

1 Introduced October 28, 2008, by Councilman  
2 Canada, seconded by Councilman Cusimano,  
3 (by request of Administration)

4 **Item No. 08-10-2778**

5 **ORDINANCE NO. 3510**

6 An ordinance amending Ordinance No. 3486, amending the section number  
7 for Design Guidelines for the Olde Towne District Regulations, and adding the language of  
8 the Guidelines into the ordinance.

9 WHEREAS, Ordinance No. 3486 was adopted by the Council on July 22,  
10 2008; and

11 WHEREAS, the ordinance was given the designation 2.2216 which was  
12 previously given to the Fremaux Avenue Design Guidelines.

13 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
14 hereby amend Ordinance No. 3486 as follows:

15 Appendix A Zoning, Part 2. Schedule of District Regulations Adopted, Sec. 2.22.  
16 Supplementary District Regulations.

17 Delete "Sec. 2.2216. Design Guidelines for Olde Towne and Fremaux Corridor" and  
18 replace with the following:

19 "Sec. 2.2217. Design Guidelines for Olde Towne and Fremaux Corridor

20 **III - DESIGN GUIDELINES**

21 **1. BUILDING DESIGN ELEMENTS**

- 22 a. Compatibility with the environment. Buildings shall exhibit the ability to provide  
23 protection from rain, sun, and high humidity.
- 24 b. Entrances: each principal building shall have a clearly defined, inviting, highly  
25 visible customer entrance enhanced with distinguishing features such as  
26 canopies, galleries, and porticos.
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- 4 c. Facades of buildings visible to the public shall maintain the same standard of  
5 design as the front facade, including:  
6  
7 i. screening of utilities, equipment, and building services.  
8 ii. continuation of building design elements such as quality of materials,  
9 galleries, cornices, and treatment of openings.
- 10 d. Disruption of horizontal plains with vertical elements are required. This may  
11 include significant interruption by change in plain, material, opening, or design  
12 element, such as a tower or gable.
- 13 e. Disciplined visible structural vocabulary must be maintained. Arcades,  
14 galleries, and roofs shall not appear to levitate in space, but have a visible  
15 means of support with columns and/or brackets. No overhangs in excess of 3'  
16 allowed without a visible means of support. Rafter tails are encouraged on  
17 smaller overhangs.
- 18 f. Consistent design vocabulary for multiple structures on one property will be  
19 employed. A unifying element such as material, color, or form should be used  
20 for all structures.
- 21 g. No building with an industrial appearance is allowed, such as a pre-engineered  
22 metal building with metal siding and devoid of historic context.
- 23 h. Service bays shall be oriented away from the principal street or screened.
- 24  
25 i. Smaller buildings shall reflect the design elements of historic styles, and larger  
26 buildings shall be divided into smaller elements in order to incorporate historic  
27 design context.
- 28  
29 j. Buildings should maintain classic proportions. For example, smaller columns  
30 should be placed closer together for a more vertical proportion, and as the  
31 structure becomes more horizontal in scale, the supports (columns) should  
32 have additional mass.
- 33 k. Fascias of buildings may not exceed sixteen inches (16") in depth, including  
34 gutter; except for fascias used as a unifying design element for multi-tenant  
35 buildings, and for placement of signage for multi-tenants. No backlit fascias.
- 36 i. For the purpose of this ordinance, fascia is defined as the horizontal plain  
37 just below the roof or coping, and above the wall or supports.  
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4 l. Mansard roofs used in conjunction with canopies, covered walkways and  
5 entries shall have a roof-like slope not greater than 12:12 or less than 4:12.

6 m. Buildings should have substance; design shall include base, intermediate, and  
7 cap. Changes in materials shall have a clear line of demarcation, either by  
8 offset, reveal, or border.

9 n. Shadows shall be considered as a design element.

10 2. MATERIALS: Materials shall be reviewed for compliance with historic context.  
11 The following materials have historic context:

12 a. Walls: Wood, Brick, and Cement Plaster (stucco).

13 b. Roofing: Wood shakes, Slate/tile, Rigid Shingles with Ridge Tiles, Metal  
14 (Corrugated, V-crimp, and Standing Seam).

