City of Slidell, Louisiana

Zoning Commission

Agenda

SCAN ME
for the
PC website

November 16, 2026 immediately following Planning Commission at 7:00 P.M.
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 October 19, 2026
3. **Public Hearing**
   a. **TEXT2026-0005:** Vacant Property Assessment and supporting ordinance amending Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new Division 6. Vacant Commercial Structure Maintenance and Registration
4. **Other Business**
5. **General and Public Comments**
6. **Adjournment**

The next Zoning Commission meeting will be December 21, 2026.

City of Slidell, Louisiana

Zoning Commission

Minutes

October 19, 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 8:14 p.m.

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

2. **Minutes**. Motion by Commissioner Krieger to approve minutes of September 21, 2026 as written; Commissioner Granier seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

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

4. **Public Hearing**

   a. **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*)

   Introduced by Vice Chair Reardon. Director McElmurray addressed the Commission and recommended approval. Council Member Megan Haggerty was present; she asked questions which were answered by Director McElmurray. Vice Chair Reardon made a motion to approve **Z2026-0004**. Commissioner Duffaut seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **Z2026-0004**.

   b. **TXT2026-0004** – A quarterly Text Amendment update to the Unified Development Code

   Introduced by Vice Chair Reardon. Director McElmurray addressed the Commission with the update to the UDC. This case was broken down into 3 categories, and they were voted on as such:

   Section 4.8 Conditional Use Permit & Division 8. High Density Residential Development: a motion was made by Vice Chair Reardon to **deny** the proposed amendment to the Unified Development Code Sections 4.8. and Section 8.8. and directed the Planning Department to prepare and promulgate a policy regarding the inclusion of information relating to the proposed cumulative residential development report and the public-school impact statement. Commissioner Krieger seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved.

   Section 9.2.E.2. Tree Mitigation: Commissioner Krieger made a motion to approve **TXT2026-0004**, **Section 9.2-Tree Mitigation**. Commissioner Granier seconded. A vote of 3 YAYS, 1 NAY, 1 ABSTAIN approved.

TXT2026-0004 UDC Quarterly Update: Commissioner Granier made a motion to approve **TXT2026-0004 UDC Quarterly Update.** Commissioner Duffaut seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved.

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 9:04 p.m. on a motion by Commissioner Hicks, seconded by Commissioner Krieger, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.

PLANNING DEPARTMENT

STAFF REPORT

Case No. TEXT2026-0004

An ordinance amending Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new

Division 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION

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: November 16, 2026

City Council
Consent: November 24, 2026
Public Hearing: December 15, 2026

RECOMMENDATIONS

Planning Department	**Zoning Commission**
APPROVE for consideration by City Council for adoption.	TBD

FINDINGS

This text update focuses on the Vacant Property Assessment (Exhibit A) and supporting ordinance (Exhibit B) amending Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new Division 6. Vacant Commercial Structure Maintenance and Registration.

The Municipal Code update being proposed by the Department of Building Safety & Permits and the Code Enforcement Division recommended for approval by the Planning Department is an ordinance amending Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new Division 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION

- establishing regulations for the maintenance and registration of vacant commercial structures;
- to require the registration of commercial structures vacant for more than sixty (60) consecutive days;
- to establish registration procedures, maintenance standards, annual registration fees, and enforcement provisions; and
- to provide for related amendments concerning nuisance abatement and code enforcement.

The proposed ordinance preliminary language includes:

WHEREAS, the City of Slidell has adopted the *Slidell 2040 Comprehensive Plan* and *Unified* Development Code to guide future growth, redevelopment, and implementation of community priorities; and

WHEREAS, the City completed a Vacant Property Assessment that identified vacant commercial buildings as barriers to economic investment, neighborhood appearance, and community vitality, and recommended establishing a vacant commercial property registration program to support redevelopment efforts; and

WHEREAS, maintaining an accurate inventory of vacant commercial structures improves communication with property owners, supports proactive code enforcement, and encourages timely rehabilitation and productive reuse of commercial properties; and

WHEREAS, vacant commercial structures that remain unmaintained can contribute to property deterioration, reduced economic activity, and conditions detrimental to public health, safety, and welfare; and

WHEREAS, the City has modernized its code enforcement procedures through Administrative Hearings and desires to provide additional tools to encourage voluntary compliance and effective property maintenance; and

WHEREAS, the City Council finds that establishing a Vacant Commercial Structure Maintenance and Registration Program will support economic development, strengthen code enforcement, promote reinvestment in commercial corridors, and protect the health, safety, and welfare of the community.

NOW THEREFORE, BE IT ORDAINED by the City of Slidell City Council that it hereby amends Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new Division 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION to establish regulations for the maintenance and registration of vacant commercial structures; to require the registration of commercial structures vacant for more than sixty (60) consecutive days; to establish registration procedures, maintenance standards, annual registration fees, and enforcement provisions; and to provide for related amendments concerning nuisance abatement and code enforcement, and renumber subsequent sections accordingly to read in accordance with the following:

PLANNNG DEPARTMENT RECOMMENDATION FOR ACTION

The Planning Department recommends the following action:

APPROVE for consideration by City Council for adoption.

EXHIBIT A

VACANT PROPERTY ASSESSMENT

FINAL REPORT

VACANT PROPERTY ASSESSMENT FINAL REPORT

CITY OF SLIDELL PLANNING DEPARTMENT

SLIDELL, LOUISIANA

Summary of Best Practices, Outreach and Engagement,
Data Collection, and Recommendations

October 2026

I. PROJECT CONSIDERATIONS

This report fulfills Desire Line's May 2025 scope of work to develop a Vacant Property Assessment and implementation tools supporting economic development, code enforcement, and public health and safety in the City of Slidell. Building on prior research completed in August 2025 (**Appendix A**), this report presents key findings from field observations of vacant properties across the City.

Results are organized by structure (building or unit) and lot, as well as by visible site conditions—such as building upkeep and lot maintenance—to highlight where quality of life concerns may exist. The report is intended to help City Council and staff prioritize actions that improve property conditions, strengthen community appearance, and support the return of vacant properties to productive commercial use. It also reflects the development of ArcGIS and Excel-based inventories and tools to guide ongoing City efforts.

II. SUMMARY OF BEST PRACTICES MEMO

For additional details regarding the information in this Section, refer to the Vacant Property Assessment and Implementation Tools Memo, dated August 2025, included as Appendix A.

Vacant property refers to both vacant buildings and vacant lots. Residents in Slidell have expressed concern with the presence of vacant commercial properties in the City, most notably in the context of the Northshore Square Mall, but also in public meetings and public comments within the Comprehensive Plan and Unified Development Code process[1]. Vacant properties can be perceived as potential hotspots for nuisances such as debris, property deterioration, or high grass, and can indicate economic instability or a lack of commerce within the City.

A **range of tools** are available to address vacant properties, including:

- Vacant Property Inventories
- Vacant Property Registration (VPR) Ordinances
- Strategic Code Enforcement (Administrative Hearings)
- Land Banks
- Issuing Liens
- Greenspace and Placemaking
- Floodplain Management, Local Conservation, and Public Utilities

[1] https://www.nola.com/news/business/slidell-mall-plan/article_edfb76c7-c7cb-42ef-8655-50d8d9e6f23a.html; https://storymaps.arcgis.com/stories/17aad6b610104c258c80bc0ce237c4db

As part of this Study, the City has directed the development of a vacant property inventory to identify the extent and severity of vacant properties in commercial and mixed-use districts and to recommend the most effective tools to address the properties.

Outreach and Engagement was a component of developing recommendations that are relevant to the goals of the elected officials, City staff, stakeholders, and the larger community. This includes both public messaging and engagement regarding results and recommendations.

