AGENDA
NOVEMBER 24, 2026
6:30 P.M.

SLIDELL CITY COUNCIL
2045 SECOND STREET
SLIDELL, LA 70458

The Slidell City Council shall have their regularly scheduled meeting on November 24, 2026. The meeting will begin at 6:30 p.m. in the Council Chambers, 2045 Second Street, Suite 319, Slidell, LA. A live broadcast of the meeting can be found on the official "City of Slidell, Louisiana" Facebook page. The meeting will go live at 6:30 p.m.

1. **Meeting Called to Order**

2. **Prayer**

3. **Pledge of Allegiance**

4. **Roll Call**

5. **Consent Calendar:**

   A. **Approval of the Minutes of the November 10, 2026, meeting. (pp. 4-9)**

   B. **Proposed Ordinances:**

      1. **Item No. 26-11-3686:** An ordinance to impose a time-limited moratorium on the review, approval, permitting, or construction of new buildings or structures, along with any ancillary improvements for same, in the area within the City of Slidell bordered by Fremaux Ave. on the north; unimproved 9th St. on the west; Cousin St. on the south; and the W-14 Canal on the east, (Washington/Brownfield). **(pp. 10-11)**

      2. **Item No. 26-11-3687:** An ordinance amending the Unified Development Code of the City of Slidell by incorporating the adopted performance standards that support the operation of unattended donation/collection boxes (UDCBs) into Article 2 Section 2.3 Definitions and Article 7 Section 7.7 Unattended donation collection boxes , (Brownfield/Denham, by request of Administration). **(pp. 12-21)**

         Note: A Public Hearing will be held on the above listed ordinances on Tuesday, December 8, 2026, at 6:30 p.m. in the Council Chambers, 2045 Second Street, Suite 319.

      3. **Item No. 26-11-3688:** An ordinance amending Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new Division 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND

REGISTRATION establish regulations for the maintenance and registration of vacant commercial structures; to require the registration of commercial structures vacant for more than sixty (60) consecutive days; to establish registration procedures, maintenance standards, annual registration fees, and enforcement provisions; and to provide for related amendments concerning nuisance abatement and code enforcement, (Brownfield/Denham, by request of Administration). **(pp. 22-52)**

Note: A Public Hearing will be held on the above listed ordinances on Tuesday, January 12, 2027, at 6:30 p.m. in the Council Chambers, 2045 Second Street, Suite 319.

C. **Proposed Resolutions:**

1. **R26-33:** A resolution encouraging the residents of the City of Slidell to learn about the parish wide proposition on the December 12, 2026, ballot for ¼ of one cent sales tax dedicated to public safety agencies, (Brownfield). **(pp. 53-55)**

2. **R26-34:** A resolution providing for the confirmation of qualified attorneys to fill the position of city prosecutor, (Denham, by request of Administration). **(pp. 56-64)**

3. **R26-35:** A resolution authorizing the Mayor of the City of Slidell to execute and administer a Cooperative Endeavor Agreement between the City of Slidell and Stirling-Levis 2, L.L.C. related to the economic development of the Town Center Parkway corridor, (Brownfield/Denham, by request of Administration). **(pp. 65-75)**

D. **Reallocation of Funds:**

1. To allocate for reimbursement for a traffic study. **(p.76)**

Coding	Account Description	Type of Account	Increase	Decrease
92270-62059-New	Traffic Study	Expenditures	102,000	
929992-2045020	Transfer In from Sales Tax	Revenues	102,000	
20415-05087	Safe House	Expenditures		102,000
209992-95092	Transfer Out to City Capital	Expenditures	102,000	
		Change on fund balance	$ -	

6. Regular Agenda:

A. Items Removed from Consent Calendar

B. Special Presentation

1. Hospice Hope House Community Spirit Art Project (Haggerty/Disanti)

C. Postponed Public Hearings:

1. **Item No. 26-10-3680:** An ordinance to amend the zoning map for property located along Brookter Street, south of Highway 190 East, identified as Tract AG-3 containing 41.979 acres, from CC Commercial Corridor to R3 High Density Residential (Case Z2026-0004), (Brownfield/Jones, by request of Administration). **(pp. 77-90)**

2. **Item No. 26-10-3682:** An ordinance providing a quarterly update to the Municipal Code and Unified Development Code (TXT2026-0004) as found in Exhibit A, (Brownfield/Denham, by request of Administration). **(pp.91-143)**

D. Public Hearings:

1. **Item No. 26-11-3683:** An ordinance changing certain staffing levels within the City of Slidell's Office of Public Utilities Department -Treatment, (Brownfield/Denham, by request of Administration). **(pp. 144-145)**

2. **Item No. 26-11-3684:** An ordinance changing certain staffing levels within the City of Slidell's Office of Public Utilities Department, (Brownfield/Denham, by request of Administration). **(pp. 146-147)**

7. Comments and Reports:

A. Legislative Comments and Reports
B. Administrative Comments and Reports:

1. **Mayor**
2. **Chief of Police**

8. Adjournment

Future Meeting Dates: December 8 and 15, 2026, January 12 and 26, 2027
February 2 and 23, 2027

MINUTES
NOVEMBER 10, 2026
6:30 P.M.

SLIDELL CITY COUNCIL
2045 SECOND STREET
SLIDELL, LA 70458

Council President Brownfield called the regular meeting of the Slidell City Council to order in the Council Chambers. A quorum was present.

PRESENT: Council Members Leslie Denham, Tom Abney, Landon Washington, Sean Fadely, Megan Haggerty, Nick DiSanti, Shawn Jones, Trey Brownfield and Tim Rogers

ABSENT: None

ALSO PRESENT: Mayor Randy Fandal, Police Chief Tommy Williams, Council Administrator Thomas Reeves, Chief of Staff Mike Noto, and City Attorney Thomas Schneidau

The Council President opened the Consent Calendar for a public hearing. No one from the public appeared to speak. The Council President closed the public hearing on the Consent Calendar.

Councilwoman Denham seconded by Councilman Jones made a motion to adopt the Consent Calendar.

ROLL CALL **9 Yeas** **0 Nays** **0 Absent** **CARRIED**

CONSENT CALENDAR

A. Approval of the Minutes of the October 27, 2026 meeting.

B. Proposed Ordinances:

1. **Item No. 26-11-3683:** An ordinance changing certain staffing levels within the City of Slidell's Office of Public Utilities Department -Treatment, (Brownfield/Denham, by request of Administration).

2. **Item No. 26-11-3684:** An ordinance changing certain staffing levels within the City of Slidell's Office of Public Utilities Department, (Brownfield/Denham, by request of Administration).

Note: A Public Hearing will be held on the above listed ordinances on Tuesday, November 24, 2026, at 6:30 p.m. in the Council Chambers, 2045 Second Street, Suite 319.

3. **Item No. 26-11-3685:** An ordinance amending and restating Article V of Chapter 29 of the Code of Ordinances of the City of Slidell, relative to the police towing rotation list, and to provide for related matters, (Brownfield/Denham, by request of Administration).

Note: A Public Hearing will be held on the above listed ordinances on Tuesday, December 8, 2026, at 6:30 p.m. in the Council Chambers, 2045 Second Street, Suite 319.

C. Proposed Resolutions:

1. **R26-31:** A resolution obligating funds to Land and Water Conservation Fund Project, Region 01; Parish of St. Tammany Project No. 22-00995, (Denham).

2. **26-32:** A resolution authorizing Mayor Randy Fandal to execute an agreement with the Louisiana Department of Transportation and Development for the "Robert BL @ Country Club BL Roundabout" project, (Brownfield/Denham, by request of Administration).

D. Reallocation of Funds:

1. To reallocate for requested staffing changes

Coding	Account Description	Type of Account	Increase	Decrease
30330-61004	Salaries	Expenditure	40,000	
30330-61012	Pension	Expenditure	12,000	
30330-61018	Medicare	Expenditure	600	
30330-61015	Medical	Expenditure	25,000	
30350-61004	Salaries	Expenditure		40,000
30350-61012	Pension	Expenditure		12,000
30350-61018	Medicare	Expenditure		600
30350-61015	Medical	Expenditure		25,000
		Change on fund balance		$ -

E. Project Acceptance:

1. Dellwood Drainage Pump Station Improvements, Slidell Project No. 100-139B.

F. Appointments:

1. **BZA** – Re-appoint William "Billy" Provenzano to a five-year term, ending on December 1, 2031. (Haggerty)

G. **Monthly Financial Report** (September 2026).

REGULAR AGENDA

MEETING DATE CHANGE DUE TO MARDI GRAS

The Council President opened a public hearing on changing the February 9, 2027, council meeting due to the Mardi Gras holiday. No one from the public appeared to speak. The Council President closed the public hearing.

Councilman Jones seconded by Councilman Abney made a motion to move the February 9, 2027, council meeting to February 2, 2027, with the agenda cut-off being on Tuesday, January 26, 2027.

ROLL CALL **9 Yeas** **0 Nays** **0 Absent** **CARRIED**

Councilman Brownfield mentioned that Lieutenant Governor Billy Nungesser will give a presentation during the January 26, 2027, meeting.

SPECIAL PRESENTATIONS

Councilman Brownfield and Mayor Fandal presented a Proclamation to members of Junior Auxiliary designating the week of November 9-15, 2026, as Junior Auxiliary Week.

Donna Smith, 6th District and Post 374 Commander for the American Legion, appeared before the Council to provide an overview of the services the American Legion offers to local veterans, as well as its youth programs and scholarship opportunities. She also invited everyone to attend the Salute to Veterans Block Party on November 14th from 2:00 p.m. to 10:00 p.m.

POSTPONED PUBLIC HEARING

As advertised, a public hearing was held on Item No. 26-09-3674, an ordinance to amend portions of the Unified Development Code to eliminate tree remediation requirements in select situations. No one from the public appeared to speak.

The Council President closed the public hearing. Councilman Abney seconded by Councilman DiSanti made a motion to adopt Item No. 26-09-3674, Ordinance No. 4319.

ROLL CALL **9 Yeas** **0 Nays** **0 Absent** **CARRIED**

PUBLIC HEARINGS

As advertised, a public hearing was held on Item No.26-10-3677, an ordinance approving updated job descriptions for the positions of Police Administrative Secretary; Police Secretary; Secretary to the Chief of Police; and Police Clerk. No one from the public appeared to speak. The Council President closed the public hearing. Councilwoman Denham seconded by Councilman Abney made a motion to adopt Item No.26-10-3677, Ordinance No. 4320.

ROLL CALL **9 Yeas** **0 Nays** **0 Absent** **CARRIED**

As advertised, a public hearing was held on Item No.26-10-3678, an ordinance amending Ordinance No. 4229, revising the Revenue, Expense and Capital Budget for fiscal year 2025-2026 (second supplemental), providing for supplemental appropriations, additional revenues and matters in connection therewith. No one from the public appeared to speak. The Council President closed the public hearing. Councilman Abney seconded by Councilwoman Denham made a motion to adopt Item No26-10-3678, Ordinance No. 4321.

ROLL CALL **9 Yeas** **0 Nays** **0 Absent** **CARRIED**

As advertised, a public hearing was held on Item No.26-10-3679, an ordinance annexing into the City of Slidell that parcel of land located at 500 Edgewood Drive identified as a part of Fairview Drive in Woodland Park Subdivision, containing 5441.32 square feet (Parcel 144189), and establish City zoning classification as R3 High Density Residential. (Case AZ2026-0006). Jimmy Mason appeared before the Council and asked what an R3 zoning means. The Council President explained that this ordinance annexes property into the City which will be used for ingress/egress for the new Sagefield subdivision. As there was no further public input, the Council President closed the public hearing. Councilman DiSanti seconded by Councilwoman Denham made a motion to adopt Item No.26-10-3679, Ordinance No. 4322.

ROLL CALL **9 Yeas** **0 Nays** **0 Absent** **CARRIED**

As advertised, a public hearing was held on Item No.26-10-3680, an ordinance to amend the zoning map for property located along Brookter Street, south of Highway 190 East, identified as Tract AG-3 containing 41.979 acres, from CC Commercial Corridor to R3 High Density Residential (Case Z2026-0004). Jeff Vallee, representing the developer, H1 Associates, appeared before the Council and asked for a favorable vote on this rezoning. As no one else appeared to speak, the Council President closed the public hearing. Councilman Jones stated that he is getting questions from his constituents and would like to take a couple weeks to get answers. Councilman Jones seconded by Councilwoman Haggerty made a motion to postpone Item No.26-10-3680 until the November 24, 2026, council Meeting.

ROLL CALL **9 Yeas** **0 Nays** **0 Absent** **CARRIED**

As advertised, a public hearing was held on Item No. 26-10-3681, an ordinance to add Section 27-166(d) to the City of Slidell's Code of Ordinances to provide for a prescriptive period for the institution of any enforcement action by the City for a violation of the City's parading regulations. No one from the public appeared to speak. The Council President closed the public hearing. Councilman Brownfield stated that the Council felt it was necessary to put time constraints on enforcement of parade violations. Councilwoman Denham seconded by Councilman Fadely made a motion to adopt Item No.26-10-3681, Ordinance No. 4323.

ROLL CALL **9 Yeas** **0 Nays** **0 Absent** **CARRIED**

As advertised, a public hearing was held on Item No. 26-10-3682, an ordinance providing a quarterly update to the Municipal Code and Unified Development Code (TXT2026-0004) as found in Exhibit A. No one from the public appeared to speak. The Council President closed the public hearing. Councilman DiSanti seconded by Councilwoman Denham made a motion to postpone Item No.26-10-3682 until the November 24, 2026, council meeting.

ROLL CALL **9 Yeas** **0 Nays** **0 Absent** **CARRIED**

LEGISLATIVE COMMENTS AND REPORTS

Councilman Fadely wished a Happy Veteran's Day to all who have served in the military. He also reminded everyone that the City's budget is live on the city's webpage for anyone interested.

Councilman Washington invited everyone to Slidell Showdown's third annual car show this Saturday, November 14th at Fritchie Park from 10:00 a.m. to 6:00 p.m. He

also informed the public that the traffic light on Old Spanish Trail and Fremaux Town Center Parkway has gone live.

Councilwoman Denham invited everyone to Cookies and Cocoa with Santa at the Harbor Center on December 6, 2026, where she will be playing Mrs. Clause.

Councilman DiSanti encouraged everyone to stop by the George Dunbar Gallery located in City Hall from now until December 17th to view "The Story of Us" art display.

Councilman Brownfield informed the public of the Notes for Education Northshore Twilight Symphony at Pinewood Country Club on Friday, November 13th beginning at 6:30 p.m. This event raises money for schools to buy instruments for their students to use.

ADMINISTRATIVE COMMENTS AND REPORTS

Mayor Fandal stated that this Saturday is KSB's monthly glass recycling day from 9:00 am. to noon. Also, Parks and Recreation, Public Operations and the Arts Departments are preparing for the Christmas Under the Stars event in Heritage Park. It will be a great event.

POLICE CHIEF COMMENTS AND REPORTS

Chief Williams stated that the men and women in blue are working hard keeping everyone safe. Also, the footings for the new police building were poured today.

As there was no further business, the meeting was adjourned at 7:12 p.m.

Thomas "Trey" Brownfield, III
President of the Council
Councilman, District F

Thomas P. Reeves
Council Administrator

COUNCIL ACTION: DATE APPROVED _____ DATE AMENDED _____

Introduced November 24, 2026, by Councilman Washington, seconded by Councilman Brownfield

Item No. 26-11-3686

ORDINANCE NO.

An ordinance to impose a time-limited moratorium on the review, approval, permitting, or construction of new buildings or structures, along with any ancillary improvements for same, in the area within the City of Slidell bordered by Fremaux Ave. on the north; unimproved 9th St. on the west; Cousin St. on the south; and the W-14 Canal on the east.

WHEREAS, the lands in Slidell bordered by Fremaux Ave. on the north; unimproved 9th St. on the west; Cousin St. on the south; and the W-14 Canal on the east have experienced ongoing and worsening issues of flooding during significant rain events; and

WHEREAS, this land area is largely built out; and

WHEREAS, the City of Slidell is the process of implementing phased improvements to drainage within the Bayou Patassat Drainage Basin servicing the area, which improvements are expected to significantly assist with flood mitigation; and

WHEREAS, it is advisable and appropriate to pause any new development in the noted area so as not to increase the strain on present drainage infrastructure, to prevent the accompanying potential for flooding of increased severity, and to allow the City to move forward with planned drainage improvements.

NOW THEREFORE, BE IT ORDAINED by the Slidell City Council, in legal session convened, that it does hereby impose a moratorium on any review, approval, permitting, or construction of new buildings or structures, along with any ancillary improvements for same, in the area within the City of Slidell bordered by Fremaux Ave. on

the north; unimproved 9th St. on the west; Cousin St. on the south; and the W-14 Canal on the east; it being understood, however, that nothing in this ordinance shall prohibit: (i) the completion of such new buildings or structures in the moratorium area, or ancillary improvements for same, already physically under construction at the time of the adoption of this ordinance, when such construction had begun and is completed pursuant to all required approvals from relevant authorities; (ii) the renovation or repair of *existing* buildings or structures in the moratorium area, or ancillary improvements to same, pursuant to all applicable review and permitting processes; or (iii) the making of new drainage improvements in the moratorium area by the City.

