

1 Introduced July 27, 2004, by Councilwoman
2 Burkhalter, seconded by Councilwoman
3 Williams (both by request of Administration)

4
5 **Item No. 04-07-2435**

6 **ORDINANCE NO. 3211**

7
8 An ordinance amending the Code of Ordinances of the City of Slidell,
9 Louisiana, Appendix A Zoning.

10 WHEREAS, the Slidell Planning and Zoning Commission has issued a
11 favorable recommendation for said change.
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13 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
14 hereby amend its Code of Ordinances, by adding the following sections to Appendix A
15 Zoning to be numbered and to read as follows:
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18 **Section 2.6. A-3 multifamily residential.**

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20 Add the following sections:

21 "2.606 Applicability of regulations: This division establishes standards and
22 procedures that apply to any development, use, alteration, structure, or
23 natural growth on any lot or portion thereof which is in whole or in part
24 contained within the boundaries of any property that permits the
25 construction of multi-family housing units. Multi-family housing units are
26 defined as any property that contains more than one single-family
27 residential unit.
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29
30 2.607 Architectural regulations: The following architectural regulations shall apply
31 to all multi-family housing.
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33 (1) Exterior materials. The exterior portions of any building shall comply
34 with the following requirements:
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3 **PAGE 2**

- 4 (a) Siding material shall consist of brick, which is the preferred
5 material, or, in the alternative, earth tones painted horizontal lap
6 siding, vinyl or stucco. Lap siding shall be wood or a material that
7 exhibits wood-like properties such as cementitious lap siding.
8 Vertical siding, external insulating finishing system ("EIFS"), metal
9 siding, metal trim, and block are prohibited.
- 10 (b) Siding material shall be consistent and uniform. Siding shall be a
11 minimum of 75% brick. Buildings with brick on the front face only
12 and buildings with first floor brick and second floor lap siding are
13 prohibited.
- 14 (c) All exposed bricks shall not be laid in a definition of stackbond. All
15 joints shall be tooled. Brick panel veneer systems are permitted
- 16 (d) The maximum allowable exposure on lap siding is eight (8) inches.
- 17 (e) The roof shall be constructed of asphalt shingles or a material that
18 resembles asphalt shingles (i.e. metal roofing; roofing that
19 resembles shake shingles). Slate roofs are permissible. Roofs
20 shall be black, a shade of gray, or earth tones. Built-up roofs are
21 prohibited.
- 22 (f) Applied trim materials shall consist of brick, painted wood, vinyl or
23 other painted materials that exhibit wood-like properties. Metal,
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4 block stone and concrete are prohibited. Wrought iron handrails
5 are permitted. Trim colors shall be earth tone colors.
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7 (g) Foundations shall not have greater than an eight-inch exposure or
8 shall be faced in brick or stone veneer. Exposed block, stucco,
9 and concrete are prohibited.
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12 (2) Roofs. The roof of any building shall comply with the following
13 requirements:
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15 (a) The main roof of the buildings shall be gabled roofs, hipped roofs,
16 mansard roofs, or combinations thereof. Flat roofs, curving roofs,
17 and shed roofs are prohibited.
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19 (b) Roofs shall comply with section 2.607(1)(e).
20

21 (c) Roof overhangs of not less than eight (8) inches and not greater
22 than twenty-four (24) inches shall be provided.
23

24 (d) Eave lines shall be consistent, largely unbroken, and horizontal.
25 All eaves shall be architecturally detailed with one or more of the
26 following elements: detail molding, crown molding, built-up fascia,
27 or frieze board.
28

29 (e) Roofs shall contain at least one (1) roof projection for every one
30 hundred (100) linear feet of building frontage. Roof projections
31 may include cupolas, dormers, balustrade walks, chimneys, or
32 gables.
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4 (3) Massing. The massing of all buildings shall comply with the following
5 requirements:
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7 (a) Any building that is longer than one hundred (100) feet shall be
8 designed so as to appear as multiple structures through the use of
9 varied roof forms, building projections, or architectural details.
10

11 (b) The apparent exterior floor-to-floor height of each story of a
12 building shall be limited to twelve (12) feet. Individual floors shall
13 be delineated on the building façade through the use of window
14 placement and horizontal details. Interior floor-to-floor heights may
15 exceed twelve (12) feet.
16