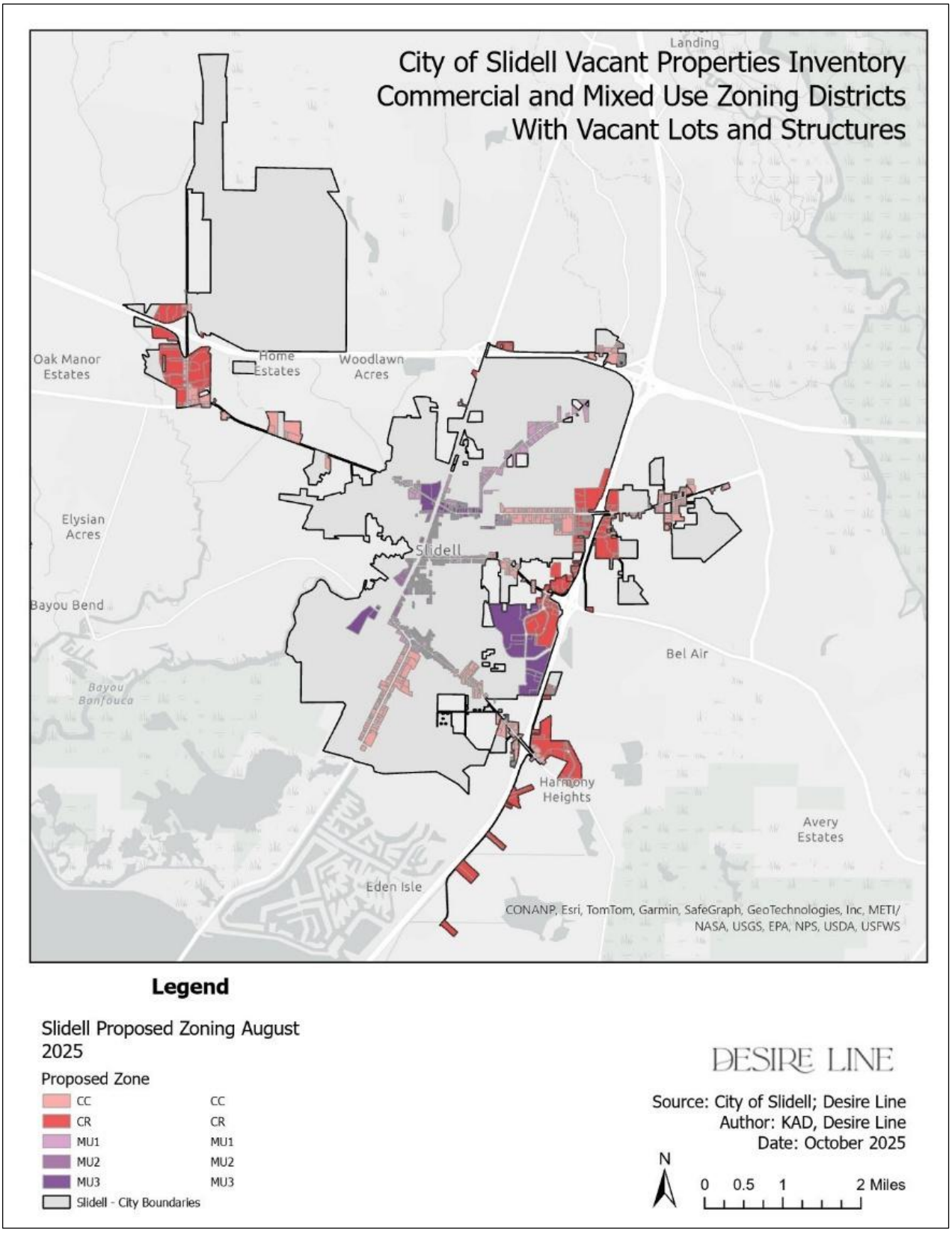
III. VACANT PROPERTY INVENTORY & DATA COLLECTION

A. Purpose and focus on Commercial and Mixed Use Zoning Districts

The Vacant Property Inventory includes developing and maintaining information on a list and a map in ArcGIS of current vacant property within the City limits. The data collected will be utilized as both economic and code enforcement tools to promote quality of life standards, economic development initiatives, and encourage the development and maintenance of high-quality building stock in Slidell.

Data collection occurred between August 7 and September 18, 2025, and focused on the following **commercial and mixed use zoning districts** within the City (shown in **Map 1**): Corridor Commercial (CC), Regional Commercial (CR), Neighborhood Mixed Use (MU1), District Mixed Use (MU2), and Community Mixed Use (MU3).

Note: These districts, shown in **Map 1**, were recently adopted in January 2026 as part of the Unified Development Code (UDC) and Zoning Map Update a multiyear effort in furtherance of the Slidell 2040 Comprehensive Plan.



Map 1: *Commercial and mixed use zoning districts, the focus of vacant property data collection.*

B. Attributes Collected

A total of **261 geographically located data points were collected** in the field, based on in-person site inspections that cataloged the condition and status of each site. Each data point entry included a photo taken on-site and a survey of visual attributes as assessed from public roads (see example screenshot in **Image 1)**. The attribute data collected include the following:

Vacant Structures	
Structure type	Standalone or part of larger structure
Apparent or last known structure use	Commercial, mixed use, residential, unknown, other
Commercial structure - business identification signage present	No, yes (retail, for sale/lease, both), unknown, other
Building secure	Appears secure, boarded doors/windows, broken doors/windows, roof collapse, wall collapse, or similar hazardous condition
Trash/dumping on site	None, mild (one, small area), moderate (multiple areas of site), severe (site is covered), unknown, other
Visible graffiti or vandalism	No, yes, unable to determine (ex: building not visible), other
Weeds or overgrowth	Vegetation maintained, no vegetation, mild (grass ~1-2 feet tall), moderate (grass, vines, shrubs), severe (building obscured by overgrowth), unknown, other
Restoration / Rehabilitation status	No apparent rehabilitation needed, rehabilitation needed (begun or not begun), unknown, other
Comments	Additional context as needed or when "other" was selected

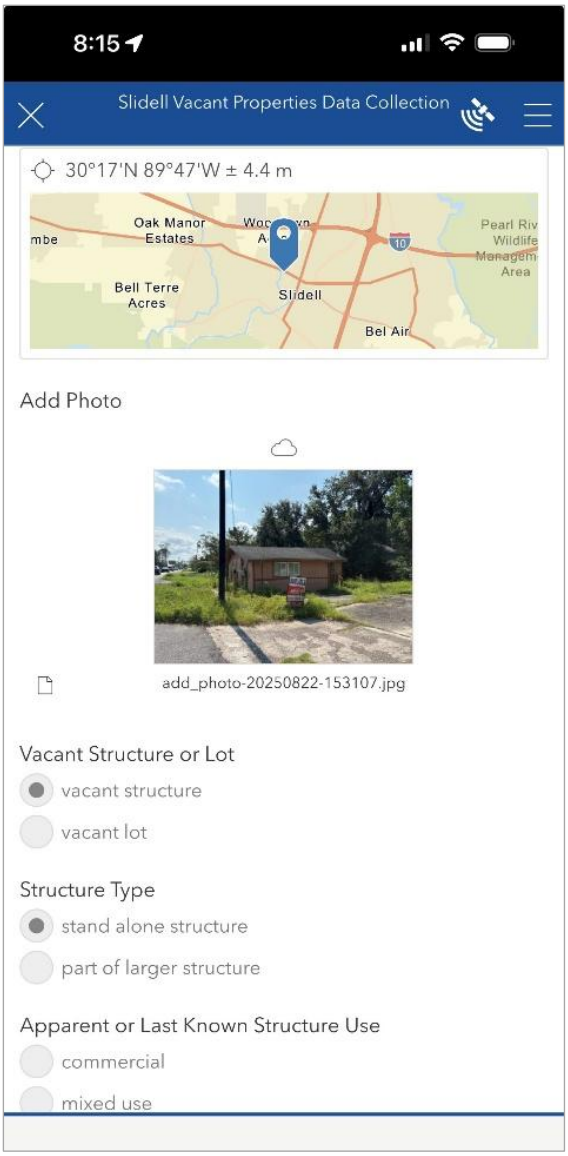


Image 1: *Sample screenshot of the field data collection tool.*

Vacant Lots	
Vacant lot surface	Building foundation, concrete/asphalt, gravel, grass/earth, mixed, other
Trash/dumping on site	None, mild (one, small area), moderate (multiple areas of site), severe (site is covered) unknown, other
Weeds or overgrowth	Vegetation maintained, no vegetation, mild (grass ~1-2 feet tall), moderate (grass, vines, shrubs), severe (building obscured by overgrowth), unknown, other
Comments	Additional context as needed or when "other" was selected

IV. ANALYSIS OF INVENTORY DATA COLLECTED

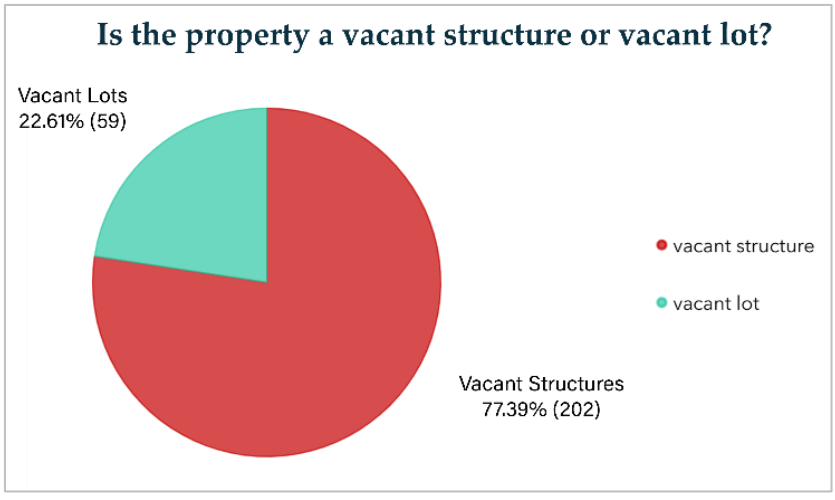
A. Disclaimer

Desire Line collected site attributes through details available by visual survey from public roads only. In collecting this data, Desire Line aimed to determine whether a property (structure or lot) was vacant, based on its conditions and visual evidence on the site. The inventory represents a snapshot in time, August-September 2025, and should be maintained to remain accurate as development and vacancy status change.

B. Vacant Structures vs. Vacant Lots

Of the **261 vacant properties identified**, 77% were vacant structures and 23% were vacant lots as shown in **Figure 1** below. Vacant lots were characterized by signs of development such as the site being cleared and mowed, parking lots or building foundations, or a curb cut. **Undeveloped lots** are not considered vacant. These appeared wooded and untouched, with no vegetative clearing or remnants of development.

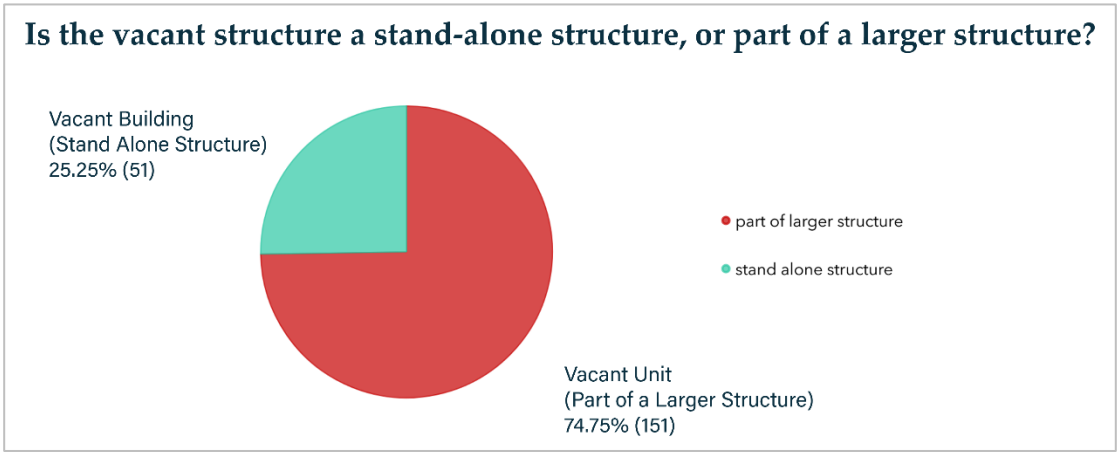
Figure 1.