BE IT FURTHER ORDAINED that this moratorium shall be effective immediately upon adoption of this ordinance and shall run for twelve (12) months from the date of its adoption, unless earlier terminated or further extended.

ADOPTED this day of , 2026.

Thomas "Trey" Brownfield III
President of the Council
Councilman, District F

Randy Fandal
Mayor

Thomas P. Reeves
Council Administrator

DELIVERED
to the Mayor
RECEIVED
from the Mayor

Introduced, November 24, 2026, by Councilman Brownfield, seconded by Councilwoman Denham, (by request of Administration)

Item No. 26-11-3687

ORDINANCE NO.

An ordinance amending the Unified Development Code of the City of Slidell by incorporating the adopted performance standards that support the operation of unattended donation/collection boxes (UDCBs) into Article 2 Section 2.3 Definitions and Article 7 Section 7.7 Unattended donation collection boxes.

WHEREAS, the City of Slidell previously expanded the definitions and use regulations in the Municipal Code with the adoption of Ordinance 4189 to coincide with current commercial and philanthropic activities which may utilize the operation of unattended donation/collection boxes (UDCBs); and,

WHEREAS, the City adopted Ordinance 4189 prior to the adoption of the Unified Development Code which needs to be incorporated into the structure of the UDC; and,

WHEREAS, the City of Slidell has an ongoing responsibility to ensure city regulations provide for the health, safety, and welfare of residents and visitors by publishing updated standards and permitting processes for UDCBs for clothing or other salvageable personal property within the city.

NOW, THEREFORE, BE IT ORDAINED by the City of Slidell City Council that it hereby amends the Unified Development Code of the City of Slidell by incorporating the adopted performance standards that support the operation of unattended donation/collection boxes (UDCBs) into Article 2 Section 2.3 Definitions and Article 7 Section 7.7 Unattended donation collection boxes. in accordance with the following:

Appendix A – UNIFIED DEVELOPMENT CODE

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Article 2 - DEFINITIONS

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Section 2.3 Definitions

* * *

Agent: A person who is authorized by the parcel owner to act on their behalf.

* * *

Book Box: Also known as a Little Free Library, typically a customized wooden box of books installed by a property owner or with the property owner's permission on a post, which provides for free book exchange on site and shall not involve transport off-site for processing or redistribution, or both.

* * *

Building Official: The Chief Building Official and their successor in title and their designees.

* * *

Donated/collected material: Any salvageable personal property, such as clothing and books and household items that is collected for periodic transport off-site for processing or redistribution or both.

* * *

Food Pantry: Similar to a Book Box, typically a customized wooden box of non-perishable food items installed by a property owner or with the property owner's permission on a post, which provides for free non-perishable food item exchange on site and shall not involve transport off-site for processing or redistribution, or both.

* * *

Principal building: A building that is occupied by a principal use.

* * *

Unattended donation/collection boxes or UDCB: Unstaffed drop-off boxes, containers, receptacles, or similar facilities that accept textiles, shoes, books and/or other salvageable personal property items that may be used by the operator for distribution, resale, or recycling. Having one or more staff on location for less than eight hours per each 24-hour period is considered unstaffed.

UDCB operator or operator: A person or entity who utilizes or maintains an UDCB to solicit donations/collections of salvageable personal property. If an UDCB is operated to solicit, in whole or in part, for a third party with whom the operator has an agreement to solicit, both the owner/operator of the box and the third party on whose behalf items are being solicited shall be considered an operator of the UDCB.

UDCB permit: The City of Slidell's annual permit required to place, operate, maintain, or allow an UDCB within the city limits.

Unpermitted UDCB: An UDCB established either without an UDCB permit or with an invalid UDCB permit, such as an UDCB permit that was issued in error or on the basis of incorrect or incomplete information supplied, or in violation of any law, ordinance, rule, or regulation.

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Article 7. USE STANDARDS

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Section 7.7 Unattended donation collection boxes.

A. Purpose. The purpose of these regulations is to promote the health, safety, and/or welfare of the public by providing minimum blight-related performance standards for the operation of unattended donation/collection boxes (UDCBs) and to limit potential negative impacts to nearby properties and public spaces.

B. Permit required for UDCBs.

1. It is unlawful to place, operate, maintain, or allow an UDCB on any real property unless the operator first obtains an annual UDCB permit from the city.
2. A separate UDCB permit is required for each UDCB.
3. The UDCB permit applicant must be the UDCB operator and the permit cannot be transferred, conveyed, or otherwise assigned to another location, person, or entity without first submitting an updated UDCB permit application, and payment of applicable fee(s).
4. The Planning Director is hereby granted the authority to review and perform all decision-making regarding the issuance of UDCB permits under this section, along with any other authority granted the Planning Direction under this section, and Code Enforcement officials are hereby authorized to perform investigative actions regarding UDCB operations on behalf of the city.

C. Permit application requirements. The UDCB permit application must be made and executed on a form provided by the Department of Planning. All applications and fees shall be filed with the Department of Planning and must include:

1. A non-refundable application fee as listed in Appendix F of this Code;
2. An authorization from the parcel owner, or an authorized agent, to allow placement of the UDCB;
3. An agreement that the parcel owner, any authorizing lessee, and the UDCB operator will abide by all the processes and requirements described in this section and will be solidarily liable for all violations and compliance obligations hereunder;

4. Evidence of a valid occupational license by the UDCB operator from the City of Slidell and proof of registration to do business in Louisiana with the Louisiana Secretary of State;
5. The name, office physical address, email, website (if available) and telephone number of the UDCB operator, any authorizing lessee, and parcel owner, including 24-hour contact information for the operator. Contact information provided may be relied upon and used by the city for service of notices and citations;
6. Photograph(s) of the proposed location;
7. A site plan containing:
   a. Location and dimensions of all parcel boundaries;
   b. Proposed UDCB location;
   c. Identification of the primary structure to which the UDCB is accessory;
   d. Location of applicable front and side yard required setbacks per zoning district regulations;
   e. Location of all buildings;
   f. Distance between the proposed UDCB, setbacks, parcel lines, and buildings; and
   g. Location and dimension of all existing and proposed driveways, garages, carports, parking spaces, maneuvering aisles, pavement, and striping/marking;
8. Elevations showing the appearance, materials, and dimensions of all sides and top of the UDCB, including the information required in this section to be placed on the UDCB and notice sign;
9. A description and/or diagram of the proposed locking mechanism of the UDCB;
10. A maintenance plan (including graffiti removal, pick-up schedule, and litter and trash removal on and around the UDCB) that is sufficient to prevent/eliminate trash and debris in the vicinity of the UDCB;
11. A severe weather acknowledgement that it shall be the responsibility of the owner of the property upon which the UDCB is located and the UDCB operator to remove or sufficiently secure the UDCB in the event of any of the following National Weather Service Advisories, Watches, and Warnings for St Tammany Parish: Wind Advisory, Severe Thunderstorm Watch, High Wind Watch, Tornado Watch, High Wind Warning, Severe Thunderstorm Warning, Tornado Warning, Tropical Storm Warning, Hurricane Watch, and Hurricane Warning; and
12. Proposed UDCBs must otherwise meet the requirements of this section.

D. Location and density.

1. Every UDCB must be located at least 1,000 feet away from any other UDCB, measured in radial distance.
2. Only one UDCB is allowed per parcel.
3. The total number of active UDCB permits within the city for each fiscal year, from July 1 through June 30, shall be capped at the number coinciding with the total number of square land miles within the city (whole numbers only) or 15, whichever number is greater. Of this number, and no operator shall have more than seven active UDCB permits.
4. UDCBs are only permitted on parcels zoned within the CC, CR, MU, and IT districts. Only one UDCB per operator is permitted to be placed within each of the city's seven major commercial corridors: Old Spanish Trail, Pontchartrain Drive, Gause Boulevard, Gause Boulevard West, Gause Boulevard East, Robert Boulevard, and Northshore Boulevard/Airport Road.
5. Each UDCB is only permitted on a lot that also contains a principal building that contains at least one operating business or other ongoing activity. No UDCB shall be located on an unimproved parcel or lot.
6. UDCBs may not be placed within the following locations:
   a. Within 100 feet from a residentially zoned district;
   b. Within 300 feet of a historic district, public park, or school playground boundary;
   c. Within the public right-of-way;
   d. Within 50 feet of any street or public thoroughfare;
   e. Within the required front and side yard setback, or ten feet from any property line, whichever is further;
   f. Any required site features, parking spaces, site and/or parking lot landscaping areas; or
   g. Within 300 feet of any place that stores or sells fuel or other flammable liquids or gases.
7. UDCBs cannot block or impede access to:
   a. Required parking or driveways;
   b. Sight triangles;
   c. Pedestrian routes;
   d. Emergency vehicle routes;
   e. Building ingress and egress;
   f. Required handicapped accessibility routes;
   g. Required easements; or
   h. Trash enclosure areas or access to trash bins/trash enclosures.

8. UDCBs cannot impede the functioning of exhaust, ventilation, or fire extinguishing systems.
9. No more than one UDCB will be permitted per parcel. Should an increased volume of items be delivered to the site, operators must make accommodations to the collection schedule and frequency to avoid an overfilled UDCB.
10. The donation/collection area must be visible from the principal building.

E. Physical attributes. UDCBs shall:

1. Be fabricated of durable and waterproof materials;
2. Be placed on ground that is paved with impermeable material;
3. Have a collection opening that has a tamper-resistant locking mechanism;
4. Not cover more than 25 square feet in floor area and a maximum of 84 inches in height;
5. Not be electrically or hydraulically powered or otherwise mechanized;
6. Not be a fixture of the site or considered an improvement to real property; and
7. Have the following information conspicuously displayed on a minimum of two (2) sides with all lettering in at least two-inch (2") type clearly visible on the UDCB:
   a. The name, telephone number, email address, and, if available, the Internet Web address of the UDCB operator(s);
   b. The type of material that may be deposited;
   c. A clear notice stating that all material must be deposited within the UDCB and that placement of items outside the bin is illegal; and
   d. A city approved identification system that identifies the box as being properly permitted by the city.

F. Requirements for the approval of an UDCB permit. The Planning Director or their designee shall issue an UDCB permit when all of the following conditions are true:

1. The applicant has submitted a complete and accurate application accompanied by the applicable fee;
2. There are no open citations, unpaid fines, or unresolved violations related to any UDCB managed by the proposed operator;
3. All existing UDCBs that are managed by the proposed operator and are not eligible for a permit have been removed;

4. Any verified litter, trash, or debris on the subject property has been abated and any case of a complaint to the city regarding litter, trash, or debris on the subject property have been addressed;
5. The operator does not have a history of nuisance violations for UDCBs that were not timely abated by the operator consistent with Section 7.7.K.1. For the purpose of this subsection, a history of nuisance violations for UDCBs that were not timely abated means three verified property maintenance violations in the previous 12 months that were not timely abated by the operator consistent with Section 7.7.K.1; and
6. The proposal otherwise meets all the requirements of this section.

G. Time limit for final decision. The Planning Director or their designee shall either approve or deny the UDCB permit within 30 days of receipt of the complete application and payment of the fee. The failure of the Department of Planning to act within this timeframe will constitute approval of the UDCB permit.

H. Appeal and petition processes. Any appeal of a decision of the Planning Direction under this section must be made to the Board of Adjustment as per UDC Section 4.10. Such appeal must be filed within 10 calendar days after the date of the decision.

I. UDCB permit expiration.

(1) Each UDCB permit will expire and become null and void at 11:59 p.m. on June 30.
(2) An UDCB operator may apply for a new permit for each of its UDCBs for the fiscal year starting July 1 by submitting an application to the Department of Planning prior to the expiration of its active UDCB permit(s), but not earlier than June 1.

J. Maintenance.

(1) No litter, trash, or debris can be within 20 feet of the UDCB including, but not limited to, donation/collection overflow, stacked debris or donations, and other dumped material.
(2) UDCBs must be maintained and in good working order. Items to be repaired, removed, and/or abated include, but are not limited to graffiti, removed or damaged signs and notifications, peeling paint, rust, and broken collection operating mechanisms.

(3) No major repairs or overhaul work on such collection bin, or any other work performed thereon which would constitute a nuisance under existing ordinances, shall be made or performed on the site;

(4) UDCBs must be serviced not less than weekly. Servicing includes the removal of donated/collected material and removal of graffiti, trash, litter, or other dumped debris (for which the operator has not yet received a notice of violation).

(5) The UDCB operator must maintain an active email address and a 24-hour telephone service with recording capability for the public to report issues.

(6) UDCBs cannot be used for the collection of solid waste and/or any hazardous materials.

(7) UDCBs cannot be used for camping, living, or other residential activities.

K. Compliance process.

(1) Whenever the Building Official determines that an UDCB with a valid permit does not conform to any requirement in this section, he or she shall promptly notify the parcel owner and the UDCB operator through electronic mail or telephone of the violation. The violation must be abated by the operator and proof of such submitted to the city within 24 hours after sending of such notification.

(2) If an unpermitted UDCB is not within a permissible geographic area according to Section 7.7.D, then both the UDCB and any graffiti, trash, debris, or dumped materials within 20 feet of the UDCB must be removed within 24 hours after the parcel owner or operator is notified of the violation.

(3) If an unpermitted UDCB is within a permissible geographic area according to Section 7.7.D, then any graffiti, trash, debris, or dumped materials within 20 feet of the site must be removed and the parcel owner or UDCB operator shall either: 1) apply for all UDCB permits required by this section by the next city business day from the notice of violation; or 2) remove the UDCB within 24 hours from the notice of violation.

(4) The operation or maintenance of an unpermitted UDCB may be abated or summarily abated by the city in any manner authorized by this Code or otherwise by law for the abatement of nuisances. All costs incurred by the city in connection with any action to abate a UDCB nuisance will be borne by the property owner.

L. Revocation of permits, removal of a UDCB and liability.

(1) The Planning Director or their designee has the authority to revoke any UDCB permit issued hereunder if the permit holder fails to comply with the provisions of this section, this Code, or other law.
(2) The Planning Director shall provide a written notification to the permit holder stating the specific grounds for revocation.
(3) Upon revocation, the UDCB must be removed from the property within 10 calendar days and, if not removed within this time period, the city may remove, store, and dispose of the UDCB at the permit holder's sole cost and expense.
(4) Upon revocation, the operator under the revoked permit will be prohibited from applying for a UDCB permit for a period of one year.
(5) The property owner or owner's agent or authorized lessee has the right to rescind consent for an UDCB to be placed on their property.

M. Penalties.

(1) Any violation of any provision of this section that is not abated by the operator consistent with Section 7.7.K.1 is a public nuisance subject to city abatement pursuant to this Code or as otherwise permitted by law.
(2) Each day that a violation of a requirement of this section is not abated by the operator consistent with Section 7.7.K.1 constitutes a new and separate offense.
(3) Once this ordinance is adopted and the initial compliance period has completed, whoever violates the provisions of this section will be fined five hundred dollars ($500.00) per day for each violation.
(4) If a UDCB operator is found to violate the requirements of this section, the UDCB operator may have all business licenses revoked by the city in addition to the above-stated penalties during any period of ineligibility for a UDCB permit.

N. Exceptions.

(1) Book boxes and food pantries are excepted from any permit requirement when placed on private property by the owner or with the owner's permission and meet the following requirements:
   i. The base of the storage box must be no greater than 18 inches by 18 inches.
   ii. There is no fee for the exchange.
   iii. The storage box is secured to a post with concrete footing or to the vertical wall of an existing structure.

(2) This exception shall not apply to any free exchange containers, equipment, or appliances which require electricity for operation.

O. Severability. Should any provision of this section be deemed illegal or otherwise unenforceable by a court of competent jurisdiction, only that specific provision shall not be enforced, and all other sections and provisions shall remain in full force and effect.

* * *

This ordinance shall be effective upon adoption

ADOPTED this day of , 2026.

Thomas "Trey" Brownfield III
President of the Council
Councilman, District F

Randy Fandal
Mayor

Thomas P. Reeves
Council Administrator

DELIVERED
to the Mayor
RECEIVED
from the Mayor

Introduced November 24, 2026, by Councilman Brownfield, seconded by Councilwoman Denham, (by request of Administration)

Item No. 26-11-3688

ORDINANCE NO.

An ordinance amending the Code of Ordinances of the City of Slidell, Chapter 16 - Health and Sanitation to add a new Division 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION to establish regulations for the maintenance and registration of vacant commercial structures; to require the registration of commercial structures vacant for more than sixty (60) consecutive days; to establish registration procedures, maintenance standards, annual registration fees, and enforcement provisions; and to provide for related amendments concerning nuisance abatement and code enforcement.

WHEREAS, the City of Slidell has adopted the *Slidell 2040 Comprehensive Plan* and *Unified* Development Code to guide future growth, redevelopment, and implementation of community priorities; and

WHEREAS, the City completed a Vacant Property Assessment that identified vacant commercial buildings as barriers to economic investment, neighborhood appearance, and community vitality, and recommended establishing a vacant commercial property registration program to support redevelopment efforts; and

WHEREAS, maintaining an accurate inventory of vacant commercial structures improves communication with property owners, supports proactive code enforcement, and encourages timely rehabilitation and productive reuse of commercial properties; and

WHEREAS, vacant commercial structures that remain unmaintained can contribute to property deterioration, reduced economic activity, and conditions detrimental to the public health, safety, and welfare; and

WHEREAS, the City has modernized its code enforcement procedures through Administrative Hearings and desires to provide additional tools to encourage voluntary compliance and effective property maintenance; and

WHEREAS, the City Council finds that establishing a Vacant Commercial Structure Maintenance and Registration Program will support economic development, strengthen code enforcement, promote reinvestment in commercial corridors, and protect the health, safety, and welfare of the community.