17 (c) No primary eave line shall be greater than thirty-five (35) feet
18 above grade.
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20 (d) Buildings shall have at least one (1) building projection on the front
21 façade below the eave line. Building projections consist of stoops,
22 bay windows, covered porches, extruded entrances, and
23 pedestrian arcades. With exception of pedestrian arcades,
24 building projections shall not extend more than six (6) feet from the
25 face of the building.
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27 (e) Individual building walls shall be primarily rectilinear and simplified
28 in form. With the exception of bay projections, curved walls or
29 non-ninety-degree corners are prohibited. Front facades shall
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4 have a predominant plane from the ground to the eave and shall
5 not be dominated by building projections.
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7 (f) Buildings that are longer than one hundred (100) feet shall provide
8 no less than ten (10) lineal feet of pedestrian arcade or covered
9 porch.
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11 (g) Porches and arcade columns shall be not less than six (6) feet
12 wide in any direction. Metal columns are prohibited. Columns
13 shall contain a base and a capital and shall generally align with
14 story heights.
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17 (h) The rear side of the building cannot face a public street.
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19 (4) Fenestration. The fenestration of all buildings shall comply with the
20 following requirements:
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22 (a) Windowed doors shall contain a solid border a minimum of six (6)
23 inches wide and shall also contain mullions or divided lights not
24 exceeding six (6) inches in any direction. Flat doors are prohibited.
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27 (b) Reserved.
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29 (c) Primary doors shall not exceed forty-two (42) inches in width and
30 eighty-four (84) inches in height. Oversized doors are prohibited.
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33 (d) All windows shall be vertically proportioned with a height to width
34 ratio between 3:2 and 5:2. Transom windows are not subject to
35 vertical proportions and do not count in the overall window
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4 proportion. Slit windows, strip windows, and ribbon windows are
5 prohibited.
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7 (e) Windows shall be provided on at least ten (10) percent but no
8 more than fifty (50) percent of the front façade. Blank facades are
9 prohibited. Windows shall generally be spaced in an even rhythm.
10 Windowless sections of the front façade shall not exceed thirty (30)
11 feet in width.
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13 (f) All windows shall be rectilinear, provided however, that arch top
14 windows are permitted. Triangular or otherwise angular windows
15 are prohibited. Round windows are permitted as accent windows
16 in locations such as gables.
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18 (g) Primary windows shall be at least twenty-four (24) inches wide and
19 at least thirty-six (36) inches tall. Picture windows shall be no
20 wider than five (5) feet and no taller than seven and one half (7½)
21 feet.
22

23 (h) Shutters shall be constructed of wood, vinyl, or a material with
24 wood-like properties, shall be sized to fit the window, and shall
25 have horizontal slats, vertical boards, or raised-paneled. Shutter
26 colors shall be equal to or similar to earth tone colors.
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4 (i) On brick walls all windows shall have sill and header trim details.
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6 On non-brick walls all windows shall have sill or header trim
7 details.
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9 (j) The bottom of windows shall be at least twenty (20) inches above
10 grade.
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12 (5) Fencing

13 (a) All fencing shall comply with Sections 2.2202, 2.2203, and 2.2207
14 thru 2.2211.
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17 2.608 Sidewalk and pedestrian crosswalks: The following sidewalks and
18 pedestrian crosswalks and regulations shall apply to all multi-family
19 housing:
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21 (1) Public sidewalks shall be located adjacent to all public streets and shall
22 be a minimum of five (5) feet wide and four (4) inches thick and lay on
23 a bed of a minimum of four (4) inches of sand.
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26 (2) Pedestrian walkways shall be located on private property and shall be
27 located at all building entrances. All buildings shall provide a ten (10)
28 foot minimum pedestrian zone between the building and parking area.
29 The pedestrian zone shall contain walkways, planting areas, plazas,
30 and similar landscaped spaces. All pedestrian walkways shall be a
31 minimum of five (5) feet wide, laid on a minimum of four (4) inches of
32 sand.
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4 (3) All public sidewalks and pedestrian walkways shall be continuous
5 where possible and shall connect to other pedestrian areas through
6 painted crosswalks.
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9 (4) All major intersections shall have well-defined pedestrian crossing
10 signs. Traffic signals shall have mast arms.
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12 (5) All utilities shall be placed under ground.
13

