall provide streetlights, parking lot lighting, pedestrian lighting, and indirect building lighting.

b. Streetlights shall be evenly spaced along public streets with a maximum spacing of 100 feet on-center.

c. Lighting shall be provided for all parking areas, not exceeding 15 feet in height, and be placed uniformly to provide adequate lighting across the parking surface.

d. Lighting for pedestrians shall be provided for all high-volume pedestrian areas, including building entries; along sidewalks, walkways, or paths; and around common open spaces.

e. Indirect building lighting shall be provided within no more than 10 feet of all buildings. Such lighting shall be designed and installed in a manner so as not to cause glow or glare in the windows of individual dwelling units.

f. Exterior fixtures with exposed bulbs are prohibited.

g. To increase the perception of human presence or supervision, lighting fixtures should be placed near doors, windows, walkways, wayfinding signs, gathering areas, and potential hiding areas to enhance visibility and deter potential noncompliant behaviors.

3. *Landscaping.* All landscaping for multifamily developments shall be in accordance with the standards and requirements of Article 8 of this UDC. Additional requirements include:

a. A foundation planting area with a minimum width of 5 feet shall be provided continuously along building fronts and those facades that face a parking lot, driveway, or are visible from a public street. Such foundation planting area shall

be permanently planted with trees and/or shrubs; where trees are used, they may not be installed closer than 15 feet to each other or the structural foundation(s) and should be spaced appropriately by species characteristics. Shrubs with a mature height of no more than 4 feet should be used in consideration of site security and visibility. Annual or perennial flowerbeds may account for up to 10 percent of the foundation planting area.

b. Trees shall be planted along all public or private streets, as well as all driveways and access drives. Trees must meet all applicable minimum standards as found in Section 9.3, including minimum size at the time of installation and placement of trees.

c. All medians over 3 feet in width shall be landscaped with 1 tree and 8 shrubs for each 180 square feet of landscape surface, or portion thereof. Vegetative groundcover shall be used on the rest of the landscape surface.

d. Landscaping treatments shall support delineation of public versus private spaces and express a positive sense of ownership, such as establishing real or perceived barriers to private areas through vegetative, planted borders; and enhancing the placement of trash receptacles by incorporating low maintenance landscaping in the immediate vicinity.

e. Landscaping must be maintained to ensure continued use of a space for its intended purpose and to ensure continuity of zoning compliance.

4. *Buffers*. Buffers shall be provided in accordance with Article 8 of this UDC.

5. *Parking.* Parking shall be provided in accordance with Article 8 of this UDC. Additional requirements include:

a. *Credit for on-street parking.* Multi-family developments are allowed to reduce the amount of off-street parking required by one off-street parking space credit for every 2 on-street spaces, up to 4 credits. On-street parking spaces must be curbed and striped in accordance with best practice.

b. *Parking lot placement.* The location of parking lots is encouraged to be on either side of the principal buildings or the rear and discouraged from being placed in the front. Parking is not allowed within the front yard setback.

c. *Multi-family parking lots with more than 10 parking spaces.* For parking lots over 10 spaces, Department of Planning review and approval is required to ensure compliance with the parking Section of this Article. The arrangement, character, and location of all parking areas shall be considered in relation to:

i. Existing and planned streets.

ii. Reasonable circulation and access to accommodate traffic within the site and to reduce congestion in surrounding areas.

iii. Topographical conditions.

iv. Stormwater runoff.

v. Public convenience and safety in relation to the proposed amenities and pedestrian circulation.

6. *Circulation.*

a. *Purpose.* The purpose of this Section is to ensure that pedestrian improvements and vehicular paths are well-designed, safe, and effectively connect the development with the surrounding streetscape.

b. *Pedestrian improvements.* Pedestrian improvements in multifamily developments shall be in accordance with the infrastructure standards and requirements as set out in Article 10. – Subdivision Regulations. Additional requirements include:

i. Walkways must be at least 4 feet wide and directly connect each front door or front entrance with surrounding sidewalks, walkways, or paths.

ii. All crossings of internal streets, access drives, and driveways shall have well-defined pavement markings and pedestrian crossing signs.

iii. Covered sidewalks or walkways may be used for outdoor seating and dining or as terraces and arcades if—with seating—at least 4 feet of the improved walkway remains passable.

iv. In addition to required pedestrian zones, for every ten dwelling units, or portion thereof, 1 bench or picnic table and 1 trash receptacle accessible by a sidewalk, walkway, or path is required. Benches, tables, and trash receptacles shall be anchored to the ground, and shall not contain signs or advertising. Each shall be constructed of a non-corrosive, weather-resistant material.

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

vi. Public sidewalks shall be located adjacent to all public streets and shall be a minimum of 5 feet wide and 4 inches thick and lay on a bed of a minimum of 4 inches of sand or meet current required standards per Engineering Department.

vii. Pedestrian walkways shall be located on private property and shall be located at all building entrances. All buildings shall provide a 10-foot minimum pedestrian zone between the building and parking area. The pedestrian zone shall contain walkways, planting areas, plazas, and similar landscaped spaces. All pedestrian walkways shall be a minimum of 5 feet wide.

viii. All public sidewalks and pedestrian walkways shall be continuous where possible and shall connect to other pedestrian areas through painted crosswalks in vehicular thoroughfares.

ix. All major intersections shall have well-defined pedestrian crossing signs. Traffic signals shall have mast arms.

x. Roadway entrance and exits shall be located for clear sight distance and safety not closer than 40 feet to a street intersection. Parking areas shall, when occurring in the fronts of buildings, be arranged so that cars do not back into traffic into the street.

xi. All utilities shall be placed under ground.

xii. Major drainage channels and culverts shall meet minimum requirements of the City Engineer.

xiii. The front entrance of all buildings shall be easily and safely accessible to pedestrians from the public sidewalk through a combination of pedestrian walkways and crosswalks.

xiv. Covered sidewalks that are a part of the building and that are located within the buildable area of the lot are encouraged where possible. Such covered sidewalks may be used for outdoor seating and dining and as terraces and arcades.

c. *Vehicular entrances and exits.* Developments shall provide at least 2 vehicular entrances and/or exits. Additional connections to the surrounding streetscape may be required upon review to ensure adequate internal and external circulation and access.

7. *Signs*. Signs shall be provided in accordance with Section 8.2 of this UDC.

8. *Amenity requirements.* All amenities shall be of quality and construction similar to the type and grade normally utilized in public parks. Amenities should be a reasonable size for the expected number of users. Indoor and outdoor amenities shall be provided in accordance with the following:

a. *Outdoor amenities.*

i. *17 to 49 units.* Multi-family developments with 17 to 49 dwelling units shall provide a minimum of 1 outdoor amenity from the list of Outdoor Amenities - Group A and 1 from Outdoor Amenities - Group B.

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

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

iv. *Outdoor amenities – Group A.*

(1) Swimming pool.

(2) Splash pad.

(3) Sports court – regulation-sized.

(4) Walking trail.

(5) Playgrounds with a minimum of 5 pieces of equipment and 1,000 square feet of play area.

(6) Similarly scaled amenities may be approved upon review by the Director of Planning.

v. *Outdoor amenities – Group B*

(1) Fire pit.

(2) Outdoor cooking facilities.

(3) Picnic area, including tables and shade structures.

(4) Dog run with a minimum of 250 square feet, with appropriate fencing and waste receptacles.

(5) Similarly scaled amenities may be approved upon review of the Director of Planning.

b. *Indoor amenities.* Multi-family developments with 50 or more dwelling units shall provide a minimum of 1 indoor amenity from the list of Indoor Amenities below. For each additional 75 units (over and above an initial 50 units), 1 additional amenity shall be provided.

i. *Indoor amenities.*

(1) Fitness room.

(2) Indoor pool.

(3) Indoor hot tub/spa.

(4) Business center, which may include Wi-Fi, docking stations and printing and/or scanning equipment.

(5) Media room with television/movie viewing equipment and seating.

(6) Recreation room with equipment such as pool tables, ping pong, or similar game equipment.

(7) Similarly scaled amenities may be approved upon review of the Director of Planning.

Section 8.5 – Non-residential design standards.

Section 8.5.1 Minimum building elevation standards.

A. *Front building elevations*. See Section 8.5.4. of this UDC for façade regulations.

1. Where front building materials requirements apply:

a. Building walls that face a public street or a parking lot that is 60 feet wide or more shall be treated as a front building elevation for the purpose of determining the allowable wall materials.

b. For buildings that have drive-thru service, all elevations shall be treated as front building elevations.

B. *Side building elevations.* Side wall elevations must use one or a combination of the materials listed as allowed for the front building elevations in Sec. 8.5.1.A.1. above for whichever is greater, the first 50% of the total length or 50 feet of the building, measured horizontally starting from the front wall.

Section 8.5.2 – Lighting and glare

A. *Glare from operation.* No use in any district shall produce glare or direct illumination across the property line that creates a nuisance, or traffic hazard, or detract from the use or employment of adjacent property. If the City receives numerous or repeated complaints regarding glare or illumination from a specific site, the property owner of the site receiving the complaint must provide documentation indicating that such a nuisance does not exist or has been remedied, based on the review of a lighting industry contractor, at the cost of the property owner.

B. *Allowed illumination*. All exterior lights must use a light source, reflector, and light shield or similar technology so that the light beam is controlled and not directed across any property line.

C. *Lighting near property lines.* Except for streetlights, all exterior lighting fixtures must be directed or shaded to prohibit the intensity of light to exceed one-half footcandle as measured at any adjacent property line. If the City receives numerous or repeated complaints regarding glare or illumination from a specific site, the property owner of the site receiving the complaint must provide documentation indicating that their installed lighting complies with this requirement, at the cost of the property owner.

D. *Hours of operation.* Lighting of parking or loading areas shall, except for emergency or safety lighting, cease at or before the hour of midnight when these areas face a residential district where the distance from the nearest light to the nearest residence is less than 1,000 feet (305.00 meters), except in those instances in which a business establishment is open and business is being conducted after midnight.

E. *Blinking or intermittent lights*. No exterior lights that blink or shine with an intermittent phase are permitted in any district, except as part of holiday or seasonal decorations.

Section 8.5.3 Heat.

Emissions or transmission. No use or activity in any district shall be so operated that it emits or transmits heat or heated air or water so as to be discernible at or beyond the property line of the lot on which it is located.

Section 8.5.4 Façade requirements and exterior wall materials.

A. *Elevations*. Required percentages and types of façade surfaces are provided as follows:

1. *Front elevation.* The building elevation(s) fronting on or most directly facing public or private street right-of-way, a street easement, or access easement shall be constructed of or faced with a decorative building material on 100 percent of the façade elevation, excluding doors.

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

   a. *Street facing*. A side elevation fronting on or most directly facing public or private street right-of-way, a street easement, or access easement shall be constructed of or faced with a decorative building material on 100 percent of the façade elevation, excluding doors.

   b. *Non-street facing*. An interior side or any other side elevation that does not front on or most directly face public or private street right-of-way, a street easement, access easement, drive-through lane, or parking lot shall be constructed of or faced with decorative building material on 25 feet or 25 percent of the façade elevation, whichever is greater, commencing at the common corner with the front or street facing elevation. The remaining portion of the façade elevation shall be constructed of or faced with limited or non-decorative materials with Director of Planning approval.

   c. *Abutting parking lot or drive-through lane*. A side elevation that abuts a drive-through lane or a parking lot with a parking module width of 40 feet or more on the same or an adjacent or abutting property shall be constructed of or faced with decorative building material on 100 percent of the façade elevation located along the portion of the building adjacent to the parking lot or drive through lane.

   d. *Other conditions*. All other elevations may be constructed of or faced with limited or non-decorative materials on 100 percent of the façade elevation.

B. *Decorative building materials*. The decorative materials used for building exterior finishes shall be proven high-quality, durable materials. These materials include but are not limited to:

1. Brick;

2. Stone, including cast or manufactured stone;

3. Portland cement stucco;

4. Architectural masonry units including split face, weathered face, sandblasted face and ground face blocks;

5. Reinforced concrete;

6. Fiber cement siding;

7. Glass; and,

8. Treated wood.

C. *Limited materials.* The director of planning may approve limited use of the materials below or may refer the decision to the planning commission through the design exception process.

1. Vinyl siding provided it is used on no more than 25 percent of a front or street-facing façade;

2. Embossed or prefinished architectural metal panel (26+ gauge);
3. Glass curtain walls (up to 60 percent of each floor façade).
4. EIFS with drainage on exterior side and rear elevations.

D. *Prohibited materials*. The use of the following building materials for exterior walls, siding, or cladding is prohibited.

1. Corrugated metal panel or metal siding not listed above;
2. Smooth-faced, unfinished concrete block;
3. Plywood; and
4. Plastic or plasticized materials.
5. Barrier EIFS on any exterior elevations.

Section 8.5.5 Mechanical equipment and meters.

A. *Generally.* Mechanical equipment associated with building operations (e.g., HVAC systems, electric meter banks, etc.) shall be screened as set out in this Section.

B. *Ground-level equipment*. Mechanical equipment and meters shall be screened from public view by building wall extensions, opaque fencing, structural enclosure, or landscaping. Hedges and screen walls that are used to screen mechanical systems shall be maintained at a height that is at least one foot higher than the equipment. Wall extensions, opaque fencing, and structural enclosures shall use materials and colors that match or are consistent with the design and materials of the principal building.

C. *Roof-mounted equipment.* Mechanical equipment shall be fully screened from ground level views from all adjacent property and rights-of-way by:

1. Parapet walls, which shall include cornice treatments that are of adequate height to fully screen the equipment (a slope of one-foot rise per 25 feet of run shall be used to determine if the wall is of adequate height); or
2. Screening walls of adequate height to fully screen the equipment, which use materials and colors that match or are consistent with the design of the principal building; or
3. Sloped roof systems or other architectural elements of adequate height to fully screen the equipment from all adjacent property and rights-of-way.

D. *Building-mounted equipment*. Mechanical equipment that is mounted on a building wall that is within public view shall be enclosed, screened by opaque fencing and landscaping, or painted to match the building façade.

Section 8.5.6 Service bays.

Overhead doors providing access to service or storage bays shall be designed or painted to match the wall façade and shall include a minimum of 25% transparency with windows if facing a public right-of-way.

Section 8.5.7 Architectural details.

A. *Architectural detailing*. All buildings shall include a minimum of 2 architectural details that promote and are in harmony with the design vernacular including, but not limited to:

1. Arcades
2. Awning
3. Balcony
4. Canopy

5. Columns
6. Cornice
7. Oriel window
8. Porch
9. Quoining
10. Recessed entry
11. Stringcourse
12. Window molding

B. *Multi-story buildings*. Buildings with more than 2 stories should ~~shall~~ be designed with a clearly differentiated base, middle, and top.

C. *Architectural features on elevations.*

1. *Front elevation.* The front elevation shall have architectural features that animate the façade along its entire length spaced at intervals of not more than 100 feet in horizontal distance. These features shall include wall sconces, display windows, faux windows, brick patterning, entry areas, towers, pilasters, columns, horizontal and vertical offsets, and/or other elements that create a pattern of light and shadow on the building wall.

2. *Side and rear elevations.* Side and rear elevations shall have at least one of the following for each 100 feet of horizontal distance: wall sconces, display windows, entry areas, towers, pilasters, columns, horizontal and vertical offsets, and other elements that create a pattern of light and shadow on the building wall.

D. *Transparency.* Front elevations must have transparent windows or doors composing a minimum of 50 percent of the total area of the front facade, unless the Director of Planning determines that the required transparency is inconsistent with the operational requirements of the building.

E. *Awnings and canopies.* Awnings and canopies, if installed, shall meet the following standards:

1. *Construction.* Awnings and canopies shall be attached to the principal structure.

2. *Obstruction.* Awnings and canopies shall not completely obstruct any window.