NOW THEREFORE, BE IT ORDAINED by the City of Slidell City Council that it hereby amends Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new Division 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION to establish regulations for the maintenance and registration of vacant commercial structures; to require the registration of commercial structures vacant for more than sixty (60) consecutive days; to establish registration procedures, maintenance standards, annual registration fees, and enforcement provisions; and to provide for related amendments concerning nuisance abatement and code enforcement, and renumber subsequent sections accordingly to read in accordance with the following:

Chapter 16 - HEALTH AND SANITATION

* * *

ARTICLE V. NUISANCES ON PRIVATE PROPERTY

* * *

DIVISION 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION

Sec. 16-141. Purpose and authority.

(a) *Purpose*. This division establishes the requirements, registration process, and fees to address vacant commercial structures in the city. The program is intended to facilitate communication between the city and property owners, encourage the timely rehabilitation and productive reuse of vacant commercial structures, support economic development and effective code enforcement, and protect the public health, safety, and welfare. The registration requirements are intended to encourage reinvestment and voluntary compliance and are not intended to impede lawful redevelopment activities.

Sec. 16-142. Definition.

(a) The definition of *vacant* is established in Division 1. Sec. 16-71. For the purposes of vacant commercial structure registration, the property shall be defined as vacant if it has remained unoccupied for more than 60 consecutive days.

Sec. 16-143. Vacant property registration required.

The owner of a vacant commercial property shall, within 60 days after it has become vacant, register the commercial property with the city on a form provided by the city or submitted electronically in a format approved by the city. The completed form shall be filed with the Office of the Clerk of Court, St. Tammany Parish. The form shall include:

(a) All required registration fees;

(b) The address and legal description of the property;

(c) The current name, physical address, mailing address, telephone number, and email information for every owner with an ownership interest in the property;

(d) The contact information for a local manager of the property or other person authorized to receive notices and act on behalf of the owner;

(e) Completed detailed plan of action form describing a timeline for correcting violations, rehabilitation, maintenance while vacant, and future use of the structure. The plan of action must be updated annually with registration, and the city may request revisions to the Plan of Action if circumstances materially change. Further, the Building Official may approve reasonable extensions to an approved Plan of Action upon written request demonstrating substantial progress toward rehabilitation or occupancy.

Sec. 16-144. Exemptions.

(a) Properties with vacant structures associated with any of the following circumstances shall be exempt from this Section:

(1) An active building permit provided work authorized by the permit has not been abandoned

(2) An active certificate of occupancy application

(3) An active reconstruction pursuant to a valid building permit following a declared disaster

(4) An active court order; or

(5) A property owned by the city or another governmental entity.

Sec. 16-145. Registration fees.

A registration fee shall be paid annually, within 30 days of the anniversary date of the initial registration, in accordance with the following:

(a) Initial registration: $100.00.

(b) First renewal: $200.00.

(c) Second renewal and on: $300.00.

Sec. 16-146. Maintenance and standard of care.

Registration does not relieve the owner from compliance with all applicable city Codes. Properties or sites with existing vacant buildings shall meet all of the requirements of this Code, especially the requirements of Division 3. – Weeds, Noxious Accumulations, Litter, and Junk.

Sec. 16-147. Violations of the vacant commercial property registration.

(a) *First notice of violation*. Failure to register shall constitute a continuing violation until registration is completed. Upon finding a property vacant and unregistered, code enforcement officers shall provide the property owner(s) notice to complete the vacant property registration by certified mail and through on-site notification affixed to the site.

(b) *On-site notification*. On-site notification must include a securely affixed copy of such notice upon the building or premises, visible from the street, and contain required contents in subsection (e) below.

(c) *Certified mailed notice*. The city must also send a copy of such notice containing required contents in subsection (d) below by certified mail to the owner, executor, administrator, agent, lessee, or any person having a vested or contingent interest in such vacant building as shown by the records of the assessor or of the clerk of court; or, if no such person can be reasonably found, to the owner directed to his last known address. Notice to one co-owner by any method shall be deemed to be notice to all other co-owners. If the certified mail is returned for failure to obtain a signature on the return receipt form or returned due to refusal of delivery, service may be accomplished by first class mail, with a certificate of mailing.

(d) *Required contents*. Both mailed and on-site notifications must include or address:

(1) The date and time of posting or notice;

(2) The street address or other description of the property sufficient for property identification;

(3) A statement explaining the vacant property registration requirement;

(4) Contact information for the city department posting the notice, as well as the phone number to request information or make inquiries.

Secs. 16-148—16-149. Reserved.

DIVISION 7. GARBAGE CANS AND VEHICLE STORAGE

* * *

Sec. 16-150. Purpose.

This division establishes definitions, minimum property standards, and abatement procedures to mitigate the negative effects of delayed trash can pick up and temporary vehicle storage on vacant or undeveloped lots in the city.

Sec. 16-151. Declaration of nuisance.

(a) *Garbage cans.* Garbage cans that remain on street or within the public right-of-way for extended periods of time are hereby declared a public nuisance because such trash containers can become obstacles for on-street pedestrian, bicycle, and vehicular traffic; promote a negative appearance for the community and how it is maintained; and—without limitation—may remain and collect in public spaces designed to intermittently and temporarily allow their placement, all of which undermines nearby property owner's right to maintain their site in a predictable manner, and—when visible from the public right of way—can cause devaluation of neighboring properties impacted, as well as the corridor and community as a whole.

(b) *Vehicle storage on vacant or undeveloped lots in the city.* Parking is an accessory land use activity, except in the case where a lot is an approved off-street parking facility pursuant to the requirements of this Code. Parking of vehicles—including cars, trucks, SUVs, motorcycles, semi-trucks, motorhomes, RVs, boats, trailers, travel trailers, fifth wheels, campers, ATVs, golf carts, or similar means of transport, whether operable or not—on vacant property or undeveloped lots in the city, is hereby declared a public nuisance because such vehicles and equipment tend to block the view of other vehicles and children playing in these neighborhoods creating public safety issues, as well as negatively impact the aesthetics of corridors and the community.

Sec. 16-152. Prohibition on private property.

(a) *Garbage pickup, container retrieval and container storage; no dumpster provided.* To mitigate the detrimental effects of garbage cans visible and obstructing the right-of-way, where private property is maintained and garbage is collected within garbage containers or cans, not dumpsters, the following minimum property standards apply:

(1) *Pickup.* All garbage containers must be placed near the on-street collection point no earlier than 3:00 p.m. on the day preceding the day upon which refuse collection is customarily made.

(2) *Retrieval.* All garbage containers must be removed from the collection point on the same day collection is made.

(3) *Storage.* Garbage containers must be stored behind the front building line or within three feet of the front building line.

(b) *Parking on vacant or undeveloped lots in the city prohibited.* It shall be unlawful for the owner of any vehicle—including cars, trucks, SUVs, motorcycles, semi-trucks, motorhomes, RVs, boats, trailers, travel trailers, fifth wheels, campers, ATVs, golf carts, or similar means of transport, whether operable or not—to park or leave standing such vehicle upon any vacant lot or undeveloped lot, except for approved off-street parking facilities and the following circumstances:

(1) When a vehicle is stopped or parked for the temporary loading or unloading of persons or property; or

(2) When a vehicle is stopped or parked in connection with a properly permitted special event or function, but for no longer than 24 hours; or the length time permitted for the special event or function; or

(3) When a vehicle is stopped or parked in connection with a properly permitted construction project or event.

Sec. 16-153. Inspection and notice requirements.

(a) *Generally.* For the purposes of determining noncompliance of any garbage can or vehicle storage violation; code enforcement officers will inspect such conditions after receipt of a complaint, record evidence of noncompliance, including a picture of the violation with both a time and date noted, and provide posted notice to the property owner in furtherance of violation correction.

(b) *On-site notification.* On-site notification must be in a location both near to the violation, visible from the street, and include or address:

(1) The date and time of posting or notice;

(2) The street address or other description of the property sufficient for property identification;

(3) The violation and requirement that the owner must correct the violation within a fixed number of hours or days from the date of posting. The time allowed shall depend on the nature of the violation and the time necessary to comply with the provisions of this subsection;

(4) Contact information for the city department posting the notice; and

(5) Statement that advises both:

a. Failure to correct the violation may result in abatement by the city. In such event, the property owner or occupant will be assessed for all removal and abatement costs.

b. If the property owner fails to timely remove or store the garbage or vehicle, as applicable, and if the property owner receives a second on-site written notice by the code enforcement division within five days of the first notice, the code enforcement division may place the violation on the docket of the next administrative hearing, where the hearing officer may issue an order that may result in abatement by the city. In such an event, the property owner or occupant will be assessed all removal and abatement costs, as well as any associated fines, penalties, and processing fees.

Sec. 16-154. Penalties.

(a) *In general.* The city reserves the right to seek penalties and/or remedies through civil and/or criminal means described herein.

(b) *Garbage containers.* Garbage can violations subject the respondent(s) to civil penalties pursuant to the total number of adjudicated violations during one calendar year within the city by the property owner, as follows:

(1) First offense: $25.00.

(2) Second offense: $50.00.

(3) Third offense and on: $75.00.

(c) *Vehicle storage on vacant or undeveloped property.* Violations for illegal vehicle storage on vacant or undeveloped property subject the respondent(s) to civil penalties pursuant to the total number of adjudicated violations during one calendar year within the city by the property owner, as follows:

(1) First offense: $100.00.

(2) Second offense: $200.00.

(3) Third offense and on: $300.00.

Sec. 16-155. Reserved

* * *

This ordinance shall be effective upon adoption

ADOPTED this day of , 2026.

Thomas "Trey" Brownfield III
President of the Council
Councilman, District F

Randy Fandal
Mayor

Thomas P. Reeves
Council Administrator

DELIVERED
to the Mayor
RECEIVED
from the Mayor

PLANNING DEPARTMENT

STAFF REPORT
Case No. TEXT2026-0004

An ordinance amending Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new

Division 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Request: Quarterly update for Municipal Code and Unified Development Code per City Council, City Attorney, and Planning Department

Zoning Commission
Public Hearing: November 16, 2026

City Council
Consent: November 24, 2026
Public Hearing: January 12, 2027

RECOMMENDATIONS

Planning Department
APPROVE

Zoning Commission
APPROVE

FINDINGS

This text update focuses on the Vacant Property Assessment (Exhibit A) and supporting ordinance (Exhibit B) amending Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new Division 6. Vacant Commercial Structure Maintenance and Registration.

The Municipal Code update being proposed by the Department of Building Safety & Permits and the Code Enforcement Division recommended for approval by the Planning Department is an ordinance amending Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new Division 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION

- establishing regulations for the maintenance and registration of vacant commercial structures;
- to require the registration of commercial structures vacant for more than sixty (60) consecutive days;
- to establish registration procedures, maintenance standards, annual registration fees, and enforcement provisions; and
- to provide for related amendments concerning nuisance abatement and code enforcement.

The proposed ordinance preliminary language includes:

WHEREAS, the City of Slidell has adopted the *Slidell 2040 Comprehensive Plan* and *Unified* Development Code to guide future growth, redevelopment, and implementation of community priorities; and

WHEREAS, the City completed a Vacant Property Assessment that identified vacant commercial buildings as barriers to economic investment, neighborhood appearance, and community vitality, and recommended establishing a vacant commercial property registration program to support redevelopment efforts; and

WHEREAS, maintaining an accurate inventory of vacant commercial structures improves communication with property owners, supports proactive code enforcement, and encourages timely rehabilitation and productive reuse of commercial properties; and

WHEREAS, vacant commercial structures that remain unmaintained can contribute to property deterioration, reduced economic activity, and conditions detrimental to public health, safety, and welfare; and

WHEREAS, the City has modernized its code enforcement procedures through Administrative Hearings and desires to provide additional tools to encourage voluntary compliance and effective property maintenance; and

WHEREAS, the City Council finds that establishing a Vacant Commercial Structure Maintenance and Registration Program will support economic development, strengthen code enforcement, promote reinvestment in commercial corridors, and protect the health, safety, and welfare of the community.

NOW THEREFORE, BE IT ORDAINED by the City of Slidell City Council that it hereby amends Chapter 16 - Health and Sanitation of the Code of Ordinances of the City of Slidell to add a new Division 6. VACANT COMMERCIAL STRUCTURE MAINTENANCE AND REGISTRATION to establish regulations for the maintenance and registration of vacant commercial structures; to require the registration of commercial structures vacant for more than sixty (60) consecutive days; to establish registration procedures, maintenance standards, annual registration fees, and enforcement provisions; and to provide for related amendments concerning nuisance abatement and code enforcement, and renumber subsequent sections accordingly to read in accordance with the following:

PLANNNG DEPARTMENT RECOMMENDATION FOR ACTION

The Planning Department recommends the following action:

APPROVE for consideration by City Council for adoption.

EXHIBIT A

VACANT PROPERTY ASSESSMENT

FINAL REPORT

VACANT PROPERTY ASSESSMENT FINAL REPORT

CITY OF SLIDELL PLANNING DEPARTMENT

SLIDELL, LOUISIANA

Summary of Best Practices, Outreach and Engagement,
Data Collection, and Recommendations

October 2026

I. PROJECT CONSIDERATIONS

This report fulfills Desire Line's May 2025 scope of work to develop a Vacant Property Assessment and implementation tools supporting economic development, code enforcement, and public health and safety in the City of Slidell. Building on prior research completed in August 2025 (**Appendix A**), this report presents key findings from field observations of vacant properties across the City.

Results are organized by structure (building or unit) and lot, as well as by visible site conditions—such as building upkeep and lot maintenance—to highlight where quality of life concerns may exist. The report is intended to help City Council and staff prioritize actions that improve property conditions, strengthen community appearance, and support the return of vacant properties to productive commercial use. It also reflects the development of ArcGIS and Excel-based inventories and tools to guide ongoing City efforts.

II. SUMMARY OF BEST PRACTICES MEMO

For additional details regarding the information in this Section, refer to the Vacant Property Assessment and Implementation Tools Memo, dated August 2025, included as Appendix A.

Vacant property refers to both vacant buildings and vacant lots. Residents in Slidell have expressed concern with the presence of vacant commercial properties in the City, most notably in the context of the Northshore Square Mall, but also in public meetings and public comments within the Comprehensive Plan and Unified Development Code process[1]. Vacant properties can be perceived as potential hotspots for nuisances such as debris, property deterioration, or high grass, and can indicate economic instability or a lack of commerce within the City.

A **range of tools** are available to address vacant properties, including:

- Vacant Property Inventories
- Vacant Property Registration (VPR) Ordinances
- Strategic Code Enforcement (Administrative Hearings)
- Land Banks
- Issuing Liens
- Greenspace and Placemaking
- Floodplain Management, Local Conservation, and Public Utilities

[1] https://www.nola.com/news/business/slidell-mall-plan/article_edfb76c7-c7cb-42ef-8655-50d8d9e6f23a.html;
https://storymaps.arcgis.com/stories/17aad6b610104c258c80bc0ce237c4db

As part of this Study, the City has directed the development of a vacant property inventory to identify the extent and severity of vacant properties in commercial and mixed-use districts and to recommend the most effective tools to address the properties.

Outreach and Engagement was a component of developing recommendations that are relevant to the goals of the elected officials, City staff, stakeholders, and the larger community. This includes both public messaging and engagement regarding results and recommendations.