14 (6) The front entrance of all buildings shall be easily and safely accessible
15 to pedestrians from the public sidewalk through a combination of
16 pedestrian walkways and crosswalks.
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18 (7) Covered sidewalks that are a part of the building and that are located
19 within the buildable area of the lot are encouraged where possible.
20 Such covered sidewalks may be used for outdoor seating and dining
21 and as terraces and arcades.
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25 2.609 Landscaping: The following additional landscaping regulations shall apply
26 to all multi-family housing.
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28 (1) A minimum landscape area of five (5) feet wide shall be constructed
29 along the foundation of the building where the building faces a parking
30 lot, street, driveway, or is visible from a public street.
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32 (2) The landscaping on each lot shall contain the following landscape
33 elements: flowerbeds, shrubs, and a minimum of three (3) inch caliper
34 trees per every twenty (20) feet.
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4 (3) With the exception of trees, landscape elements including shrubs shall
5 not exceed four (4) feet in height at maturity.
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7 (4) Street trees are required along all public streets. Street trees shall be
8 planted a minimum of twenty (20) feet on center. Street trees shall be
9 planted in four (4) feet by four (4) feet minimum holes, and shall be no
10 less than ten (10) feet in height and three (3) inches in caliper. Street
11 trees shall be delimbed to seven (7) feet above the grade. Trees shall
12 be oak, elm or maple.
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17 (5) In addition to trees along public streets, a complement of shrubs shall
18 be installed between the trees to form a visual barrier along the street.
19 Shrubs shall not exceed four feet in height at maturity.
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22 (6) All medians shall be landscaped with plant material that does not
23 interfere with vehicle safety. Concrete-only medians are prohibited.
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25 2.610 Buffer Zone Requirements: Buffer zones shall be established in
26 accordance with Sections 2.2207 thru 2.2212 of the Zoning Ordinance.
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28 2.611 Lighting: The following lighting regulations shall apply to all multi-family
29 uses.
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31 (1) All lots shall provide streetlights, parking lights, pedestrian lights, and
32 indirect building lights. With the exception of indirect building lights, all
33 light fixtures shall be of a design that is compatible with the surrounding
34 area.
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4 (2) Public streetlights shall be provided along public streets at a maximum
5 of one-hundred (100) feet on-center and shall be evenly spaced along
6 the block face.
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9 (3) All utilities shall be placed under ground.

10 (4) Parking lights shall be provided in all parking areas, shall not exceed
11 twenty-five (25) feet in height, shall have light fixtures that project
12 downward, and shall be spaced in a uniform manner so as to provide
13 full lighting for the parking area.
14

15 (5) Pedestrian lights shall be provided within high-volume pedestrian areas
16 and around public and private open space. Pedestrian lights shall be
17 spaced a maximum of twenty-five (25) feet apart and shall be evenly
18 spaced so as to provide full lighting for pedestrian areas.
19

20 (6) Indirect building lighting shall be provided and shall be located a
21 maximum of ten (10) feet from the subject building. Such lighting shall
22 not be located or directed so as to impair vehicular traffic safety and
23 shall not be directly across any pedestrian areas of travel.
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25 2.612 Parking: The following additional regulations shall apply to all multi-family
26 housing uses.
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28 (1) Each lot shall provide no less than two (2) parking spaces per dwelling
29 unit. All parking spaces shall have equal access to the street.
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4 (2) Parking areas shall be separated from buildings by a planted area or
5 other landscaped area that is no less than ten (10) feet in width.
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8 (3) Shared parking is encouraged. Applicants may make application to the
9 planning department for authorization for a special exception for
10 shared parking. Said applications shall be considered and decided by
11 the director of planning, or his designee, pursuant to the standards and
12 procedures set forth in Part 4 of the Slidell Zoning Ordinance. Parking
13 lots shall be landscaped in accordance with the requirements of
14 section 2.2514 thru 2.2518.
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19 (4) The use of bicycle racks is encouraged. When placed in a parking lot,
20 the bicycle racks shall be provided at a ratio of two bicycle racks for
21 each twenty (20) parking spaces. Bicycle racks shall be located near
22 building entries. The racks shall be equal to or similar to Urban
23 Accessories Circle Bike Rack Model D.
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28 2.613 Public areas, curb cuts, and service areas: The following regulations apply
29 to the public areas, curb cuts, and service areas in all multi-family
30 developments.
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32 (1) Public plazas and outdoor dining areas are encouraged. Such areas
33 shall be protected from vehicular traffic by location, vegetation, or
34 landscape walls and shall be easily accessible to pedestrians.
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4 (2) All dumpsters and other building service areas shall be located where
5 they are concealed from view from the public right of way. All
6 dumpsters shall be concealed with secured gates, landscaping, and
7 solid screening.
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10 (3) Curb cuts along public streets shall be minimized and shall be shared
11 with adjacent developments where possible. Curb cuts shall be
12 permitted only where twenty-five (25) feet away from a curb cut on an
13 adjoining property, and shall not be permitted within twenty-five (25)
14 feet of the intersection of any two (2) public streets. Curb cuts shall not
15 exceed a width of twenty-four (24) feet.
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20 2.614 Street furniture: The following regulations apply to street furniture in all
21 multi-family districts.
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23 (1) At least one (1) bench and one (1) trash receptacle per six units shall
24 be provided on each lot and shall be located as close as possible but
25 no more than twenty-five (25) feet from a building entry.
26