3. *Materials.* Awnings and canopies shall be constructed of durable, protective, and water repellant materials (e.g. cloth, fabric, canvas, glass, steel, standing seam metal, architectural metal, and/or perforated metal (not corrugated)). Metal must be 26 gauge or thicker. Vinyl and fiberglass awnings are prohibited.

4. *Clearance*. A minimum clearance of 8 feet from finished grade to the bottom of the awning/canopy is required.

F. *Building entrances*. Each building, regardless of size, shall have at least one clearly-defined, highly-visible customer entrance that includes at least one of the following architectural features:

1. Canopies, porticos, arcades, or overhangs;
2. Recesses or projections;
3. Raised corniced parapets;
4. Over the door or peaked roof forms;
5. Arches;
6. Outdoor patios or plazas;
7. Display windows;

8. Obviously differentiating architectural details such as moldings that are integrated into the building structure and design; and/or
9. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

ARTICLE 9 –TREE PRESERVATION AND LANDSCAPE REQUIREMENTS

Section 9.1 Generally.

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

1. Beautify the city.
2. Purify and cool the air by providing shade, absorbing particulates, and producing oxygen.
3. Reduce flooding by slowing and capturing stormwater runoff and by returning water to the environment through percolation and transpiration.
4. Improve water quality by filtering out particulates.
5. Aid in the recharge of groundwater aquifers.
6. Retain topsoil and reduce soil erosion.
7. Reduce demand on city drainage infrastructure.
8. Provide a wildlife habitat where birds and animals can find food, nest, and be protected from predators and the environment.
9. Provide screening and buffers between low and higher intensity uses by blocking or limiting the adverse impacts of noise, light, and particulates.

B. *Applicability.*

1. All new development or substantial improvements must comply with land clearing, tree preservation, and landscaping requirements in this Section.
2. Trees not approved for removal must comply with tree protective measures in this Section.
3. Stewardship of applicable public areas by the city must be provided in accordance with this Section.
4. All required landscaping installed for conformance with this UDC must be maintained in perpetuity to maintain zoning compliance.

C. *Permits, licenses, and certifications.*

1. *Permit application.* The Department of Planning reviews and acts on all tree removal, land clearing, and landscaping permits, with the exception that the Department may refer proposed alternative landscape plans to the Planning Commission for review and approval at the discretion of the Director of Planning.
2. *License and certification requirements.*
   a. *Tree removal.* A Louisiana State Licensed Arborist must apply for tree removal permits.
   b. *Land clearing.* A Louisiana State Licensed Arborist or General Contractor must apply for land clearing permits.
   c. *Landscape plans.* Landscape plans must be prepared and stamped by a Louisiana Licensed Landscape Architect in compliance with this Section and applicable Louisiana Revised Statutes.

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

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

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

E. *Definitions specific to this Section.*

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

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

3. *Canopy.* The portion of the tree that includes the branches.

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

5. *Critical Root Zone (CRZ).* The equidistant extent of the majority of a tree's root system from the tree trunk around a tree trunk in all directions, determined by multiplying the tree DBH (diameter at breast height) in inches by 12 and measured in linear feet at ground level.

6. *Deciduous.* Plants that shed all their leaves at the end of the growing season and remain leafless throughout the winter or dormant period.

7. *Diameter Breast Height (DBH).* On the tree trunk, measure the circumference outside the bark at 4.5 feet above grade on the uphill side of the tree; divide the circumference by π (pi = 3.14) to get the trunk diameter. Diameter may also be measured by use of a caliper tool.

8. *Evergreen.* A plant that has foliage that remains green and functional through more than one growing season.

9. *Hardscape.* Non-living, human, or machine-made features or structures that are constructed using durable materials such as concrete, brick, stone, or metal; these features are typically immovable and include elements such as driveways, walkways, patios, pools, retaining walls, fences, and similar structures.

10. *Invasive species.* A plant species that is not native to Louisiana and may rapidly dominate the beneficial plants that have evolved in local native habitats. These invaders out-compete native species, are very prolific, are not usually affected by native insects or diseases, and grow very rapidly. Introduction may cause economic or environmental harm.

11. *Landscape area.*

a. *Buffer landscape area.* That vegetated planting area between a more intense and a less intense use that is intended to shield the less intense use from the adverse effects of light, noise, and particulates created by the more intense use.

b. *Open space landscape area.* That vegetated planting area reserved for trees, landscaping, or other vegetative ground cover where structures and hardscape are not allowed; this area in calculation is considered separate and not synonymous with buffer, parking, or street landscape areas.

c. *Parking landscape area.* That vegetated planting area within and on the immediate perimeter of private parking lots.

d. *Street landscape area.* That vegetated planting area along a property frontage at the boundary between any public right-of-way (ROW) and the private property, not inclusive of the public ROW.

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

13. *Licensed arborist.* A professional who recommends or executes tree-surgery type work, including tree removal, pruning, trimming, cabling, fertilization, and cavity work, who is licensed by the State of Louisiana in accordance with Louisiana Revised Statutes. A Utility Arborist License is required for a professional who recommends or executes the removal of trees or portions of trees along any utility easement, servitude, or right-of-way (ROW).

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

15. *Licensed horticulturalist.* A professional who recommends and executes measures for interior and exterior beautification through the use of nursery stock or sells, leases, and maintains nursery stock, who is licensed by the State of Louisiana in accordance with Louisiana Revised Statutes. Horticulturalists are not authorized to draw landscape plans for a fee.

16. *Perennial.* A plant that lives for more than 2 years; the foliage of herbaceous perennials may die in fall and winter, but the roots and rhizomes persist. The term is also used to distinguish those plants with little or no woody growth from trees and shrubs.

17. *Planting season.* The preferred time of year for the installation of trees and shrubs to ensure the plant's successful establishment and root growth is between October and March. Palm species require warm season planting (May to September) for best results.

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

19. *Substantial Improvement.* Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building, structure, or premise, the cost of which equals or exceeds 45 percent of the value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual work performed.

20. *Tree.* A wood perennial, usually having a single trunk, normally exceeding 10 feet in height at maturity; including the following tree types:

    a. *Large tree.* Any self-supporting woody plant of a species which normally grows to an overall height greater than 40 feet, usually with 1 main stem or trunk and many branches; it may also appear to have several stems or trunks.

    b. *Heritage tree.* Any non-invasive tree with a DBH equal to or greater than 24 inches.

    c. *Protected tree.* Any non-invasive tree where the DBH is equal to or greater than 12 inches.

    d. *Small tree.* Any self-supporting woody plant of a species which normally grows to an overall height less than 40 feet, usually with 1 main stem or trunk and many branches; it may also appear to have several stems or trunks.

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

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

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

Section 9.2 Land clearing and tree preservation.

A. *Purpose.* To preserve existing trees, protect trees during construction, require planting of new or replacement trees, and provide for the remediation of damaged trees.

B. *Applicability.*

1. A tree removal permit is required prior to the removal of up to four protected or heritage trees as defined in this Section.

2. A land clearing permit and tree survey are required prior to the removal of 5 or more trees greater than 6 inches DBH. The survey must show all protected and heritage trees on the site.

C. *Minimum tree protective measures.* Existing trees within the public right-of-way or existing trees to be preserved using the following measures; for development projects, existing trees must be shown on all demolition, grading, and site plans.

1. High-visibility plastic fencing, wooden fencing, or a chain link barricade of at least 48 inches in height must be installed at the edge of the tree CRZ to avoid damage.

2. Vehicles and materials are not allowed within the tree protection barricade.

3. This temporary barricade must be maintained throughout the entire period of construction activity.

4. Trenching within the CRZ of barricaded trees is not permitted. Only boring or air spading is permitted within the critical root zone. No roots 2 inches or larger can be cut without prior arborist approval and remediation measures enacted.

5. Sidewalk bridging should be used where possible in instances of tree root conflicts.

6. Tree trimming and pruning must not structurally weaken a tree. If a tree is found to be destabilized or fall within one year of trimming or pruning, the Department of Planning may require a replacement tree to be planted. Tree trimming and pruning is limited to a removal of 25% of a tree's canopy within a year.

D. *Criteria for tree removal.* Protected or heritage trees may only be removed for one or more of the following reasons and only after approval by the Department of Planning:

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

2. Trees that pose a safety hazard to pedestrians, vehicular traffic, or buildings as supported by a written opinion from a Licensed Louisiana Landscape Architect or Arborist, or appropriate city staff with the Department of Engineering or Public Works.

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

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

i. Trees less than 30 feet tall: must be within 10 feet from the building foundation or 8 feet from a corner of the building foundation.

ii. Trees between 30 to 60 feet tall: must be within 15 feet from the building foundation or 12 feet from a corner of the building foundation.

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

b. Height refers to the tree height at maturity as listed by the United States Department of Agriculture (USDA) or other forestry service as determined by the Director of Planning, not at planting or current height.

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 tree removal permit.* Trees removed with a tree removal 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.

c. The amount of the payment in lieu for each required planting or replacement as directed in this section is $100 per each required mitigation tree or $1000 per acre, whichever is less, as provided in Appendix F.

3. *With land clearing permit.* Trees removed with a land clearing permit (five or more 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.

a. *Site plan required.* A site plan showing proposed development for any undeveloped parcel is required for land clearing permit prior to issuance.

b. Replacement trees must meet the minimum new ~~"New~~ planting standards described in Sec. 9.3 (D)(3).

c. *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.

d. The amount of the payment in lieu for each required planting or replacement as directed in this section is $100 per each required mitigation tree or $1000 per acre, whichever is less, as provided in Appendix F.

4. *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.

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

   b. Trees may be replaced by one or multiple trees whose total caliper inches equals or exceeds the DBH in inches of the removed tree; replacement trees must meet the minimum plant standards described in this Section.

   c. *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. The developer must provide a performance bond as a guarantee of the tree(s) replacement.

   d. *Fines.* When a protected or heritage tree is killed or removed without a permit, a $500.00 fine will be assessed per day following tree removal and until the subject tree is verified as being replaced, or a mitigation plan is submitted for review and approval. The maximum fine for any one tree removal without a permit shall be $10,000.

5. *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. *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 as detailed in this Section.

   ~~a. The amount of the payment is based on the following formula, where Tree Value = COT + COL + COM + COER.~~

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

      ~~ii. COL = Cost of labor, which includes the hourly cost of the licensed arborist or horticulturist and the hourly cost for each laborer times the number of hours to complete the installation. The hourly rate must be based on prevailing wages.~~

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

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

b. Such payment will be applied to the City's tree maintenance budget and is separate and distinct from any fine assessed by the Director of the Department of Planning for tree removal without a permit, tree damage beyond repair, or killing of a protected or heritage tree.

7. *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.

a. *Enforcement*. Except as noted otherwise in this section, the Director of Planning Department and City Code Enforcement Officers are authorized to enforce the regulations of this section.

b. *Violations.* Any violation of this Section shall be subject to the provisions of Chapter 1 Section 1-12 of the City Code.

Section 9.3 Landscape requirements.

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

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

C. *Landscape plan.*

1. *Applicability*. Landscape plans are required for 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.

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.

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.

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.

a. *Eligible requests for alternative plans.*

i. *Developed lot.* When a previously developed lot does not have sufficient space or the configuration of principal and accessory structures improvements preclude strict compliance with landscape regulations.

ii. *Alternative arrangement.* An owner/developer of either a developed or undeveloped lot may submit an alternative landscape plan that rearranges or combines required landscape areas to provide a creative or functional landscape.

b. *Ineligible requests for alternative plan approval.*

i. Lack of sufficient space for a new construction project.

ii. Lack of sufficient space for a developed site when the decision-making of the current property owner created the lack of sufficient space.

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

D. *Common requirements and exceptions generally applicable to landscape areas.*

1. *Planting requirements.*

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

b. All landscape areas not planted with trees or shrubs must be planted with a living vegetative covering unless otherwise approved by the Director of the Department of Planning.

c. When a required landscape area is calculated to be less than 1,000 square feet, the Director of the Department of Planning may approve a proportional percentage reduction of planting requirements consistent with the required landscape area square footage calculations.

d. No hardscape may be counted towards any landscape area.

e. No hardscape may be located in any landscaped area other than exceptions provided in this Section.

2. *Camellia requirement.* All multi-family, commercial, and industrial new construction or substantial improvements must plant and maintain 3 camellias for the first 5 acres or portion thereof of property and a minimum of 2 additional camellias for every additional acre.

   a. Any genus of the camellia is acceptable.

   b. The camellia can be planted in the open space, parking, or street landscape areas provided that each camellia is in a location visible from the public right-of-way or near a building main entrance.

3. *New planting standards.* New plantings must comply with the following standards:

   a. Large trees shall have a minimum height of 8 feet and be a minimum of 2 inches in caliper at the time of planting, as determined in the American Standard for Nursery Stock, ANSI Z60.1-2004, as amended.

   b. Small trees shall have a minimum height of 6 feet and be a minimum of 1.25 inches in caliper at time of planting, as determined in the American Standard for Nursery Stock, ANSI Z60.1 -2004, as amended.

   c. Multi-stem trees, whether canopy or understory, shall have at least 3 stalks and be a minimum of 8 feet in height above ground level at the time of planting.

   d. Large shrubs shall have a container size of at least 3 gallons, and shall be at least 3 feet in height at the time of planting, and shall reach the required minimum performance height within 4 years of installation.

   e. Small shrubs shall have a container size of at least 2 gallons and shall be at least 2 feet in height at the time of planting and shall reach the required minimum performance height within 5 years of installation.

   f. Herbaceous perennials shall not be considered a shrub for the purpose of meeting the requirements of this UDC.

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

5. *Exceptions and credits.*

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

   b. Sidewalks, bicycle pathways, subsurface utility lines, and overhead utility lines may cross any required landscape area, provided:

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

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

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

      iv. Large trees must not be planted over underground utility lines. If the public utility line runs parallel to the required landscape area, thereby precluding

the planting of large trees, the width of the area shall be extended to ensure the landscape area meets the intent of standards established in this Section.

c. Protected trees, as defined in this Code retained on site, including those retained through the action of a tree removal or land clearing permit, will be credited toward the total required trees at a ratio of one tree per each 12 inches DBH of preserved and retained tree.

E. *Landscape areas.* Four landscape areas shall be required in accordance with this Section, including buffer, open space, parking and street landscape areas (see Figure 9.2.1).

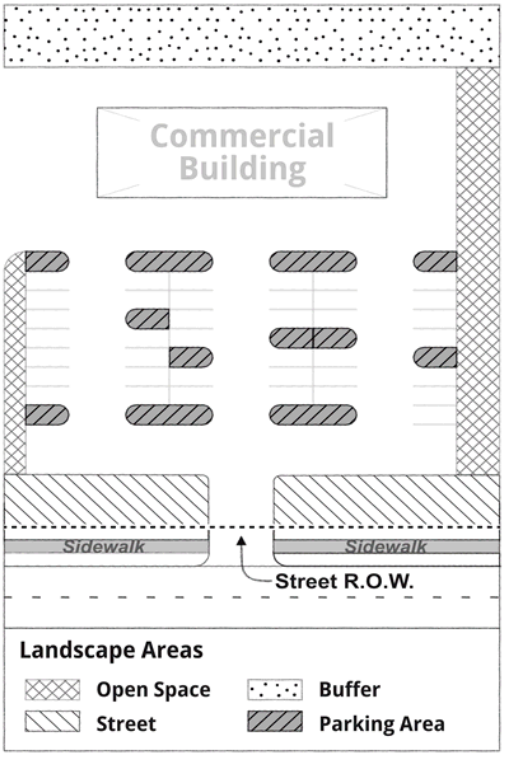
F. *Buffer landscape area.*

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

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

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

Figure 9.2.- .1. Typical Required Landscape Areas.