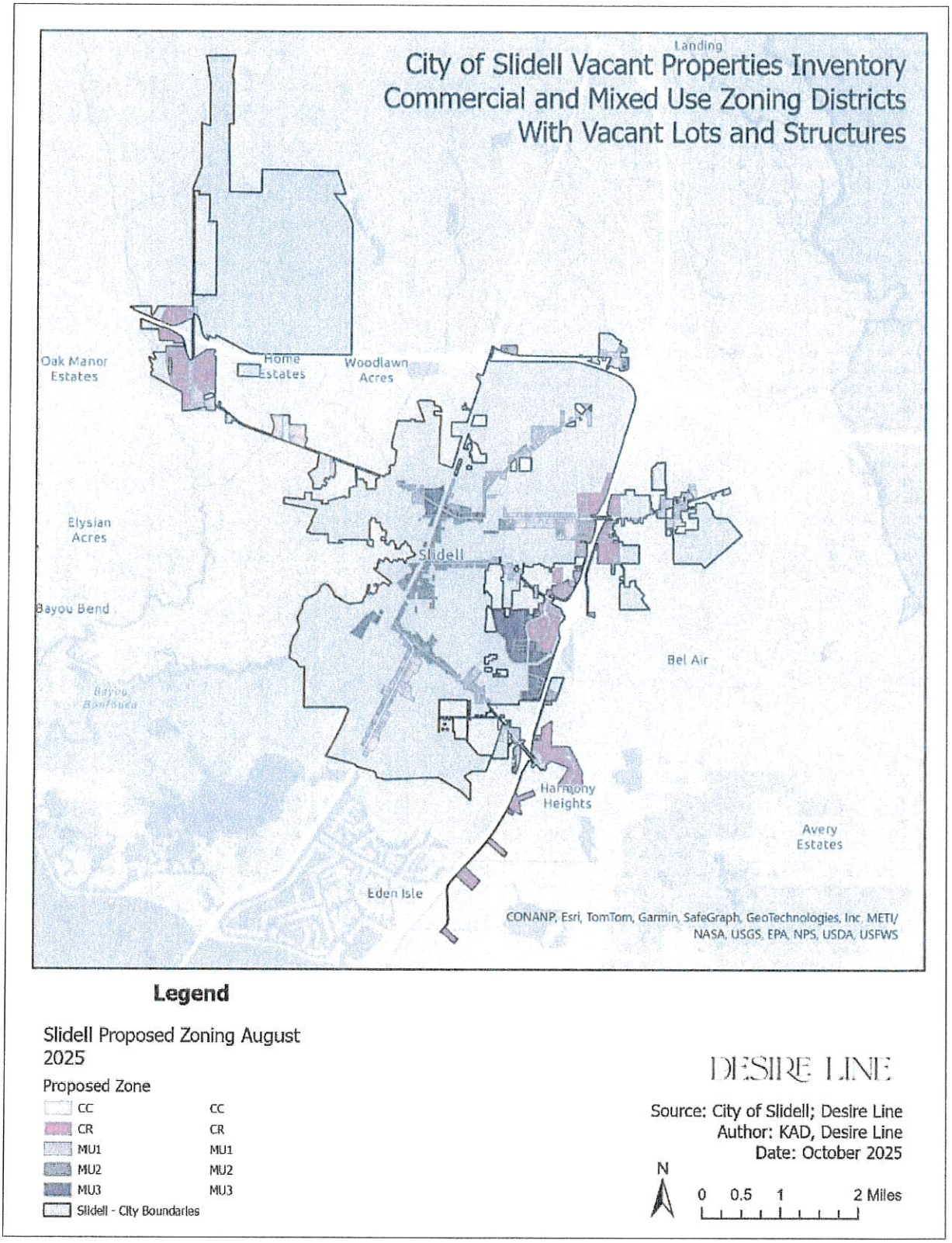
III. VACANT PROPERTY INVENTORY & DATA COLLECTION

A. Purpose and focus on Commercial and Mixed Use Zoning Districts

The Vacant Property Inventory includes developing and maintaining information on a list and a map in ArcGIS of current vacant property within the City limits. The data collected will be utilized as both economic and code enforcement tools to promote quality of life standards, economic development initiatives, and encourage the development and maintenance of high-quality building stock in Slidell.

Data collection occurred between August 7 and September 18, 2025, and focused on the following **commercial and mixed use zoning districts** within the City (shown in **Map 1**): Corridor Commercial (CC), Regional Commercial (CR), Neighborhood Mixed Use (MU1), District Mixed Use (MU2), and Community Mixed Use (MU3).

Note: These districts, shown in **Map 1**, were recently adopted in January 2026 as part of the Unified Development Code (UDC) and Zoning Map Update a multiyear effort in furtherance of the Slidell 2040 Comprehensive Plan.



Map 1: Commercial and mixed use zoning districts, the focus of vacant property data collection.

B. Attributes Collected

A total of **261 geographically located data points were collected** in the field, based on in-person site inspections that cataloged the condition and status of each site. Each data point entry included a photo taken on-site and a survey of visual attributes as assessed from public roads (see example screenshot in **Image 1**). The attribute data collected include the following:

Vacant Structures	
Structure type	Standalone or part of larger structure
Apparent or last known structure use	Commercial, mixed use, residential, unknown, other
Commercial structure - business identification signage present	No, yes (retail, for sale/lease, both), unknown, other
Building secure	Appears secure, boarded doors/windows, broken doors/windows, roof collapse, wall collapse, or similar hazardous condition
Trash/dumping on site	None, mild (one, small area), moderate (multiple areas of site), severe (site is covered), unknown, other
Visible graffiti or vandalism	No, yes, unable to determine (ex: building not visible), other
Weeds or overgrowth	Vegetation maintained, no vegetation, mild (grass ~1-2 feet tall), moderate (grass, vines, shrubs), severe (building obscured by overgrowth), unknown, other
Restoration / Rehabilitation status	No apparent rehabilitation needed, rehabilitation needed (begun or not begun), unknown, other
Comments	Additional context as needed or when "other" was selected

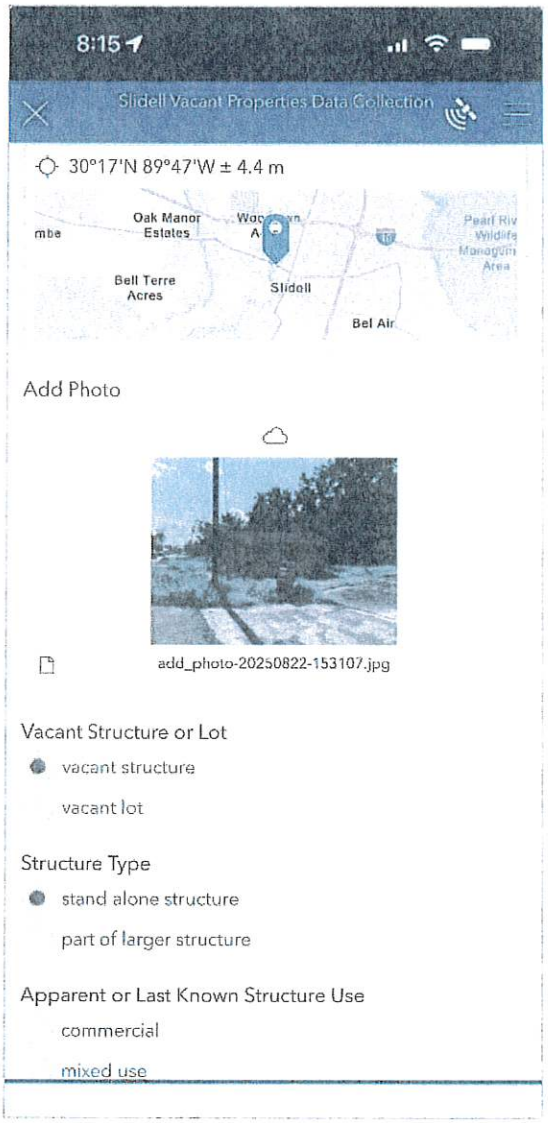


***Image 1:** Sample screenshot of the field data collection tool.*

Vacant Lots	
Vacant lot surface	Building foundation, concrete/asphalt, gravel, grass/earth, mixed, other
Trash/dumping on site	None, mild (one, small area), moderate (multiple areas of site), severe (site is covered) unknown, other
Weeds or overgrowth	Vegetation maintained, no vegetation, mild (grass ~1-2 feet tall), moderate (grass, vines, shrubs), severe (building obscured by overgrowth), unknown, other
Comments	Additional context as needed or when "other" was selected

IV. ANALYSIS OF INVENTORY DATA COLLECTED

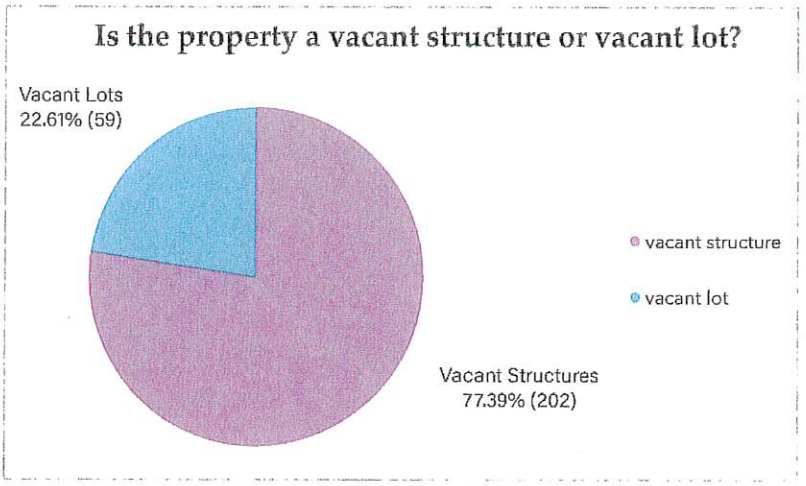
A. Disclaimer

Desire Line collected site attributes through details available by visual survey from public roads only. In collecting this data, Desire Line aimed to determine whether a property (structure or lot) was vacant, based on its conditions and visual evidence on the site. The inventory represents a snapshot in time, August-September 2025, and should be maintained to remain accurate as development and vacancy status change.

B. Vacant Structures vs. Vacant Lots

Of the **261 vacant properties identified**, 77% were vacant structures and 23% were vacant lots as shown in **Figure 1** below. Vacant lots were characterized by signs of development such as the site being cleared and mowed, parking lots or building foundations, or a curb cut. **Undeveloped lots** are not considered vacant. These appeared wooded and untouched, with no vegetative clearing or remnants of development.

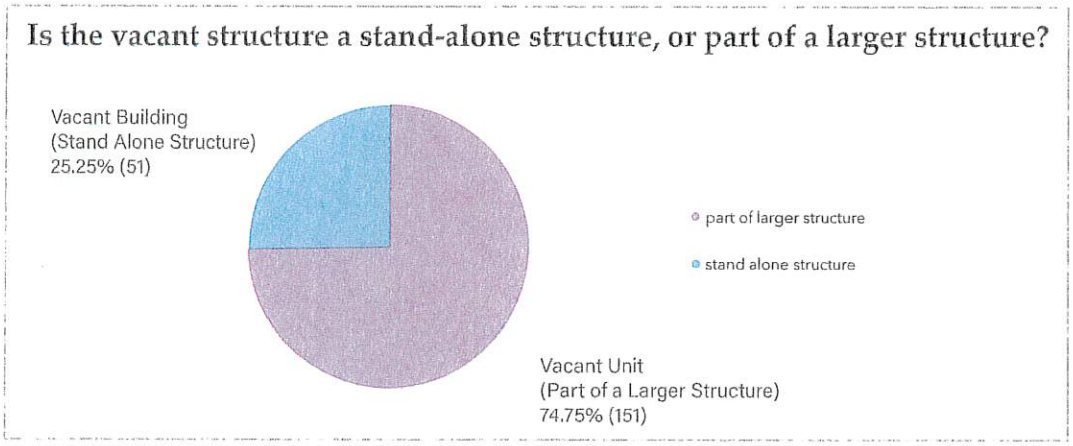
Figure 1.



C. Vacant Structure Attributes

In understanding the difference between **Vacant Units vs. Vacant Buildings, vacant units** refer to only one section or suite within a larger building, such as a strip mall. **Vacant buildings** refer to **standalone vacant structures** that are entirely their own building and not connected to other businesses or suites. Of the vacant properties surveyed, 75% were vacant units as shown in **Figure 2** below.

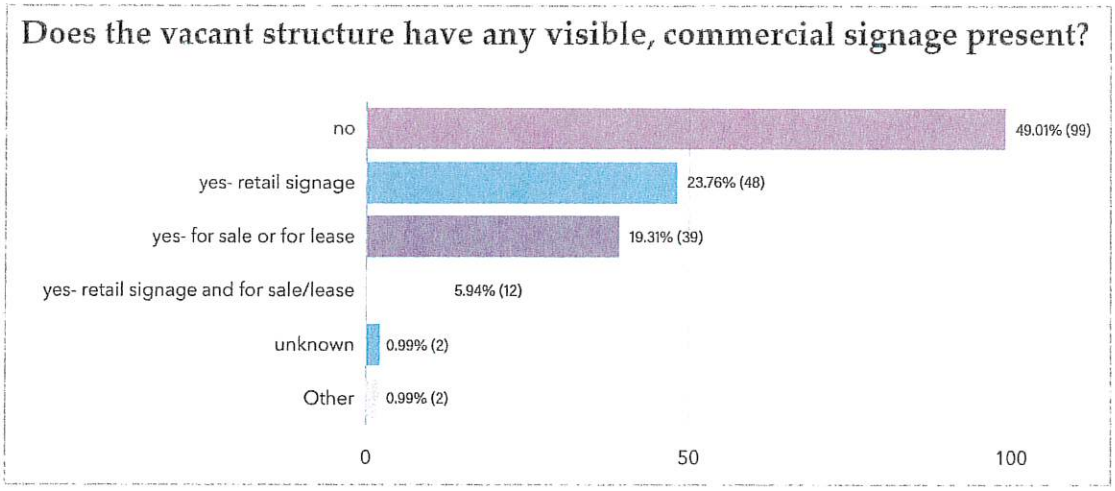
Figure 2.



Signage Present

Field data collectors also noted if there was signage visible from public street to help determine the property's past use or activity. Of vacant properties surveyed, 49% had no visible commercial signage, while 24% had some form of retail signage, 19% had a for sale/lease sign, and 6% had both retail and for sale signs visible as shown in **Figure 3** below.

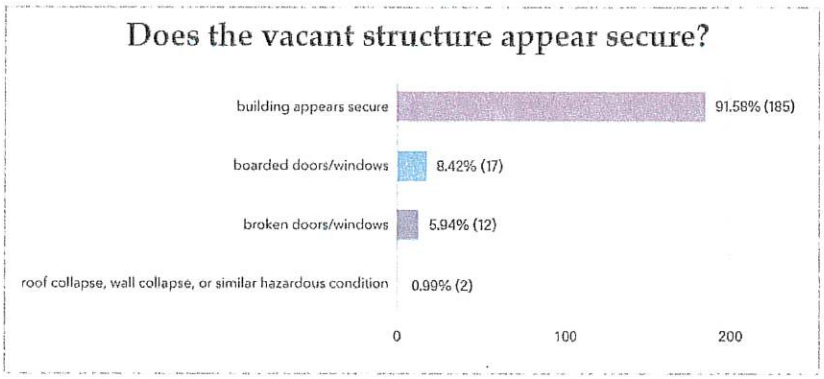
Figure 3.



Building Security

Data collected related to building security reflects observed conditions categorized in the field as "secure / not secure" that could create public safety issues around building access. This included signs of loose debris, building deterioration, boarded or broken doors and windows, roof or exterior walls partially collapsed, or visible mold or rotting wood or other construction materials. Most structures (91%) surveyed appeared secure as seen in **Figure 4** below. Only vacant buildings were categorized as having visual roof or wall collapse, or similar hazardous building conditions.

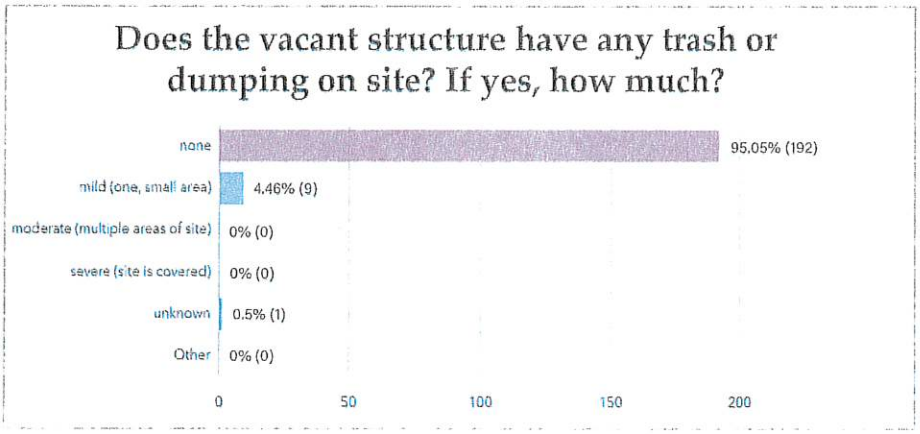
Figure 4.



Trash Accumulation, Dumping, or Graffiti on Site

The field team also recorded evidence of accumulated trash or dumping on site, which did not include incidental litter that may be occasionally expected on active properties (i.e.; loose paper, cups, etc.). Over 95% of properties surveyed had no evidence of trash accumulation or dumping as shown in **Figure 5** below. Of all vacant properties with trash accumulated or dumping on site, 78% were associated with vacant buildings, not individual units. Only one structure was indeterminable (unknown) due to being obscured from view by overgrown vegetation. Only one structure had visual graffiti.

Figure 5.



Vegetation and Overgrowth

The field team utilized specific categories of vegetative overgrowth, defined (maintained, mild, moderate, severe) and pictured in **Figures 6 & 7** below, to both understand the state of existing vacant properties inventoried and to also support efficient code enforcement activities in follow-up to this Study. Most vacant properties (87%) were combined well maintained or had no vegetation on site to maintain. All vacant structures with **moderate or severe** vegetative overgrowth were associated with **vacant buildings** (not units).

Figure 6.

