

1 Introduced April 23, 2013, by Councilman  
2 Hicks, seconded by Councilman Cusimano, (by  
3 request of Administration)

4 **Item No. 13-04-2989**

5  
6 **ORDINANCE NO. 3688**

7  
8 An ordinance amending the Code of Ordinances of the City of Slidell, adding  
9 a new section to Appendix A-Zoning, Part 2, entitled Section 2.16B, C-1A Fremaux  
10 Avenue/Shortcut Highway District.

11 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
12 hereby amend the Code of Ordinances of the City of Slidell, Appendix A, Part 2, by adding  
13 a new section as follows:  
14

15 **“Section 2.16B. C-1A Fremaux Avenue/Shortcut Highway District.**

16  
17 2.16B01 Purpose and intent: This district is intended to permit limited commercial  
18 activities with certain development restrictions deemed necessary to preserve  
19 the residential and light commercial character of the surrounding area.  
20

21  
22 2.16B02 Boundaries of district: Only properties located within the boundaries of the  
23 following described district shall be eligible for rezoning to the C-1A zoning  
24 classification:  
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26  
27 That area with properties fronting along Highway 190  
28 (Fremaux Avenue/Short Cut Highway) from the W-14 Canal  
29 east to the intersection of Highway 190 and Nellie Drive.

30 2.16B03 Permitted uses. Any use permitted in the C-2 Neighborhood Commercial  
31 District (as outlined below) except multifamily residential, laundrettes,  
32 department stores, seafood shops, locker plants and warehousing.  
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34  
35 Permitted Uses: Office, filling stations, barber shops, florists,  
36 beauty shops, banks, day care centers and nurseries, bakery,  
37 appliance shop, sporting goods, hardware, funeral homes  
38 and mortuaries, art and dance studios, retail dry cleaning  
39

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4 drop off and pick-up stations, dry cleaning shops employing  
5 facilities for the cleaning and pressing of dry goods for retail  
6 trade only, and as approved by the Fire Marshal.

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8 Permitted Uses Less than 5,000 square feet: Restaurant (no  
9 drive-up or drive-through), grocery and drug stores, meat  
10 markets (no seafood), clinic, print shops

11 2.16B04 Prohibited uses. All uses not permitted herein and trailers, except as used for  
12 temporary offices for construction purposes, and other uses detrimental to the  
13 neighborhood because of excessive odor, dust, gas, excessive glare, noise  
14 and vibration as is described in section 2.1901.

17 2.16B05 Building setbacks.  
18  
19 Front yard. All buildings shall have a minimum front yard setback of twenty-  
20 five (25') feet from the front lot line.  
21  
22 Side yard. A side yard setback equal to 5% of the width of the lot, or 10 feet,  
23 whichever is greater, shall be provided on each side of the property.  
24  
25 Rear yard. No setback shall be required unless the lot abuts a residentially  
26 zoned lot or parcel, then a buffer zone shall be provided in accordance with  
27 section 2.2207.  
28

29  
30 2.16B06 Height regulations. No building shall exceed thirty-five (35') feet in height. If a  
31 commercial structure of thirty-five (35') feet is constructed on a lot or parcel  
32 that is contiguous to a residentially zoned property, there shall be no windows  
33 or doors constructed on that side of the building facing the residential property  
34 above ten (10') feet finished floor elevation.  
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4 2.16B07 Area regulations.

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6 (1) Yard:

7 (a) Front yard -- twenty-five feet (25').

8  
9 (b) Side yard and rear yard - None is required except where a lot is  
10 adjacent to a residential district. Where a yard is provided said side  
11 yard shall not be less than five (5') feet, and said rear yard shall not  
12 be less than ten (10') feet.  
13  
14

15 2.16B08 Off-street parking regulations. Off-street parking regulations in the C-1A  
16 district are as provided for under Part 4. Where possible, parking should be  
17 provided to the rear of the primary use with drive-way access along a side  
18 property line. When parking is provided in the rear and a lot or parcel is  
19 contiguous to a residentially zoned parcel, the parking can be placed within  
20 the 25 foot setback by adding a landscaped buffer zone in accordance with  
21 Section 2.2207.  
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27 2.16B09 Loading zone requirements. Same as the C-2 zoning district (section 2.1606).  
28 If a lot or parcel is contiguous to a residentially zoned parcel, no loading areas  
29 shall be constructed within five (5') feet of a side lot line or ten (10') feet of a  
30 rear lot line which is contiguous to the residential property.  
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33 2.16B10 Tree and landscaping requirements. All developments shall be designed in  
34 accordance with section 2.25 of the zoning ordinance except that the required  
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4 ten (10) foot planting area required in section 2.2513 of the zoning ordinance  
5 may be reduced to five (5) feet.

7 2.16B11 Design standards. All new buildings, additions to buildings or improvements to  
8 buildings in existence prior to the adoption of this ordinance shall be designed  
9 and conform with the following design standards:  
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11 (1) All buildings shall be of wood frame, metal frame, or masonry  
12 construction, or any combination thereof. Metal fabricated buildings  
13 shall be permitted when exterior facades constructed of materials as  
14 specified in (3) below.  
15

16 (2) All buildings shall be constructed with a hip, gable, mansard or gambrel  
17 roof having a pitch of no less than four (4) inches of rise for each twelve  
18 (12) inches of run. Flat roofs are prohibited.  
19

20 (3) All buildings shall be sided on all sides with wood siding, wood-  
21 appearing siding, stucco or face brick, or any combination thereof.  
22

23 (4) All signs shall conform with section 500 of the Zoning ordinance except  
24 that the maximum size of building signs permitted in subsection 520.03  
25 (B) shall not exceed two (2) times the width in feet of the building wall  
26 where such signs are to be placed and not more than one (1)  
27 monument-style freestanding sign shall be permitted upon each street  
28 frontage provided that such sign conforms with the following standards:  
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- 4 (a) No sign shall exceed forty (40) square feet in total sign face are:  
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6 (b) No sign shall exceed five (5) feet in height from the top of the sign  
7 to the ground below;  
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9 (c) All signs shall be set back at least five (5) feet from the lot line.

10 **ADOPTED** this 28th day of May, 2013.

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12 

13 Lionel Hicks  
14 President of the Council  
15 Councilman, District A

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17 

18 Freddy Drennan  
19 Mayor

20  
21 

22 Thomas P. Reeves  
23 Council Administrator

DELIVERED	2:15 p.m.
5/29/13	to the Mayor
RECEIVED	1:35 p.m.
6/4/13	from the Mayor