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

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

2. *Planting requirement.*

a. Must consist of a minimum of 4 large trees, 4 small trees, and 20 shrubs for every 1,000 square feet of landscape area.

b. All trees and shrubs must be evergreen and dispersed evenly along the shared property boundary to provide continuous screening.

3. *Fence requirement.*

   a. The site must include an opaque fence at least 6 feet tall to block noise, light, and particulates.

   b. The Department of Planning may require a taller fence and sound abatement materials to increase the buffer effect when light, noise, or particulates from the more intense land use are likely to pass over a 6-foot fence without hindrance.

   c. In the event that there exists on the property in either zone a fence meeting these requirements, said fence being within 12 inches of the abutting property lines, no additional fence will be required to be built.

4. *Location and dimensions.*

   a. The buffer landscape area must extend along the shared property line boundary with the less intense use(s) as identified in this Section.

   b. The width of the buffer landscape area shall be a minimum of 10 feet and maximum of 25 feet from the property boundary toward the interior of the property.

G. *Open space landscape area - Industrial, commercial, and multi-family sites.*

1. *Planting requirement.*

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

2. *Location and dimensions.* Open space landscape areas may be:

   a. The project site must retain or provide 10 percent of the overall site square footage as open space, in addition to required buffer, parking, and street landscape areas.

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

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

   d. Elsewhere on the site.

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

3. *Exceptions.*

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

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

H. *Open space landscape area—One- or two-family sites.*

1. *Planting requirement.* One large tree per each dwelling unit, including for an accessory dwelling unit, is required to be installed in the front or side yard visible from the public right-of-way; however, if an existing protected or heritage tree is retained it will satisfy this requirement. This requirement applies to the new construction of single-family or two-family unit structures, or accessory dwelling units.

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

3. *Maximum surface coverage.* Every residentially zoned lot, parcel, or tract must maintain a total of 50 percent of the defined front yard of the lot, parcel, or tract with vegetative or organic groundcover. No front yard may be covered with more than 50% impervious materials.

I. *Parking landscape area.*

1. *Applicability.* Required for new construction and substantial improvement of industrial, commercial, and multifamily properties with ten or more parking spaces. Parking lots shall consist of both endcap planting areas at the end of each parking row of 12 parking spaces and interior island planting areas disbursed throughout the parking lot for maximum shade potential for each 12 parking spaces.

2. *Planting requirement.* Both endcaps and interior island planting areas shall consist of at least 1 large tree and 5 shrubs. Areas not planted with trees or shrubs must be planted with a living vegetative covering.

3. *Location and dimensions.*

a. *End cap.* The endcap planting area shall consist of a 100 square foot planting area at the end of each row of 12 parking spaces. When 2 rows of parking abut each other, the 100 square foot endcaps shall be combined into one endcap with a minimum planting area of 200 square feet.

b. *Interior island.* The interior island planting area must include a minimum of 200 square feet of planting area for every 12 parking spaces and be dispersed evenly throughout the parking area to provide a consistent shade canopy.

c. *Placement.* Trees shall be planted where trunks are a minimum of 30 inches from all curbs, bollards, rear guards, or other permanent parking lot traffic control elements.

4. *Exceptions.* The Department of Planning may approve alternative layouts of the endcap and interior island planting areas to:

a. Preserve a heritage or protected tree;

b. Retain a cluster of large and small trees and shrubs;

c. Accommodate best management practices for stormwater management; or

d. Achieve a holistic, integrated landscape plan for the site.

J. *Street landscape area.*

1. *Planting requirement – depth up to 15 feet.* For every 40 linear feet of street frontage (or fraction thereof) a minimum of 1 large tree and 1 small tree must be provided. For every 10 linear feet of street frontage (or fraction thereof), 1 shrub must be provided.

2. *Planting requirement – depth more than 15 feet.* For every 40 linear feet of street frontage (or fraction thereof) a minimum of 2 large trees and 2 small trees must be provided. For every 10 linear feet of street frontage (or fraction thereof), 2 shrubs must be provided.

3. *Location and dimensions.*

a. Must span the entire property frontage along a property frontage at the boundary between any public right-of-way (ROW) and the private property, not inclusive of the public ROW.

b. The depth of the street landscape area shall be a minimum of 10 feet and maximum of 25 feet from the property boundary toward the interior of the property.

Section 9.4 Public tree management.

A. *Purpose.* The strategic planting and maintenance of trees, shrubs, and plants on public property is beneficial to the city, its residents, and businesses. Regulations in this Section assign responsibility for public tree planting and management and clarify private property owner's limited ability to plant on public property.

B. *Responsibility.* The Director of the Department of Parks and Recreation is responsible for tree and landscape planting on public property, including:

1. Cultivation, placement, maintenance, and removal of trees, shrubs, flowers, and other plants.
2. Protection of trees during city construction projects.
3. Review and decision-making on private tree planting requests.
4. Maintenance of tree planting and removal records.

C. *Limited activity permitted on public property.* No private entity or person shall take the following actions in a public right-of-way, park, or any other city property without first submitting an application and receiving approval from the Director of Parks and Recreation or Louisiana Department of Transportation and Development (LADOTD), as applicable:

1. Plant, cut, prune, break, climb, injure, or remove any tree or landscape material.
2. Cut, disturb, or interfere in any way with the roots of any tree.
3. Spray with any chemicals, insecticides, or other oils; or whitewash any tree.
4. Place any wire, rope, sign, poster, barricade, lights, decorations, electric wire, or other fixtures on a tree or within the public right-of-way.
5. Injure, misuse, or remove any device placed to protect any tree.
6. Place shells, gravel, or other such material within 24 inches of any tree or impede the free passage of water and air to any tree, shrub, or plant.
7. Place, construct, or maintain any roadside memorial or similar encroachment, including the planting of memorial trees or shrubs.

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

E. *Enforcement.* The Department of Parks and Recreation employees and City Code Enforcement Officers are authorized to enforce the regulations of this Section. Enforcement procedures must be in conformance with applicable City Code of Ordinances regulations.

ARTICLE 10 SUBDIVISION REGULATIONS

Section 10.1. Introductory provisions.

A. *Purpose.* In order to ensure proper development and redevelopment in the City of Slidell, the subdivision of land should, through proper standards:

1. Provide for adequate light, air, open spaces, drainage, transportation, public utilities; and
2. Ensure the development and maintenance of a healthy, attractive community; and
3. Conserve and protect both human and natural resources.

B. *Authority and effect.* This Article sets forth for the City of Slidell under the authority granted by the provisions of Act 139 of 1956 and R.S. 33:101—33:119, as amended:

1. Minimum standards governing streets, utilities, and other required improvements.
2. Minimum standards governing the preparation and filing of land subdivision plats and data to be submitted to the Planning Commission for approval.
3. Proper coordination of future streets and their development with existing or planned streets.
4. Penalties for the violation of the provisions of this Article.
5. Regulatory variations that mat be approved by the Planning Commission coin accordance with the procedures set forth in Article 4 of this UDC in certain cases or under certain conditions.

C. *Title.* These regulations shall be known as the "City Subdivision Regulations" and may be so cited.

D. *Jurisdiction.* The City Subdivision Regulations shall govern all subdivisions of land within the incorporated area of the City of Slidell, Louisiana. However, the provisions of these regulations shall not be applicable to plats of the subdivisions recorded as required by law and approved by the City Council prior to the effective date of these regulations.

E. *Administration*. The Planning Commission, upon approval of the Mayor and City Council may employ any staff, person or persons, or consultants to assist in the administration and coordination of these regulations. Final approval of plats and other data shall be the responsibility of the Planning Commission as prescribed by the law.

F. *Severability.* If any Section, clause, paragraph, provision, or portion of these regulations shall be held invalid or unconstitutional by any court of competent jurisdiction, such holdings shall not affect any other Section, clause, paragraph, provision, or portion of these regulations.

G. *Procedure*. Subdivision requests will be processed in accordance with Article 4 – Procedures of this UDC.

H. *Applicability.* The-regulations and development standards of this Article shall apply to the following forms of land subdivision and redevelopment activities:

1. The division of land into 2 or more tracts, lots, sites, or parcels.
2. The dedication, vacation or reservation of any public or private easement through any tract of land regardless of the area involved, including those for use by public and private utility companies.
3. The dedication or vacation of any street or alley through any tract of land regardless of the area involved.
4. The substantial improvement of an existing development site, where upgrades to public infrastructure are required. In such cases, the extent of the upgrade shall be relative to the overall impact of the redevelopment request and approved by the Director of Planning. All such improvements must comply with the minimum standards in this Article.

I. *Responsibility.* In consideration of the acceptance by the City of Slidell and the assumption of the responsibility for maintaining the dedicated streets and public utilities construed therein, the developer/owner or owners of parcels of land, subdivision or parts of subdivisions shall construct at no expense to the City, the improvements required by this Article according to the specifications of this UDC.

Section 10.2 Lots, blocks, and street design standards.

Section 10.2.1 Lots and blocks, purpose and minimum standards.

A. *Purpose*. This Section addresses the quality, and sustainable design of lots, blocks, and access to best support future building sites and the movement of traffic and people throughout the City. The standards of this Article seek to provide for predictable, uniform, and well maintained urban and suburban environments that are accessible, sustainable, and support the economic viability of building sites and developments that are functional, safe, and attractive; and a community character that conveys a positive, lasting impression on both residents and visitors.

B. *Minimum lot configuration and infrastructure requirements.* All lots of record created or improved in the City must:

1. Meet the minimum lot, area, width, yard, setback, and depth requirements in the zoning district where the lot is located as per Article 6 of this UDC; and
2. Meet minimum general development and use standards associated with lot establishment or significant improvement as per Articles 7 and 8 of this UDC; and
3. Have and maintain access to a public street (without having to cross another lot); and
4. Have access to drainage, sewer, fire prevention, and water services meeting the requirements of the Code of Ordinances or the UDC at the time of lot designation.
5. Front on and have ingress and egress by means of a public street or road.

C. *Lot development requirements.*

1. All single dwelling residential development must be platted and constructed with only one primary residential dwelling per lot or record.
2. Adjacent and contiguous lots of record may be combined for building development only after review and approval by the Planning Commission.
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.
4. Exceptions to this Section include those developments customarily designed with shared ownership of structures and land in mind, including multi-tenant shopping centers, business complexes, and townhomes provided all other requirements of this UDC are met.

Section 10.2.2 Streets, minimum standards.

A. *New and improved public infrastructure*. Developers-or owners of a parcel of land, subdivision or part of a subdivision that-requires the installation or improvement of public infrastructure shall be required to grade and improve streets and alleys and to install monuments, sewers, stormwater inlets, water mains, curbs, and sidewalks in accordance with-this Article.

B. *Minimum hard surface*. All streets shall be paved with hard surface of asphalt concrete mix or concrete pavement as prescribed in this Article.

C. *Minimum base classification.* After preparation of the subgrade, the roadbed shall be surfaced with material required by local standards but must be no lower classification than 8 inches soil cement base or approved equal.

D. *Wearing surface on paved streets*. After an approved thoroughly compacted base has been established, 3½-inch asphalt concrete mix or better wearing surface shall be applied. Concrete paving shall provide 6 inches compacted subgrade and a minimum of 6 inches concrete pavement.

Section 10.2.3 Street construction.

A. *Extent*. These standards apply to the removal of existing materials and the construction of base course and concrete paving for the construction or alteration of a street in the city as part of an approved subdivision or development permit. In constructing improvements to the standards provided in this Section, the Developer or Owner shall be responsible for all labor, materials, supervision, equipment and services necessary to complete construction according to approved plans, including leaving the site in a "broom clean" condition.

B. *Excavation and site preparation*.

1. The Developer shall excavate the site as necessary to permit construction of an 8-inch minimum thickness sand base course.

2. The Developer shall remove and dispose of all materials in the location of the proposed pavement sections to a minimum depth of 14 inches from the grade of the proposed pavement.

3. The Developer shall compact the exposed surface to a minimum of 6 inches depth as follows:

   a. For cohesionless sands and gravels—100 percent of maximum modified AASHO density.

   b. For all other soils—90 percent of maximum modified AASHO density.

C. *Soil base course*. The following standards are applicable to the process of placement and compaction of a base course, a minimum of 6 inches thick:

1. Soil to be used for base course will be a well-graded soil meeting the following requirements:

   a. Maximum particle size: 3/4 inches.

   b. Percent passing ¼ inch size: 85 percent maximum

   c. Percent passing No. 200 sieve: 15 percent maximum

   d. Plasticity index: 8 percent maximum

3. The Developer shall compact the base course to a minimum of 100 percent of maximum modified AASHO density.

4. *Equipment*. All equipment used shall be suitable for the purpose intended and shall be in good operating condition. The minimum equipment required to establish the base course shall be:

   a. A blade grader weighing not less than 3 tons and having a blade at least 10 feet in length and a wheelbase of not less than 15 feet.

   b. Tractors with cleated tracks weighing not less than 10 tons.

   c. Sheep's foot rollers of the multiple unit oscillating type with crawler tractor. Each unit of the drum shall consist of a drum provided with tamping feet not less than 7 inches long and equipped with teeth cleaning devices. The roller shall weigh not less than 50 pounds per linear inch of drum length without ballast, and with the drums entirely filled with ballast the roller shall weigh not less than 50 percent more than when empty. The pressure per square inch of tamping area with one row of tamping feet supporting the roller, shall not be less than 110 pounds without ballast.

   d. The sheep's foot roller shall be of the size, shape and weight best suited to give the required densities in the materials being compacted. In general, sandy soils will require unit pressures of 50 to 100 pounds per square inch with tamping feet

of 10-12 square inch area. Sandy loams and light clays will require unit pressures of 100-150 pounds per square inch.