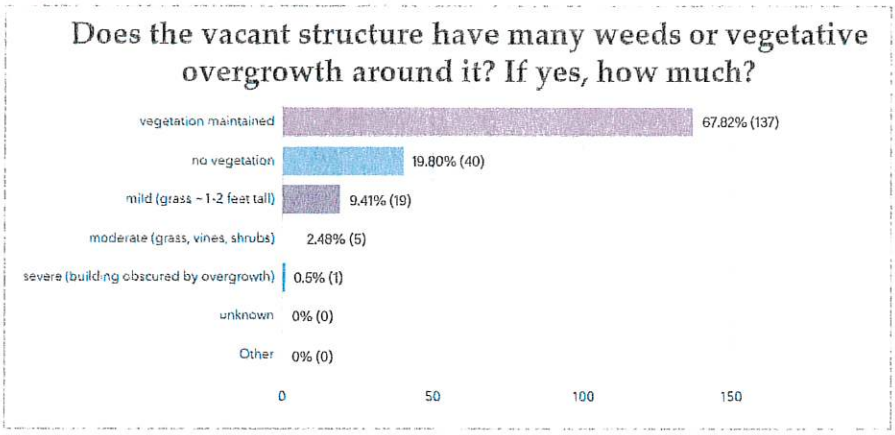
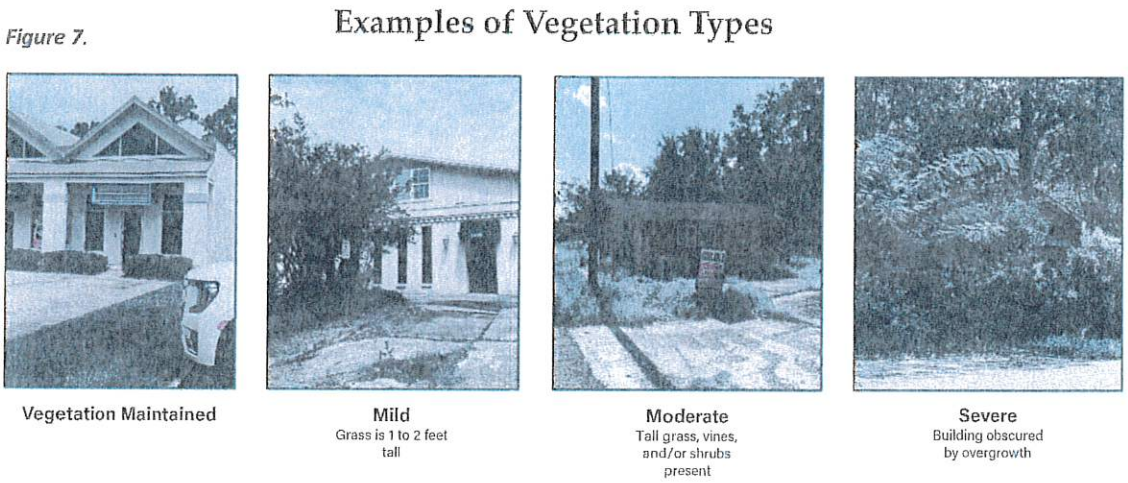


Figure 7.



Restoration or Rehabilitation Need and Status

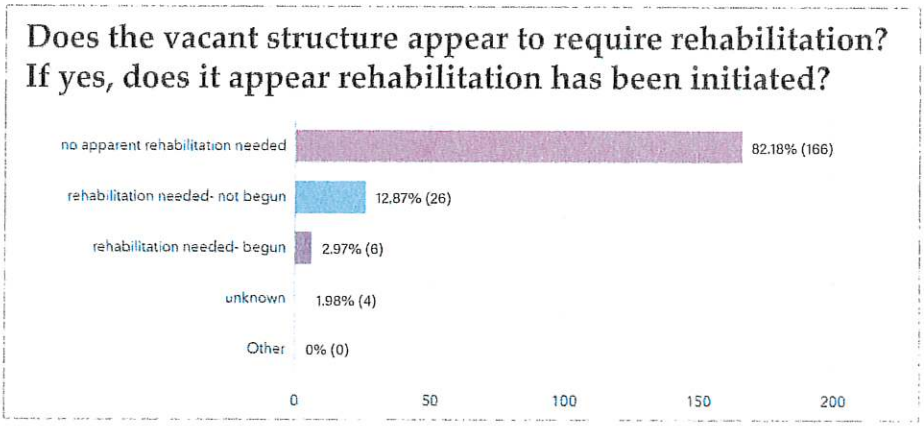
The field team also captured **superficial or moderate building deterioration** that could require some rehabilitation or restoration activities before building occupation, as differentiated from structural failures associated with structural integrity. Superficial or moderate building deterioration was characterized by:

- *Exterior deterioration:* peeling paint, damaged siding
- *Deferred maintenance:* clogged gutters, roof wear without collapse
- *Minor structural wear*: small cracks in walls, uneven surfaces, worn stairs or railings
- *Water damage indicators:* stains, mildew, but no major structural deformation

In addition to identifying sites with these characteristics, the field team also noted the status of restoration activities, if underway.

Of the structures observed by the field team, 82% did not appear to require restoration activities (**Figure 8**), and of these structures, **80%** were vacant buildings (not units).

Figure 8.



D. Vacant Lot Attributes

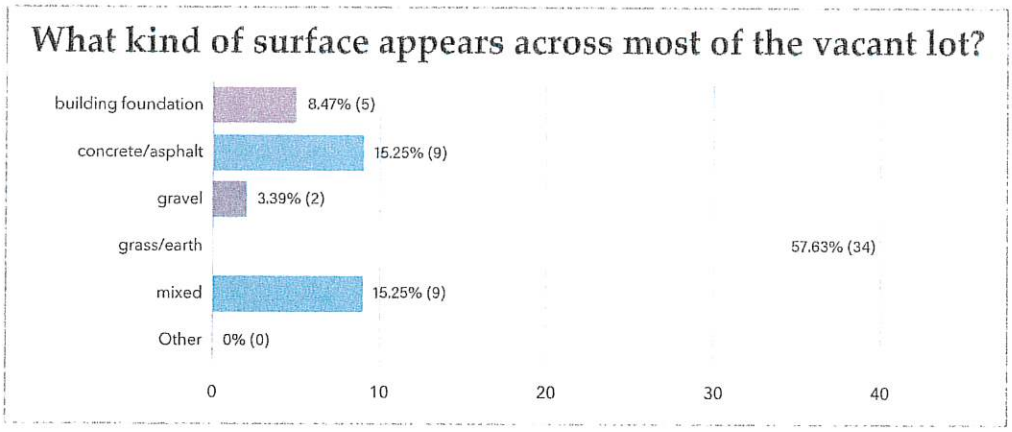
This section focuses on vacant lots, which are evaluated differently than vacant structures, including buildings and units, discussed in Section IV(B) and (C) of this preliminary report. Rather than building conditions, the analysis in this subsection considers how the land itself is maintained, including surface conditions, vegetation, and evidence of trash or dumping. These factors directly impact surrounding properties, neighborhood perception, and a site's readiness for reinvestment. By understanding the condition of vacant lots, the City can better target maintenance efforts, address quality of life concerns, and position these sites for future economic activity.

Surface Type, Trash Accumulation, and Dumping

Data collection for vacant lots included a visual assessment of the predominant surface type—that is, the primary ground cover observed on the lot (e.g., grass, bare soil, pavement, or a combination of materials). **Most sites (58%) were classified as grass or bare earth.** Concrete/asphalt and mixed surfaces were the next most common, each representing 15% of observed lots (see **Figure 9**).

When evaluating instances of trash or dumping, 95% of vacant lots had no evidence of accumulated trash or dumping, consistent with the same observation for 95% of vacant structures.

Figure 9.



Vegetation and Overgrowth

The field team utilized the same specific categories for vegetative overgrowth as with vacant structures, but referred to vacant lot images shown in **Figure 11** below for consistency. At the time of data collection, 46% of sites classified had **mild vegetative overgrowth of between 1-2 feet tall,** followed by 29% of sites that were well maintained. Thirteen sites (22%) were observed as having moderate overgrowth of grass, vines, and shrubs, all of which is shown in **Figure 10.**

Figure 10.

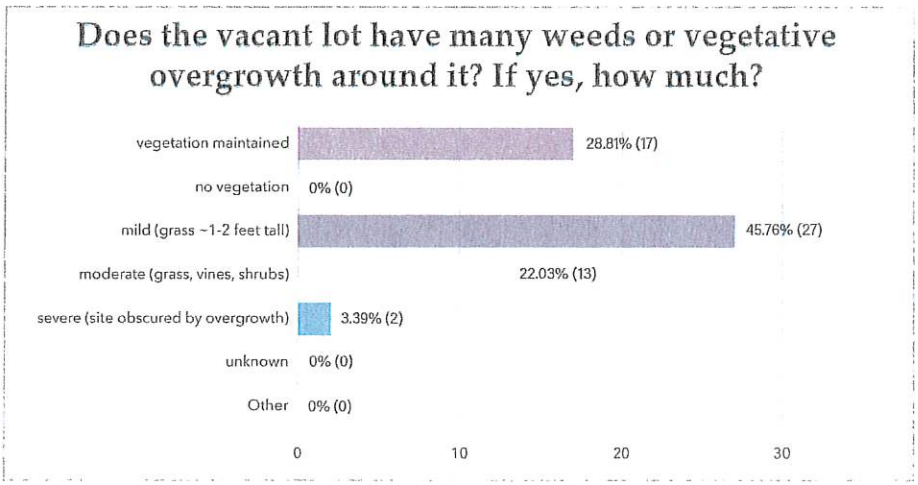
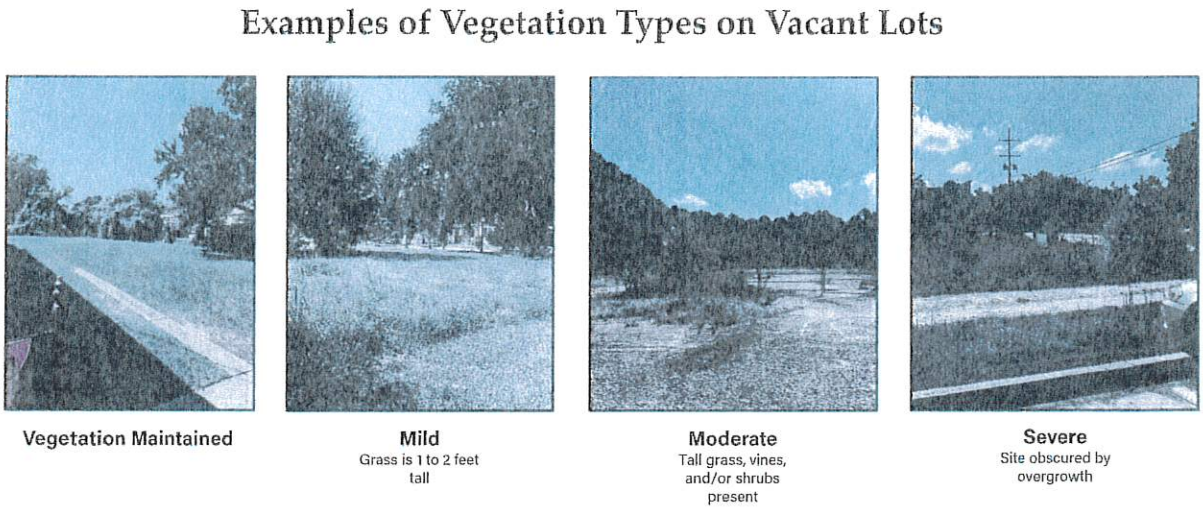


Figure 11.



V. INVENTORY FOR CITY USE

Following data collection, Desire Line integrated field survey data with records from the St. Tammany Parish Tax Assessor to include key property information (i.e. address, parcel number, and land use classification). This combined dataset provides City staff with a more complete and usable inventory of vacant properties.

By linking observed site conditions with ownership and parcel data, the City can more effectively implement tools such as vacant property registration and strategic code enforcement efforts, and better coordinate with property owners, developers, and economic development partners. The inventory is available in both Excel and GIS formats for ongoing use and updates.

VI. DRAFT REPORT OUTREACH & FEEDBACK

The draft report, including data collection and initial recommendations, was presented for feedback at the following public meetings and events:

Slidell Planning Commission Presentation: April 20, 2026
Materials included the draft report and presentation slides in support of the presentation and discussion. Questions and answers included:

- **Q:** *Will there be time to look over this report and provide comments?*
  A: Yes, there is time to provide comments as well as a presentation to City Council and an Open House.
- **Q:** *This is only for commercial properties?*
  A: Yes, a priority of the Report is to put available buildings back into commerce.
- **Q:** *How was lot vacancy determined?*
  A: Untouched, wooded lots were not counted as vacant. A vacant lot had signs of previous development such as driveways/ curb cuts, parking lots, or site clearing.
- **Q:** *Will this process involve Code Enforcement?*
  A: Yes, data on vacant commercial properties will be incorporated into the adjudication hearing process for streamlined addressing of any violations.
- **Q:** *How do the results compare to other Northshore communities (by percentage)?*
  A: It is difficult to make exact comparison as vacant properties were not counted as a percentage of total properties in the zoning districts. The Slidell Planning Director noted that Slidell is more fully built out than surrounding communities such as Mandeville, and significantly older, and qualitatively there were less vacant properties than anticipated.

Slidell City Council Presentation: April 28, 2026
Materials included the draft report and presentation slides in support of the presentation and discussion. Questions and answers included:

- **Q:** *How is vacant different than abandoned?*
  A: Abandonment or blight is described as a lot or structure that is unsafe. Vacant does not pose an imminent threat.
- **Q:** *Does a property have to be vacant to be abandoned? We have homes that are not structurally sound.*
  A: Occupied but structurally unsound is not abandoned.

Tabling at Mobility Master Plan Open House: April 30, 2026, from 9am-7pm
Materials included a large-format map of the commercial vacant properties data throughout the City, copies of the report and presentation slides, and comment cards. Attendees took materials home to review, asked questions related to vacant properties in their neighborhoods, and considered potential reuses for vacant properties.

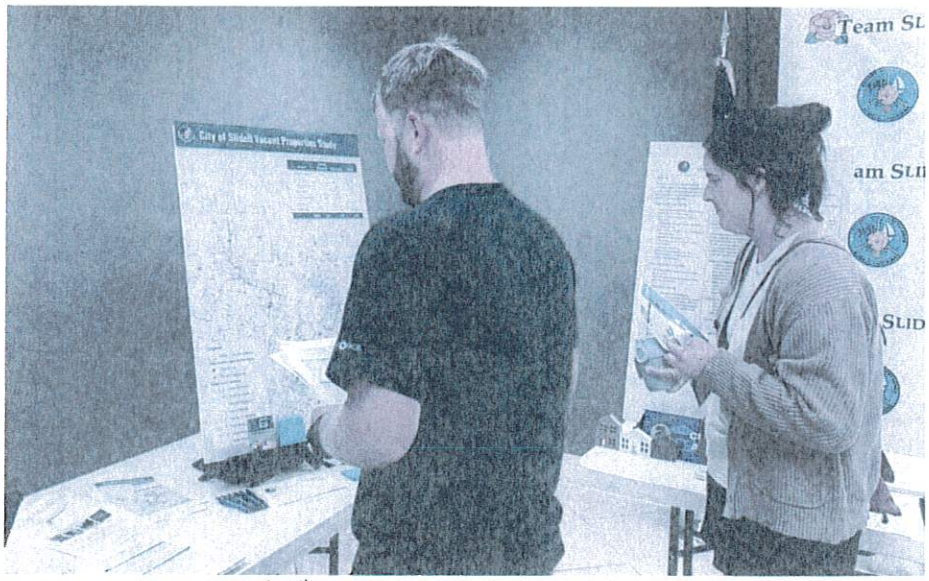


Image 2: April 30th Open House attendees review the Vacant Properties and ask questions regarding properties in their neighborhood.

VII. RECOMMENDATIONS

As noted in Section II, a range of tools are available to address vacant properties based upon community needs and goals. Of the seven identified in this Study, this report recommends five for consideration:

1. Vacant Property Inventory *(complete)*

The vacant property inventory completed for commercial and mixed use districts is a snapshot in time (August-September 2025) and details the existing condition of vacant properties as described in this report. It can be shared with Code Enforcement and City departments to support improved property maintenance and economic development initiatives.

2. Strategic Code Implementation and Administrative Hearings *(in progress)*

On October 28, 2025, Slidell City Council adopted Ordinance No. 4258 to establish an Administrative Hearing process to more effectively process code violations and streamline and clarify related standards and sections of the Code. The City plans to fully implement the administrative adjudication process in 2026, which will resolve and abate property maintenance violations faster citywide. The City plans to coordinate new enforcement efforts as part of existing District Days (D-Days) associated with hands on public works efforts across the City and will be communicating about this process with the public in the coming months to raise awareness of fines, penalties, and updated notice and abatement procedures.

As part of this process, the City will review the vacant property inventory and coordinate violation notices for those sites with apparent violations of property maintenance regulations.

3. Vacant Property Registration Ordinance (see Appendix B)

Vacant Property Registration Ordinances require owners to notify the local government when a property is vacant and can include a fee. Six communities were provided by the City of Slidell for

review and consideration in this process: Opelousas, West Monroe, Jefferson Parish, and Kenner, LA; La Mirada, CA; and Middletown Township, NJ. Some focused on residential properties and others focused on commercial properties and storefronts. They outlined definitions, a registration process and duration, standards of maintenance, and associated fees.

The City of Slidell should consider the impacts of establishing a vacant property registration, such as a clear process for identifying and maintaining vacant properties; how landowners are impacted; and, how to best utilize the registry to spur economic development. A draft Vacant Commercial Structure Maintenance and Registration ordinance for Slidell can be found in Appendix B.