C. Vacant Structure Attributes

In understanding the difference between **Vacant Units vs. Vacant Buildings, vacant units** refer to only one section or suite within a larger building, such as a strip mall. **Vacant buildings** refer to **standalone vacant structures** that are entirely their own building and not connected to other businesses or suites. Of the vacant properties surveyed, 75% were vacant units as shown in **Figure 2** below.

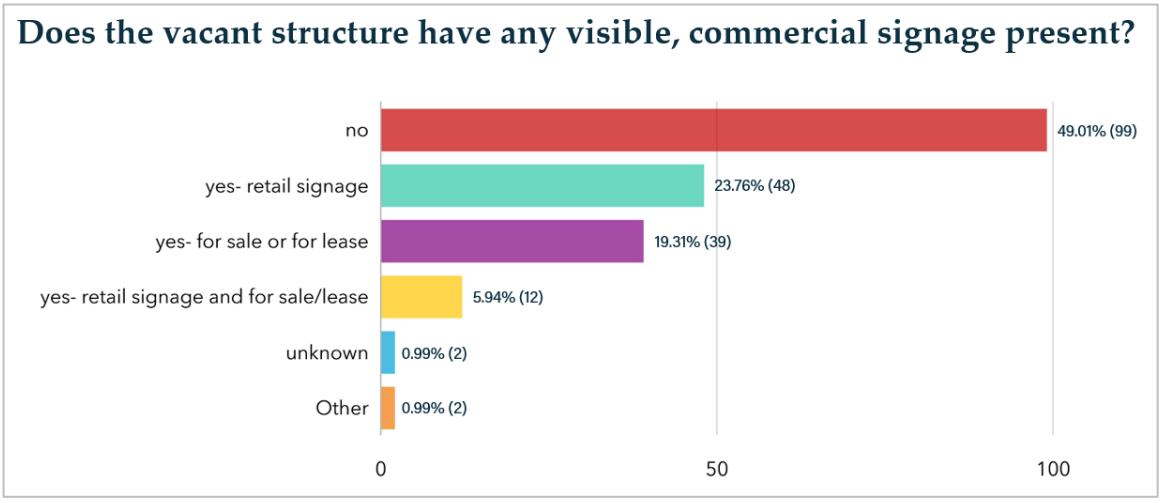
Figure 2.



Signage Present

Field data collectors also noted if there was signage visible from public street to help determine the property's past use or activity. Of vacant properties surveyed, 49% had no visible commercial signage, while 24% had some form of retail signage, 19% had a for sale/lease sign, and 6% had both retail and for sale signs visible as shown in **Figure 3** below.

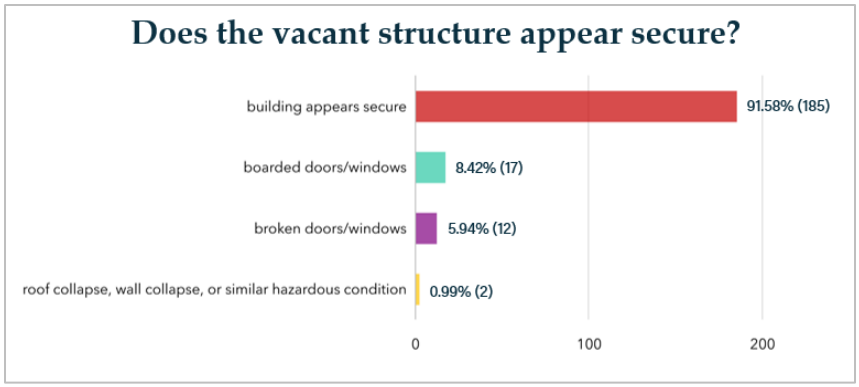
Figure 3.



Building Security

Data collected related to building security reflects observed conditions categorized in the field as "secure / not secure" that could create public safety issues around building access. This included signs of loose debris, building deterioration, boarded or broken doors and windows, roof or exterior walls partially collapsed, or visible mold or rotting wood or other construction materials. Most structures (91%) surveyed appeared secure as seen in **Figure 4** below. Only vacant buildings were categorized as having visual roof or wall collapse, or similar hazardous building conditions.

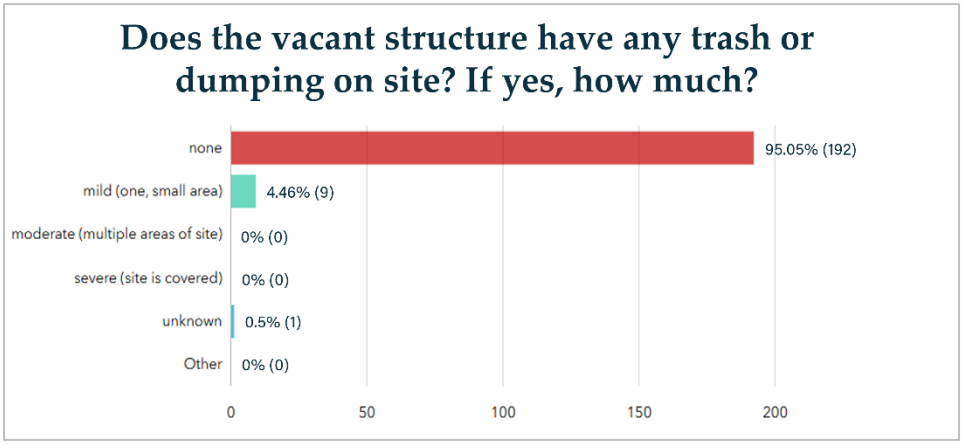
Figure 4.



Trash Accumulation, Dumping, or Graffiti on Site

The field team also recorded evidence of accumulated trash or dumping on site, which did not include incidental litter that may be occasionally expected on active properties (i.e.; loose paper, cups, etc.). Over 95% of properties surveyed had no evidence of trash accumulation or dumping as shown in **Figure 5** below. Of all vacant properties with trash accumulated or dumping on site, 78% were associated with vacant buildings, not individual units. Only one structure was indeterminable (unknown) due to being obscured from view by overgrown vegetation. Only one structure had visual graffiti.

Figure 5.



Vegetation and Overgrowth

The field team utilized specific categories of vegetative overgrowth, defined (maintained, mild, moderate, severe) and pictured in **Figures 6 & 7** below, to both understand the state of existing vacant properties inventoried and to also support efficient code enforcement activities in follow-up to this Study. Most vacant properties (87%) were combined well maintained or had no vegetation on site to maintain. All vacant structures with **moderate or severe** vegetative overgrowth were associated with **vacant buildings** (not units).

Figure 6.

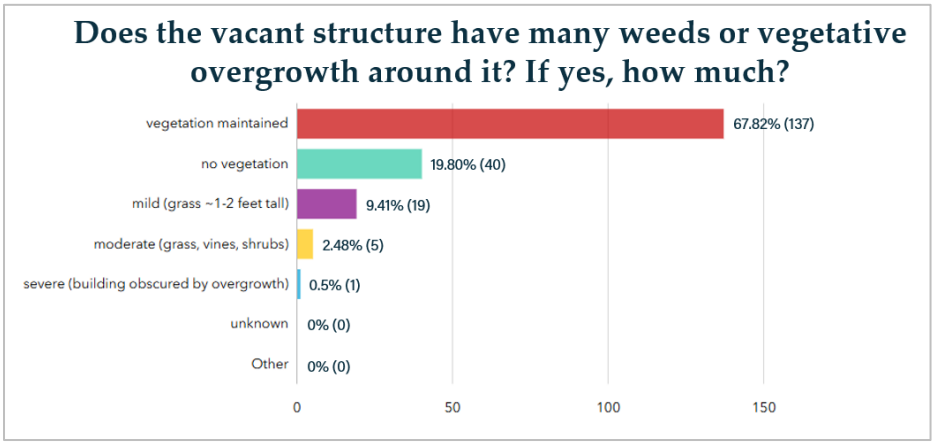
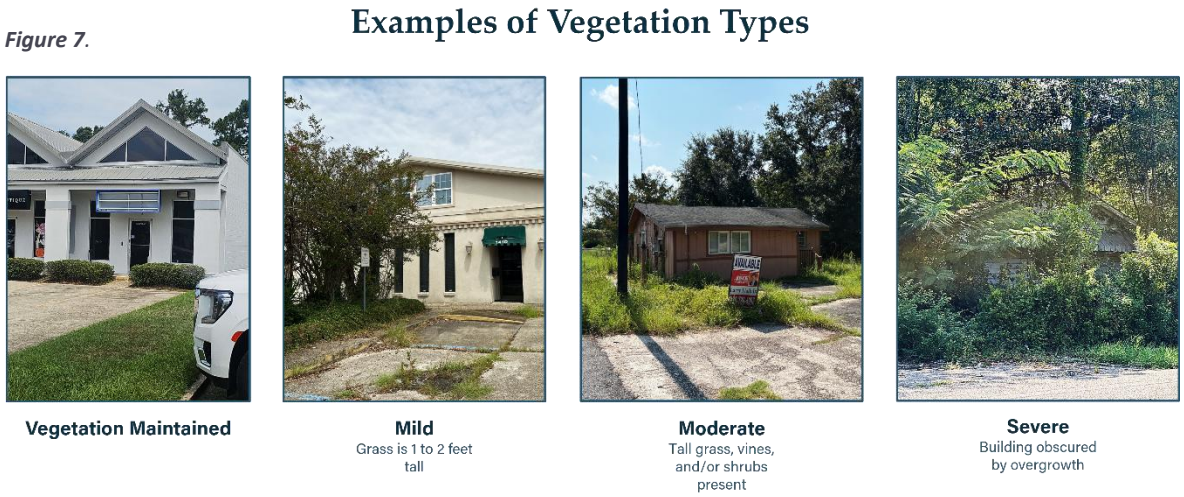


Figure 7.