D. *Concrete pavement*. At a minimum,-the placement of a 4,000 psi test Portland concrete pavement, a minimum of 8 inches thick, is required on major and collector streets and a minimum of 6 inches thick is required on minor streets. Such placement must meet all of the following standards below:

1. No concrete shall be placed until the base has been approved by the City Engineer or his/her designated inspector.

2. Materials:

a. Portland cement shall conform to ASTM C-150 Type 1, latest revision.

b. Sand shall consist of clean, sound, durable grains, free from dust, dirt, clay or harmful substances.

c. Coarse aggregate shall be of hard durable rock or gravel, free from shale or decomposed pieces. (ASTM C-33).

d. Water used in mixing concrete shall be clean and free from deleterious amounts of acid, alkali or organic material.

e. Water used in concrete shall be potable water fit for human consumption unless water of a lesser quality is approved in writing by the City Engineer.

f. Expansion joint filler shall be premolded, nonextruding type.

g. Tie bars: Steel bars shall conform to the requirements of ASTM specification A-615, A-616 and A-617, latest revision.

h. All tie bars shall be securely held in place by the use of spacers, wire chairs or other approved methods-to maintain steel in the position shown on-approved plans.

i. *Longitudinal center joints*. As indicated on-approved plans, the pavement shall be constructed with a longitudinal joint in the center of the pavement. This joint shall be formed by means of a metal strip of the gauge and form shown on the plans and may be either plain, painted or galvanized as shown on approved plans. The metal strips shall be not less than 10 feet and not more than 15 feet in length made of 1 single strip of metal, and shall be held rigidly in place by suitable pins at least 12 inches long, driven vertically through punched holes in the joint. Except at all transverse joints where a gap of 1 inch must be provided, adjoining strips shall be lapped not less than 2 inches and securely fastened by means of the pins driven through matched holes in the splice or butt joints may be constructed if suitable clips approved by the City Engineer are used. The spacing of the holes and the pins shall be in no case greater than shown on approved lans. Punched or cut holes shall be provided in the metal strip, spaced as shown on approved plans, to receive the transverse tie bars across the center joint. These bars shall be of length, size and installed as shown on approved plans.

j. *Expansion and contraction joints*. Expansion and contraction joints shall be constructed using redwood board expansion fillers conforming to AASHO designation M90-42 Standard Specifications. "Starlug" load transfer and expansion and contraction devices as manufactured by Texas Foundries, Lufkin, Texas, shall be used, or an equal device approved by the Department of Engineering. The starlug and filler shall be a complete unit assembled and ready for setting in place.

k. *Joint sealing material.* Material for pouring seal on expansion joints and for filling dummy joints shall be an asphalt filler conforming to the latest revision of AASHO Specifications M-18 Type A or an approved mastic filler.

l. *Curing agents.* Curing agents shall be wet burlap, pending or white pigmented impervious membrane. The material shall be at least equal to "Hunt's" white pigment.

m. *Forms.* Forms shall be of steel and shall have a depth equal to slab thickness. Form sections shall have a length of at least 10 feet on tangents. On curves, shorter sections or wood forms may be used.

n. *Admixtures*. Air-entraining and cement-dispersing agents such as possolith, as manufactured by Master Builders Company or equal will be permitted in concrete at the option of the Developer-provided the admixture meets with the approval of the City Engineer. Only one brand will be permitted throughout the entire job. The product must be dispersed in liquid form, accurately measured and introduced into the mixture at the same time as the sand, gravel, cement and water are combined in the mix.

o. *Reinforcing steel*. In the event reinforcing steel is required for concrete pavement, such reinforcement shall be designed by a professional engineer and approved by the City Engineer. Reinforcing steel shall be new billet steel and meet the requirements of the ASTM designation: A-615-68, Grade 40 deformed bar, and subsequent revisions, for concrete reinforcement. The steel shall be stored in such a manner so as to be protected from mechanical injury and surface deterioration caused by exposure to conditions producing rust.

p. *Fiber reinforcing*. All concrete pavements shall contain macro synthetic fiber reinforcement for temperature and shrinkage crack width control. This fiber will be used instead of highway mesh. This fiber shall be as follows:

i. For all roadway pavements, Fibermesh 650, or approved equal, shall be applied throughout the concrete mixture. Macro synthetic fibers shall provide a minimum average residual strength per ASTM C 1399 of 162 psi at 3 pounds per cubic yard, and 216 psi at 4 pounds per cubic yard of concrete. Alternate products shall be preapproved by the City Engineer in writing. Fibrillated and self-fibrillating fibers are specifically prohibited from use. Macro fiber dosage rate shall be:

(1) Collector streets at 4.5 pounds per cubic yard of concrete.

(2) Residential (minor streets) at 3 pounds per cubic yard of concrete.

ii. All sidewalk and driveway pavement shall contain micro polypropylene fibers. These shall be applied to the concrete mixture at the rate of 1 and ½ pounds per cubic yard of concrete. Cellulose (treated or untreated), AR glass, nylon, and polyester fibers are specifically prohibited from use.

4. *Mixing and proportioning.*

a. Ready mix concrete may be used provided it conforms to the requirements set forth herein and ASTM Specification C-94, latest revision.

b. Concrete shall be so proportioned as to give a minimum 28-day compressive strength of 4,000 psi. Water content shall not exceed the amount recommended by a testing laboratory and approved by the City Engineer. Aggregates shall be batched by weight. Cement shall be measured by sacks or by weight and water shall be accurately measured by volume or weight. Slump to be no greater than 5½ inches.

c. Water will not be added on the job.

d. Only one brand of Portland cement shall be used throughout the entire job, unless specifically approved by the City Engineer. In no event shall more than one brand be used in the pour of any one day.

5. Before placing concrete all of the following conditions must be met or satisfied:

a. Placing shall not be commenced until sufficient subgrade is prepared and forms set. Concrete shall be placed with minimum rehandling and in one layer. The concrete shall be sliced and spaded while being placed. Particular attention shall be given to vibrating adjacent to forms and joints. Over-vibration or manipulation causing segregation shall not be permitted.

b. When forms have been securely set to grade, the base shall be tested as to cross section and elevations by means of template. The template shall be so constructed and operated to correctly indicate locations where the base does not conform the specified elevation and section. Low areas shall be brought to proper elevation by filling with approved material. Pavement shall not be placed on loose materials or a rutted base.

c. The base shall be saturated with water the previous night or not less than 6 hours prior to the placing of concrete. If it subsequently becomes too dry, the subgrade shall be sprinkled, but the method of sprinkling shall not be such as to form mud or pools of water.

d. Concrete shall not be placed on a frozen subgrade. No concrete shall be mixed while the air temperature is at or below 40 degrees Fahrenheit. Concrete shall not be placed unless the air temperature is at least 40 degrees Fahrenheit and rising. No materials containing frost or lumps of hardened materials shall be used. No concrete shall be placed around manholes or other structures until they have been brought to the required grade and alignment.

e. The roadway pavement shall be of the size and shape set forth in approved plans including the integral curb, and consist of one course of Portland cement concrete with the addition of joints, dowels, etc., as called for in-approved plans.

f. *Form work*. Forms shall be so constructed and placed as to resist, without springing or settlement, the pressures of the concrete. When set to grade and stakes in place, the maximum deviation of the top surface from a straight line shall not exceed 1/8 inch and 1/4 inch in 10 feet for the up- standing leg.

g. Forms shall be cleaned and oiled each time they are used.

h. *Site mixing.* The mixing of concrete shall be done in a batch mixer of approved type and size to ensure a uniform distribution of the materials throughout the mass, so that the mixture is uniform and homogenous. The equipment at the mixing plant shall be so constructed that all materials (including the water, admixture of fine sand, if used) entering the drum can be accurately proportioned and be under control. The entire batch shall be discharged before recharging. The volume of the mixed material per batch shall not exceed the manufacturer's rated capacity of the mixer. The mixing of each batch shall continue for the periods indicated below during which time the drum shall rotate at a peripheral speed of about 200 feet per minute. The mixing periods shall be measured from the time when all of the materials are in the mixer drum. Mixing time shall be as set out in the Subsections below.

i. *For mixers of a capacity of one cubic yard or less.* 1½ minutes.

ii. *For mixers of capacities larger than one cubic yard.* The time of mixing shall be increased 15 seconds for each additional ½ cubic yard capacity or fraction thereof.

i. The mixer shall be thoroughly checked and calibrated before beginning operations and during mixing operations or at any time deemed necessary by the engineer. Equipment not in good operating condition shall not be used.

j. *Central plant batching.* Batching of materials in the desired proportions may be accomplished at a central plant when so approved by the City Engineer. When approved, the batching plant shall include batcher bins, either of the stationary or mobile types, with separate compartments for fine and coarse aggregates, each compartment designed to discharge freely and efficiently into the weighing hopper or hoppers. The scales for weighing aggregates shall be either the horizontal or the springless dial types, designed of rugged construction as an integral unit of the batching plant with a maximum allowable error of 1/2 percent of the net load and with significant gradation down to 2 pounds. The Developer shall maintain the equipment in good condition and adjustment and shall provide for accurate operation. If, for any reason, equipment previously approved becomes unsatisfactory, it shall be repaired or replaced before proceeding with the work.

k. Aggregates shall be transmitted from the batching plant to the mixer in batch boxes, vehicle bodies or other containers of adequate capacity and construction to properly carry the volume required. Cement in original shipping packages may be transported on the top of the aggregates, each batch containing the number of bags required by the "job mix". Batches shall be delivered to the mixer separately and intact, and each batch container shall be dumped cleanly into the mixer without loss of cement or mixing or spilling of material. Bulk cement may be used if necessary precautions to prevent loss in transit are taken. All vehicles carrying loose cement must be covered during transit with tarpaulin.

l. Mixing shall be accomplished as specified above for site mixing.

m. *Central plant mixing.* The use of a central mixing plant will not be permitted unless specifically approved by the City Engineer in writing. When such approval is given the concrete shall be mixed to such consistency that the hauling will cause no segregation of the constituent materials. The method of storing and hauling and equipment used shall be subject to the approval of the City Engineer. Vehicles used to transport the mixed concrete shall be equipped with suitable devices for slowly agitating the concrete during transit and for delivery of the concrete in an unsegregated condition of uniform consistency. Any vehicle load showing nonuniform consistency on arrival will be subject to rejection.

n. *Transit mixing.* Transit mixing will be permitted, provided that the requirements of ASTM specification C-94, latest edition are met.

6. *Placing concrete.* Concrete shall not be placed until base has been conditioned as hereinabove specified. Base shall be moistened in advance of concreting but shall not be muddy or excessively wet. The concrete shall be mixed in quantities required for immediate use and shall be deposited on the base to the required depth and width of the pavement section in successive batches and in a continuous operation without the use of intermediate forms or bulkheads between joints. While being placed, the concrete shall be spaded and compacted with suitable tools so that the formation of voids or honeycomb pockets is prevented. The concrete shall be especially well spaded and tamped against the forms and along all joints.

a. Concrete will not be dropped onto the base from such a height as to damage forms. The bucket or chute will be as close to the base as possible when the concrete is released.

b. At the end of a day's placement, or in the case of unavoidable interruption of more than a 30-minute period, a transverse joint shall be placed at the point of work stoppage; provided that the section on which the work has been suspended

shall be not less than 10 feet in length; sections less than 10 feet in length shall be removed from the subgrade, and the removed concrete shall be disposed of from the-site

7. *Working and finishing concrete.* In working and finishing concrete in the city, the Developer shall follow the sequence of operations: First, "the strike-off and consolidation"; second, "longitudinal floating and removal of laitance"; followed by "straight edging," "belting" and final finish "brooming."

   a. *Strike-off and consolidation.* The concrete shall be distributed or spread as soon as placed. A mechanical concrete spreader may be used. The concrete shall then be struck off and screeded by vibration or means approved by the Developer's engineer. The striking off and screeding shall conform to the existing crown and cross section determined before removal of the existing pavement and shall be performed at such elevation slightly above grade that, when properly consolidated and finished, the surface of the pavement will be at the original elevation and free from porous areas.

   b. *Hand methods of strike-off and consolidation*. Concrete, as soon as placed, shall be struck-off and screeded to the original crown and cross section determined before removal of the existing pavement and to such elevation above grade that when consolidated and finished, the surface of the pavement shall be at the grade elevation. A strike-off original template constructed to produce the pavement surface cross section indicated on approved plans shall be provided for this work. It shall be rigidly constructed to retain its shape. In making the strike-off above mentioned, the template shall be moved always in the direction in which the work is progressing and so manipulated that neither end is raised from the side forms during the striking-off process.

   c. *Longitudinal floating*. After the concrete has been struck off and consolidated it shall be further smoothed and consolidated by means of a longitudinal float, using one of the following methods.

      i. *Hand method.* The hand-operated longitudinal float shall not be less than 3 feet in length and 6 inches in width, properly stiffened to prevent flexibility and warping. In this operation, a longitudinal float, operated from boot bridges resting on the side forms and spanning but not touching the concrete shall be worked with a sawing method motion, while held in a floating position parallel to the road centerline, and passing gradually from one side of the pavement to the other. Movement ahead along the centerline of the pavement shall be in successive advance of not more than 1/2 the length of the float. Any excessive water or soupy material shall be wasted over the side forms on each pass.

      ii. *Mechanical method.* The mechanical longitudinal floats shall be of a design approved by the Developer's engineer, and shall be in good working condition. The tracks from which the float operates shall be accurately adjusted to the required crown. The float shall be accurately adjusted and coordinated with the adjustments of the transverse finishing machine so that a small amount of mortar is carried ahead of the float at all times. The forward speed shall be adjusted so that the float will lap the distance specified by the Developer's engineer on each transverse trip. The float shall pass over each area of pavement at least 2 times, but excessive operation over a given area will not be permitted. Any excess water or soupy material shall be wasted over the side forms on each pass.

   d. *Brooming*. As soon as the surplus water, if any, has risen to the surface, the pavement shall be given a broom finish. The broom shall be drawn from the

center to each edge of the pavement with adjacent strokes slightly overlapping. The brooming operation shall be so executed that the corrugations produced in the surface will be uniform in appearance and not more than 1/16 of an inch in depth. Brooming shall be completed before the concrete is in such condition that the surface will be torn or unduly roughened by the operation. The surface thus finished shall be free from rough and porous area, irregularities and depressions, resulting from improper handling of the broom. Brooms shall be of the quality, size and construction and be so operated as to produce a surface finish meeting the approval of the City Engineer. Subject to satisfactory results and approval of the City Engineer, the Developer will be permitted to substitute mechanical brooming in lieu of the manual brooming as herein described.

e. *Edging.* After brooming has been completed, but before the concrete has taken its initial set, the edges of the slab shall be carefully finished with an edger of the radius required by approved plans, and the pavement edge shall be left smooth and true to line.

8. *Curing*. Curing shall be by an approved moist curing method or by spraying with an approved curing compound. Materials and methods used shall retain, after 72 hours, at least 90 percent of the original water in the mix, when tested by ASTM C-156. Curing will follow immediately after brooming.

a. *Curing compounds.*

i. *Impervious membrane curing compound.* Curing compound shall be of a consistency suitable for spraying, shall be relatively nontoxic, and shall satisfactorily adhere to a horizontal surface of damp concrete when applied immediately causing the disappearance of surface water. The resultant film shall be continuous, uniform, free from pinholes, moisture, impermeable and shall not react with the components of concrete. The compound shall be supplied with a fugitive dye, which shall show no indication of its use in 15 days. When the compound is applied to test specimens, at a rate of coverage recommended by the manufacturer for one application, the specimens shall not lose more than the maximum amount of moisture as follows:

(1) At 24 hours 2.5%

(2) At 72 hours 5.5%

(3) At 7 days 7.0%.

ii. The compound shall be dry to touch on a damp horizontal concrete surface in not more than 2 hours at a temperature of 75 degrees Fahrenheit when applied at a rate of coverage recommended by the manufacturer.

b. *Membrane curing compound pigmented.* Curing compound shall comply with all requirements hereinabove contained and in addition, shall meet the following specific requirements.

i. The compound shall be a white pigmented type.

ii. The compound when applied to a new concrete surface at the specified coverage, shall provide a uniform white appearance and shall effectively obscure the original color of concrete. After the compound has dried it shall have an apparent daylight reflectance of not less than 60 as determined by Method 612 of Federal Specifications TT-P-14LA. The compound shall have a hiding power of not less than 8 square feet per gallon when tested in a manner as stated in Part 3, Division 11,

Paragraph 5.21 of the Standard Specifications for Roads and Bridges, State of Louisiana, Department of Highways, July 1955.

c. Regardless of the coverage per drum of compound stated by the compound manufacturer, the concrete surface will be satisfactorily covered.

9. *Form removal*.

a. Form removal shall be carefully done without damage to green concrete and not before 12 hours after placing. Holes, voids, or honeycombs shall be filled with 1:2 mortal and floated smooth. Expansion joints shall be cut free of concrete. Edges shall be protected by earth, planking or membrane curing compound pigmented as specified above immediately after form removal.

10. *Joints.* Joints shall be cleaned of foreign matter and filled with an asphalt filler to within 1/4 inch of the top.

11. *Cleanup.* Prior to acceptance of the work by the City Engineer, the Developer shall clean all dirt, trash or superfluous matter from the finished roadway.

12. *Testing.*

a. Two cylinders for each 50 cubic yards of concrete in place, or for each 100 linear feet of street placed or from each day's placement (whichever shall be similar) plus 2 beams for every 200 cubic yards of concrete placed or from each day's pour (whichever shall be smaller) shall be taken in accordance with ASTM C-31.

b. One of each pair of cylinders or beams taken shall be tested at 7 days and one at 28 days.

c. In addition to the tests hereinabove mentioned, if evidence of faulty workmanship exists, violation of specifications, or likelihood of the use of faulty material, tests may be required, which may be made under the direction of the City Engineer. The costs of such tests shall be paid for by the Developer-if the Developer is required to replace any concrete or if the concrete is inferior to that specified.