27 (2) All benches and trash receptacles shall be accessible from a building
28 entrance by a pedestrian walkway. Benches and trash receptacles
29 shall be used in conjunction with other pedestrian amenities such as
30 planters, landscaped areas, and outdoor tables. Benches and trash
31 receptacles shall not contain signs.
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4 (3) Bench colors shall be earth tones. Neon colors are prohibited.

5 Benches shall be firmly anchored to the ground.

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7 (4) Trash receptacles shall be constructed of non-corrosive, weather-

8 resistant material. Wood is prohibited. Trash receptacles shall be

9 earth tone colors. Neon colors are prohibited. Trash receptacles shall

10 be firmly anchored to the ground.

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14 2.615 Sign regulations: All multi-family residential areas shall comply with all
15 requirements of Section 2.23 and 500 thru 530 of the Zoning Ordinance
16 subject to the following additional regulations.

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18 (1) Signs shall be designed so as to be compatible with the style that
19 compliments the area;

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21 (2) All ground signs shall be monument style ground signs with a base and
22 framework made of brick;

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24 (3) Ground signs shall not exceed fifty-four (54) square feet in sign area;

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26 (4) No signs shall be located on the primary building façade.

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28 (5) Window signs are prohibited;

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30 (6) Banners are prohibited;

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32 (7) Signs shall have a finish consistent with a wood or wood-like
33 appearance;

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35 (8) Sign colors shall be primarily earth tones.

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37 (9) All signs shall be indirectly lighted;

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4 (10) Internally lighted neon, gas, colored, flashing, animated, marquee,
5 sound emitting, fluorescent, rotating or otherwise moving signs are
6 prohibited;
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8
9 (11) Sign shape and lettering shall be limited as follows:

10 (a) All signs shall be rectangular, circular, or oval in proportion.

11 (b) Sign facing shall be flat in profile and shall not exceed a thickness
12 of eight (8) inches.
13

14 (c) Signs with more than two (2) faces are prohibited.

15 (d) Sign lettering shall not exceed eighteen (18) inches in height.

16 (e) Sign lettering material shall be of a material that will not permit the
17 passage of light through the lettering.
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19 (12) No sign may be placed closer than twenty-five (25) feet from the front
20 property line.
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22 (13) Building address signs shall be displayed as per existing code.
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25 2.616 Design guidelines: The planning director or designee is authorized to
26 administer the design guidelines within multi-family zoning districts. These
27 guidelines provide acceptable architectural design controls, landscaping,
28 detail drawings, signage, fencing, lighting, street and site furniture, and
29 grating. These guidelines shall be used to promote proper design criteria
30 for multi-family districts and shall guide the planning director in deciding
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4 whether a proposed design complies with the requirements of the multi-
5 family district.

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7 2.617 Plans required; certificates of compliance:

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9 (1) Plans required. Prior to the issuance of any land clearing or
10 development permit, building permit, or sign permit, the applicant shall
11 submit to the director of planning an application, full plans including a
12 site plan, landscaping plan, building design including elevations and
13 architectural details of proposed buildings, exterior materials and
14 colors, and plans and elevations of all signs, all of which shall
15 demonstrate that the proposed design is in compliance with all of the
16 requirements of this section and the underlying zoning classification.