4. Economic Development Initiatives Focused on Vacant Properties

The completion of this report and the creation of a list and map of vacant properties, shown in **Map 2** below, enable the City to take a positive approach to the redevelopment or reuse of vacant sites through economic development. City leadership and stakeholders have numerous ways to support the development of vacant properties such as:

- Coordination with the Slidell Northshore Square Economic Development District to ensure that the Northshore Square Mall maintains a strategy for site occupancy, building maintenance, and commercial success.
- Coordination with the St. Tammany Economic Development Corporation to ensure that the STEDC is aware of vacant properties in Slidell and prioritizes these sites to present to potential corporate site selectors and businesses needing new sites or real estate.
- Coordination with local and regional businesses and corporations to ensure that they are connected with the owners and property managers of vacant sites, when such businesses may be seeking new commercial spaces.
- Coordination with the St. Tammany Chamber of Commerce to ensure their awareness of available vacant properties in the City. The St. Tammany Chamber of Commerce can coordinate with member businesses to ensure their awareness of vacant properties or real estate opportunities in Slidell.
- City coordination with real estate agents or property managers for each vacant site, ensuring that barriers to redevelopment are removed so that properties may be easily transferred or rehabilitated.

5. Considerations for Civic Reuse of Vacant Sites

In addition to supporting the private development of vacant sites, the City can review the location and site conditions of each vacant property to consider if any of the vacant properties could feasibly be repurposed or redeveloped in a manner to support the public health, safety, and welfare, either through redevelopment by the City or a local nonprofit or governmental entity, for example as:

- Drainage infrastructure project sites (example: part of the levee system, retention features, pump stations, etc.).
- Water or sewer system project sites (example: lift stations, water treatment plants, etc.).
- Public parks or recreation sites (example: parks, dog parks, picnic areas, warming / cooling centers, EOC mobilization sites, sites for public monuments or public art, etc.).
- City department offices, annexes, or staging sites (example: storage for City vehicles or school buses or spaces for City festivals or events).

- Open space preservation sites, either maintained by governmental or non-governmental entities, contributing to the City's flood mitigation strategy or supporting bird migration or endangered species.

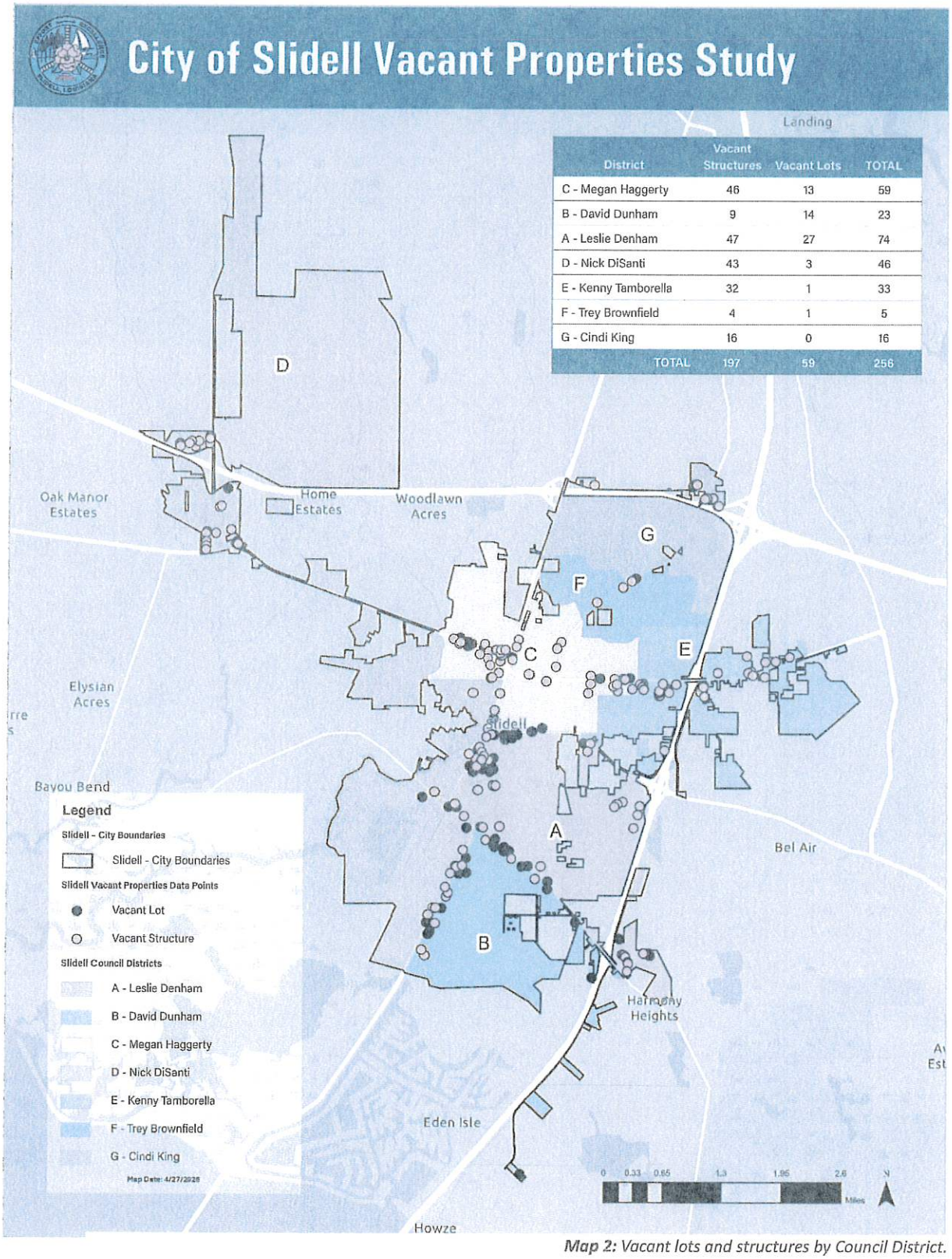
6. Additional Consideration: Potential Vacant Property Assessment for Residential Properties

After the commercial vacant property inventory data is included in the City's strategic code enforcement process and workflows, an assessment of residential properties can be considered as a potential next step. This would follow a similar process of inventorying and understanding the extent of vacant residential properties, and, providing recommendations for tools to address any identified issues.

VIII. CONTACT INFORMATION

Kara Dudek-Mizel, AICP, GIP, Planning and Engagement Director (Kara@Desire-Line.com)

Mary Simmons, Research Analyst (MarySimmons@Desire-Line.com)



District	Vacant Structures	Vacant Lots	TOTAL
C - Megan Haggerty	46	13	59
B - David Dunham	9	14	23
A - Leslie Denham	47	27	74
D - Nick DiSanti	43	3	46
E - Kenny Tamborella	32	1	33
F - Trey Brownfield	4	1	5
G - Cindi King	16	0	16
TOTAL	197	59	256

***Map 2:** Vacant lots and structures by Council District.*

APPENDIX A

VACANT PROPERTY ASSESSMENT AND IMPLEMENTATION TOOLS MEMO

CITY OF SLIDELL PLANNING DEPARTMENT

SLIDELL, LOUISIANA

Summary of Best Practices Research, Vacant Property Impacts, Inventories, and Tools to Address Impacts

August 2025

I. PROJECT CONSIDERATIONS

This memo is in fulfillment of the first Planning Task regarding Desire Line's scope of work, dated May 2025, described as: *Development of Vacant Property Assessment and Implementation Tools related to economic development impacts, code enforcement monitoring, and supporting the public's health and safety in the City of Slidell.* As such, the following information provides a summary of the general impacts of vacant properties, best practices in cataloging their locations and conditions, and the suite of tools available for addressing their impacts in the City of Slidell.

In addition to the scope of work, additional project context was provided by Danny McElmurray, Slidell Planning Director, in meetings held on June 26, 2025 and July 30, 2025, and via an August 6, 2025 email providing a series of links to examples of other communities' vacant and abandoned property registration processes.

II. OVERVIEW OF VACANT LAND AND IMPACTS

Cataloging and addressing vacant properties in a community requires a comprehensive strategy for stabilizing and revitalizing the properties. While each community may have their own, specific **definition of a vacant property**, they are broadly defined as buildings of any use-type that are a public nuisance, or the owners have failed to meet the financial requirements of ownership.[2] Definitions also may include a certain period of time the building is not occupied (ex: 30, 60, 90 days), description of the physical conditions (ex: boarded windows, graffiti, structural issues, trash) or whether it can be reoccupied without repairs (ex: broken/missing doors or windows).[3]

A vacant property can refer to both **vacant buildings** or **vacant lots** which have previously been built on and can range from grass or gravel to pavement and building foundations.

Vacant and abandoned buildings can harm:

- **Public health:** including physical health (substandard housing, dangerous toxins), emotional wellbeing (disinvestment, mental health, depression), and violence and crime.
- **Individual wealth:** through property values, equity, and financial liabilities (increased insurance premiums).
- **Public finances:** including reduced municipal revenue, maintenance and abatement costs, and public safety costs due to property crime rates.[4]

[2] Morely, David, AICP, Zoning Practice Issue 6, *Meeting the Vacant Property Challenge,* American Planning Association, June 2010, p2.
[3] *Creating and managing vacant property inventories,* Local Housing Solutions, 11 May 2021.
[4] *How Vacant and Abandoned Buildings Affect Communities,* Center for Community Progress, published 10 April 2024.

III. TOOLS TO ADDRESS VACANT PROPERTIES

A variety of tools and processes can be employed to address the impacts of current vacant properties and reduce the number of future vacant properties, but it is a complicated process that takes time and intentionality. The most applicable tools for the City of Slidell will be determined after field data collection is complete. Tools for reducing the number of vacant properties include:

- **Vacant Property Inventories** aid in understanding the extent of vacancy in a community and track management of properties. It can include various characteristics such as when they became vacant, owner and contact information, type of land use, state of disrepair, etc.[5] Desire Line's scope of work includes developing the City's Vacant Property Inventory.
- **Vacant Property Registration (VPR) Ordinances** are a tool that require owners to notify the local government when a property is vacant, can require a fee during vacancy, and may require other standards, proof of insurance, contact information, plans to return the property to use, etc. Fees can work on a scale to increase over time.[6] Example registration ordinances were provided to Desire Line by the City, including the City of Kenner's Registration of abandoned residential properties; duty to provide written notice of abandoned property.[7]
- **Strategic Code Enforcement** can improve local government processes for enforcing laws, codes, or ordinances related to housing, building, or human health. It includes maximizing compliance while minimizing the intervention needed by local government.[8]
    - Property maintenance codes can include structural (cracked foundations, leaky roofs) or aesthetic considerations (chipped paint, cracked windows, broken decorative features).
    - Nuisance property ordinances require clear standards as to what is considered a nuisance, and when local government can act.[9] *Note: Desire Line has developed updated nuisance ordinances in coordination with City leadership. Current drafts are positioned to move through City approval processes over the course of the next few months.*
- **Land Banks** are a local governmental or nonprofit organization that can impact vacant properties through acquisition, maintenance, and redevelopment.[10] They can temporarily hold and maintain vacant properties until ownership can be transferred.[11]
- **Issuing Liens,** or legal claims against the property owner for an unpaid amount, can help recover some costs of vacant property management, if the property still has market value.[12]
- **Greenspace and Placemaking** acknowledge that in some instances it is appropriate to reconsider a building on the site as the "highest and best use" and replace vacant buildings or lots with something that contributes to neighborhood character. "Cleaning and greening" and community gardens are a popular strategy for vacant surplus land.[13] Creative placemaking activates spaces through art, culture, and intentional community development.[14]

[5] *Creating and managing vacant property inventories,* Local Housing Solutions, 11 May 2021.
[6] Ibid.
[7] City of Kenner, Code of Ordinances, Ch. 5, Art. V. – Abandoned Property.
[8] *Strategic Code Enforcement,* Center for Community Progress.
[9] Morely, David, AICP, Zoning Practice Issue 6, *Meeting the Vacant Property Challenge,* American Planning Association, June 2010.
[10] Ibid.
[11] *How Vacant and Abandoned Buildings Affect Communities,* Center for Community Progress, 10 April 2024.
[12] *Creating and managing vacant property inventories,* Local Housing Solutions, 11 May 2021.
[13] Morely, David, AICP, Zoning Practice Issue 6, *Meeting the Vacant Property Challenge,* American Planning Association, June 2010.
[14] *How Vacant and Abandoned Buildings Affect Communities,* Center for Community Progress, 10 April 2024.

- **Floodplain Management, Local Conservation, and Public Utilities** can be strategically applied to vacant properties when the location of the property aligns with long-term plans. In these instances, properties can be purchased by the local government entity and leveraged to support implementation of local drainage plans, green infrastructure, or location of public utilities. The Community Rating System (CRS) rewards communities who use enhanced floodplain management methods in areas of high to moderate flood risk. Communities receive points for acquiring and deed restricting properties through the CRS which results in flood insurance savings for residents in the community. Devoting these properties to conservation and open space also helps to reduce flood risk in and around the property.

IV. VACANT PROPERTY INVENTORY

A Vacant Property Inventory, one of the key tools for addressing vacant properties, is a component of this project scope and includes developing and assessing a list and map in ArcGIS of current vacant property within the City limits.

Determining the type of inventory and its future uses is integral to the usefulness of the data. The data collected will be utilized as both an economic and code enforcement tool to promote quality of life standards, economic development initiatives, and encourage the development and maintenance of high-quality building stock in Slidell. Inventory attributes will include geographic location via points on a map, a photograph of the structure or site, whether it is vacant structure or lot, lot surface (for vacant lots), structure type (stand alone or part of larger structure), last known use (commercial, residential, etc.), signage (commercial, for sale/lease), building condition (boarded doors, windows, structure collapse), trash, graffiti, weeds, and whether rehabilitation may be needed.

Based upon discussions at the July 30, 2025 meeting between the City and Desire Line, **commercial zoning districts will** be prioritized as the first phase of data collection.

V. NEXT STEPS

Public messaging materials have been developed as Mayoral and Planning Director remarks, a website story, a social media post, and a study overview letter to distribute if questions or concerns arise during field work. Public messaging will continue throughout the commercial-districts data collection with a future community meeting to discuss draft recommendations for addressing vacant properties. **Commercial data collection** is estimated to be complete by the end of September.

VI. CONTACT INFORMATION

Kara Dudek-Mizel, AICP, GIP, Planning and Grants Manager (Kara@Desire-Line.com)
Mary Simmons, Research Analyst (MarySimmons@Desire-Line.com)

EXHIBIT B

DRAFT ORDINANCE

Introduced November 24, 2026, by Councilman Brownfield

RESOLUTION R26-33

A resolution encouraging the residents of the City of Slidell to learn about the parish wide proposition on the December 12, 2026, ballot for ¼ of one cent sales tax dedicated to public safety agencies

WHEREAS, St. Tammany Parish Government is mandated by the State of Louisiana to provide funding for certain agencies and facilities within St. Tammany Parish, including but not limited to the District Attorney's Office, the 22nd Judicial District Courts, the Justice Center, the Coroner's Office, and the Parish Correctional Facility; and

WHEREAS, these state-mandated costs constitute a large portion of St. Tammany Parish Government's general fund, accounting for 94% of the net expenditures from the fund for Fiscal Years 2024 through 2026; and

WHEREAS, over the past several years St. Tammany Parish Government has lost certain dedicated tax funding sources for these agencies and facilities, including the Jail and Justice Center Sales Tax, Public Health Millage and Coroner Millage; and

WHEREAS, since the loss of those dedicated tax funding sources, St. Tammany Parish Government has utilized certain one-time funding sources to address the deficit created by said loss, such as available fund balances (lowering to minimums), the Deepwater Horizon Settlement, ARPA (COVID), and deferral of Parish Building Maintenance/Capital Improvements; and

WHEREAS, based on both the loss of dedicated tax revenues and exhaustion of one-time funds, St. Tammany Parish Government had to cut the budgets of the Parish Correctional Facility, Coroner's Office, District Attorney's Office, Justice Center, and 22nd

Judicial District Courts by an average of 30% for the 2026 fiscal year as compared to their 2025 budgets; and

WHEREAS, unless a new funding source is identified, it is anticipated that St. Tammany Parish Government will have to cut the budgets of the Parish Correctional Facility, Coroner's Office, District Attorney's Office, Justice Center, and 22nd Judicial District Courts by an average of 60% for the 2027 fiscal year as compared to their 2025 budgets; and

WHEREAS, to address this issue, St. Tammany Parish Government has called for a parish wide proposition to be placed on the December 12, 2026, ballot to grant the Parish of St. Tammany, State of Louisiana, authority to "levy and collect in accordance with Louisiana law a twenty-five hundredths of one percent (0.25%) sales and use tax (the "Tax") (an estimated $18,334,000 reasonably expected at this time to be collected from the levy of the Tax for an entire year), for a period of 5 years, commencing April 1, 2027, with the proceeds of the Tax (after paying the reasonable and necessary costs and expenses of collecting and administering the Tax), to be used for the purpose of paying expenses of providing criminal prosecution and court services in St. Tammany Parish, including the District Attorney's Office, the 22nd Judicial District Courts, the Justice Center, the DNA Lab and the Coroner's Office, and the Parish Correctional Facility"; and

WHEREAS, the residents of the City of Slidell experience direct public safety benefits associated with the criminal prosecution and court services provided by the District Attorney's Office, the 22nd Judicial District Courts, the Justice Center, the DNA Lab, the Coroner's Office, and the Parish Correctional Facility in St. Tammany Parish.

