

1 Introduced June 24, 2008, by Councilman  
2 Canada, seconded by Councilman Hursey, (by  
3 request of Administration)

4 **Item No. 08-06-2740**

5  
6 **ORDINANCE NO. 3485**

7 An ordinance amending the Code of Ordinances of the City of Slidell,  
8 Appendix A Zoning, Section 2.18. C-4 Highway Commercial, relative to height regulations.  
9

10 WHEREAS, the Planning and Zoning Commission has requested a change  
11 to Appendix A Zoning, Section 2.18. C-4 Highway Commercial.  
12

13 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
14 hereby amend the Code of Ordinances of the City of Slidell, Appendix A Zoning, Section  
15 2.18 - C-4 Highway Commercial as follows:  
16


17 Delete 2.1803 in its entirety and replace with the following:  
18

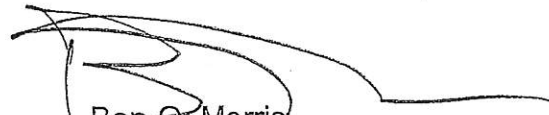
19 "2.1803 Height regulations. (A) Except as otherwise permitted in the Height Overlay  
20 Districts provided by Subsection (B) hereof, no building or structure for residential or  
21 business purposes shall exceed forty-five (45) feet in height above the natural grade of the  
22 property at the location of the structure or base flood elevation, whichever is higher.  
23

24 (B) Height Overlay Districts. Height Overlay Districts are hereby created to permit a  
25 maximum structure height of seventy-five (75) feet. Such Districts are delineated and  
26 shown on the map attached hereto and made a part hereof. If property in the Height  
27 Overlay Districts abuts a residential district or use, the Planning Department may require  
28 additional setback of one foot of setback for every foot in height of the building. Additional  
29 buffering may also be required by the Planning Department so as to minimize potential  
30 negative impacts to residential areas."  
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1 ORDINANCE NO. 3485  
2 ITEM NO. 08-06-2740  
3 PAGE 2

4 ADOPTED this 22nd day of July, 2008.

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6   
7 Raymond H. Canada  
8 President of the Council  
9 Councilman, District E

