

1 Introduced November 12, 2019, by Councilman
2 Tamborella, seconded by Councilwoman King
3 (by request of Administration)

4 **Item No. 19-11-3306**

5
6 **ORDINANCE NO. 3968**

7
8 An ordinance amending the Code of Ordinances of the City of Slidell,
9 Appendix A - Zoning, Part 2 - Schedule of District Regulations Adopted by adding Section
10 2.16C - C-2W – Waterfront Mixed Use District; and by adding definitions to Chapter 15 –
11 Floods, and Appendix A - Zoning, Part 9 Definitions.

12 WHEREAS, the City desires to create a walkable mixed-use residential and
13 light commercial district oriented to small shops, eating establishments, cultural arts, and
14 recreation and waterfront amenities along Bayou Bonfouca from Bayou Pattasat to
15 Pennsylvania Ave.; and
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18 WHEREAS, the Bayou Lane corridor, between Bayou Pattasat and
19 Pennsylvania Ave., contains a mix of disparate zoning districts to include M-2 Light
20 Industrial, C-2 Neighborhood Commercial, and A-8 High Density Urban; and
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23 WHEREAS, Bayou Bonfouca is a navigable tidal waterway and, as such, is
24 considered Waters of the United States and may require permits from Federal Government
25 agencies to build structures out into Bayou Bonfouca; and
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27

28 WHEREAS, as a navigable water body, the Bayou Bonfouca water bottom
29 belongs to the State of Louisiana and structures built out into Bayou Bonfouca must
30 acquire permits and a lease from the State of Louisiana.
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32
33 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it
34 hereby amends the Code of Ordinances of the City of Slidell, Appendix A - Zoning, Part 2 -
35 Schedule of District Regulations Adopted by adding Section 2.16C - C-2W – Waterfront
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4 Mixed Use District; and by adding definitions to Chapter 15 – Floods, and Appendix A -
5 Zoning, Part 9 Definitions.
6

7 1. Adding new Section 2.16C. - C-2W - Waterfront Mixed Use
8

9 2.16C01

10 Purpose. To create a walkable mixed-use residential and light commercial district
11 oriented to small shops, eating establishments, cultural arts, and recreational and
12 waterfront amenities along Bayou Bonfouca from Bayou Pattasat to Pennsylvania
13 Ave.

14 2.16C02

15 District Boundaries. The Waterfront Mixed Use district includes all lots and parcels
16 bounded on the west by Bayou Bonfouca, the south by Bayou Pattasat, the east by
17 Front St. (US Hwy. 11), and on the north by a line running from the intersection of
18 Front St. and Pennsylvania Ave. west along Pennsylvania Ave. to the drainage
19 canal, then downstream along the drainage canal to Bayou Bonfouca.

20 2.16C03

21 (1) Permitted Uses in C-2W district are:

22 Single-family residential

23 Multi-family residential, mixed use only

24 Bed and Breakfasts

25 Personal Services

26 Professional Offices, limited to 6,000 square feet per development

27 Commercial/Retail, limited to 6,000 square feet per development

28 Restaurants, but not drive through

29 Bars, Pubs and Taverns

30 Banquet Halls

31 Mobile Food Services

32 Community Recreation

33 Essential Community Services – Fire, Police, Utilities

34 Churches

35 Schools

36 Accessory dwelling and living units, provided they meet the same setback
37 requirements as a principal structure. Limited to one per residential lot
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5 (2) Conditional Uses: None

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7 (3) Prohibited Uses.

8 (a) Trailers, except as used for temporary offices for construction
9 purposes

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11 (b) Mobile Homes.

12 (c) Any uses not specifically allowed are prohibited.
13

14 **2.16C04**
15 **Area Regulations**

16 (1) Principal Structure

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18 (a) Front Yard: 25 feet. Stairs, porches, elevated walkways, and
19 ADA ramps, covered but not enclosed, can be constructed up
20 to the property line.

21 (b) Side Yard.

22
23 1. Single-family Residential use: Must provide two side yards,
24 one on each side of the building, having an area of 20
25 percent the total lot width with a minimum of five feet from
26 any side line for lots under 100 feet and a minimum of ten
27 feet from any side line for lots over 100 feet in width, as
28 measured along front of principal structure.

29 2. Commercial uses: None is required except where a lot is
30 used for a dwelling, in part for a dwelling, or abuts a
31 residential use, and then it shall be the same as provided in
32 1. above.

33 3. Walk-ways, decks, docks and boardwalks, for the purpose
34 of providing pedestrian cross access between properties
35 within this District, may be constructed up to and extending
36 across common property lines with the written consent of
37 each respective property owner.
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4 (c) Rear Yard. 10 feet for the principal structure. Attached
5 accessory structures to include stairs, decks, porches, awnings,
6 canopies, docks, and boathouses can extend up to the ordinary
7 high water mark for Bayou Bonfouca and may extend out into
8 Bayou Bonfouca provided the appropriate state and federal
9 permits and leases are obtained.

10 (d) Height: No more than 45 feet above City's Design Flood
11 Elevation.

12 (2) Accessory Structures

13 (a) Front Yard. Accessory structures that extend the public
14 pedestrian zone into the property are permitted in the front
15 yard. Front yard accessory structures can be covered and
16 elevated above grade. Front yard accessory structures cannot
17 be enclosed and must conform to City's flood plain regulations.
18 Examples include elevated walkways, outdoor covered seating
19 areas, fountains and statuary, swings, benches and chairs,
20 umbrellas, and other pedestrian amenities.

21 (b) Side Yard: All parts of an accessory structure must be at least
22 three feet from the side property line.