THEREFORE, BE IT RESOLVED by the Slidell City Council that it hereby requests and encourages the residents of the City of Slidell to review the educational materials published by St. Tammany Parish Government related to the proposed one quarter of one cent sales tax, which may be found at https://www3.stpgov.org/taxes/tax_futureplan.html, and to attend scheduled community meetings and ask any questions they may have about the proposed tax. Residents may contact the St. Tammany Parish Council Office by telephone (985-898-2700) to obtain information as to the time and location of upcoming community meetings

ADOPTED this day of , 2026.

Thomas "Trey" Brownfield, III
President of the Council
Councilman, District F

Thomas P. Reeves
Council Administrator

Introduced November 24, 2026, by Councilwoman Denham, (by request of Administration)

RESOLUTION R26-34

A resolution providing for the confirmation of qualified attorneys to fill the position of city prosecutor.

WHEREAS, section 4-01 of the city charter provides that the city prosecutor is subject to appointment by the mayor and confirmation by the council; and

WHEREAS, pursuant to Resolution R26-26, the Council authorized temporary coverage for the role of the city prosecutor, an arrangement the City and the District Attorney for the Twenty-Second Judicial District of Louisiana now wish to make ongoing, subject to certain written terms and conditions.

NOW THEREFORE, BE IT RESOLVED by the Slidell City Council, in legal session convened, that it confirms the mayoral appointments of assistant district attorneys from the Office of the District Attorney of the Twenty-Second Judicial District to cover the duties of the city prosecutor on a part-time basis, in a manner and on substantive terms consistent with those set forth in the attached Intergovernmental Agreement for Prosecutorial Services. Further, the Mayor of the City of Slidell is authorized to execute and administer said Agreement

ADOPTED this day of , 2026.

Thomas "Trey" Brownfield, III
President of the Council
Councilman, District F

Thomas P. Reeves
Council Administrator

INTERGOVERNMENTAL AGREEMENT
FOR PROSECUTORIAL SERVICES IN THE CITY COURT OF EAST ST. TAMMANY
BY AND BETWEEN
THE CITY OF SLIDELL, LOUISIANA
AND
THE DISTRICT ATTORNEY FOR THE TWENTY-SECOND JUDICIAL DISTRICT

This Intergovernmental Agreement ("Agreement") is entered into by the City of Slidell, Louisiana, a political subdivision of the State of Louisiana, acting through its Mayor as authorized by Resolution No. [___] of the Slidell City Council ("City"), and the District Attorney for the Twenty-Second Judicial District of Louisiana, J. Collin Sims, acting in his official capacity and on behalf of his successors in office ("District Attorney"). The City and the District Attorney are each a "Party" and together the "Parties."

RECITALS

WHEREAS, the City prosecutes violations of its ordinances in the City Court of East St. Tammany ("City Court"), whose territorial jurisdiction includes Wards 8 and 9 of St. Tammany Parish (La. R.S. 13:2487.1);

WHEREAS, under Sections 4-01 and 4-03 of the Home Rule Charter of the City of Slidell ("Charter"), the City Prosecutor must be an attorney licensed to practice in the courts of Louisiana with at least five years' experience in the practice of law, is appointed by the Mayor subject to confirmation by the City Council, and has charge of all criminal matters prosecuted by the City, and assistant city prosecutors authorized by the City Council are appointed by and serve at the pleasure of the City Prosecutor;

WHEREAS, under Section 4-01 of the Charter and Section 2-101 of the Slidell Code of Ordinances, the City Prosecutor serves at the pleasure of the Mayor for a term that expires with the term of the appointing authority and may be removed by a majority vote of the authorized membership of the City Council;

WHEREAS, the Parties intend that, in accordance with the Charter, the two assistant district attorneys named in this Agreement each be appointed to perform the functions of the office of City Prosecutor, and that other assistant district attorneys be available to serve as substitute city prosecutors, each on a part-time basis without compensation from the City while remaining an employee of the District Attorney;

WHEREAS, the District Attorney represents the State in all criminal prosecutions before city courts, including the City Court (La. R.S. 16:3);

WHEREAS, the Local Services Law, La. R.S. 33:1321 et seq., authorizes political subdivisions to agree to engage jointly in the exercise of any power, including through the joint use of funds, facilities, and personnel, provided that at least one party is authorized by law to exercise that power (La. R.S. 33:1324), and to contract with each other to combine the use of personnel upon mutually agreed compensation (La. R.S. 33:1324.1);

WHEREAS, the Parties agree that the office of the District Attorney is a political subdivision within the meaning of La. R.S. 33:1321 (cf. La. R.S. 42:62(9));

WHEREAS, Article VI, Section 20 of the Louisiana Constitution permits a political subdivision to exercise any authorized power jointly or in cooperation with other political subdivisions, and Article VII, Section 14(C) permits the State and its political subdivisions or political corporations to engage in cooperative endeavors with each other for a public purpose;

WHEREAS, because assistant district attorneys already prosecute state offenses on the same City Court dockets, having them also prosecute violations of the criminal and quasi-criminal provisions of the City's ordinances avoids the cost of a separate City prosecutor and promotes the consistent and orderly administration of justice;

WHEREAS, the City Council has found that this Agreement serves a public purpose of the City, that the City's payments under it are not gratuitous, and that the City reasonably expects to receive services of value at least equal to the compensation paid;

NOW, THEREFORE, the Parties agree as follows:

ARTICLE I
AUTHORITY AND PURPOSE

Section 1(A). Authority
This Agreement is entered into under the Local Services Law, La. R.S. 33:1321 et seq., including La. R.S. 33:1324 and 33:1324.1, and under Article VI, Section 20 and Article VII, Section 14(C) of the Louisiana Constitution. It is an intergovernmental service agreement under which the District Attorney, through assigned attorneys from his office, provides prosecutorial services to the City for the prosecution of violations of criminal and quasi-criminal provisions of the City's ordinances.

Section 1(B). Acceptance and Publication
As required by La. R.S. 33:1325, the City accepts this Agreement by resolution of the City Council setting out its terms and by the Mayor's subsequent execution of this Agreement, and the District Attorney accepts this Agreement by executing it. The City shall publish this Agreement or the accepting resolution in the City's official journal in the same manner as other proceedings of the City Council.

ARTICLE II
SCOPE OF SERVICES

Section 2(A). Covered Matters
"Covered Matters" means prosecutions in the City Court of violations of the criminal and quasi-criminal provisions of the Slidell Code of Ordinances. Covered Matters do not include civil actions, administrative adjudications, or proceedings to enforce civil judgments, which remain the responsibility of the City Attorney.

Section 2(B). Services
The Assigned Prosecutors shall perform, for all Covered Matters, the duties and responsibilities of the City Prosecutor under the Charter and the Slidell Code of Ordinances, including charging review, arraignments, motions, trials, bond and probation matters, and any appeal or application for supervisory writs arising from a Covered Matter (the "Services"). Prosecutions shall be brought in the name of the City.

Section 2(C). Prosecutorial Discretion
In performing the Services, the Assigned Prosecutors and any substitute shall exercise independent legal judgment and prosecutorial discretion, subject only to the authority of the Mayor and the City Council to remove them under Section 3(D).

Section 2(D). Ordinance Challenges
The Assigned Prosecutors shall promptly notify the City Attorney of any challenge to the validity or constitutionality of a City ordinance raised in a Covered Matter. The City may appear, through the City Attorney or other counsel, to defend the ordinance.

Section 2(E). Conflicts
If the Assigned Prosecutors and all substitutes are disqualified or have a conflict of interest in a Covered Matter, the Assigned Prosecutors shall promptly notify the City Attorney, who may represent the City in that matter or appoint another attorney to do so, at the City's expense. The City Council's resolution accepting this Agreement authorizes the City Attorney or the attorney so appointed to act as city prosecutor for that matter.

Section 2(F). Cooperation and Consultation
The Office of the Mayor and the Office of the District Attorney shall cooperate in good faith to resolve any issue arising from the provision of Services under this Agreement and shall confer at

least annually regarding the administration of this Agreement and the enforcement of City ordinances.

ARTICLE III
APPOINTMENTS, STAFFING, AND REPORTING

Section 3(A). Assigned Prosecutors
The District Attorney designates Heather Stephens, Louisiana Bar Roll No. 29913, and Roy Burns, III, Louisiana Bar Roll No. 33752, each an assistant district attorney licensed to practice in the courts of Louisiana with at least five years' experience in the practice of law, for appointment by the Mayor, subject to confirmation by the City Council under Section 4-01 of the Charter, to perform the functions of the office of City Prosecutor (the "Assigned Prosecutors"). Each Assigned Prosecutor may exercise, individually, all powers and duties of the City Prosecutor. Each appointment is part-time and without compensation from the City.

Section 3(B). Substitute Prosecutors
If both Assigned Prosecutors are unavailable because of illness, vacation, other leave, or other circumstances contemplated in this Agreement, the District Attorney, on behalf of the Assigned Prosecutors, may assign any other assistant district attorney under the District Attorney's supervision and meeting the qualifications of the City Charter and this Agreement to perform the Services, but no substitute may serve for more than two (2) consecutive weeks, except as otherwise provided in this Agreement. The District Attorney's office shall notify the City Attorney of each substitute assignment before it begins or, if that is not practicable, as soon as possible. Such substitute shall be considered an appointee of the Mayor.

Section 3(C). Council Authorization
The City Council's resolution accepting this Agreement confirms the appointment of the Assigned Prosecutors and authorizes the substitute city prosecutor positions provided in Section 3(B).

Section 3(D). Removal; Prohibition by Mayor
Each Assigned Prosecutor serves at the pleasure of the Mayor and may be removed at any time by the Mayor or by a majority vote of the authorized membership of the City Council, as provided in Section 4-01 of the Charter and Section 2-101 of the Slidell Code of Ordinances. A substitute may be removed in the same manner. Removal ends only the person's service under this Agreement and does not affect the person's employment with the District Attorney. Notwithstanding anything in this Agreement to the contrary, the Mayor may at any time, by written notice to the District Attorney, prohibit any Assigned Prosecutor or substitute from providing Services under this Agreement.

Section 3(E). Vacancies
If an Assigned Prosecutor is removed, prohibited under Section 3(D), resigns the appointment, or ceases to be employed by the District Attorney, the District Attorney shall nominate a qualified replacement within thirty (30) days, to be appointed and confirmed in the same manner as the original appointment. The District Attorney may reassign an Assigned Prosecutor on thirty (30) days written notice to the City, in which case the Assigned Prosecutor shall resign the City appointment and the District Attorney shall nominate a replacement. While either position is vacant, the remaining Assigned Prosecutor shall perform the Services, and if both are vacant, the two-week limit in Section 3(B) does not apply. If neither position is filled within sixty (60) days after both become vacant, either Party may terminate this Agreement on written notice.

Section 3(F). Coverage
The District Attorney shall staff every City Court docket at which Covered Matters are scheduled.

Section 3(G). City Office Space and Support Personnel
The City shall make City office space, support personnel, and customary equipment available to the Assigned Prosecutors and any substitute to assist them in performing the Services. Support personnel remain employees of the City. City office space, support personnel, and equipment shall be used only for the Services.

Section 3(H). Reports
Upon request of the Mayor or the Mayor's designee, the Assigned Prosecutors shall provide, within a reasonable time, updates on caseload and the handling of Covered Matters.

Section 3(I). Attorneys in Good Standing
Every attorney providing Services under this Agreement shall, at all times providing said Services, be duly licensed by, and in good standing with, the Louisiana Supreme Court to practice law in the State of Louisiana and be authorized to practice in the City Court.

ARTICLE IV
STATUS OF PERSONNEL

Section 4(A). District Attorney Is Sole Employer
The Assigned Prosecutors and any substitute are and remain exclusively employees of the District Attorney for all employment purposes. The District Attorney, to the exclusion of the City, is solely responsible for their selection, compensation, payroll taxes and withholding, benefits, retirement contributions, leave, and discipline as employees. The City shall make no payment to any of them.

Section 4(B). Independent Contractor
In performing the Services, the District Attorney's office acts as an independent contractor of the City. Except as otherwise provided in this Agreement, the City shall not direct or control the manner in which the Services are performed. No appointment made under this Agreement makes any person an employee of the City.

Section 4(C). Representation of the City
The Assigned Prosecutors and any substitute represent the City in Covered Matters and do not otherwise represent the City, its officials, or its employees. The City Attorney remains the legal adviser to the City.

Section 4(D). Cooperation; Concerns
The Assigned Prosecutors and any substitute shall work cooperatively with local law enforcement agencies, including the Slidell Police Department, and with City support personnel to fulfill their responsibilities under this Agreement, and shall report any concerns to the Mayor or the Mayor's designee.

Section 4(E). Workers' Compensation
(1) The Parties recognize the City as the statutory employer, under La. R.S. 23:1061(A)(3), of each Assigned Prosecutor and substitute while performing services under this Agreement. Those services are an integral part of, and essential to, the City's ability to provide its municipal services. This recognition applies only for purposes of the Louisiana Workers' Compensation Act. It does not make any Assigned Prosecutor or substitute a City employee or officer for any other purpose.
(2) The District Attorney shall provide and maintain workers' compensation coverage for each Assigned Prosecutor and substitute. If that coverage is not otherwise required, the District Attorney shall elect it under La. R.S. 23:1034(C). The District Attorney shall furnish proof of coverage on request.
(3) The District Attorney shall defend, indemnify, and hold harmless the City against all workers' compensation claims, benefits, medical expenses, and costs, including reasonable attorney fees, arising from an Assigned Prosecutor's or substitute's services under this Agreement. This applies whether the claim is asserted under La. R.S. 23:1031(C), 23:1061, or otherwise. This Section is the Parties' agreement regarding contribution under La. R.S. 23:1031(C), and as between the Parties the District Attorney bears all such liability.

ARTICLE V
OBLIGATIONS OF THE CITY

The City shall: (1) cause the Slidell Police Department to provide timely reports, evidence, and officer witnesses for Covered Matters; and (2) pay the compensation provided in Article VI.

ARTICLE VI
COMPENSATION

Section 6(A). Amount and Payment
For Services provided under this Agreement, the City shall pay the District Attorney $100,000.00 per year, payable in advance in twelve equal monthly installments due on or before the first day of each month. The installment for any partial month shall be prorated based on the number of days in that month during which this Agreement is in effect.

Section 6(B). Full Compensation

This compensation is the City's entire financial obligation under this Agreement and includes all salaries, benefits, overhead, and other costs of the District Attorney in providing the Services. The City shall be solely responsible for any and all costs and expenses incurred for the prosecution of the cases.

Section 6(C). Appropriation

The City's payment obligations for each fiscal year after the fiscal year in which this Agreement becomes effective are subject to appropriation by the City Council. If funds are not appropriated, the City may terminate this Agreement effective at the end of the last fiscal year for which funds were appropriated.

Section 6(D). Fines and Costs

This Agreement does not alter the disposition of fines, forfeitures, fees, or court costs as provided by law.

ARTICLE VII
INSURANCE, LIABILITY, AND CLAIMS

Section 7(A). Insurance

The City maintains a program of self-insurance and makes no commitment to provide insurance coverage to the District Attorney, the Assigned Prosecutors, or any substitute. To the extent the City's self-insurance or other insurance applies to any act or omission of an Assigned Prosecutor or substitute in performing the Services, that coverage is secondary and excess to any program of insurance or self-insurance maintained by or for the Office of the District Attorney. The District Attorney shall maintain such a program throughout the term of this Agreement and shall provide the City evidence of it upon request.

Section 7(B). No Defense or Indemnity

Except as provided in Section 4(E), neither Party has any obligation to defend or indemnify the other Party or the other Party's officials, employees, or appointees.

Section 7(C). Immunities; No Third-Party Rights

Nothing in this Agreement waives any immunity, defense, or limitation of liability available to either Party or its personnel, including prosecutorial immunity and the protections of La. R.S. 9:2798.1 and La. R.S. 13:5101 et seq. This Agreement creates no rights in any third party.

Section 7(D). Claims

Each Party shall promptly notify the other of any claim or suit arising from the Services and shall cooperate in its defense, subject to applicable privileges and professional obligations. This Article survives termination as to claims arising from Services performed before termination.

ARTICLE VIII
TERM AND TERMINATION

Section 8(A). Term

This Agreement is effective on the date it has been accepted by resolution of the City Council and executed by both Parties, and continues through June 30, 2027. It then renews automatically for successive one-year terms, each running from July 1 through June 30, unless either Party gives written notice of nonrenewal at least sixty (60) days before the end of the then-current term. Notwithstanding the foregoing, this Agreement terminates automatically upon expiration of the term of office of the Mayor who executes it.

Section 8(B). Termination

Either Party may terminate this Agreement without cause on ninety (90) days written notice, and as provided in Sections 3(E) and 6(C). Upon termination, the District Attorney shall refund to the City, within thirty (30) days, any portion of an installment paid for days after the effective date of termination, and the Parties shall cooperate in the orderly transfer of pending Covered Matters.