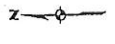
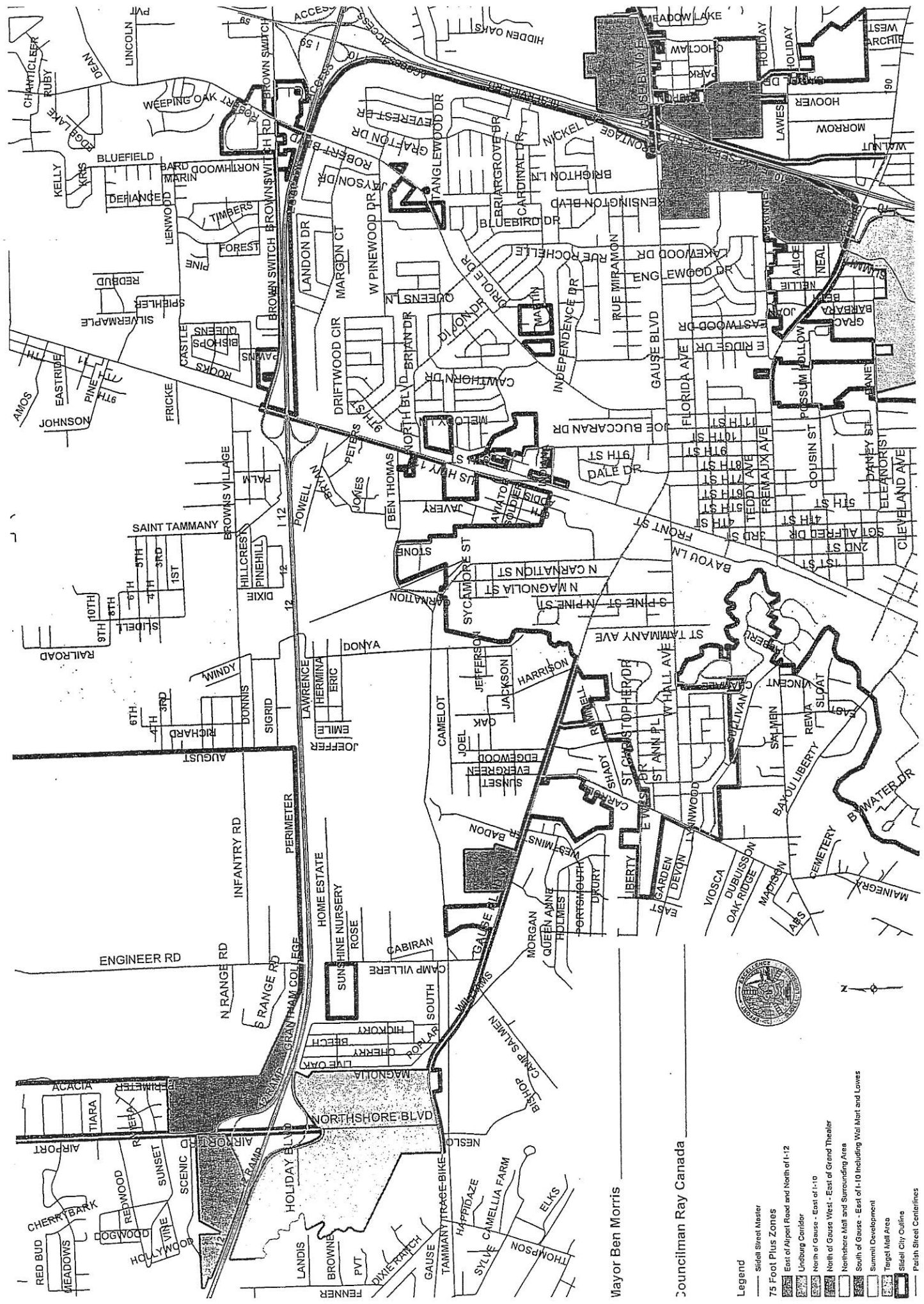
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12 Ben O. Morris  
13 Mayor

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16 Thomas P. Reeves  
17 Council Administrator

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DELIVERED	2:30 pm
7/24/08	to the Mayor
RECEIVED	3:15 pm.
7/30/08	from the Mayor

# Overlay Districts With 75 Foot Building Height Permissable



Mayor Ben Morris

Councilman Ray Canada

- Legend**
- Sidell Street Master
  - 75 Foot Plus Zones
  - 75 Foot Plus Zones East of Airport Road and North of I-12
  - 75 Foot Plus Zones North of Gause - East of I-10
  - North of Gause West - East of Grand Theater
  - Northshore Mall and Surrounding Area
  - South of Gause - East of I-10 including Wal-Mart and Lowes
  - Summit Development
  - Target Mall Area
  - Sidell City Outline
  - Parish Sheet Centerlines



PUBLIC HEARINGS

- 1) **AMENDMENT:** A request by the administration to amend the Slidell Code of Ordinances, Appendix A Zoning, Section 2.1601 C-2 Neighborhood Commercial – Permitted Uses to read:

Permitted Uses: Any use permitted in A-8 residential district; office; restaurant; grocery stores with less than 8,000 sq. ft. of gross floor area and drug stores with less than 5,000 sq. ft. of gross floor area; filling stations; barber shops; florists; beauty shops; meat markets; clinic; bank, including drive-in banks; day care centers and nurseries; ~~locker plants for storage of food~~; laundrettes; bakery; appliance shop; sporting goods; hardware; department stores; funeral homes and mortuaries; art and dance studios; publishing and distribution but not printing provided that the space devoted to warehousing does not exceed eight thousand (8,000) square feet of gross floor area and is not used for storage of explosive, flammable or hazardous materials; retail dry cleaning drop off and pick-up stations, dry cleaning shops employing facilities for the cleaning and pressing of dry goods for retail trade only, and as approved by the Fire Marshal. However, multi-family residential uses shall not be permitted.

