

1 Introduced April 12, 2005, by Councilwoman
2 Livaudais, seconded by Councilman Cromer
3 (both by request of Administration)

4 **Item No. 05-04-2506**

5 **ORDINANCE NO. 3269**

6
7 An ordinance amending the Code of Ordinances of the City of Slidell, Chapter
8 15 Floods, Sec. 15-24 Definitions, and by adding a new Section 15-38.
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10 WHEREAS, the Slidell City Council does hereby amend the Code of
11 Ordinances of the City of Slidell, Chapter 15 Floods, Section 15-24, to add a definition as
12 follows:
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14 *Fill Plan* means a scaled site plan showing information listed below:
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- 16 a. Elevations at all property corners and the proposed finished floor
17 elevations for all building improvements;
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19 b. Location and dimensions of the fill/excavation footprint.
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21 c. Proposed elevation of all proposed paving within the property, such as
22 driveway, patio, etc.
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24 d. Net volume of fill to be hauled in to the site in cubic yards.
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26 e. The location of any drainage servitudes or waterways near the property.

27 NOTE: Elevations can be either M.S.L. or relative. If relative, please
28 show your reference elevation and location.

29 *Grade* means the heights of a surface relative to a fixed height such as mean sea
30 level (MSL).

31 *Natural grade or natural ground grade* means the existing elevation of land prior to
32 any manmade changes or prior to a proposed change in grade.

33 *Ordinary water mark* means that mark on lakes, rivers, and streams that will be
34 found by examining the bed and banks and determining where the presence and action of
35 waters are so common and usual, and so long continued in ordinary years, as to leave a
36 mark on the soil.
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4 WHEREAS, the Slidell City Council does hereby amend the Code of
5 Ordinances of the City of Slidell, Chapter 15 Floods, by adding a new Sec. 15-38 as
6 follows:
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9 **Sec. 15-38. Fill Ordinance.**

10 (a) *General.* If fill is being placed on private property within city limits, a Fill Plan
11 must be approved by the Engineering Department. In addition, for buildings within
12 city limits, the "Finished Grade Verification" form must be approved by the
13 Engineering Dept. prior to scheduling a foundation inspection.
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17 (b) *Fill placement requirements.*

18 (1) *Generally.* All fill placed on any lot or parcel must be in compliance with this
19 section. Where this section is in conflict with any other ordinance or compliance
20 requirement, the more stringent requirements shall prevail. The placement of fill
21 on any lot or parcel in the city shall be permitted only after the owner has
22 submitted a Fill Plan to the Slidell Engineering Department and the city engineer,
23 or his designee, has approved the Fill Plan.
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28 If fill is not placed within 6 months of filing the Development Permit, a new
29 Fill Plan or written extension must be approved by the Engineering Department.
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31 (2) *Slope or extension of fill.* Fill for foundations, slabs, parking, drives,
32 accessory structures, playground equipment, and all other improvements that
33 require fill material shall taper from the edge of the improvement at a minimum
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4 slope of 6 inches vertical to 10 feet horizontal and at a maximum slope of three
5 horizontal feet for every one vertical foot (3:1).
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8 (3) *For all areas within the Slidell City limits, regardless of flood zone*
9 *designation or zoning classification, the following criteria shall apply:*
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11 a. *Building improvements.* For any commercial or industrial development,
12 single or multi-family residential building, garage, pool house, swimming
13 pool, or other building improvement, the top of any exterior foundation shall
14 extend a minimum of 12 inches above the elevation of the street gutter at
15 point of discharge or the inlet of an approved drainage device plus 2 percent.
16 Only fill enough to achieve this elevation shall be used. Alternate elevations
17 may be permitted subject to the approval of the building official and the city
18 engineer, provided it can be demonstrated that required drainage to the point
19 of discharge and away from the structure is provided at all location on the
20 site; however, elevations higher than this minimum shall be achieved by
21 using an enclosed retaining wall or other method not requiring the use of fill
22 (such as pilings or pier construction).
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31 b. *Driveways.* Fill for driveways shall not exceed an average of six inches
32 above average natural ground grade except where connecting to a part of
33 the foundation for a building improvement. Slopes shall not exceed 3
34 horizontal to 1 vertical.
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4 c. *Accessory uses.* Fill for accessory uses, such as patios, decks walks,
5 playhouses, playground equipment, basketball courts, dog kennels, and the
6 like, shall be limited to an average of six inches above natural grade, unless
7 otherwise approved by the building official and the city engineer.
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11 (4) *Construction of fully enclosed retaining wall (chain wall) system.* Additional
12 fill within a fully enclosed retaining wall, or chain wall, shall be allowed up to the
13 base flood elevation plus one foot. If the fill is to be placed in an X, B, or C zone,
14 no additional fill shall be allowed. At no time shall a fully enclosed retaining wall
15 system be built by first bringing an excessive amount of fill to the property,
16 followed by construction of the retaining wall, then removal of excess fill. No
17 excess fill shall be brought to the property than will ultimately remain on the
18 property. Construction of fully enclosed retaining wall systems shall begin with
19 construction of at least three sides of the retaining wall. Fill may then be brought
20 into the retaining wall and compacted.
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27 (5) *Bulkhead construction.* Bulkheads and other structure projecting into a
28 waterway shall be constructed no farther into a lake, river, canal, bayou, or
29 stream than the ordinary average watermark or established property line, as
30 approved by applicable local, state, and federal agencies. Bulkheads shall be
31 designed so as not to impede positive drainage of the site and adjoining
32 properties.
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4 (6) To control erosion into drainageways, minimize required public maintenance
5 of essential drainage and roadways systems, and reduce surface water pollution,
6 sediment retention barriers (silt fences) that comply with the Environmental
7 Protection Agency's best management practices for the elimination of sediment
8 runoff shall be required wherever necessary.
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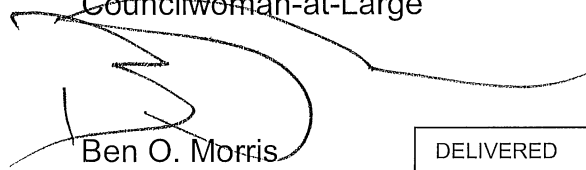
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13 (c) *Waivers*. The mayor or his designee, the chief of staff, the city engineer, the city
14 planning director, and the building official must jointly approve requests for waivers
15 from the requirements stated in this section in writing.
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18 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
19 hereby amend the Code of Ordinances of the City of Slidell, Chapter 15-24 by adding new
20 definitions and by adding a new Section 15-38.
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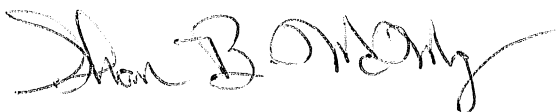
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24 **ADOPTED** this 10th day of May, 2005;

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26 Marti Livaudais
27 President of the Council
28 Councilwoman-at-Large

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30 Ben O. Morris
31 Mayor

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35 Shawn B. McManus, CMC
36 Council Administrator
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DELIVERED	1:00 p.m.
<i>5/12/05</i>	to the Mayor
RECEIVED	3:00 p.m.
<i>5/12/05</i>	from the Mayor