23 (c) Rear Yard.

24 1. Property abutting Bayou Bonfouca. Accessory structures
25 can be built up to the ordinary high water mark. With the
26 applicable permits and leases from the Federal Government
27 and the State of Louisiana, accessory structures can be
28 built to extend out into Bayou Bonfouca to any distance
29 approved by the applicable Federal and State lease/permit.

30 2. Property abutting another lot or parcel. Accessory
31 structures must be set back at least five feet from rear
32 property line.

33 (d) Height: No more than 16 feet above City's Design Flood
34 Elevation.

35 (3) Lot size: Where a lot is used for a dwelling (single-family/duplex), it
36 must be the same as district A-6 residential; in part for a dwelling, it
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4 shall be the same as district A-8 residential; for multi-family, it shall
5 contain an area of not less than 6,000 square feet per family; where
6 more than one family occupies the same building an additional 1,500
7 square feet per family of lot area is required.

8 Lot area for Commercial uses must be sufficient to provide for
9 required parking, landscaping, buffer areas, and setbacks.

10
11 (4) Section 2.2207 – buffer zone requirements shall apply.

12 2.16C05

13 Off-street parking regulations in the C-2W district are as provided for under Part 4.
14 Off-Street Automobile Parking and Loading Requirements.

15 Exceptions: Driveways and parking stalls can be constructed of pervious surfacing
16 material such as "Grasscrete", interlocking pavers, pervious concrete, limestone,
17 gravel, or crushed concrete, provided that design plans meet requirements of the
18 Engineering and Public Operations Departments. If loose materials are used for
19 construction of driveways and parking areas, this area must be curbed or bordered
20 in a sufficient manner to avoid the spread of the construction material. Driveway
21 aprons connecting to City streets must be constructed of concrete and meet City
22 standards for driveway access. The design of the parking area shall meet all other
23 requirements to include drainage, landscaping, and parking stall and drive lane
24 dimensions, and connection to the Public right-of-way. Driveway apron must still
25 meet the City's requirement provided in Part 4.

26 Property owners can construct and dedicate to the City one on-street parking space
27 on the east side of Bayou Lane in lieu of one required off-street parking space.

28 2.16C06

29 Buffer Fence. A Buffer fence is required between a single-family residential Use
30 and an adjacent multi-family or commercial Use with associated landscaping. The
31 buffer fence must be at least 6 feet tall, have no gaps that would allow light to pass
32 through between fence boards, and be maintained by the owner of the property on
33 which the multi-family or commercial Use occupies. The Director of Planning can
34 approve alternative fence materials.

35 2.16C07

36 Landscaping. Landscaping must meet requirements established in Section 2.25
37 Protection of Existing Trees and Landscape Requirements of Appendix A. of the
38 City of Slidell Code of Ordinances. Landscape materials should meet a three-tier
39 effect in perimeter and pedestrian planting areas.

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5 2.16C08

6 Design Standards. All new construction, additions and substantial improvements
7 must meet the City's design standards as outlined in Part 3 of Appendix B of the
8 City's Code of Ordinances.

9 2.16C09

10 Environmental. In addition to meeting the applicable Federal and State
11 environmental laws and regulations all development and subsequent Use must
12 meet the City's environmental standards per section 2.1901 of the Appendix A;
13 Zoning of the City of Slidell Code of Ordinances.

14 3. Add following definitions to Chapter 15: Floods, Section 15-24 Definitions

15
16 *Design Flood*: The flood associated with the greater of the following two areas: (1)
17 area within the floodplain subject to a 1% or greater chance of flooding in any year,
18 or (2) area designated as a flood hazard area on a community's flood hazard map
19 or otherwise legally designated. (American Society of Civil Engineer 24-14: Flood
20 Resistant Design and Construction).

21 *Design Flood Elevation (DFE)*: Elevation of the design flood, including wave height,
22 relative to the datum specified on the community's flood hazard map. (American
23 Society of Civil Engineer 24-14: Flood Resistant Design and Construction)

24 4. Add following Definitions to Appendix A: Zoning, Part 9 Definitions.

25 9.3b *Bed and Breakfast*. Establishments primarily engaged in providing short-term
26 lodging in facilities known as bed-and-breakfast inns. These establishments
27 provide short-term lodging in private homes or buildings meeting the
28 minimum habitable requirements set out in the International Residential
29 Code, converted for this purpose. Bed-and-breakfast inns are characterized
30 by highly personalized service and inclusion of breakfast in the room rate
31 (North American Industry Classification System (NAICS), NAICS number
32 721191)

33 9.22c *Mixed use development*. A blend of residential, commercial, cultural,
34 institutional, or entertainment uses into one space, where those functions are
35 physically and functionally integrated, and provides pedestrian connections.
36 Typically multi-family use above commercial use.

37 9.23a *Ordinary High Water Mark*. That line on the shore established by the
38 fluctuations of water and indicated by the physical characteristics such as a
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4 clear, natural line impressed on the bank, shelving, changes in character of
5 soil, destruction of vegetation, the presence of litter and debris, or other
6 appropriate means that consider the characteristics of surrounding area (33
7 CFR Part 328, Section 328.3)

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9 **ADOPTED** this 17th day of December, 2019.

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11 

12 Bill Borchert
13 President of the Council
14 Councilman-at-Large

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16 

17 Greg Cromer
18 Mayor

19
20 

21 Thomas P. Reeves
22 Council Administrator

DELIVERED	12/18/19
11:15 am	to the Mayor
RECEIVED	12/20/19
9:30 am	from the Mayor