Restoration or Rehabilitation Need and Status

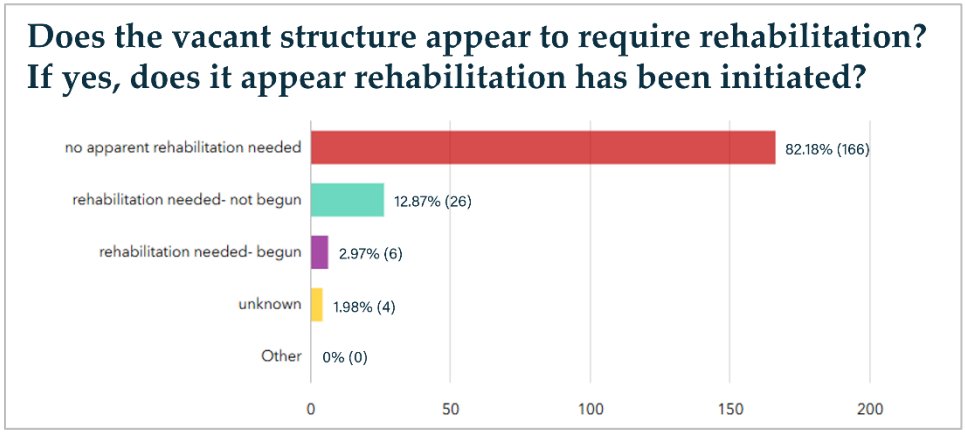
The field team also captured **superficial or moderate building deterioration** that could require some rehabilitation or restoration activities before building occupation, as differentiated from structural failures associated with structural integrity. Superficial or moderate building deterioration was characterized by:

- *Exterior deterioration:* peeling paint, damaged siding
- *Deferred maintenance:* clogged gutters, roof wear without collapse
- *Minor structural wear*: small cracks in walls, uneven surfaces, worn stairs or railings
- *Water damage indicators:* stains, mildew, but no major structural deformation

In addition to identifying sites with these characteristics, the field team also noted the status of restoration activities, if underway.

Of the structures observed by the field team, 82% did not appear to require restoration activities (**Figure 8**), and of these structures, **80%** were vacant buildings (not units).

Figure 8.



D. Vacant Lot Attributes

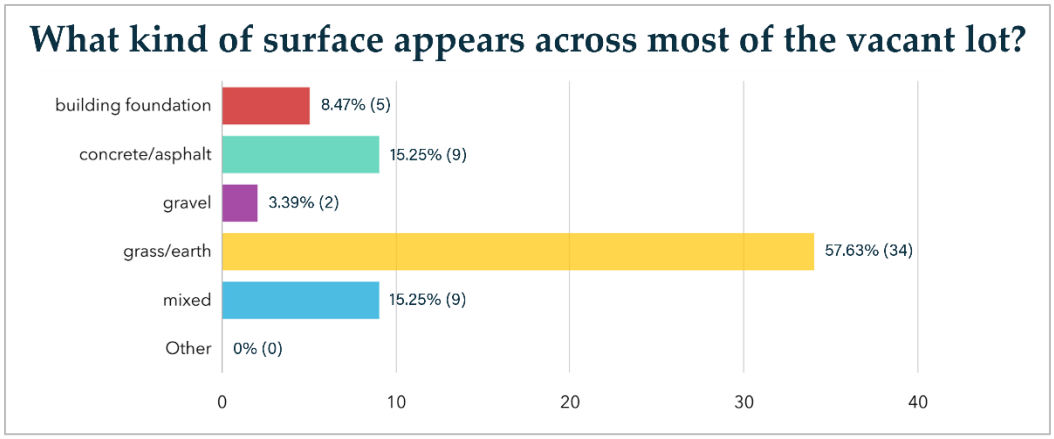
This section focuses on vacant lots, which are evaluated differently than vacant structures, including buildings and units, discussed in Section IV(B) and (C) of this preliminary report. Rather than building conditions, the analysis in this subsection considers how the land itself is maintained, including surface conditions, vegetation, and evidence of trash or dumping. These factors directly impact surrounding properties, neighborhood perception, and a site's readiness for reinvestment. By understanding the condition of vacant lots, the City can better target maintenance efforts, address quality of life concerns, and position these sites for future economic activity.

Surface Type, Trash Accumulation, and Dumping

Data collection for vacant lots included a visual assessment of the predominant surface type—that is, the primary ground cover observed on the lot (e.g., grass, bare soil, pavement, or a combination of materials). **Most sites (58%) were classified as grass or bare earth**. Concrete/asphalt and mixed surfaces were the next most common, each representing 15% of observed lots (see **Figure 9**).

When evaluating instances of trash or dumping, 95% of vacant lots had no evidence of accumulated trash or dumping, consistent with the same observation for 95% of vacant structures.

Figure 9.



Vegetation and Overgrowth

The field team utilized the same specific categories for vegetative overgrowth as with vacant structures, but referred to vacant lot images shown in **Figure 11** below for consistency. At the time of data collection, 46% of sites classified had **mild vegetative overgrowth of between 1-2 feet tall,** followed by 29% of sites that were well maintained. Thirteen sites (22%) were observed as having moderate overgrowth of grass, vines, and shrubs, all of which is shown in **Figure 10**.

Figure 10.

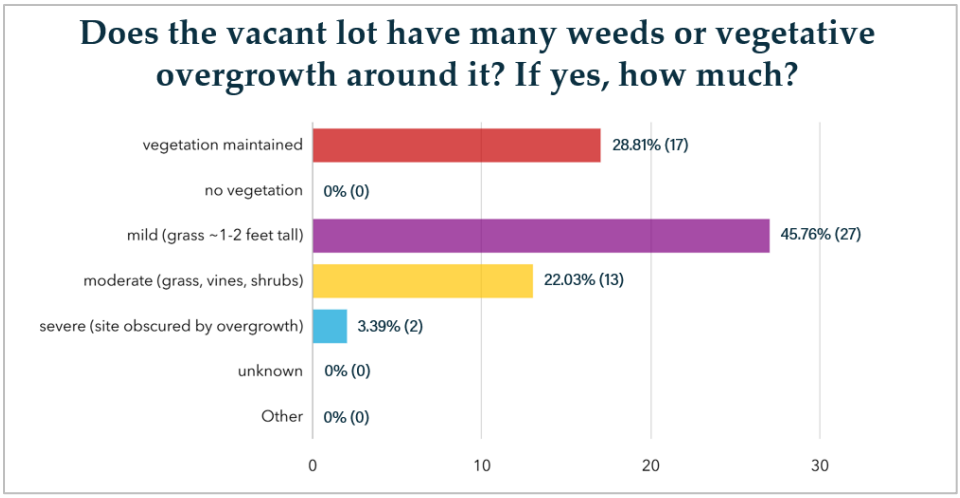
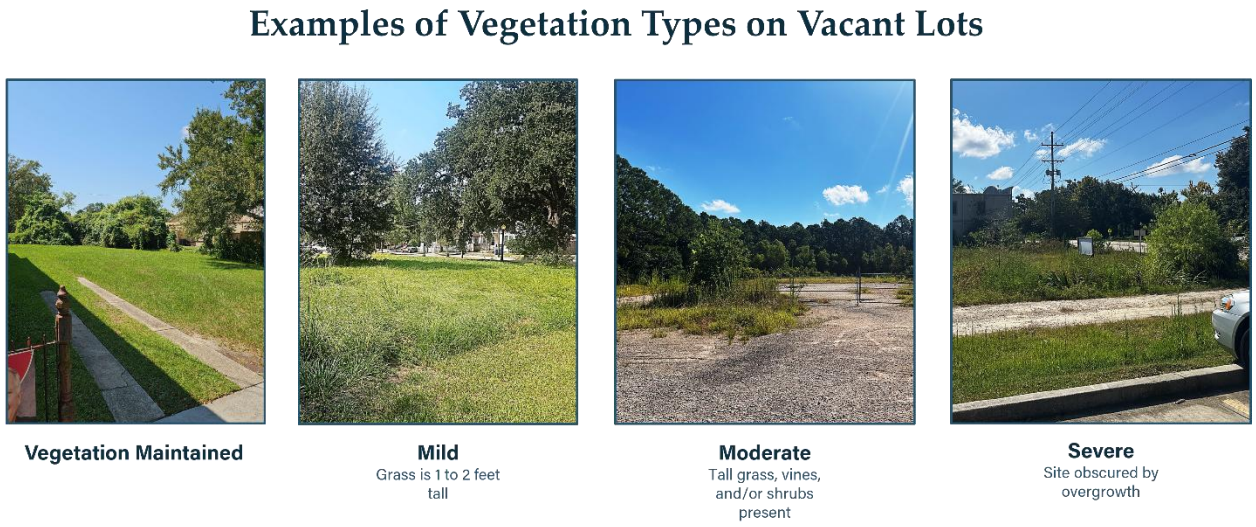


Figure 11.



V. INVENTORY FOR CITY USE

Following data collection, Desire Line integrated field survey data with records from the St. Tammany Parish Tax Assessor to include key property information (i.e. address, parcel number, and land use classification). This combined dataset provides City staff with a more complete and usable inventory of vacant properties.