13. *Inspection.*

a. Final inspection shall be made in accordance with the general conditions. The pavement shall be clean.

b. *Opening for traffic*. The Developer has full responsibility for his pavement until it is accepted by the City Engineer. The Developer must place suitable barricades of sufficient size and weight to prevent easy removal, across all accesses to the unaccepted pavement.

c. The use of unaccepted pavement by the Developer, any of his subcontractors, the public or the city before it conforms with the strength requirements of paragraph d below is prohibited without written permission of the City and the violation of same either through direct intent on the part of the Developer-or by others due to the failure of the Developer to sufficiently prevent access, may prevent final acceptance by the City Engineer.

d. The pavement can be opened to all traffic when the results of the 28-day cylinder tests show the concrete has the required strength. The pavement can be opened to light traffic when test results indicate 75 percent or 3,000 psi of the desired strength has been obtained and then only upon approval of the City Engineer.

e. The City reserves the right to open the pavement to traffic or to prohibit the opening to traffic at an age other than specified above, if, in the opinion of the City Engineer, physical conditions warrant.

f. The same strength requirements govern concrete made with Type III cement.

g. Concrete curbs shall be cast integrally with the pavement in conformity with the appropriate detail shown on approved-plans. If cast integrally, the strike-off template must be designed to accommodate the curb, and the pavement must be painted with a neat cement paste of 6 gallons of water to one sack of cement immediately before casting the curb. Concrete for curbs must conform to the specifications above for pavements.

14. *Drilled dowels*.

a. Where the existing doweling or hardware remaining in a portion of pavement is not satisfactory to the City Engineer, he/she shall direct its removal and replacement with drilled and grouted dowels.

b. Removal of existing hardware shall be at the option of the City Engineer and shall be accomplished without destruction of pavement to remain. Damage to pavement to remain will be repaired by the Developer in a manner acceptable to the City Engineer, and at the expense of the Developer

c. Dowels shall be #4 reinforcing bar of any steel listed in ACI 318-71, installed as shown on the plans, or an equivalent item specifically manufactured for the purpose and acceptable to the City Engineer.

d. Drilling shall produce a hole 3/4 of an inch in diameter and at least 12 inches deep in the existing pavement, centered in the thickness of the existing slab.

e. Dowels shall be grouted into the drilling hole with a neat-cement grout to 6 gallons of water to one sack of cement. The hole shall be filled with grout and the dowel inserted in such a manner as to ensure that no voids exist.

f. Where required, dowels shall be placed on 12-inch centers.

Section 10.2.4 Driveways.

A. Concrete driveways shall be constructed of such lengths and widths as shown on approved plans.

B. All standard driveways shall be a minimum 6 inches in thickness. Driveways shall be formed of Portland cement concrete of the same materials, mixed in an approved manner, placed and have the same compressive strength and cured in accordance with street construction standards in Section 10.2.2 t.

C. In the case that driveways are to be constructed where no roadway pavement is to be installed, the driveway concrete shall meet the requirements of the concrete for combined concrete curb and gutterbottom and/or concrete curb.

D. Expansion joints shall be provided where shown on standard plans or as may be otherwise directed and made in the following manner. Premoulded joint filler, 1/2 inch in thickness and of a depth of 1/2 inch less than the thickness of the driveway, shall be placed perpendicular to the surface.

E. The subgrade on which the driveways are to rest, shall be thoroughly rolled or tamped so as to be uniformly compressed and solidified. The finished grade shall be smooth, even well sealed and exactly parallel to the finished surface of the driveway.

Section 10.2.5 Sidewalks.

A. *Applicability*. Sidewalks shall be constructed in all subdivisions and at all building sites with the following exceptions:

1. Sidewalks are not required in residential neighborhoods if there is not an existing sidewalk within 300 feet on the same side of the street.

2. Along state highways the Developer must submit a permit for construction of sidewalks to the Louisiana Department of Transportation and Development Section 62 (LA DOTD) for approval. If the LA DOTD Section 62 denies the permit, then sidewalks are not required.

3. If a street is in a St. Tammany Parish public right-of-way, a permit must be submitted to St. Tammany Parish Engineering Department for approval. If the St. Tammany Parish Department of Engineering denies the permit, then sidewalks are not required.

B. *Minimum width requirements for sidewalk area zones, as defined in Article 2 of this UDC*. While this Article includes minimum standards, the City encourages developers/property owners/contractors to provide wider sidewalks when practical, especially in high pedestrian traffic areas.

1. Planter zone area: 2 feet.

2. Bicycle zone, one-way bicycling: 5 feet.

3. Bicycle zone, two-way bicycling: 10 feet.

4. Pedestrian zone with a planter zone: 5 feet.

5. Pedestrian zone with no planter zone: 6 feet.

6. Frontage zone: 1 foot.

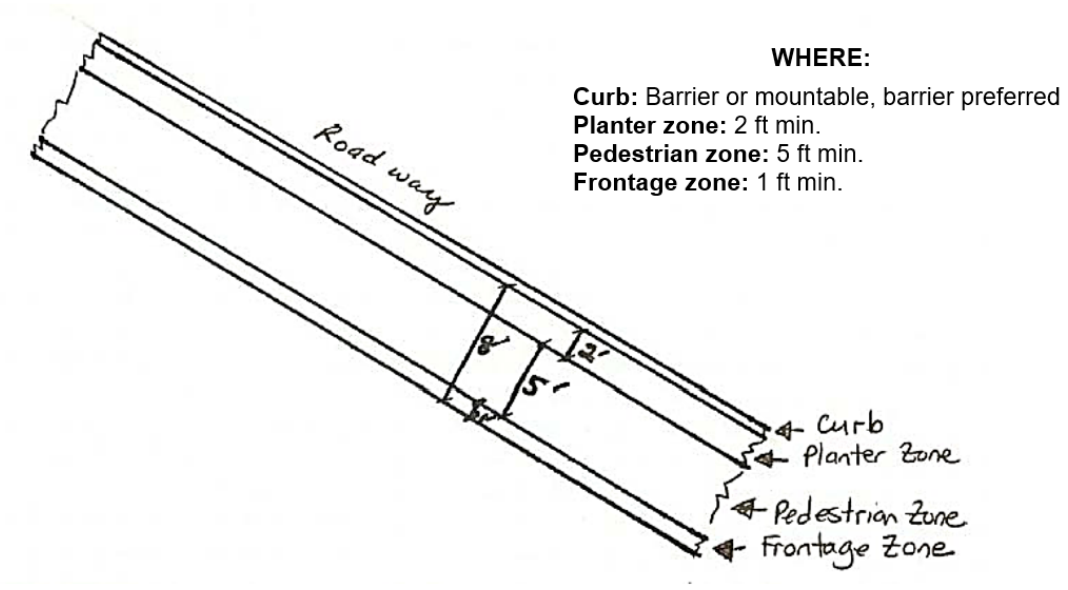
7. Shared use path: 10 feet.

C. *Curbing.* Barrier/vertical curbs are required when there is no separation between the roadway and the pedestrian zone or bicycle zone. When there is a planter zone the curb can be either barrier/vertical or mountable/sloped.

D. *Approved sidewalk designs.* A Developer may select and construct sidewalks in the City in accordance with the designs provided in this Section, provided construction meets the minimum standards in this Article.

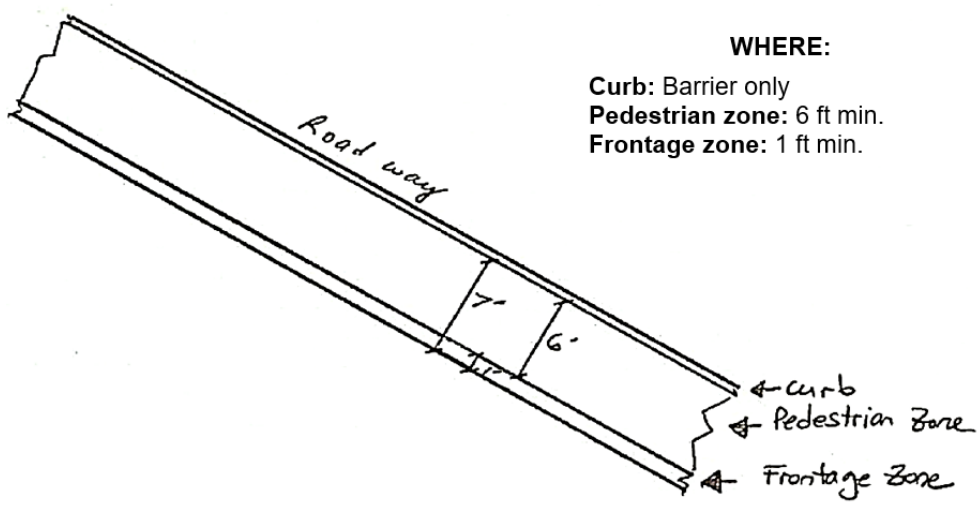
1. *Option 1.* Sidewalk with planter zone as detailed in Figure 10.2.5-1.

Figure 10.2.5-1. Pre-Approved Design for Sidewalk with Planter Zone.



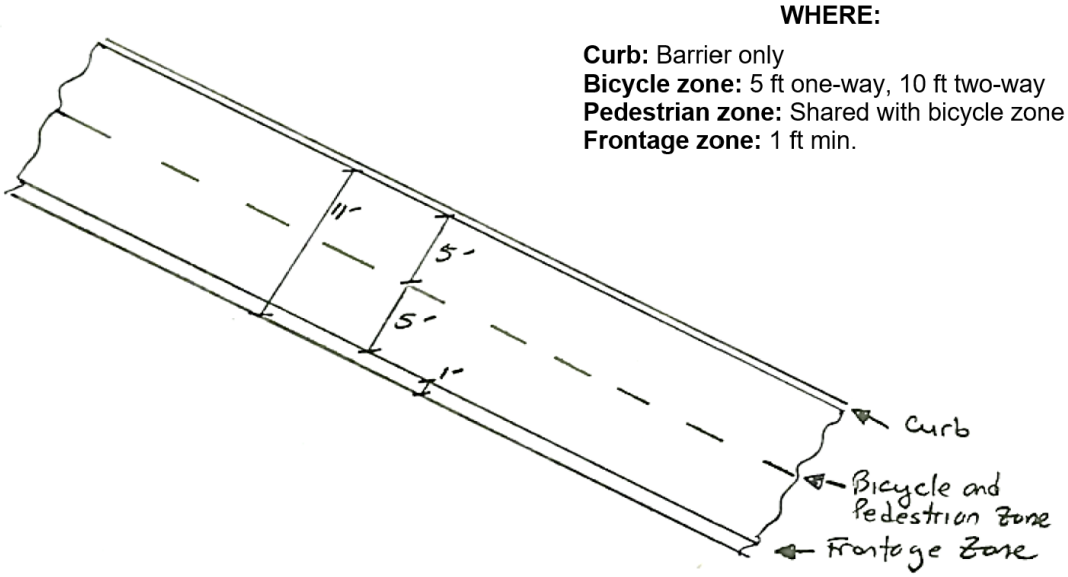
2. *Option 2.* Sidewalk with no planter zone as detailed in Figure 10.2.5-2.

Figure 10.2.5-2. Pre-Approved Design for Sidewalk with No Planter Zone.



3. *Option 3.* Shared use path as detailed in Figure 10.2.5-3. Pre-Approved Design for Sidewalk with No Planter Zone. The shared use path is intended to accommodate both pedestrian and bicycles. The minimum width must be broken into two, 5-foot wide lanes, one in each direction. The divider can be delineated by paint alone. If there is a raised surface (see definitions in Article 2 of this UDC), its width must be added to the minimum 10-foot path width to accommodate wheel chair use.

Figure 10.2.5-3. Pre-Approved Design for Sidewalk with No Planter Zone.



E. *Sidewalk materials and construction.* Sidewalks shall be constructed of 4-inch thick concrete. Additional technical specifications for constructing sidewalks are provided in this Subsection.

1. Concrete sidewalks shall be constructed with the same materials, having the same compressive strength, placed and cured in the same manner as the concrete in the roadway slab. They shall be 4 feet in width and fixed at such elevations as may be specified on the plans or as directed by the City Engineer, and shall have a minimum thickness of 4 inches.

2. In preparing the subgrade on which the concrete sidewalk will be placed, all soft and spongy places shall be removed and all depressions filled with suitable materials which shall be thoroughly compacted in layers not exceeding 6 inches in thickness. The subgrade shall be thoroughly tamped until it is brought to a firm unyielding surface. It shall have slope in conformity with the slope of the finished surface of the concrete sidewalk.

3. After the concrete has been placed in accordance with paragraph 5.00 it will be brought to the established grade by means of a strike board, and it will then be worked with a wood float in a manner which will thoroughly compact it and provide a surface free from depressions or irregularities of any kind. Excessive working shall be avoided. In no case shall dry cement and sand be sprinkled on the surface. The surface edges of all slabs shall be rounded to a radius of ½ inch.

4. Concrete sidewalk shall be divided into blocks of such dimensions as the City Engineer may designate by means of a jointer or groover. Transverse expansion joints shall be made at intervals of about 32 feet so as to separate the sidewalk into slabs or sections. These expansion joints shall extend from the surface to the bottom of the sidewalk, be 1/2 inch in width and filled with joint filler. The joint filler shall extend from the bottom of the sidewalk to approximately 1/2 inch below the surface of it.

5. All expansion joints shall be carefully made so as to be truly perpendicular to the surface of the sidewalk and at right angles to the edge of same. The surface of the concrete adjacent to expansion joints shall be finished with a wood float which is divided through the center and which will permit finishing on both sides of the joint at the same time. An expansion joint shall also be provided adjacent to solid walls of masonry, behind curbs at intersections and at footlaps. Where posts or poles fall within the limit of the sidewalk an expansion joint not less than ½ inch in width shall be placed around said posts or poles and filled with joint filler. In the case of expansion joints adjacent to masonry walls, at footlaps and around posts or poles, the joint filler shall not extend above the surface of the sidewalk and any excess joint filler that so protrudes shall be cut off and made flush with the sidewalk.

6. As soon as the finished work has hardened sufficiently to prevent damage, the Developer shall provide adequate curing. The curing medium used shall be the same as stated in "Portland Cement Concrete Roadway Pavement." The concrete surface must not be damaged or pitted by rain drops and the contractor shall provide and use, where necessary, sufficient protection to completely cover all sections of freshly placed concrete. The Developer-shall erect and maintain suitable barriers to protect the walk from traffic, and any section damaged from traffic or other causes, shall be repaired or replaced by the Developer-at his own expense, in a manner satisfactory to the City Engineer. The walk shall not be opened to traffic until the prescribed curing period has expired.

F. *Additional standards and requirements.*

1. Sidewalks will be free of obstruction. Where sidewalks must shift to avoid obstructions the shift will be gradual so that pedestrians and bicyclists have ample time to adjust.

2. Sidewalk grade will not exceed 5.0 percent.

3. Sidewalk cross slope will not exceed 2.0 percent.

4. Whenever a sidewalk transitions to street level or a driveway crossing the connection will be smooth so as to not provide a trip hazard.

5. Use Louisiana Department of Transportation standard plans for curb ramps, sidewalk pedestrian facilities, intersection layouts, and detectable warnings.

G. *Waiver.* The City may administratively approve-sidewalk alternations to accommodate unique location restrictions on a case-by-case basis upon request for a waiver and approval of the Department of Planning and City Engineer in accordance with Article 4 of this UDC.

Section 10.3 - Traffic Impact Analysis

A. *Purpose and intent.* The purpose and intent of this Section is to protect the health, safety and welfare of the citizens and visitors of the City of Slidell by ensuring the provision of safe and adequate roadway facilities. The provisions of this Section establish requirements for transportation studies that provide information on traffic projected to be generated by proposed developments. It is the further intent of this Section to establish requirements for the identification of any potential traffic operational problems or concerns, as well as potential solutions to such problems or concerns.