NOTE: Underlined portion denotes changes.

POSTPONED

- 1) **AMENDMENT:** A request by the administration to amend Section 2.1803 C-4 Highway Commercial – Height Regulations to read:

Height regulations: No building or structure for residential or business purposes shall exceed ~~forty-five (45) feet~~ seventy-five (75) feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher. If the property abuts a residential district or use, the Planning Department may require additional setback of one foot of setback for every foot in height of the building. Additional buffering may also be required by the Planning Department so as to minimize potential negative impacts to residential areas.

NOTE: Underlined portion denotes changes.

FAVORABLE RECOMMENDATION

- 2) A request by the Administration to add Section 2.2216 Supplemental District Regulations – Design Guidelines for Olde Towne and Fremaux Corridor.

FAVORABLE RECOMMENDATION

Should you have any questions, please call the Planning Department, Ext. 320. Thank you.

tion. Massage establishments shall conform to chapter 8, article III of the Slidell Code of Ordinances.

Adult theaters offering viewing of film, photograph material or live performances to audiences smaller in size than five persons per viewing area are expressly prohibited.

- (10) Any business that less than ten percent of its gross income from the sale of materials listed in section 9.2(a) thru 9.2(g) shall be exempt from these regulations.

2.1802 Prohibited uses in the C-4 district are: trailers, except for the sale of trailers, and as used for temporary offices for construction purposes, and trailers as defined by section 9.31e and in accordance with the following standards:

- (1) The semitrailer units cannot be parked closer than 100 feet to the property line of the commercially zoned property which abuts property within zones A-1 through A-10.
- (2) Semitrailer units (or cargo units) may be parked upon the premises for special events and cannot encroach into the public right-of-way. Each parking period shall not exceed 30 days and each business shall be permitted no more than three periods per year. The business may combine the three periods into one 90-day period.
- (3) A permit issued by the department of permits shall be charged for each separate period in the amount of \$25.00

and other uses detrimental to a neighborhood because of odor, smoke, dust,

gas, excessive glare, light, noise or vibrations. See section 2.1901 for standards.

→ 2.1803 Height regulations in the C-4 district are: No building or structure shall exceed 45 feet in height.

2.1804 Area regulations in the C-4 district are as follows:

- (1) Yard:
  - (a) Front yard, 25 feet; side yard, rear yard—None is required except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for the A-8 residential district. See (b) below. When a side yard is provided, said side yard shall not be less than three feet.
  - (b) Whenever a C-4 commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the C-4 district for the side on which the abutment occurs only or 150 feet if no block exists and requirements of section 2.201(2)(b) and (2)(c) shall apply.

(2) Lot size: Where a lot is used for a dwelling or in part for a dwelling, it shall be same as district A-8 residential.

(3) Section 2.2207 shall apply.

(4) See section 1.4.

2.1805 Off-street parking regulations in the C-4 district are as provided for under part 4.

2.1806 Loading zone requirements in the C-4 district shall be provided as set forth in part 4.

1 Introduced June 24, 2008, by Councilman  
2 Canada, seconded by Councilman Hursey

3 **Item No. 08-06-2740**

4 **AMENDMENT A**

5  
6 Item No. 08-06-2740 is hereby replaced with the following:

7  
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9 Appendix A Zoning, Section 2.18. C-4 Highway Commercial, relative to height regulations.

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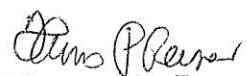
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**AMENDMENT A**  
**ITEM NO. 08-06-2740**  
**PAGE 2**

**ADOPTED** this 22nd day of July, 2008.

  
Raymond H. Canada  
President of the Council  
Councilman, District E

  
Thomas P. Reeves  
Council Administrator