By linking observed site conditions with ownership and parcel data, the City can more effectively implement tools such as vacant property registration and strategic code enforcement efforts, and better coordinate with property owners, developers, and economic development partners. The inventory is available in both Excel and GIS formats for ongoing use and updates.

VI. DRAFT REPORT OUTREACH & FEEDBACK

The draft report, including data collection and initial recommendations, was presented for feedback at the following public meetings and events:

Slidell Planning Commission Presentation: April 20, 2026
Materials included the draft report and presentation slides in support of the presentation and discussion. Questions and answers included:

- **Q:** *Will there be time to look over this report and provide comments?*
  A: Yes, there is time to provide comments as well as a presentation to City Council and an Open House.
- **Q:** *This is only for commercial properties?*
  A: Yes, a priority of the Report is to put available buildings back into commerce.
- **Q:** *How was lot vacancy determined?*
  A: Untouched, wooded lots were not counted as vacant. A vacant lot had signs of previous development such as driveways/ curb cuts, parking lots, or site clearing.
- **Q:** *Will this process involve Code Enforcement?*
  A: Yes, data on vacant commercial properties will be incorporated into the adjudication hearing process for streamlined addressing of any violations.
- **Q:** *How do the results compare to other Northshore communities (by percentage)?*
  A: It is difficult to make exact comparison as vacant properties were not counted as a percentage of total properties in the zoning districts. The Slidell Planning Director noted that Slidell is more fully built out than surrounding communities such as Mandeville, and significantly older, and qualitatively there were less vacant properties than anticipated.

Slidell City Council Presentation: April 28, 2026
Materials included the draft report and presentation slides in support of the presentation and discussion. Questions and answers included:

- **Q:** *How is vacant different than abandoned?*
  A: Abandonment or blight is described as a lot or structure that is unsafe. Vacant does not pose an imminent threat.
- **Q:** *Does a property have to be vacant to be abandoned? We have homes that are not structurally sound.*
  A: Occupied but structurally unsound is not abandoned.

Tabling at Mobility Master Plan Open House: April 30, 2026, from 9am-7pm
Materials included a large-format map of the commercial vacant properties data throughout the City, copies of the report and presentation slides, and comment cards. Attendees took materials home to review, asked questions related to vacant properties in their neighborhoods, and considered potential reuses for vacant properties.



Image 2: *April 30th Open House attendees review the Vacant Properties and ask questions regarding properties in their neighborhood.*

VII. RECOMMENDATIONS

As noted in Section II, a range of tools are available to address vacant properties based upon community needs and goals. Of the seven identified in this Study, this report recommends five for consideration:

1. Vacant Property Inventory *(complete)*

The vacant property inventory completed for commercial and mixed use districts is a snapshot in time (August-September 2025) and details the existing condition of vacant properties as described in this report. It can be shared with Code Enforcement and City departments to support improved property maintenance and economic development initiatives.

2. Strategic Code Implementation and Administrative Hearings *(in progress)*

On October 28, 2025, Slidell City Council adopted Ordinance No. 4258 to establish an Administrative Hearing process to more effectively process code violations and streamline and clarify related standards and sections of the Code. The City plans to fully implement the administrative adjudication process in 2026, which will resolve and abate property maintenance violations faster citywide. The City plans to coordinate new enforcement efforts as part of existing District Days (D-Days) associated with hands on public works efforts across the City and will be communicating about this process with the public in the coming months to raise awareness of fines, penalties, and updated notice and abatement procedures.

As part of this process, the City will review the vacant property inventory and coordinate violation notices for those sites with apparent violations of property maintenance regulations.

3. Vacant Property Registration Ordinance (see Appendix B)

Vacant Property Registration Ordinances require owners to notify the local government when a property is vacant and can include a fee. Six communities were provided by the City of Slidell for

review and consideration in this process: Opelousas, West Monroe, Jefferson Parish, and Kenner, LA; La Mirada, CA; and Middletown Township, NJ. Some focused on residential properties and others focused on commercial properties and storefronts. They outlined definitions, a registration process and duration, standards of maintenance, and associated fees.

The City of Slidell should consider the impacts of establishing a vacant property registration, such as a clear process for identifying and maintaining vacant properties; how landowners are impacted; and, how to best utilize the registry to spur economic development. A draft Vacant Commercial Structure Maintenance and Registration ordinance for Slidell can be found in Appendix B.

4. Economic Development Initiatives Focused on Vacant Properties

The completion of this report and the creation of a list and map of vacant properties, shown in **Map 2** below, enable the City to take a positive approach to the redevelopment or reuse of vacant sites through economic development. City leadership and stakeholders have numerous ways to support the development of vacant properties such as:

- Coordination with the Slidell Northshore Square Economic Development District to ensure that the Northshore Square Mall maintains a strategy for site occupancy, building maintenance, and commercial success.
- Coordination with the St. Tammany Economic Development Corporation to ensure that the STEDC is aware of vacant properties in Slidell and prioritizes these sites to present to potential corporate site selectors and businesses needing new sites or real estate.
- Coordination with local and regional businesses and corporations to ensure that they are connected with the owners and property managers of vacant sites, when such businesses may be seeking new commercial spaces.
- Coordination with the St. Tammany Chamber of Commerce to ensure their awareness of available vacant properties in the City. The St. Tammany Chamber of Commerce can coordinate with member businesses to ensure their awareness of vacant properties or real estate opportunities in Slidell.
- City coordination with real estate agents or property managers for each vacant site, ensuring that barriers to redevelopment are removed so that properties may be easily transferred or rehabilitated.

5. Considerations for Civic Reuse of Vacant Sites

In addition to supporting the private development of vacant sites, the City can review the location and site conditions of each vacant property to consider if any of the vacant properties could feasibly be repurposed or redeveloped in a manner to support the public health, safety, and welfare, either through redevelopment by the City or a local nonprofit or governmental entity, for example as:

- Drainage infrastructure project sites (example: part of the levee system, retention features, pump stations, etc.).
- Water or sewer system project sites (example: lift stations, water treatment plants, etc.).
- Public parks or recreation sites (example: parks, dog parks, picnic areas, warming / cooling centers, EOC mobilization sites, sites for public monuments or public art, etc.).
- City department offices, annexes, or staging sites (example: storage for City vehicles or school buses or spaces for City festivals or events).

- Open space preservation sites, either maintained by governmental or non-governmental entities, contributing to the City's flood mitigation strategy or supporting bird migration or endangered species.

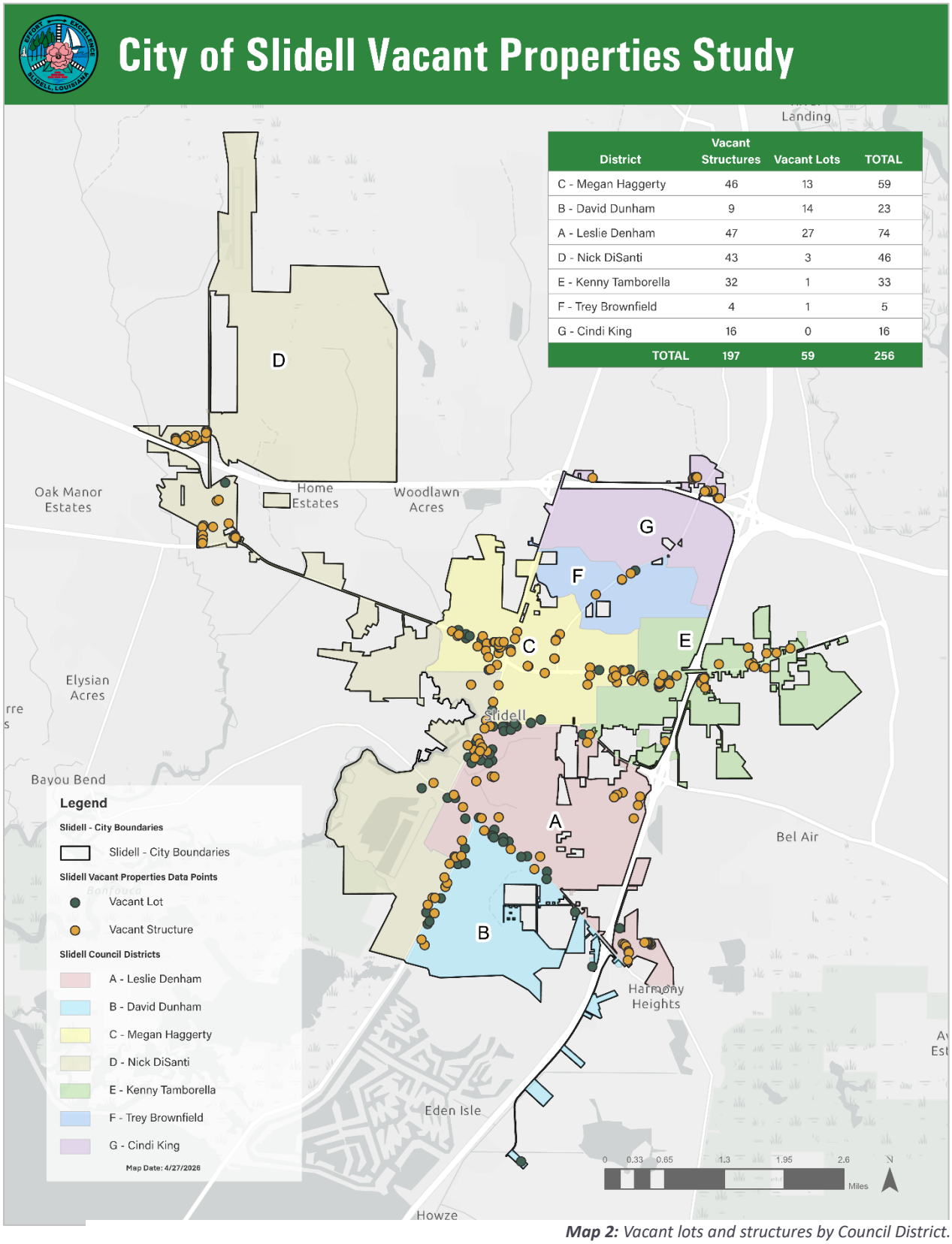
6. Additional Consideration: Potential Vacant Property Assessment for Residential Properties

After the commercial vacant property inventory data is included in the City's strategic code enforcement process and workflows, an assessment of residential properties can be considered as a potential next step. This would follow a similar process of inventorying and understanding the extent of vacant residential properties, and, providing recommendations for tools to address any identified issues.