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21 (2) Fees. Plans shall be accompanied by an application and payment of a
22 planning review fee as follows:

Values of project	Fees
\$0 - \$50,000	\$250
\$50,001 - \$100,000	\$500
\$100,001 - \$250,001	\$1,000
\$250,001 - \$500,000	\$2,500
\$500,001 - \$1,000,000	\$5,000
\$1,000,001 - \$5,000,000	\$5,000
	(for 1st million plus \$1,000 for each additional million)
\$5,000,001 - and up	\$10,000 max fee

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35 If a cost estimate is not available when the plans are reviewed, the fee
36 will be based upon a \$75 per square foot valuation.
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4 (3) Review. The director of planning or his designee shall review each
5 application for compliance with all requirements of the design
6 guidelines and the underlying zoning classification. Where the director
7 or his designee determines that said plans comply with the
8 requirements of the design guidelines a certificate of compliance shall
9 be issued in the form of the director or the director's designee signing
10 the plans and drawings after which the applicant shall then apply for
11 land clearing or development, building or sign permits. Where the
12 director determines that said plans do not comply with the
13 requirements of this chapter, then the director shall notify the applicant
14 in writing stating the manner in which said applicant fails to comply with
15 such requirements. All applications shall be considered and decided
16 by the director of planning within sixty (60) days of receipt of a
17 complete application. Any appeal of the director of planning's decision
18 in this regard shall be to the zoning board of adjustments."

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28 (4) In the event the environmental conditions of the site, or new design
29 techniques are not accommodated for in the regulations, then the
30 applicant may apply to the Slidell Planning Commission for approval of
31 their design. Once approved by the Commission, any changes in the
32 design must go back to the Commission for their approval. The
33 Planning Commission may hold a public hearing on the design, and
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4 must act on the applicants request within 60 days of the first meeting of
5 the Commission. The applicant must bear the cost associated with
6 advertising the public hearing.
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9 **Section 2.7. A-4 transitional district.**

10 Add the following section:

11
12 "2.706 Must comply with sections 2.606 through 2.617."
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14 **Section 2.10. A-7 multifamily urban.**

15 Add the following section:

16
17 "2.1006 Must comply with sections 2.606 through 2.617."
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19 **Section 2.11. A-8 high density urban.**

20 Add the following section:

21
22 "2.1106 Must comply with sections 2.606 through 2.617."
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24 **Section 2.12. A-9 apartment district.**

25 Add the following section:

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27 "2.1207 Must comply with sections 2.606 through 2.617."
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29 **Section 2.13. A-9-C apartment-commercial district.**

30 Add the following section:

31
32 "2.1308 Must comply with sections 2.606 through 2.617."
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34 **Section 2.17. C-3 central business district.**

35 Add the following section:

36
37 "2.1707 Must comply with sections 2.606 through 2.617."
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4 **Section 2.18. C-4 highway commercial.**

5 Add the following section:

6 "2.1807 Must comply with sections 2.606 through 2.617."
7

8 **Section 500. Sign regulation.**

9 Add paragraph (I) to the following section:

10 "520.03 Permitted Signs;

11 I. All signage in multi-family zoning districts shall comply with the
12 additional requirements of 2.615."
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14 **Section 4.2. Off-street parking requirements.**

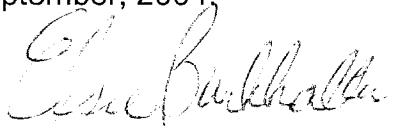
15 Delete paragraphs 4.202 and 4.203 and replace with the following:
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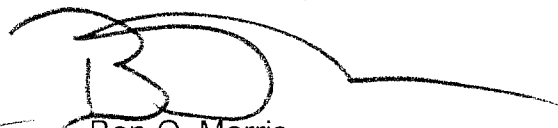
<i>Use</i>	<i>Parking Space Required</i>
"4.202 Two-family dwelling	2 spaces per dwelling unit. Spaces shall have equal access to street. No stacking is permitted.
4.203 Multifamily dwellings and apartments - 3 to 12 units	2 spaces per dwelling unit with equal access to streets. No stacking is permitted."

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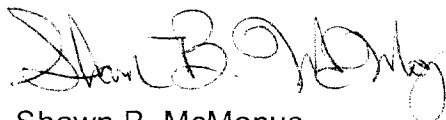
21 **ADOPTED** this 28th day of September, 2004.

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28 Elsie Burkhalter
29 President of the Council
30 Councilwoman, District A

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33 Ben O. Morris
34 Mayor

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36 Shawn B. McManus
37 Clerk of the Council

38 **DELIVERED** 9/30/04

39 to the Mayor

RECEIVED

9/30/04
from the Mayor
3:00 p.m.