B. *When required.* A traffic impact analysis shall be required for each development when the following traffic peak hour trips are exceeded.

1. If the Institute of Transportation Engineers Trip Generation Manual indicates that the proposed development shall generate an equal or a less amount of traffic than the existing development, then no traffic impact analysis shall be required.

2. If the Institute of Transportation Engineers Trip Generation Manual indicates that the proposed development shall generate more traffic than 50 peak hour trips, then the following shall apply:

a. *Limited traffic impact analysis*. If the proposed development shall generate greater than 50 and less than 150 peak hour trips, either in AM or PM, the Developer shall submit a limited traffic impact analysis that shall include the following:

i. The proposed trip generation and distribution.

ii. The source of the information submitted, for example the Institute of Transportation Engineers Trip Generation Manual. If a source other than the Institute of Transportation Engineers Trip Generation Manual is used, then a comparison between the source used and the Institute of Transportation Engineers Trip Generation Manual shall be submitted.

iii. An analysis of the ingress and egress of the development in relation to the level of service on the adjacent roadway system.

iv. The study shall include recommendations for any roadway or intersection improvements to maintain the existing level of service.

v. An analysis of the roadway capacity, whether existing or proposed, on all roadway links abutting the proposed development site and identification of roadway and/or intersection improvements necessary in order to maintain the existing level of service.

vi. An analysis of the capacity and of the level of service of the nearest signalized intersection in each direction from the major entrances into the development.

b. *Comprehensive traffic impact analysis.* If the proposed development shall generate greater than 150 peak hour trips, either AM or PM, the Developer shall submit a Comprehensive Traffic Impact Analysis that shall include the following:

i. All requirements of a i, ii, iii, iv, v, and vi above.

ii. Graphs, maps and charts showing how the traffic shall be distributed onto the existing transportation network within a minimum of 1/2 mile of the proposed development, and an analysis of the capacity and of the level of service of each roadway link and intersection within this area for both existing and proposed conditions.

iii. Recommendations as to how any deficiencies determined by the analysis shall be resolved, including signalization and roadway geometrics.

C. *Procedures.*

1. *Pre-Approval of the study firm.* Prior to submission of the traffic impact analysis, the Developer shall submit the qualifications of the planner and of the engineer that shall perform the traffic impact analysis to the Departments of Planning and Engineering for approval.

2. The principal in charge of the traffic impact analysis shall, at a minimum, be a licensed engineer with a specialization in traffic study, or shall be a licensed engineer with a specialization in traffic engineering, and shall have at least 5 years of experience in traffic engineering, or, shall be a planner with an American Institute of Certified Planners certification and shall have at least 5 years of experience in transportation planning.

3. No traffic impact analysis shall be accepted by the Departments of Planning or Engineering unless a proposal of the traffic impact analysis, an outline of the proposed traffic impact analysis, and the required professional qualifications are first presented to the Departments of Planning and Engineering for review and approval.

D. *Traffic impact analysis contents and format.* A traffic impact analysis shall contain, but not be limited to, the following:

1. A map of the specific study area

2. Existing land uses within 500 feet of the proposed development from any point of contact with the property line

3. Trip generation

4. Trip distribution: 1-year, 2-year, 3-year traffic assignments

5. Capacity analysis on adjacent and integral roadways

6. Accident incident data within 1/2 mile of site

7. Traffic assignments and capacity analysis

8. Existing data on signalization affecting the site, including geometrics of the signal, type signal, and any other pertinent data that shall affect the upgrading of the signals

9. Recommendations and findings

E *Final approval.* The approval of the Director of Planning and of the City Engineer of the traffic impact analysis shall be required prior to final approval of the development and prior to the issuance of building permits.

F. *Actions based on traffic impact analysis.* When a proposed development subject to the traffic impact analysis requirements of this Section demonstrates that the proposed development shall overburden the roadway system or cause a reduction in service of affected roadway below the adopted level of service, an applicant may be required by the Departments of Planning and Engineering to modify the development proposal to minimize the identified traffic related impacts. Modifications to applications for a development may include, but shall not be limited to:

1. A reduction in the projected vehicle trips per day;

2. Dedication of additional rights of way;

3. Rerouting of traffic and proposed access points serving the proposed project, subdivision or development; or

4. Participation in funding transportation off-site facilities, including signals and intersection improvements deemed necessary by the traffic impact analysis.

5. Other actions deemed necessary as demonstrated by the traffic impact analysis and deemed appropriate by the Departments of Planning and Engineering.

Section 10.4 Utilities.

Section 10.4.1 Sewerage system construction requirements.

A. *General and administrative requirements.*

1. *Approval required*. No sewer main or other collection works shall be installed in the City, except in accordance with plans and specifications that have been approved by the City Engineer.

2. *City obligations*. Approval of the plans and specifications by the City Engineer does not bind the City to perform any work, move or repair any facility, or provide traffic control or any other service.

3. *Guarantee*. All sewer constructed by or for a Developer and delivered to the City is required to be guaranteed by the Developer against defects in materials and workmanship for a period of one year from the date of acceptance by the City.

4. *Connection to City sewer systems.* A sanitary sewerage collection system shall be installed in such a manner as to adequately serve all lots with connections to the City sewerage system. Sewer connection shall comply with the regulations of the state board of health. The system shall be constructed under the approval and supervision of the St. Tammany Parish Health Unit and the City Engineer of Slidell. All sanitary sewer systems shall conform to the following requirements:

   a. Minimum pipe size allowed shall be 8 inches in diameter.

   b. Gradients, pipe type, location, and type of manholes, characteristics of lift stations and treatment facilities shall be approved by the City Engineer of Slidell and the Louisiana State Board of Health prior to construction.

   c. Sanitary manholes shall be spaced at intervals not to exceed 350 feet at each junction or change in alignment.

   d. Each lot within the subdivision shall be connected to the system.

5. *Capacity and flow.* All sanitary sewers shall be designed to carry peak rates of flow of 150 gallons per capita per day and/or as prescribed by the Louisiana State Board of Health. Sewers shall be constructed to meet infiltration standards as set forth by the state board of health.

6. *Fees.* A subdivision developer who connects a subdivision sewer system to the City sewer system shall pay to the City a fee to be determined by the City at the time of connection to the sewer system, which fee will offset the cost to the City of expanding City facilities to adequately handle the increased demand on the City system.

B. *General construction requirements, common to all sewer installation.*

1. *Trenching.*

   a. Trench width below the top of the pipe shall be limited to the outside diameter of the pipe, straight or sloping sides of greater width are permissible.

b. Trench widths in excess of those allowed by paragraph a may be used only with the specific written approval of the City Engineer.

2. *Dewatering.* Sewers shall be installed in surface-dry trenches. Sump pumping (in impervious or slightly pervious soils) and well points (in pervious soils) will be used as necessary to achieve and maintain the surface-dry condition. Failure to eliminate standing water and to expose the trench bottom will be cause for rejections of the construction by the City. When joint materials or support materials require "curing", no water will be permitted in the trench until these materials have set.

3. *Sheeting and shoring.*

   a. Sheeting which extends below 18 inches above the top of the pipe shall be left in place.

   b. Sheeting may be cut off at or above 18 inches above the top of the pipe and must be cut off at or below 2 feet below the finished grade.

4. *Bedding.*

   a. As a minimum, bedding will conform to Class C, "shaped bottom" as shown on Page 212, ASCE Manual No. 37, 1969. Where the soil appears different from the typical soil of the project, especially if it appears inadequate for support, the unsuitable material will be removed and replaced with a clean well-compacted granular material and the bedding will conform to Class C, "granular bedding" as shown in the same manual on the same page. Where the City Engineer or his authorized representative finds the original trench bottom soil to be "unsuitable," this determination is binding and requires use of the "granular bedding."

   b. Nothing in this paragraph shall be construed to relieve the design engineer of responsibility for load analysis and bedding determination for the type of pipe selected, soil conditions, and applied loads.

5. *Pipe laying.*

   a. All sewer lines shall be laid to lines and grades shown on plans approved by the City Engineer. Bell and spigot pipe shall be installed with bell upgrade. Before being set in place, each length of pipe shall be thoroughly cleaned, free of earth, or foreign material.

   b. Each pipe shall be laid to form a close joint with the adjoining pipe sections having a continuous invert to the established line and grade. When sewer pipes are laid between manholes or other structures, a complete circle of light shall be visible from the pipe ends.

   c. Raising the sewer pipe to grade by ramming or tamping of earth and bedding material will not be permitted. Upon proper bedding of the pipe, the opening under its bell shall be properly filled in a manner such as not to disturb its position or joint. At points where work is temporarily suspended all open ends of pipe shall be securely sealed to prevent entrance of water, earth or other substances.

6. *Jacking and boring.*

   a. Jacked or bored installations are permissible in general, however, the details of the operation require the approval of the City Engineer. A drawing showing the guide or alignment apparatus, jacking equipment, and backstop together with the pipe manufacturer's document giving recommendations for this type of installation, will be submitted, together with any other information required by the City Engineer. The field installation must also be approved by the City Engineer before beginning operations.

   b. The City Engineer's approval of the method and installation does not relieve the developer or contractor of responsibility for achieving the required line and grade.

c. Jacking and boring may be used to install a lining, with the sewer main subsequently grouted in place, provided that the design has been approved in accordance with this Article and Section 4.16 of this UDC and the installation is approved in accordance with Subsection 10.4.1.E.6.a. above.

7. *Wyes, tees and service connections.*

a. All wye branches, tees and other special fittings shall be installed at locations indicated on plans approved by the City Engineer. Each wye shall be provided with a 45 degree bend properly connected to the branch. In cuts of 8 feet or more, riser connections shall be provided with a tee having a 6-inch branch in a vertical plane. A 6-inch riser with double branch fitting set to proper elevation for service connections shall be constructed for the tee branch. Each connection will be recorded by marking its location at the curb.

b. In unstable soils, the foundations for wyes and tees shall be a timber platform having vertically driven timbers to develop bearing for the masonry, the pipe fitting and the backfill.

c. Service connection lines shall be installed from the sewer line branches or risers to the property line at a grade of not less than 1/8 inch per foot. Service connection lines will be a minimum of 3 inches in diameter, and be placed not more than 4.5 feet below finished grade. The line shall be true to line and grade, with all future connection openings being sealed tight against the entrance of water, earth or any other material until such time as the permanent connection at the property is made. Cleanout will be molded into 18 inches × 18 inches × 4 inches concrete slabs and clearly marked and shall be to sidewalk grade abutting sidewalk on property side.

8. *Manholes.*

a. Manholes shall be constructed at locations shown on the plans. An approved cast iron frame and cover shall be provided and installed with the top of the cover flush with the finished grade or at another elevation specified on the plans.

b. Manholes for sewers less than 24 inches in diameter will have concrete interior bottoms and will be watertight for the full height. In general, all lines joining the manhole will enter at the bottom. Bottoms will have U-shaped channels of width and depth at least equal to the incoming lines leading to outgoing lines. Where a change in direction occurs, the lines should be brought in off-center as necessary to provide the largest possible radius to the curved channel, which is done by placing the ends of the outer channel side on opposite ends of a manhole diameter. The remaining area of the bottom will be shaped as a flat bench having a slope of 1/2 inch per foot towards a channel.

c. Where pipe entry at the general elevation of the bottom cannot be achieved, the following requirements apply:

i. If the pipe invert is less than 24 inches above the outfall invert, no drop inlet is required, but a channel in the manhole bottom is required. The channel will have dimensions as though the pipe entered at the bottom.

ii. If the pipe invert is more than 24 inches above the outfall invert, a drop inlet is required. Where a drop inlet is required, an interior drop as shown in Figure 33 (right side) of ASCE Manual 37(1969) is preferred.

d. Manholes for sewers over 24 inches in diameter must be detailed on the plans and approved by the City Engineer.

e. No steps will be installed in manholes.

9. *Backfilling.*

a. When the trench is backfilled with soil from the original excavation, the soil must be hand-placed and compacted to 90 percent of maximum standard Proctor density to a level 12 inches above the pipe. Special care must be taken to ensure placement and compaction beneath the pipe haunches and around the sides of the pipe. Soil will be placed in lifts not more than 6 inches thick before compaction.

b. Where select materials are to be used for the backfill, the material properties and proposed placement specification will be submitted to the City Engineer for approval.

c. All material used for backfill will be free of roots, timber, trash or other deleterious material. Excess soil will be mounded as necessary to prevent a depression from forming due to subsequent consolidation.

d. Trench sections under roadways and driveways will be backfilled in 6-inch uncompacted thickness lifts, compacted to 90 percent of maximum standard Proctor density to the surface or subgrade for pavement structure construction.

10. *Site restoration.*

a. In general, all surfaces damaged will be restored to a condition equivalent to that existing before the work began, including areas near, but not on, the sewer alignment and areas damaged by traffic rerouted by the Contractor (or as a result of his operations).

b. Earth surfaces will be restored to original grade or slightly mounded, with no obstruction to drainage or hazard to any person.

c. Shell surfaces shall be restored with salvaged material or shell of the same type as the original surfacing after the backfill has been thoroughly consolidated over the trench. The replaced surfacing shall be smooth and free of foreign material.

d. Concrete or asphalt surfacing will be replaced by similar construction of sound design and good workmanship as appropriate for the usage, regardless of the quality of the work removed. This Code and standard specifications will be followed in the design and construction, both of which must be approved by the City Engineer.

e. All other public works in the way of the construction will be left unharmed or replaced by similar construction of sound design and workmanship.

F. *Materials permitted and special construction requirements for each.*

1. *Sewer pipe and appurtenances.*

a. *Cast and ductile iron.* Cast and ductile iron pipe and appurtenances may be used for gravity and pressure sewers. Materials and installation must conform to the following:

i. Pipe and fittings must conform to one or more of the following:

AWWA C101, Thickness Design of Cast Iron Pipe
AWWA C106, Cast Iron Pipe Centrifugally Cast in Metal Molds, for Water or Other Liquids
AWWA C108, Cast Iron Pipe Centrifugally Cast in Sand-Lined Molds, for Water or Other Liquids
AWWA C110, Gray Iron and Ductile Iron Fittings, 2 inch through 48 inch, for Water and Other Liquids
AWWA C150, Thickness Design of Ductile Iron Pipe
AWWA C151, Ductile Iron Pipe, Centrifugally Cast, in Metal Molds or Sand lined Molds for Water or Other Liquids

ii. *Linings and coatings*. All cast and ductile iron pipe used in sewer must have an interior lining and an exterior conforming to the following specifications, unless approval of a different protection system has been obtained from the City Engineer:

AWWA C104, Cement Mortar Lining for Cast Iron and Ductile Iron Pipe and Fittings for Water
AWWA C105, Polyethylene Encasement for Gray and Ductile Cast Iron Piping for Water and Other Liquids

iii. Joints. Joints shall conform to the provisions of AWWA C111, Rubber Gasket Joints for Cast Iron and Ductile Iron Pressure Pipe and Fittings.

iv. *Installation.* Installation will be in accordance with the manufacturer's recommendations, the recommendations of the "Handbook of Cast Iron Pipe" (Cast Iron Pipe Research Assn. Chicago, IL.), and good engineering practice. Conflicts will be referred to the City Engineer for resolution.

b. *Plastic.* Solid wall plastic pipe and appurtenances conforming to the following specifications may be used for gravity and pressure sewers. Truss pipe consisting of inner and outer walls connected by webs and having the voids filled with lightweight concrete or similar filler, is not allowed.

i. *Pipe and fittings.* Pipe and fittings shall conform to ASTM Specification 3034, Specification for Type PSM Poly (Vinyl Chloride) (PVC) Sewer Pipe and Fittings, with dimensions conforming to "extra heavy" with a standard diameter ratio (SDR) of 35 as described in that specification, and shall be colored green.

ii. *Jointing.* Joints on service connections of 6 inches diameter or less may be solvent-weld using cement conforming to ASTM Specification D2564 and socket dimensions acceptable to the City Engineer. All joints on mains and on pipes over 6 inches in diameter will use elastomeric gaskets conforming to ASTM Specification D1869, C361 or C443.

iii. *Installation.* Installation will conform to the provisions of ASTM Specification D2321, Underground Installation of Flexible Thermoplastic Sewer Pipe.

c. *Concrete*. Reinforced and nonreinforced concrete pipe and appurtenances may be used for gravity and pressure sewers in accordance with the following requirements:

i. *Gravity sewers.*

(1) Concrete pipe conforming to one of the following specifications may be used for gravity sewers:

(a) ASTM Specification C14, Specification for Concrete Sewer, Storm Drain and Culvert Pipe

(b) ASTM Specification C76, Specification for Reinforced Concrete Culvert, Storm Drain and Sewer Pipe

(c) ASTM Specification C506, Specification for Reinforced Concrete Arch Culvert, Storm Drain and Sewer Pipe

(d) ASTM Specification C507, Specification for Reinforced Concrete Elliptical Culvert, Storm Drain and Sewer Pipe

(e) ASTM Specification C655, Specification for Reinforced Concrete D-Load Culvert, Storm Drain and Sewer Pipe

(f) In addition, pipe permitted for pressure sewers will be permitted for gravity sewers.