VIII. CONTACT INFORMATION

Kara Dudek-Mizel, AICP, GIP, Planning and Engagement Director (Kara@Desire-Line.com)

Mary Simmons, Research Analyst (MarySimmons@Desire-Line.com)



Map 2: *Vacant lots and structures by Council District.*

APPENDIX A

VACANT PROPERTY ASSESSMENT AND IMPLEMENTATION TOOLS MEMO

CITY OF SLIDELL PLANNING DEPARTMENT

SLIDELL, LOUISIANA

Summary of Best Practices Research, Vacant Property Impacts, Inventories, and Tools to Address Impacts

August 2025

I. PROJECT CONSIDERATIONS

This memo is in fulfillment of the first Planning Task regarding Desire Line's scope of work, dated May 2025, described as: *Development of Vacant Property Assessment and Implementation Tools related to economic development impacts, code enforcement monitoring, and supporting the public's health and safety in the City of Slidell*. As such, the following information provides a summary of the general impacts of vacant properties, best practices in cataloging their locations and conditions, and the suite of tools available for addressing their impacts in the City of Slidell.

In addition to the scope of work, additional project context was provided by Danny McElmurray, Slidell Planning Director, in meetings held on June 26, 2025 and July 30, 2025, and via an August 6, 2025 email providing a series of links to examples of other communities' vacant and abandoned property registration processes.

II. OVERVIEW OF VACANT LAND AND IMPACTS

Cataloging and addressing vacant properties in a community requires a comprehensive strategy for stabilizing and revitalizing the properties. While each community may have their own, specific **definition of a vacant property**, they are broadly defined as buildings of any use-type that are a public nuisance, or the owners have failed to meet the financial requirements of ownership.[2] Definitions also may include a certain period of time the building is not occupied (ex: 30, 60, 90 days), description of the physical conditions (ex: boarded windows, graffiti, structural issues, trash) or whether it can be reoccupied without repairs (ex: broken/missing doors or windows).[3]

A vacant property can refer to both **vacant buildings** or **vacant lots** which have previously been built on and can range from grass or gravel to pavement and building foundations.

Vacant and abandoned buildings can harm:

- **Public health:** including physical health (substandard housing, dangerous toxins), emotional wellbeing (disinvestment, mental health, depression), and violence and crime.
- **Individual wealth:** through property values, equity, and financial liabilities (increased insurance premiums).
- **Public finances:** including reduced municipal revenue, maintenance and abatement costs, and public safety costs due to property crime rates.[4]

[2] Morely, David, AICP, Zoning Practice Issue 6, *Meeting the Vacant Property Challenge,* American Planning Association, June 2010, p2.
[3] *Creating and managing vacant property inventories,* Local Housing Solutions, 11 May 2021.
[4] *How Vacant and Abandoned Buildings Affect Communities*, Center for Community Progress, published 10 April 2024.

III. TOOLS TO ADDRESS VACANT PROPERTIES

A variety of tools and processes can be employed to address the impacts of current vacant properties and reduce the number of future vacant properties, but it is a complicated process that takes time and intentionality. The most applicable tools for the City of Slidell will be determined after field data collection is complete. Tools for reducing the number of vacant properties include:

- **Vacant Property Inventories** aid in understanding the extent of vacancy in a community and track management of properties. It can include various characteristics such as when they became vacant, owner and contact information, type of land use, state of disrepair, etc.[5] Desire Line's scope of work includes developing the City's Vacant Property Inventory.
- **Vacant Property Registration (VPR) Ordinances** are a tool that require owners to notify the local government when a property is vacant, can require a fee during vacancy, and may require other standards, proof of insurance, contact information, plans to return the property to use, etc. Fees can work on a scale to increase over time.[6] Example registration ordinances were provided to Desire Line by the City, including the City of Kenner's Registration of abandoned residential properties; duty to provide written notice of abandoned property.[7]
- **Strategic Code Enforcement** can improve local government processes for enforcing laws, codes, or ordinances related to housing, building, or human health. It includes maximizing compliance while minimizing the intervention needed by local government.[8]
    - Property maintenance codes can include structural (cracked foundations, leaky roofs) or aesthetic considerations (chipped paint, cracked windows, broken decorative features).
    - Nuisance property ordinances require clear standards as to what is considered a nuisance, and when local government can act.[9] *Note: Desire Line has developed updated nuisance ordinances in coordination with City leadership. Current drafts are positioned to move through City approval processes over the course of the next few months.*
- **Land Banks** are a local governmental or nonprofit organization that can impact vacant properties through acquisition, maintenance, and redevelopment.[10] They can temporarily hold and maintain vacant properties until ownership can be transferred.[11]
- **Issuing Liens,** or legal claims against the property owner for an unpaid amount, can help recover some costs of vacant property management, if the property still has market value.[12]
- **Greenspace and Placemaking** acknowledge that in some instances it is appropriate to reconsider a building on the site as the "highest and best use" and replace vacant buildings or lots with something that contributes to neighborhood character. "Cleaning and greening" and community gardens are a popular strategy for vacant surplus land.[13] Creative placemaking activates spaces through art, culture, and intentional community development.[14]

[5] *Creating and managing vacant property inventories,* Local Housing Solutions, 11 May 2021.
[6] Ibid.
[7] City of Kenner, Code of Ordinances, Ch. 5, Art. V. – Abandoned Property.
[8] *Strategic Code Enforcement*, Center for Community Progress.
[9] Morely, David, AICP, Zoning Practice Issue 6, *Meeting the Vacant Property Challenge,* American Planning Association, June 2010.
[10] Ibid.
[11] *How Vacant and Abandoned Buildings Affect Communities*, Center for Community Progress, 10 April 2024.
[12] *Creating and managing vacant property inventories,* Local Housing Solutions, 11 May 2021.
[13] Morely, David, AICP, Zoning Practice Issue 6, *Meeting the Vacant Property Challenge,* American Planning Association, June 2010.
[14] *How Vacant and Abandoned Buildings Affect Communities*, Center for Community Progress, 10 April 2024.

- **Floodplain Management, Local Conservation, and Public Utilities** can be strategically applied to vacant properties when the location of the property aligns with long-term plans. In these instances, properties can be purchased by the local government entity and leveraged to support implementation of local drainage plans, green infrastructure, or location of public utilities. The Community Rating System (CRS) rewards communities who use enhanced floodplain management methods in areas of high to moderate flood risk. Communities receive points for acquiring and deed restricting properties through the CRS which results in flood insurance savings for residents in the community. Devoting these properties to conservation and open space also helps to reduce flood risk in and around the property.

IV. VACANT PROPERTY INVENTORY

A Vacant Property Inventory, one of the key tools for addressing vacant properties, is a component of this project scope and includes developing and assessing a list and map in ArcGIS of current vacant property within the City limits.

Determining the type of inventory and its future uses is integral to the usefulness of the data. The data collected will be utilized as both an economic and code enforcement tool to promote quality of life standards, economic development initiatives, and encourage the development and maintenance of high-quality building stock in Slidell. Inventory attributes will include geographic location via points on a map, a photograph of the structure or site, whether it is vacant structure or lot, lot surface (for vacant lots), structure type (stand alone or part of larger structure), last known use (commercial, residential, etc.), signage (commercial, for sale/lease), building condition (boarded doors, windows, structure collapse), trash, graffiti, weeds, and whether rehabilitation may be needed.

Based upon discussions at the July 30, 2025 meeting between the City and Desire Line, **commercial zoning districts will** be prioritized as the first phase of data collection.

V. NEXT STEPS

Public messaging materials have been developed as Mayoral and Planning Director remarks, a website story, a social media post, and a study overview letter to distribute if questions or concerns arise during field work. Public messaging will continue throughout the commercial-districts data collection with a future community meeting to discuss draft recommendations for addressing vacant properties. **Commercial data collection** is estimated to be complete by the end of September.

VI. CONTACT INFORMATION

Kara Dudek-Mizel, AICP, GIP, Planning and Grants Manager (Kara@Desire-Line.com)
Mary Simmons, Research Analyst (MarySimmons@Desire-Line.com)

EXHIBIT B

DRAFT ORDINANCE

DRAFT ORDINANCE

Introduced [DATE] by Councilman _____, Seconded by _____

An ordinance amending Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new Division 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION establish regulations for the maintenance and registration of vacant commercial structures; to require the registration of commercial structures vacant for more than sixty (60) consecutive days; to establish registration procedures, maintenance standards, annual registration fees, and enforcement provisions; and to provide for related amendments concerning nuisance abatement and code enforcement.