15 c. Roofing: Wood shakes, Slate/tile, Rigid Shingles with Ridge Tiles, Metal  
16 (Corrugated, V-crimp, and Standing Seam).

17 3. COLOR: Colors shall be reviewed for compliance with historic context.

18 a. Facade colors shall be low reflective and subtle. The use of primary, high  
19 intensity or metallic color is prohibited outside of the sign face.

20 b. Any activity that involves changing color or refreshing color shall be reviewed  
21 by the Design Review Committee.

22 c. Accurate color drawings with a list of paint numbers and elevations of every  
23 building will be required to be submitted prior to any modification.

24 4. CANOPIES

25 a. Free (or semi-free) standing canopies, such as those used as shelters for  
26 pump islands, and porte-cocheres, shall be of similar style and materials as  
27 the building. Canopies are not considered the principal structure.

28 b. Unless site conditions preclude, canopies shall be attached to and made an  
29 integral part of the main building.

30 c. Canopies shall have columns, beams, and/or brackets of sufficient scale to  
31 give a visible means of support.

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- 4 d. Clearance under canopies shall not exceed sixteen feet (16'), and cantilevered  
5 overhangs shall not exceed fifteen feet (15').
- 6 e. Task lighting shall be utilized to reduce light spillage. Intense general lighting  
7 under canopies is not allowed.
- 8 f. Fascias: refer to building design elements.
- 9 g. Disrupt long horizontal plains with vertical elements.

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12 **5. SITE FEATURES**

- 13  
14 a. Fence or hedge of not less than 30" or more than 48" in height along property  
15 lines of each public street (not to interfere with site triangles). Fence shall be  
16 wood picket, or wrought iron pickets with masonry columns. Vehicular  
17 screening may be waived if a fence is used.
- 18 b. Sidewalks of not less than four feet (4') in width connecting sidewalks in public  
19 right-of-way to the building entry.
- 20 c. Sidewalks along the facade with a customer entrance and connecting parking  
21 areas and adjacent buildings, in order to minimize pedestrian traffic within  
22 vehicular drives and parking areas.
- 23 d. Distinguish internal pedestrian walkways from driving surfaces through the use  
24 of special materials.
- 25 e. Screen mechanical equipment, electrical entries, dumpsters, and equipment  
26 (not used by the customer) from the public view. Screening may be by fence,  
27 landscaping, or building element, such as a parapet.
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29 f. Automobile and marine sales and displays shall follow the restrictions of  
30 parking areas, and the landscaping, signage, and lighting requirements  
31 associated with parking lots and circulation. Areas used for storage of vehicles  
32 or water-craft to be serviced shall be screened with opaque fencing and/or  
33 landscaping.

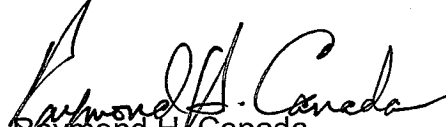
34  
35 **6. SIGNAGE**

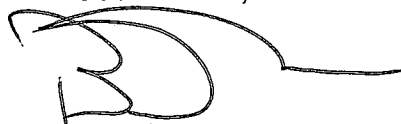
36 No off-premise signs are permitted within the Olde Towne & Fremaux Corridor  
37 Districts.  
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4 **IV - ENFORCEMENT**

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- 6 1. Architectural Review shall be performed by Tulane University, Regional Urban  
7 Design Center or alternative successor review body designated by the Mayor,  
8 which shall make recommendations to the Building Inspector prior to permits  
9 being issued.
- 10 2. Any person aggrieved by a decision of any of the officers, departments,  
11 commissions, boards or bureaus that administer the provisions of these land  
12 use regulations may appeal to the Planning and Zoning Commission within  
13 thirty (30) days after the decision has been rendered.
- 14 3. Wherever current zoning, safety code, or other regulations conflict with the  
15 regulatory code of the Design Guidelines, the existing code shall prevail.

16 **ADOPTED** this 18th day of November, 2008.

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18   
19 Raymond H. Canada  
20 President of the Council  
21 Councilman, District E

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24 Ben O. Morris  
25 Mayor

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28 Thomas P. Reeves  
29 Council Administrator

DELIVERED	1:10 p.m.
11/21/08	to the Mayor
RECEIVED	1:00 p.m.
12/2/08	from the Mayor