(2) Joints in concrete pipe used for gravity sewers must be packed and sealed with a cement mortar, a preformed mastic gasket, or a trowel applied mastic compound in a procedure acceptable to the City Engineer. In addition, any joint sealing method acceptable for pressure sewers may be used for gravity sewer.

ii. *Pressure sewers.*

(1) Concrete pipe conforming to ASTM Specification C361, Reinforced Concrete Low-Head Pressure Pipe, may be used for pressure sewers with maximum heads as indicated in the specification.

(2) Joints in concrete pipe used for pressure sewers will conform to ASTM Specification C443, Joints for Circular Concrete Sewer and Culvert Pipe, with Rubber Gaskets.

(3) Use of materials specified in this Section does not relieve the engineer of responsibility for matching materials and methods to the hydrostatic head condition to be encountered. Other materials, methods and documentation supporting their adequacy will be submitted to the City Engineer for approval.

2. *Manholes and junction boxes.*

a. *Brick masonry.*

i. Brick used in the construction of manholes or other appurtenances for sanitary sewers will conform to the requirements of ASTM Specification C32, Specification for Sewer and Manhole Brick (made from clay or shale).

ii. Mortars used shall be equivalent to Type N mortar as described in ASTM Specification C270. The City Engineer will determine "equivalency."

iii. Bricks must be laid in full, close-shoved joints or mortar at least 1/4 inch thick at the narrowest end and not more than 1/2 inch thick at the widest end. No spalls or bats will be allowed, except for shaping around openings and connections. In the event any brick is moved or a joint is broken during the brick laying, the brick shall be taken up, the mortar thoroughly cleaned from the brick, the bed, and the joints, and the brick relaid in fresh mortar. Bricks colder than 45 degrees Fahrenheit will not be used. Manholes must be at least 8 inches thick above 8 feet from the surface, and 12 inches thick below 8 feet from the surface.

iv. Inside and outside surfaces of the manhole shall be plastered with a layer of mortar not less than 1/2 inch thick. The completed brick masonry shall be protected and kept moist for at least 48 hours from completion. In freezing weather, the masonry shall be maintained above 45 degrees Fahrenheit for the same period.

b. *Precast concrete.*

i. Precast concrete manhole sections conforming to ASTM Specification C478, Specification for Precast, Reinforced Concrete Manhole Sections, may be used.

ii. Joints between sections and at pipe openings shall be sealed in a manner similar to that for gravity sewers, and acceptable to the City Engineer.

c. Precast or preformed manholes of fiberglass or other suitable materials may be used with the approval of the City Engineer. Manufacturer's documentation showing specifications and performance must be submitted.

i. Manholes shall be not more than 350 feet apart.

3. *Lift stations.*

a. The following outlines the type of pumps and electrical controls to be installed at new sewage lift stations and old sewage lift stations to be renovated. The City prefers and feels it will be beneficial in maintaining the lift stations, if the pumps and electrical controls are standardized as much as possible. Therefore, it is recommending Gorman-Rupp (direct drive) trash pumps with U.S. electric motors, Healy-Ruff electrical control panels with suspended roto-float direct acting float switches (or comparable float switches) when a two-pump alternating system is used. When a single pump situation arises, a Gorman-Rupp (direct drive) pump with a mechanical float switch may be used.

i. Belt-driven pumps, compact package units, and air bubbler systems for the electrical controls are not permitted. Any electric motor or electrical control panel to be exposed to the weather or sewer water will be drip proof enclosure for the motor and watertight panel box for the electrical starter. The use of submersible pumps is not permitted without approval of the City Engineer.

b. *Electrical services.*

i. All services to be overhead, if possible, secured to the pumphouse or to a stationary pole. These poles are to be creosoted or pressure treated. Rigid conduit is to be used for the stack. The entire entrance is to be bonded and grounded, including the EMT covering the ground wire. If it is not possible for the service to be overhead, then rigid conduit (sized according to the gauge of wire and number of conductors) buried at a minimum of 36 inches from top of the grade is required. The length of the underground service is not to exceed 50 feet.

c. *Interior wiring.*

i. Rigid conduit is to be used from the motor starter panel to the motor pot head. Watertight flexible conduit can be used not to exceed 18 inches from the end of the conduit to the motor pot head. All wiring which controls the float bulbs is to be placed in rigid conduit to a point entering the wet well.

ii. One 110V receptacle with a gfi breaker is required as well as proper 110V lighting. This receptacle circuit as well as the lighting circuit is to be placed in EMT.

iii. All conduit, both motor circuits and lighting circuits, will be bonded and grounded and will be properly anchored.

iv. All wire will be copper, stranded, TW or THW and sized according to the ampere load.

v. All exposed lightbulbs to have guards, if these guards are metal they will be bonded and grounded.

d. *Piping.*

i. All piping inside lift stations will be flanged cast iron or threaded iron pipe.

ii. *Section side.* Going into wet well a combination (y and one-eighth bend) with plug in top will be used.

iii. *Discharge side*. On each pump there will be a check valve and a gate valve. The hookup will all be long sweep fittings.

iv. All hanging pipe will be properly supported and braced. The Developer has the option of constructing a pumphouse or an open all-weather station.

e. All pumphouses will be 20 feet by 20 feet, constructed of brick on a 6-inch thick slab of 2,500 psi concrete. The house will be ventilated, have a round manhole cover over wet well, have a 4-foot metal door and fresh water supply with a hose bib.

f. *All-weather station.*

i. All-weather stations will be constructed on a 20-foot by 20-foot concrete slab. The slab will be 6 inches thick, using 2,500 psi concrete.

ii. A round manhole will be constructed over the wet well and there will be a fresh water tap with a hose bib.

iii. The lift station will be enclosed by a fence, preferably chain link, but it is permissible to use wood.

G. *Inspection and testing.*

1. *Inspection.*

a. Developers and contractors building sewer intended for City acceptance shall make the site and all materials available and accessible to the City Engineer and his representative(s) at all times from the approval of plans or any authorization to proceed through city acceptance of the work.

b. Developers and contractors shall demonstrate the establishment of line and grade for the City Engineer, normally by advising the job inspector when basic surveying is to be done. Upon request, the Contractor will provide copies of surveying field notes substantiating the initial grade establishment.

c. Developers and Contractors will provide manufacturers certificates showing compliance of materials with standard specifications cited in this "City of Slidell Standard Specification," or otherwise approved by the City Engineer.

2. *Testing.* All sewers constructed for City acceptance will be tested by the Developer or Contractor under the supervision of the City Engineer as follows:

a. *Infiltration-exfiltration test.* Where the groundwater table is more than 4 feet above the average invert of the sewer being tested, or less than 4 feet below the average ground surface, an infiltration test will be conducted. Where the groundwater table is not within the limits above, an exfiltration test will be conducted. Use of the alternative test or both tests may be required by the City Engineer to demonstrate satisfactory performance for acceptance.

i. *Infiltration tests.* The Developer or Contractor shall provide and install a V-notched wire at the outlet end of the section under test. Alternative measuring devices may be used with the approval of the City Engineer. The measuring devices may be used with the approval of the City Engineer. The inlet end of the section under test shall be plugged watertight. The test shall continue for at least 4 hours with accurate logs of flow information kept for the full period. Both the average flow for the test period and any flow rate observed for more than 1-hour total time

during the test must not exceed 500 gallons per inch of sewer pipe diameter per mile of sewer per day.

ii. *Exfiltration tests.* The Developer or Contractor will plug the ends of the section under test tight. The sewer will then be filled with water to a level 4 feet above the highest point of sewer invert or 4 feet above the average groundwater table, whichever is higher, or to the bottom of the manhole cover frame. After a reasonable time for absorption in masonry and joints, the test shall commence. Water will be added to maintain a constant level in the sewer. The added water shall be accurately measured. The test shall continue for at least 4 hours with accurate logs of water addition being kept for the full test period. The average water addition required to maintain a constant level must not exceed 600 gallons per inch of sewer pipe diameter per mile of sewer per day.

iii. Where the infiltration or exfiltration exceeds the established limits, the sewer will not be accepted by the City until remedial measures have been taken and the results of subsequent tests are within the established limits.

b. *Television inspection.* In addition to the infiltration and exfiltration testing, the sewer will be examined by the City's sewer television truck. Any significant defects of any nature observed by the television technician will be required to be repaired and reinspected. Breaks, separations, improper lateral connections, and deviation from proper grade resulting in standing water are examples of defects found by this method.

Section 10.4.2 Water supply system requirements.

A. *Minimum standards and responsibility*.-Water mains properly connected with the City water supply system or approved water districts approved by the City Engineer, Louisiana State Department of Health and Hospitals and Property Insurance Association of Louisiana shall be constructed in such a manner as to serve adequately for both domestic use and fire protection for all lots shown on the subdivision plat. Fire hydrants shall be installed by the subdivider in accordance with requirements of the fire underwriters.

B. *Requirements.* The Subdivider shall provide suitable water mains, an approved water meter and a water connection for each lot to a water supply. The water mains shall be of sufficient size to adequately supply the requirements of the subdivision for domestic use and fire protection in accordance with the standards of the state rating bureau and shall conform to the following requirements:

1. Minimum pipe size allowed shall be 6 inches in diameter. The City Engineer reserves the right to require larger pipe sizes for adequate fire protection within the area.

2. Water mains shall be of sufficient size to provide at least 1 standard fire hydrant unit within 400 feet of each 1- or 2-family dwelling structure. Water mains shall be of sufficient size to provide at least 1 standard fire hydrant unit within 300 feet to each part of a commercial or industrial structure with an area exceeding 12,000 square feet. Water mains shall be of sufficient size to provide at least 1 standard fire hydrant unit within 300 feet to any part of a commercial or industrial structure with an area less than 12,000 square feet. Water mains shall comply with all rules and regulations of the state rating bureau. The distance measurements required by this Subsection shall be determined by "Hose Lay" path.

3. If an additional hydrant or hydrants are required to comply with the provisions of this Section, the hydrants shall be fed by a service line that is looped back into a main water line so that creation of a dead end line is avoided. Location and connection of the hydrant

of the hydrant units shall be subject to the approval of the fire protection bureau, the Building Official and the City Engineer.

4. In the event that fire hydrant units must be installed on private property, the developer/owner shall donate a servitude to the City along the route of the water line to the hydrant and around the hydrant. This servitude shall be a minimum of 10 feet in width along the water line and a minimum of 10 by 10 feet square around the hydrant.

5. Approved water meters shall be installed at all building sites.

C. *Partnering supervisory agencies.* The system shall be constructed under the supervision of the St. Tammany Parish Health Unit and the City Engineer of Slidell.

D. *Fees.* A subdivision developer who connects a subdivision water supply system to the City water system shall pay to the City a fee to be determined by the City at the time of connection to the City system, which fee shall offset the cost of the City of expanding city facilities to adequately handle the increased demand on the City system.

Section 10.5 Fire suppression.

A. *Fire suppression capacity.* Whenever improvements to be tied into the City or Parish water system is to be constructed or modified, the construction and modification of such system shall provide for an adequate water flow for fire suppression purposes as outlined in the National Fire Protection Association Standard 1142 (Standard on Water Supplies for Suburban and Rural Fire Fighting, 2012 edition, chs. 1-5) and include fire hydrants which shall be located and installed as required by applicable law and these rules and regulations. A copy of National Fire Protection Association Standard 1142 (Standard on Water Supplies for Suburban and Rural Fire Fighting, 2012 edition, chs. 1-5) shall be appended to this Section and made a part thereof.

B. There shall be established a mean water flow capacity classification for the fire hydrants connected to a City or Parish water system, such to be determined initially and subsequently on an annual basis by a licensed professional engineer, an operator, as defined in R.S. 40:1141(D), who possesses a valid and current water distribution (Class IV) certification issued by the Louisiana Department of Health and Hospitals/Office of Public Health ("LA DHH/OPH), or appropriate personnel from the affected Fire Protection District, all in a manner consistent with the practices of the department which relate to the submittal of detailed plans and specifications and/or as-built drawings. Any such determination shall be made for the sole use and benefit of the department and water service provider, and shall not be considered in any manner whatsoever as a warranty or guarantee of the water flow capacity of a governed water system or its availability for connection thereto.

1. To determine the mean water flow capacity classification for the fire hydrants connected to the City or Parish water system, the developer must submit to the department a detailed as-built drawing of said system which shall include an inventory and location of all fire hydrants that are connected thereto. Each fire hydrant shall be readily accessible for its intended use and in good operating order. The mean water flow capacity classification shall be determined by measuring the water flow of each fire hydrant connected to the City or Parish water system and dividing the sum of such measurements by the total number of fire hydrants.

C. The procedure to measure the water flow capacity of a fire hydrant shall conform to the relevant instructions for such as set forth in Appendix B of American Water Works Association (AWWA) Standard C502, as amended from time to time, and Appendix B of American Water Works Association (AWWA) Standard C503, as amended from time to time.

1. The classification of a fire hydrant rated in terms of its relative capacity shall conform to the relevant provisions for such as set forth in Appendix B of AWWA Standard C502 and appendix B of AWWA Standard C503.

D. Fire Hydrants are required in all developments. There must be a fire hydrant at each street intersection unless intersections are less than 500 feet apart and all intermediate hydrants shall be located not more than 500 feet apart.

E. All fire hydrants must be located in a right-of-way or utility servitude.

F. Fire hydrants shall remain free of any, and all, manner of obstruction that could interfere with accessibility or visibility. All fire hydrants shall have a 5-foot minimum clearance from the center of the hydrant outward in all directions.

G. Fire hydrants shall have at least 3 outlets per hydrant; 1 shall be a steamer connection to allow fire apparatus to provide water from the hydrant to the apparatus and there shall be at least two 2.5-inch outlets with National Standard Threads.

H. All fire hydrants shall conform to the provisions of the American Water Works Association Standards for Hydrants (AWWA C502).

Section 10.6 Grading.

Filling shall be clean earth or other material acceptable to the City Engineer and furnished by the contractor. It shall be used to adjust deficiencies in grade of neutral grounds or grass plots, and shall be evenly placed, spread and compacted as directed by the City Engineer.

Section 10.7 – Drainage.

Section 10.7.1 General provisions.