WHEREAS, the City of Slidell has adopted the *Slidell 2040 Comprehensive Plan* and *Unified* Development Code to guide future growth, redevelopment, and implementation of community priorities; and

WHEREAS, the City completed a Vacant Property Assessment that identified vacant commercial buildings as barriers to economic investment, neighborhood appearance, and community vitality, and recommended establishing a vacant commercial property registration program to support redevelopment efforts; and

WHEREAS, maintaining an accurate inventory of vacant commercial structures improves communication with property owners, supports proactive code enforcement, and encourages timely rehabilitation and productive reuse of commercial properties; and

WHEREAS, vacant commercial structures that remain unmaintained can contribute to property deterioration, reduced economic activity, and conditions detrimental to the public health, safety, and welfare; and

WHEREAS, the City has modernized its code enforcement procedures through Administrative Hearings and desires to provide additional tools to encourage voluntary compliance and effective property maintenance; and

WHEREAS, the City Council finds that establishing a Vacant Commercial Structure Maintenance and Registration Program will support economic development, strengthen code enforcement, promote reinvestment in commercial corridors, and protect the health, safety, and welfare of the community.

NOW THEREFORE, BE IT ORDAINED by the City of Slidell City Council that it hereby amends Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new Division 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION to establish regulations for the maintenance and registration of vacant commercial structures; to require the registration of commercial structures vacant for more than sixty (60) consecutive days; to establish registration procedures, maintenance standards, annual registration fees, and enforcement provisions; and to provide for related amendments concerning nuisance abatement and code enforcement, and renumber subsequent sections accordingly to read in accordance with the following:

Chapter 16 - HEALTH AND SANITATION

ARTICLE V. NUISANCES ON PRIVATE PROPERTY

* * *

DIVISION 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION

Sec. 16-141. Purpose and authority.

(a) *Purpose*. This division establishes the requirements, registration process, and fees to address vacant commercial structures in the city. The program is intended to facilitate communication between the city and property owners, encourage the timely rehabilitation and productive reuse of vacant commercial structures, support economic development and effective code enforcement, and protect the public health, safety, and welfare. The registration requirements are intended to encourage reinvestment and voluntary compliance and are not intended to impede lawful redevelopment activities.

Sec. 16-142. Definition.

(a) The definition of *vacant* is established in Division 1. Sec. 16-71. For the purposes of vacant commercial structure registration, the property shall be defined as vacant if it has remained unoccupied for more than 60 consecutive days.

Sec. 16-143. Vacant property registration required.

The owner of a vacant commercial property shall, within 60 days after it has become vacant, register the commercial property with the city on a form provided by the city or submitted electronically in a format approved by the city. The completed form shall be filed with the Office of the Clerk of Court, St. Tammany Parish. The form shall include:

(a) All required registration fees;

(b) The address and legal description of the property;

(c) The current name, physical address, mailing address, telephone number, and email information for every owner with an ownership interest in the property;

(d) The contact information for a local manager of the property or other person authorized to receive notices and act on behalf of the owner;

(e) Completed detailed plan of action form describing a timeline for correcting violations, rehabilitation, maintenance while vacant, and future use of the structure. The plan of action must be updated annually with registration, and the city may request revisions to the Plan of Action if circumstances materially change. Further, the Building Official may approve reasonable extensions to an approved Plan of Action upon written request demonstrating substantial progress toward rehabilitation or occupancy.

Sec. 16-144. Exemptions.

(a) Properties with vacant structures associated with any of the following circumstances shall be exempt from this Section:
  (1) An active building permit provided work authorized by the permit has not been abandoned
  (2) An active certificate of occupancy application
  (3) An active reconstruction pursuant to a valid building permit following a declared disaster
  (4) An active court order; or

(5) A property owned by the city or another governmental entity.

Sec. 16-145. Registration fees.

A registration fee shall be paid annually, within 30 days of the anniversary date of the initial registration, in accordance with the following:

(a) Initial registration: $100.00.

(b) First renewal: $200.00.

(c) Second renewal and on: $300.00.

Sec. 16-146. Maintenance and standard of care.

Registration does not relieve the owner from compliance with all applicable city Codes. Properties or sites with existing vacant buildings shall meet all of the requirements of this Code, especially the requirements of Division 3. – Weeds, Noxious Accumulations, Litter, and Junk.

Sec. 16-147. Violations of the vacant commercial property registration.

(a) *First notice of violation*. Failure to register shall constitute a continuing violation until registration is completed. Upon finding a property vacant and unregistered, code enforcement officers shall provide the property owner(s) notice to complete the vacant property registration by certified mail and through on-site notification affixed to the site.

(b) *On-site notification*. On-site notification must include a securely affixed copy of such notice upon the building or premises, visible from the street, and contain required contents in subsection (e) below.

(c) *Certified mailed notice*. The city must also send a copy of such notice containing required contents in subsection (d) below by certified mail to the owner, executor, administrator, agent, lessee, or any person having a vested or contingent interest in such vacant building as shown by the records of the assessor or of the clerk of court; or, if no such person can be reasonably found, to the owner directed to his last known address. Notice to one co-owner by any method shall be deemed to be notice to all other co-owners. If the certified mail is returned for failure to obtain a signature on the return receipt form or returned due to refusal of delivery, service may be accomplished by first class mail, with a certificate of mailing.

(d) *Required contents*. Both mailed and on-site notifications must include or address:

(1) The date and time of posting or notice;

(2) The street address or other description of the property sufficient for property identification;

(3) A statement explaining the vacant property registration requirement;

(4) Contact information for the city department posting the notice, as well as the phone number to request information or make inquiries.

Secs. 16-148—16-149. Reserved.

DIVISION 7. GARBAGE CANS AND VEHICLE STORAGE

* * *

Sec. 16-150. Purpose.

This division establishes definitions, minimum property standards, and abatement procedures to mitigate the negative effects of delayed trash can pick up and temporary vehicle storage on vacant or undeveloped lots in the city.

Sec. 16-151. Declaration of nuisance.

(a) *Garbage cans*. Garbage cans that remain on street or within the public right-of-way for extended periods of time are hereby declared a public nuisance because such trash containers can become obstacles for on-street pedestrian, bicycle, and vehicular traffic; promote a negative appearance for the community and how it is maintained; and—without limitation—may remain and collect in public spaces designed to intermittently and temporarily allow their placement, all of which undermines nearby property owner's right to maintain their site in a predictable manner, and—when visible from the public right of way—can cause devaluation of neighboring properties impacted, as well as the corridor and community as a whole.

(b) *Vehicle storage on vacant or undeveloped lots in the city.* Parking is an accessory land use activity**,** except in the case where a lot is an approved off-street parking facility pursuant to the requirements of this Code. Parking of vehicles—including cars, trucks, SUVs, motorcycles, semi-trucks, motorhomes, RVs, boats, trailers, travel trailers, fifth wheels, campers, ATVs, golf carts, or similar means of transport, whether operable or not—on vacant property or undeveloped lots in the city, is hereby declared a public nuisance because such vehicles and equipment tend to block the view of other vehicles and children playing in these neighborhoods creating public safety issues, as well as negatively impact the aesthetics of corridors and the community.

Sec. 16-152. Prohibition on private property.

(a) *Garbage pickup, container retrieval and container storage; no dumpster provided*. To mitigate the detrimental effects of garbage cans visible and obstructing the right-of-way, where private property is maintained and garbage is collected within garbage containers or cans, not dumpsters, the following minimum property standards apply:

(1) *Pickup.* All garbage containers must be placed near the on-street collection point no earlier than 3:00 p.m. on the day preceding the day upon which refuse collection is customarily made.

(2) *Retrieval.* All garbage containers must be removed from the collection point on the same day collection is made.

(3) *Storage.* Garbage containers must be stored behind the front building line or within three feet of the front building line.

(b) *Parking on vacant or undeveloped lots in the city prohibited*. It shall be unlawful for the owner of any vehicle—including cars, trucks, SUVs, motorcycles, semi-trucks, motorhomes, RVs, boats, trailers, travel trailers, fifth wheels, campers, ATVs, golf carts, or similar means of transport, whether operable or not—to park or leave standing such vehicle upon any vacant lot or undeveloped lot, except for approved off-street parking facilities and the following circumstances:

(1) When a vehicle is stopped or parked for the temporary loading or unloading of persons or property; or

(2) When a vehicle is stopped or parked in connection with a properly permitted special event or function, but for no longer than 24 hours; or the length time permitted for the special event or function; or

(3) When a vehicle is stopped or parked in connection with a properly permitted construction project or event.

Sec. 16-153. Inspection and notice requirements.

(a) *Generally.* For the purposes of determining noncompliance of any garbage can or vehicle storage violation; code enforcement officers will inspect such conditions after receipt of a complaint, record evidence of noncompliance, including a picture of the violation with both a time and date noted, and provide posted notice to the property owner in furtherance of violation correction.

(b) *On-site notification*. On-site notification must be in a location both near to the violation, visible from the street, and include or address:

(1) The date and time of posting or notice;

(2) The street address or other description of the property sufficient for property identification;

(3) The violation and requirement that the owner must correct the violation within a fixed number of hours or days from the date of posting. The time allowed shall depend on the nature of the violation and the time necessary to comply with the provisions of this subsection;

(4) Contact information for the city department posting the notice; and

(5) Statement that advises both:

a. Failure to correct the violation may result in abatement by the city. In such event, the property owner or occupant will be assessed for all removal and abatement costs.

b. If the property owner fails to timely remove or store the garbage or vehicle, as applicable, and if the property owner receives a second on-site written notice by the code enforcement division within five days of the first notice, the code enforcement division may place the violation on the docket of the next administrative hearing, where the hearing officer may issue an order that may result in abatement by the city. In such an event, the property owner or occupant will be assessed all removal and abatement costs, as well as any associated fines, penalties, and processing fees.

Sec. 16-154. Penalties.

(a) *In general.* The city reserves the right to seek penalties and/or remedies through civil and/or criminal means described herein.

(b) *Garbage containers.* Garbage can violations subject the respondent(s) to civil penalties pursuant to the total number of adjudicated violations during one calendar year within the city by the property owner, as follows:

(1) First offense: $25.00.

(2) Second offense: $50.00.

(3) Third offense and on: $75.00.

(c) *Vehicle storage on vacant or undeveloped property.* Violations for illegal vehicle storage on vacant or undeveloped property subject the respondent(s) to civil penalties pursuant to the total number of adjudicated violations during one calendar year within the city by the property owner, as follows:

(1) First offense: $100.00.

(2) Second offense: $200.00.

(3) Third offense and on: $300.00.

Sec. 16-155. Reserved

EXHIBIT A - TRACKED CHANGES

Code Amendments Key:

a. Black text = existing code staying where it is
b. Blue text = new code
~~c. Red strikethrough~~ = deleted old text

Chapter 16 - HEALTH AND SANITATION

ARTICLE V. NUISANCES ON PRIVATE PROPERTY

* * *

DIVISION 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION

Sec. 16-141. Purpose and authority.

(a) *Purpose*. This division establishes the requirements, registration process, and fees to address vacant commercial structures in the city. The program is intended to facilitate communication between the city and property owners, encourage the timely rehabilitation and productive reuse of vacant commercial structures, support economic development and effective code enforcement, and protect the public health, safety, and welfare. The registration requirements are intended to encourage reinvestment and voluntary compliance and are not intended to impede lawful redevelopment activities.

Sec. 16-142. Definition.

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Sec. 16-143. Vacant property registration required.

The owner of a vacant commercial property shall, within 60 days after it has become vacant, register the commercial property with the city on a form provided by the city or submitted electronically in a format approved by the city. The completed form shall be filed with the Office of the Clerk of Court, St. Tammany Parish. The form shall include:

(a) All required registration fees;

(b) The address and legal description of the property;

(c) The current name, physical address, mailing address, telephone number, and email information for every owner with an ownership interest in the property;

(d) The contact information for a local manager of the property or other person authorized to receive notices and act on behalf of the owner;

(e) Completed detailed plan of action form describing a timeline for correcting violations, rehabilitation, maintenance while vacant, and future use of the structure. The plan of action must be updated annually with registration, and the city may request revisions to the Plan of Action if circumstances materially change. Further, the Building Official may approve

reasonable extensions to an approved Plan of Action upon written request demonstrating substantial progress toward rehabilitation or occupancy.

Sec. 16-144. Exemptions.

(a) Properties with vacant structures associated with any of the following circumstances shall be exempt from this Section:

(1) An active building permit provided work authorized by the permit has not been abandoned

(2) An active certificate of occupancy application

(3) An active reconstruction pursuant to a valid building permit following a declared disaster

(4) An active court order; or

(5) A property owned by the city or another governmental entity.

Sec. 16-145. Registration fees.

A registration fee shall be paid annually, within 30 days of the anniversary date of the initial registration, in accordance with the following:

(a) Initial registration: $100.00.

(b) First renewal: $200.00.

(c) Second renewal and on: $300.00.

Sec. 16-146. Maintenance and standard of care.

Registration does not relieve the owner from compliance with all applicable city Codes. Properties or sites with existing vacant buildings shall meet all of the requirements of this Code, especially the requirements of Division 3. – Weeds, Noxious Accumulations, Litter, and Junk.

Sec. 16-147. Violations of the vacant commercial property registration.

(a) *First notice of violation*. Failure to register shall constitute a continuing violation until registration is completed. Upon finding a property vacant and unregistered, code enforcement officers shall provide the property owner(s) notice to complete the vacant property registration by certified mail and through on-site notification affixed to the site.

(b) *On-site notification*. On-site notification must include a securely affixed copy of such notice upon the building or premises, visible from the street, and contain required contents in subsection (e) below.

(c) *Certified mailed notice*. The city must also send a copy of such notice containing required contents in subsection (d) below by certified mail to the owner, executor, administrator, agent, lessee, or any person having a vested or contingent interest in such vacant building as shown by the records of the assessor or of the clerk of court; or, if no such person can be reasonably found, to the owner directed to his last known address. Notice to one co-owner by any method shall be deemed to be notice to all other co-owners. If the certified mail is returned for failure to obtain a signature on the return receipt form or returned due to refusal of delivery, service may be accomplished by first class mail, with a certificate of mailing.

(d) *Required contents*. Both mailed and on-site notifications must include or address:

(1) The date and time of posting or notice;

(2) The street address or other description of the property sufficient for property identification;

(3) A statement explaining the vacant property registration requirement;

(4) Contact information for the city department posting the notice, as well as the phone number to request information or make inquiries.

Secs. 16-14~~33~~— 16-14~~0~~9. Reserved.

DIVISION ~~6~~7. GARBAGE CANS AND VEHICLE STORAGE

* * *

Sec. 16-14~~1~~50. Purpose.

This division establishes definitions, minimum property standards, and abatement procedures to mitigate the negative effects of delayed trash can pick up and temporary vehicle storage on vacant or undeveloped lots in the city.

Sec. 16-14~~2~~51. Declaration of nuisance.

(a) *Garbage cans*. Garbage cans that remain on street or within the public right-of-way for extended periods of time are hereby declared a public nuisance because such trash containers can become obstacles for on-street pedestrian, bicycle, and vehicular traffic; promote a negative appearance for the community and how it is maintained; and—without limitation—may remain and collect in public spaces designed to intermittently and temporarily allow their placement, all of which undermines nearby property owner's right to maintain their site in a predictable manner, and—when visible from the public right of way—can cause devaluation of neighboring properties impacted, as well as the corridor and community as a whole.

(b) *Vehicle storage on vacant or undeveloped lots in the city.* Parking is an accessory land use activity**,** except in the case where a lot is an approved off-street parking facility pursuant to the requirements of this Code. Parking of vehicles—including cars, trucks, SUVs, motorcycles, semi-trucks, motorhomes, RVs, boats, trailers, travel trailers, fifth wheels, campers, ATVs, golf carts, or similar means of transport, whether operable or not—on vacant property or undeveloped lots in the city, is hereby declared a public nuisance because such vehicles and equipment tend to block the view of other vehicles and children playing in these neighborhoods creating public safety issues, as well as negatively impact the aesthetics of corridors and the community.

Sec. 16-14~~3~~52. Prohibition on private property.

(a) *Garbage pickup, container retrieval and container storage; no dumpster provided*. To mitigate the detrimental effects of garbage cans visible and obstructing the right-of-way, where private property is maintained and garbage is collected within garbage containers or cans, not dumpsters, the following minimum property standards apply:

(1) *Pickup.* All garbage containers must be placed near the on-street collection point no earlier than 3:00 p.m. on the day pr**e**~~e~~c~~e~~eding the day upon which refuse collection is customarily made.

(2) *Retrieval.* All garbage containers must be removed from the collection point on the same day collection is made.

(3) *Storage.* Garbage containers must be stored behind the front building line or within three feet of the front building line.

(b) *Parking on vacant or undeveloped lots in the city prohibited*. It shall be unlawful for the owner of any vehicle—including cars, trucks, SUVs, motorcycles, semi-trucks, motorhomes, RVs, boats, trailers, travel trailers, fifth wheels, campers, ATVs, golf carts, or similar means of transport, whether operable

or not—to park or leave standing such vehicle upon any vacant lot or undeveloped lot, except for approved off-street parking facilities and the following circumstances:

(1) When a vehicle is stopped or parked for the temporary loading or unloading of persons or property; or

(2) When a vehicle is stopped or parked in connection with a properly permitted special event or function, but for no longer than 24 hours; or the length time permitted for the special event or function; or

(3) When a vehicle is stopped or parked in connection with a properly permitted construction project or event.

Sec. 16-1~~44~~53. Inspection and notice requirements.

(a) *Generally.* For the purposes of determining noncompliance of any garbage can or vehicle storage violation; code enforcement officers will inspect such conditions after receipt of a complaint, record evidence of noncompliance, including a picture of the violation with both a time and date noted, and provide posted notice to the property owner in furtherance of violation correction.

(b) *On-site notification*. On-site notification must be in a location both near to the violation, visible from the street, and include or address:

(1) The date and time of posting or notice;

(2) The street address or other description of the property sufficient for property identification;

(3) The violation and requirement that the owner must correct the violation within a fixed number of hours or days from the date of posting. The time allowed shall depend on the nature of the violation and the time necessary to comply with the provisions of this subsection;

(~~4~~5)Contact information for the city department posting the notice; and

(~~5~~6)Statement that advises both:

a. Failure to correct the violation may result in abatement by the city. In such event, the property owner or occupant will be assessed for all removal and abatement costs.

b. If the property owner fails to timely remove or store the garbage or vehicle, as applicable, and if the property owner receives a second on-site written notice by the code enforcement division within five days of the first notice, the code enforcement division may place the violation on the docket of the next administrative hearing, where the hearing officer may issue an order that may result in abatement by the city. In such an event, the property owner or occupant will be assessed all removal and abatement costs, as well as any associated fines, penalties, and processing fees.

Sec. 16-1~~45~~54. Penalties.

(a) *In general.* The city reserves the right to seek penalties and/or remedies through civil and/or criminal means described herein.

(b) *Garbage containers.* Garbage can violations subject the respondent(s) to civil penalties pursuant to the total number of adjudicated violations during one calendar year within the city by the property owner, as follows:

(1) First offense: $25.00.

(2) Second offense: $50.00.

(3) Third offense and on: $75.00.

(c) *Vehicle storage on vacant or undeveloped property.* Violations for illegal vehicle storage on vacant or undeveloped property subject the respondent(s) to civil penalties pursuant to the total number of adjudicated violations during one calendar year within the city by the property owner, as follows:

(1) First offense: $100.00.

(2) Second offense: $200.00.

(3) Third offense and on: $300.00.

Sec~~s. 16-146—~~16-155. Reserved.