A. An adequate drainage system, including necessary closed drainage systems, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Storm catch basins shall be so located that a maximum of 450 linear feet of street drains into 2 basins.

B. Drainage systems shall include a means of retention/detention to provide a 10 percent reduction in runoff from preconstruction conditions. Request for lower percentage reduction must be approved in writing by the City Administration, which would normally consist of the Mayor or his designee, the Director of Planning, the Permit Director, and the City Engineer.

C. Subsurface storm drains shall be of reinforced concrete or an approved equal and a minimum of 15 inches or greater in diameter as determined by the City Engineer.

D. The City Engineer shall have the right, if he deems it necessary to require that principal drainage facilities be designed to handle storms occurring on an average frequency of up to 25 years.

Section 10.7.2 Construction of drainage system components.

A. *General provisions.*

1. This item shall consist of the installation and construction of required drain lines, catch basins, manholes, ditches, etc., all as indicated on the plans. Also included are any necessary adjustments of the existing storm and sanitary sewer manholes, catch basins, etc. The exact location of the subsurface drain lines shall be determined in the field as conditions require; drain lines may be installed on the opposite side of street from that shown on the plans.

2. All round or arch pipe shall be supported on firm foundations and as indicated on the plans. When a firm foundation is not encountered at the established grade, due to soft, spongy or other unstable soil, and when other special construction methods such as "special foundation" are not called for on the plans or in the special provisions, all such unstable soil under the pipe shall be removed and replaced with a foundation fill consisting of sand, shell, gravel or other suitable material approved by the City Engineer. The fill material shall be properly compacted to provide adequate support for the pipe.

When this foundation material is required in the opinion of the City Engineer, and when it is not specified on the plans or in the special provisions, it shall be paid for as an "extra" as provided in the general provisions or as agreed upon.

3. In general, in humus or organic material having very little supporting value, storm drain pipe larger than 21 inches in diameter shall be:

   a. Arch pipe of concrete on sand or limestone foundation.

   b. Or shall be round pipe supported on sand or crushed limestone foundation.

4. The use of fine materials for fill around pipe makes it necessary to use tight caulked joints in drain lines. Regardless of class, size, length or type, pipe furnished must have ends that will permit tight and proper jointing.

B. *Materials.*

1. All concrete pipe up to and including 18 inches in diameter that is to be installed outside of pavement, that is, between curbs and sidewalks, shall be concrete sewer pipe conforming to latest ASTM specifications C14-58, or latest revisions.

   a. All circular concrete pipe over 18 inches in diameter to be installed between curbs and sidewalks shall be reinforced concrete culvert, storm drain and sewer pipe conforming to ASTM specifications #76-59T, Class III, or latest revisions.

   b. All circular concrete pipe including 15 inches in diameter and up that is to be installed under the pavement or between the curbs shall be reinforced concrete culvert, storm drain and sewer pipe conforming to ASTM specifications C76-59T, Class III, or latest revisions.

   c. Concrete arch pipe shall be reinforced concrete culvert, storm drain and sewer pipe conforming to ASTM specifications C76-59T, Class III. The arch pipe shall be at least equal to a circular pipe having a diameter equal to the greatest horizontal dimension of the arch. The reinforcing of the arch pipe shall be at least equal to the reinforcing in a circular pipe having a diameter of one pipe size larger than the horizontal dimension of the arch pipe.

   d. All concrete circular and arch pipe shall be inspected at the plant and tested by an independent testing laboratory approved by the City Engineer. Each piece shall be marked with laboratory mark showing specification number and class. Pipe delivered to the project or site of work not properly marked shall be rejected and shall be removed from the site. This shall be the responsibility of both the Contractor and the City Engineer.

   e. Pipe used for drainage shall be at least 15 inches in diameter.

2. *Metal arch pipe.* Use of metal pipe must be approved by the City Engineer. Unless otherwise designated on the drawings, metal pipe shall be corrugated metal arch, asbestos-bond and asphalt-coated. All pipe shall conform in all respects to the requirements of the ASSHO Standard Specifications for corrugated metal culvert pipe, Designation M36, latest revision. Unless otherwise required by the special provisions or plans, the gauge sizes in Table10.7.2-1 are required.

Table10.7.2-1 Required Gauge Sizes.

SIZE (in inches)	**GAUGE**	**SIZE** (in inches)	**GAUGE**
18 × 11	16	43 × 27	12
22 × 13	16	50 × 31	12
25 × 16	16	58 × 36	12

29 × 18	14	65 × 40	12
36 × 32	14	72 × 44	10

3. Pipe shall be galvanized on both sides by the hot dip process with not less than 2 ounces of zinc per square foot. During the galvanizing process, a layer of asbestos felt shall be pressed into the molten zinc and impregnated with a special saturant and seal coat. In addition, the pipe shall be completely and uniformly coated inside and outside with 0.03 inches of asphalt cement measured on the crest of the corrugation. Joints shall be standard of the manufacturer to secure a tight leakless connection, with circumferential joints upgrade and longitudinal joints on the sides, and with end sections butted together and connected with bands bolted firmly into place.

4. *Brick.* Brick for manholes and catch basins shall be burned clay brick conforming to ASTM specifications C32-58, Grade NA.

5. *Castings.* Castings for manholes and catch basin frames and covers shall be tough grey iron free from all injurious defects and of such quality that a blow from a hammer on a square edge of a casting will produce an indentation without flaking the metal. When castings are broken, faces shall show a fine grain fracture. All castings shall be made accurately to the dimensions shown on the plans.

6. *Concrete.* Concrete used in manholes and catch basins shall have a minimum 28-day crushing strength of 2,500 psi.

7. *Mortar.*

   a. Mortar used in the construction of manholes and catch basins shall consist of an approved manufactured mason's mix with specified sand, or shall consist of a uniform mixture composed of one part Portland cement, 2½ parts of an approved sand, to which shall be added hydrated lime in an amount not exceeding ten percent of the volume of the cement.

   b. Mortar shall not be used for the jointing of pipe unless specifically approved by the City Engineer. When authorized, mortar used for the wiping of joints shall consist of 1 part Portland cement, 2 parts of an approved sand, and sufficient water to give the proper consistency.

8. *Jointing materials.* Joint materials for concrete bell and spigot pipe shall be rubber gaskets properly lubricated to ensure a watertight fit. For reinforced concrete arch pipe a ram-neck type product shall be used and shall be placed to ensure watertight fit. All gaskets shall be per manufacturer's recommendations.

C. *Construction.*

1. *Excavation.*

   a. All excavations shall be carried down to the depths required for the satisfactory installation of storm drain lines and other appurtenances shown on the drawings.

   b. Excavations shall be open cuts with vertical sides. The sides of trenches shall be sloped only when approved by the City Engineer.

   c. The standard width of storm sewer trenches shall be such as to leave on each side of the pipe a clearance of 9 inches between the greatest external diameter of the barrel of the pipe and the sides of the trench or of the timber used for shoring same. There shall be no deviation from the specified clearance without the written permission of the City Engineer.

   d. Machine excavation shall not extend down to a point nearer than 4 inches from the finished subgrade or foundation under storm sewer lines. The last 4 inches

shall be removed in such a manner as not to disturb the subgrade. The City Engineer shall have the authority at any time to require the Contractor to discontinue the use of any excavating machine or other appliance which, in his judgment, is not adapted to the purpose for which it is being used.

e. The bottom of the trench shall be curved to form a hollow in which the barrel of the pipe shall be bedded. The depth of this curve shall be not less than 1/3 the exterior diameter of the pipe. Bell holes shall be formed of sufficient size to allow the whole length of sewer pipe to be bedded as required and to allow the joints to be properly made.

f. No more than 200 feet of trench shall be opened at one time in advance of the completed drain nor left unfilled for more than 200 feet in the rear thereof except by written permission of the City Engineer. This does not mean that the pipe should be backfilled prior to inspection by the City Engineer.

g. The Contractor shall pump or otherwise remove any water which may accumulate or be found in trenches or other excavations required under this contract and keep them free from water while foundation work, masonry work, or pipe laying is in progress.

h. Disposition of water from trenches and excavations shall be made in such a manner as to avoid injury to public health.

i. All material excavated shall be placed so as to minimize interference with public travel and to permit proper access for prosecution and inspection of the work. In the event street is not wide enough to permit the dirt to be piled up without blocking sidewalk, the contractor shall at his own expense erect a fence and keep a passageway not less than 2½ feet wide open on the sidewalk. At such street crossings and at other points that may be directed by the engineer, the trenches shall be bridged in a proper and secure manner so as to prevent any serious interruption of travel upon the roadway or sidewalk.

2. *Sheeting and bracing.*

a. Contractor shall furnish, put into place and maintain such sheeting, bracing, etc., as may be required to prevent failure or caving of the excavations.

b. All pipe, culverts, street and sidewalk pavement, curb and gutter, railways or other structures affected by the contract operations shall be adequately supported. Full responsibility for the security of such structures and of all excavations shall be with the Contractor.

3. *Storm drains.*

a. Pipe shall be laid true to the lines and grade shown on the plans. Bell and spigot pipe shall be laid with bell ends up grade.

b. In jointing bell and spigot pipe, a rubber gasket shall be properly set to assure a watertight fit. The gaskets shall be of a type recommended by the pipe manufacturer and installed according to manufacturer's recommendations with proper lubrication.

c. Corrugated metal pipe, round or arch, (CMP or CMPA) shall be used only upon the approval of the City Engineer. CMP or CMPA when used shall be asphalt coated.

d. The inside of all pipes shall be cleared of debris as the work progresses, and all joints shall be wiped clean inside.

4. *Manholes and catch basins.*

a. Manholes and catch basins shall be constructed of brick masonry, fiberglass or precast concrete on concrete foundations and fitted with cast iron castings as shown on the drawings.

b. In humus or organic material it may be necessary to support the catch basins and manholes on pile foundations. These piles may consist of plank piling or round timber piles, as directed by the engineer. When pilings are required, in the engineer's opinion and when not specified on the plans or in the special provisions, pile foundations shall be paid for as an "extra" as provided in the general provisions or as agreed upon.

c. Brick shall be laid in full close shoved mortar joints with vertical joints broken at each course.

d. All channels shall be smooth and accurately shaped; casting shall be properly set in mortar to grade established by the engineer.

5. *Adjustment of existing manholes.* Existing storm and sewer manholes as shown on the drawings shall be adjusted to proper grade as established by the engineer. This will also include manholes that may not be shown on the drawings but that may be found during construction. Materials and workmanship shall be the same as specified for new manholes except that on sanitary sewer manholes mortar shall be plastered inside and out to a thickness of 1/2 inch. Extreme care must be taken to prevent the entrance of debris into the existing lines. No direct payment shall be made for this work, except as it involves extra manholes not shown on the drawings.

6. *Backfilling.*

a. No backfilling shall be done until the completed work has been inspected and approved by the engineer. Backfilling around masonry structures shall not be started until cement has become sufficiently hardened to prevent injury to the structure.

b. *Backfilling of all excavations, pipe trenches, and culvert pipe under pavement shall be made of river sand, or other approved materials.* Backfill shall be placed in layers not exceeding 6 inches in thickness for the full depth of excavation. Each layer shall be carefully and solidly tamped with suitable tools in a manner not to injure or disturb the pipeline or structure. Backfill of all excavations shall be thoroughly compacted to the satisfaction of the engineer. No base or surfacing materials shall be placed over soft trenches or other excavated areas until fully compacted to the satisfaction of the engineer.

7. *Construction of ditches*. Contractor shall construct all ditches to grade and cross section shown on the plans. Excavated materials or spoil shall be removed from the site and shall not be deposited on adjacent lands.

Section 10.8 Permanent markers.

A. Permanent monuments consisting of a metal pipe 1 inch in diameter and 4 feet long shall be set in concrete 6 inches in diameter by 18 inches long at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monuments shall be set flush with the finished grade.

B. For all subdivisions of 5 lots or more, a permanent benchmark shall be accessibly placed, the elevation of which shall be based on mean sea level as determined by the U.S. Geological Survey and accurately noted on the subdivision plat. Such permanent benchmark shall be brass capped, set in concrete, with a minimum dimension of 6 inches in diameter, 4 feet long with a flat top. The top of the brass monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade stamped with 1/2-inch numbers.

C. All other lot corners shall be marked with an iron pipe, not less than 3/4 inch diameter and 3 feet long driven so as to be flush with the finished grade.

Section 10.9 Street name signs.

Street name markers shall be furnished and placed by the Subdivider and shall appear at all intersections, set at least 7 feet above the existing grade on 2½ inch metal posts with permanent type signs showing the street name in 4-inch letters matching the City's sign post and signs or as approved by the Planning Commission.

Section 10.10 Street trees.

A. The planting of street trees is considered the duty of the subdivider as well as good business practice. Street trees protect against excessive heat and glare and enhance the attractiveness and value of abutting property.

B. It is recommended that trees be planted inside the property line. Here they are subject to less injury, less likely to cause motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for approval by the Department of Planning.

Section 10.11 Laboratory inspections and testing.

A. *Laboratory.*

1. The testing laboratory shall be designated by the owner and employed by the Contractor to perform all inspections, tests and services specified herein.

2. The laboratory shall have free access to all points where materials are stored, proportioned or mixed, and all materials, equipment and methods used shall be subject to its inspection, testing, and approval.

B. *Preliminary investigation.* The testing laboratory shall be designated by the owner and employed by the Contractor to perform all inspections, tests and services specified herein.

C. *Subgrade, subbase and base courses.*

1. The testing laboratory shall perform the inspections and tests described in this Subsection.

a. To sample and test subgrade fill, subbase and base materials proposed for use in the work. This will not be required on spillway sand.

b. To classify all materials by AASHO standards.

c. To place inspectors on the site of operations to control the proper compaction and to conduct field density tests in sufficient number to render daily reports.

D. *Concrete products.*

1. The testing laboratory shall perform the services described in this Subsection.

a. Sample and test each and all material proposed or to be used in the concrete to see that each material conforms to the specifications.

b. Design all concrete mixes in accordance with these specifications and to report to the engineer the designed mix and results of cylinder and beam tests. If more than 1 brand of cement or aggregate is proposed, 3 mixes must be established for each.

c. Control the proper proportioning and mixing of all concrete in the field.

d. Furnish inspection at material batching points and job site at all times of concrete placing.

e. Make all concrete test specimens, transport to laboratory, cure and test all cylinders and beams and report results to the engineer.

2. The sampling and testing of materials shall be made in accordance with standard ASTM procedures.

3. The making and testing of trial mixes and design mixes shall be in accordance with ASTM Designations C192-57, C39-56T and C78-57. The making and testing of field cylinders and beams shall be in accordance with ASTM Designations C31-57, C39-56T and C78-57. Tests shall be conducted at 7 and 28 days.

4. Three standard beams shall be made and tested for each 300 square yards of pavement placed.

5. One standard cylinder shall be made and tested for each 300 square yards of pavement placed.

6. Daily reports of inspection and reports of tests shall be submitted to the engineer with promptness.

7. Cores shall be taken in accordance with these specifications and shall be measured in accordance with ASTM Designation C174-49.

E. *Soil cement stabilized base course.*

1. The testing laboratory shall perform the inspection tests and services described in this Subsection.

a. Preliminary soil profile of all streets and the establishment of control factors to be used during processing.

b. *Placement of inspectors on the site of operations at all times during operations.* The number of inspectors will vary with the magnitude of the project; however, sufficient personnel shall be available at all times so as not to delay Contractor and to keep abreast of job progress.

c. Checking the percent of cement used and specified, depth of treatment, pulverization of material, moisture control and checking compaction operations.

d. The conducting of field density tests in sufficient number with dispatch and promptness.

e. The rendering of daily reports showing complete details of operations and location of activities.

2. All tests and inspections to be in accordance with specifications and recommendations of the Portland Cement Association on this subject.