ARTICLE IX
RECORDS

Each Party shall maintain and disclose its own records relating to this Agreement in accordance with the Louisiana Public Records Law, La. R.S. 44:1 et seq., and other applicable law. Prosecutorial files for Covered Matters are records of the City, maintained by the Assigned Prosecutors in their capacity as City Prosecutor. The District Attorney may retain copies. Upon termination, the files remain with the City. Records supporting the reports required by Section 3(H) shall be made available to the City upon request, subject to applicable confidentiality laws.

ARTICLE X
GENERAL PROVISIONS

Section 10(A). Independent Entities
Nothing in this Agreement merges or combines the legal identities, authority, or responsibilities of the Parties.

Section 10(B). Notices
Notices under this Agreement shall be in writing and delivered by hand, by certified mail, or by email with confirmation of receipt, to the Mayor, City of Slidell, 2055 Second St., Slidell, LA 70458, rfandal@cityofslidell.org, with a copy to the City Attorney for the City, Thomas Schneidau, 2045 Second St., Ste. 304, Slidell, LA 70458, tschneidau@cityofslidell.org, and to [title], Office of the District Attorney, [address], for the District Attorney.

Section 10(C). Assignment
Neither Party may assign this Agreement.

Section 10(D). Amendment
This Agreement may be amended only by a written instrument executed by both Parties and approved by resolution of the City Council.

Section 10(E). Severability
If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect to the fullest extent permitted by law.

Section 10(F). Entire Agreement
This Agreement is the entire agreement of the Parties concerning its subject matter and supersedes all prior agreements concerning that subject matter.

Section 10(G). Governing Law; Venue
This Agreement is governed by the laws of the State of Louisiana. Venue for any action arising under this Agreement is the 22nd Judicial District Court for the Parish of St. Tammany.

Section 10(H). Authority; Counterparts
Each Party represents that it has legal authority to enter into this Agreement and that the person executing it on its behalf is duly authorized. This Agreement may be executed in counterparts.

SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Intergovernmental Agreement through their duly authorized representatives.

CITY OF SLIDELL, LOUISIANA

By: _____
Randy Fandal, Mayor
Date: _____

DISTRICT ATTORNEY, 22nd JUDICIAL DISTRICT

By: _____
J. Collin Sims, District Attorney
Date: _____

ACKNOWLEDGMENT OF ASSIGNED PROSECUTORS
Each of the undersigned has read this Agreement and agrees to serve under it on a part-time basis, without compensation from the City, and to comply with its terms.

_____
HEATHER STEPHENS, Bar Roll No. 29913
Date: _____

_____
ROY BURNS, III, Bar Roll No. 33752
Date: _____

Introduced November 24, 2026, by Councilman Brownfield, seconded by Councilwoman Denham, (by request of Administration)

RESOLUTION R26-35

A resolution authorizing the Mayor of the City of Slidell to execute and administer a Cooperative Endeavor Agreement between the City of Slidell and Stirling-Levis 2, L.L.C. related to the economic development of the Town Center Parkway corridor.

WHEREAS, Article VII, Section 14(C) of the Louisiana Constitution authorizes the City of Slidell (the "City"), for a public purpose, to engage in cooperative endeavors with any public or private association, corporation, or individual; and

WHEREAS, Stirling-Levis 2, L.L.C. ("Stirling") owns or controls property in the Town Center Parkway corridor on which it intends to pursue further and substantial commercial development; and

WHEREAS, under the proposed Cooperative Endeavor Agreement (the "Agreement"), Stirling will commission a new traffic study of the corridor and cooperate with the City, St. Tammany Parish, and the State to implement required traffic improvements, and the City will reimburse documented, pre-approved costs of the traffic study as set forth in the Agreement; and

WHEREAS, the City Council finds that the Agreement serves the public purposes of job creation, growth of the City's sales and ad valorem tax base, regional consumer draw, commercial revitalization, and a framework for improved public infrastructure and traffic safety; that the expenditure is not gratuitous; and that the City has a reasonable expectation of receiving a benefit at least equivalent to the funds expended.

NOW, THEREFORE, BE IT RESOLVED by the Slidell City Council that:

Section 1. The Mayor is authorized to execute the Agreement, in substantially the form attached as Exhibit "A," together with any related documents, and to approve non-material changes that do not increase the City's financial obligations.

Section 2. The Mayor, or his designee, is authorized to administer the Agreement on behalf of the City, including approving eligible costs, processing reimbursement requests, issuing notices, and exercising the City's rights under the Agreement.

Section 3. Payments under the Agreement shall be made from funds appropriated for such purposes.

Section 4. This Resolution shall become effective upon adoption

ADOPTED this day of , 2026.

Thomas "Trey" Brownfield, III
President of the Council
Councilman, District F

Thomas P. Reeves
Council Administrator

EXHIBIT A

COOPERATIVE ENDEAVOR AGREEMENT
BETWEEN THE CITY OF SLIDELL AND STIRLING-LEVIS 2, L.L.C.
(Town Center Parkway Corridor Economic Development)

This Cooperative Endeavor Agreement (this "Agreement") is entered into effective as of the ____ day of _____, 2026 (the "Effective Date"), by and between:

THE CITY OF SLIDELL, a political subdivision of the State of Louisiana, whose mailing address is P.O. Box 828, Slidell, Louisiana 70459, appearing through its Mayor, Randy Fandal, duly authorized by Resolution No. [_____] of the Slidell City Council (the "City"); and

STIRLING-LEVIS 2, L.L.C., a Louisiana limited liability company, whose mailing address is 16675 E. Brewster Road, Suite 100, Covington, Louisiana 70433, appearing through its Manager, George Townsend Underhill IV, duly authorized ("Stirling").

The City and Stirling are each a "Party" and together the "Parties."

RECITALS

WHEREAS, Article VII, Section 14(C) of the Louisiana Constitution authorizes the City, for a public purpose, to engage in cooperative endeavors with any public or private association, corporation, or individual; and

WHEREAS, consistent with Article VII, Section 14(A) of the Louisiana Constitution, the City may expend public funds under a cooperative endeavor only where the expenditure serves a public purpose the City is authorized to pursue, is not gratuitous, and is reasonably expected to return to the City a benefit or value at least equivalent to the amount expended; and

WHEREAS, the Town Center Parkway corridor (the "Corridor") is one of the City's principal commercial districts, and Stirling owns or controls property in the Corridor on which it intends to pursue further commercial development (the "Development"); and

WHEREAS, continued build-out of the Corridor is expected to create construction and permanent jobs, attract new retail, dining, and service businesses, draw consumers to the City from throughout the region, grow the City's sales and ad valorem tax base, and support revitalization and reinvestment elsewhere in the City; and

WHEREAS, further development will increase traffic in the Corridor, and Stirling will commission a new traffic study and work with the City, St. Tammany Parish (the "Parish"), and the State of Louisiana and its agencies, including the Louisiana Department of Transportation and Development (collectively, the "State"; the City, the Parish, and the State each being a "Public Authority"), to implement the improvements it requires, which will serve the traveling public as well as the Development; and

WHEREAS, the City desires to encourage the Development by reimbursing costs of a new traffic study, subject to the controls in this Agreement, and has determined that it will receive a benefit at least equal to the funds expended.

NOW, THEREFORE, in consideration of the mutual obligations below, the Parties agree as follows:

ARTICLE 1 – PURPOSE AND PUBLIC BENEFIT

1.1 Purpose. The Parties enter into this Agreement to cooperate in the continued economic development of the Corridor. Stirling will undertake the Development and the Traffic Study (defined below) and will work cooperatively with the Public Authorities to implement necessary improvements, and the City will reimburse Eligible Costs up to the Reimbursement Cap, each on the terms of this Agreement.

1.2 Public Purposes. The City finds that this Agreement advances the following public purposes, each within the City's authority:

(a) Jobs. Construction employment during build-out and permanent employment in new retail, restaurant, office, and service businesses, expanding job opportunities for City residents;

(b) Tax Base. New taxable sales generated within the City, increasing the City's sales tax revenues, together with increased property values supporting ad valorem revenues;

(c) Consumer Draw. Additional destination retail and services that draw consumers to the City from St. Tammany Parish and the surrounding region, capturing spending that would otherwise occur outside the City;

(d) Revitalization. Increased commercial activity and private investment that strengthen adjoining commercial areas, encourage reinvestment in older areas of the City, and improve the City's competitiveness in attracting new businesses; and

(e) Public Infrastructure. Traffic, pedestrian, drainage, and related improvements built to the standards of the applicable Public Authority that improve safety and circulation for the general public, and a current traffic study the City may use in its own planning.

1.3 Benefits to Stirling. Stirling will benefit from reduced development costs, improved access to its property, and increased tenant demand and property values resulting from a stronger Corridor.

1.4 Commensurate Benefit. The Parties intend that the value the City receives under this Agreement, including the City's rights in the Traffic Study and the tax revenues resulting from development, will equal or exceed the amounts the City reimburses. The City's payment obligations are conditioned on Stirling's performance under Articles 2 and 3, and Article 4 provides for repayment of any amount not properly paid.

ARTICLE 2 – CITY REIMBURSEMENT

2.1 Reimbursement Cap. The City shall reimburse Stirling for Eligible Costs in an aggregate amount not to exceed One Hundred Two Thousand and No/100 Dollars ($102,000.00) (the "Reimbursement Cap"). All costs in excess of the Reimbursement Cap are Stirling's sole responsibility. The City shall not owe interest, overhead, or any other amount beyond the Reimbursement Cap.

2.2 Eligible Costs. "Eligible Costs" means reasonable, necessary, and documented costs actually incurred and paid by Stirling after the Effective Date and pre-approved under Section 2.4 for the following:

Traffic Study. A new traffic impact study of the Corridor prepared by a Louisiana-licensed professional engineer (the "Traffic Study"), including revisions or supplemental analysis required by a Public Authority in accordance with the Louisiana Department of

Transportation & Development scope of work and proposal attached hereto as Exhibit 1, which is estimated to be completed by August 2027.

2.3 Ineligible Costs. Eligible Costs exclude: land and right-of-way acquisition; building construction, tenant improvements, private parking, private drives, and other improvements serving only the Development; internal staff, overhead, and developer, management, or affiliate fees; legal, financing, marketing, and leasing costs; costs incurred before the Effective Date; costs paid or reimbursed from any other source, including tenants, other public entities, or any other agreement between the City and Stirling or its affiliates; fines, penalties, and costs to correct defective work; and costs not pre-approved under Section 2.4.

2.4 Pre-Approval. Before incurring any cost for which it will seek reimbursement, Stirling shall submit to the City's Director of Engineering or other designee of the Mayor (the "City Representative") the proposed scope of work, the engineer or contractor to be engaged, and a written proposal or cost estimate. The City Representative shall approve, approve with conditions, or disapprove the submission in writing within fifteen (15) days. Approval establishes eligibility only and does not waive any permitting, design, or regulatory requirement. Any change order increasing an approved amount requires separate written approval.

2.5 RESERVED.

2.6 Reimbursement Requests. Stirling may submit reimbursement requests no more than once per calendar month, after the costs have been paid. Each request shall include: (i) invoices; (ii) proof of payment; (iii) the applicable approval under Section 2.4; and (iv) a certification by an authorized officer of Stirling that the costs are Eligible Costs, have been paid, and have not been reimbursed from any other source.

2.7 Conditions to Payment. The City shall pay approved amounts within forty-five (45) days after receipt of a complete request, provided that costs of the Traffic Study are payable only after delivery to the City of the final, signed and sealed study with all data and appendices. The City shall pay any undisputed portion of a request while a disputed portion is resolved.

2.8 Appropriation. The City's payment obligations are payable solely from funds appropriated by the City for this purpose.

2.9 Deadline. The City shall have no obligation to pay any request received more than thirty-six (36) months after the Effective Date, and any unused portion of the Reimbursement Cap shall then lapse.

2.10 Permits. Notwithstanding the results or recommendations of the Traffic Study, the City will not unreasonably withhold, delay, or condition the issuance of permits or approvals that are requested in connection with the development on Tract 1-B-1 or the development of the industrial project by CCB Holdings, LLC (or its affiliates) on Tract 3-B-4 that otherwise meet applicable requirements of the Code. Further, to the extent Stirling or its designee undertakes any roadway improvements on Tract 3-B-6, the City shall not require any tree mitigation for trees removed to accomplish such undertaking.

ARTICLE 3 – STIRLING'S OBLIGATIONS

3.1 Traffic Study. Stirling shall commission the Traffic Study within one hundred eighty (180) days after the Effective Date under a scope approved under Section 2.4 and shall deliver the final study to the City. The City shall have a perpetual, royalty-free right to use, copy, publish, and rely

on the Traffic Study and its underlying data for any public purpose, and Stirling shall obtain its engineer's written consent to that right.

3.2 Improvements. Stirling shall work cooperatively with the City, the Parish, and the State to implement required traffic improvements on the schedule required by the applicable Public Authority. Any Eligible Improvement designed or constructed by or for Stirling shall comply with the standards of the applicable Public Authority, all permits, and applicable law, and shall be performed by properly licensed contractors.

3.3 Records and Audit. Stirling shall maintain records supporting all reimbursed costs for five (5) years after expiration or termination of this Agreement and shall make them available on request to the City, its auditors, and the Louisiana Legislative Auditor, which may audit them under La. R.S. 24:513.

ARTICLE 4 – REPAYMENT

4.1 Improper Payments. Stirling shall repay, within thirty (30) days after written demand, any amount paid for a cost later determined not to be an Eligible Cost, reimbursed from another source, or supported by an inaccurate certification, with legal interest from the date of the City's payment.

4.2 Setoff; Survival. The City may set off any amount owed to it by Stirling against any pending reimbursement. This Article 4 survives expiration or termination of this Agreement.

ARTICLE 5 – GENERAL PROVISIONS

5.1 Term; Default. This Agreement remains in effect until thirty-six (36) months after the Effective Date or, if later, the City's payment or final disposition of all reimbursement requests timely submitted under Section 2.9, unless terminated earlier. If a Party fails to perform a material obligation and does not cure within thirty (30) days after written notice, the other Party may terminate this Agreement. The City may suspend payments during any uncured default by Stirling. Expiration or termination does not affect accrued obligations, Section 3.3, or Article 4.

5.2 Reserved Authority. Nothing in this Agreement obligates the City to grant any zoning, subdivision, permit, or other regulatory approval, or limits the City's police power. The City makes no representation as to any action of the Parish or the State.

5.3 Insurance; Indemnity. Stirling shall maintain commercial general liability insurance of not less than $1,000,000 per occurrence and $2,000,000 aggregate, automobile liability insurance, and workers' compensation insurance as required by law. Stirling shall defend, indemnify, and hold harmless the City and its officials, employees, and agents from all claims, liens, and privileges, including claims under the Louisiana Private Works Act, arising from the Development or from Stirling's performance under this Agreement, except to the extent caused by the negligence or willful misconduct of the City or its officials, employees, or agents.

5.4 Relationship; Assignment. The Parties are independent contractors, and no partnership, joint venture, or agency is created. There are no third-party beneficiaries. Stirling may not assign this Agreement without the City's prior written consent.

5.5 Compliance with Law. The Parties shall comply with all applicable laws, including the Louisiana Code of Governmental Ethics (La. R.S. 42:1101 et seq.). Stirling acknowledges that this Agreement and documents delivered to the City under it are subject to the Louisiana Public Records Law (La. R.S. 44:1 et seq.).

5.6 Force Majeure. Neither Party is in default for delay in performing a non-monetary obligation caused by events beyond its reasonable control, including hurricanes, floods, and governmental orders, provided it gives prompt written notice.

5.7 Governing Law; Venue. This Agreement is governed by Louisiana law. Exclusive venue lies in the 22nd Judicial District Court for the Parish of St. Tammany.

5.8 Notices. Notices shall be in writing and delivered by hand, U.S. mail, overnight courier, or email with confirmation of receipt, to the City at: City of Slidell, Attn: Mayor, P.O. Box 828, Slidell, Louisiana 70459, with a copy to the City Attorney; and to Stirling at: Stirling-Levis 2, L.L.C., Attn: George Townsend Underhill IV, 16675 E. Brewster Road, Suite 100, Covington, Louisiana 70433, tunderhill@stirlingprop.com.

5.9 Entire Agreement; Miscellaneous. This Agreement is the entire agreement of the Parties on its subject and may be amended only in a writing signed by both Parties. If any provision is held invalid, the remainder shall remain in effect unless the cause of this Agreement would be defeated. Each signatory represents that he is authorized to bind his Party. This Agreement may be executed in counterparts, and electronic signatures are effective as originals.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the Effective Date.

CITY OF SLIDELL

By: _____
Name: Randy Fandal
Title: Mayor
Date: _____

STIRLING-LEVIS 2, L.L.C.

By: _____
Name: George Townsend Underhill IV
Title: Manager
Date: _____

EX. 1

INTELLIGENT TRANSPORTATION SYSTEMS

Fremaux Town Center Development
Traffic Impact Study

SCOPE OF SERVICES

Intelligent Transportation Systems LLC (ITS LLC or "Consultant") appreciates the opportunity to provide **Stirling Properties, Inc. ("Stirling" or "Client")** with this proposal to perform a Traffic Impact Study for the continuation of the development of Fremaux Town Center in Slidell, Louisiana.

SCOPE OF WORK:
ITS LLC has prepared this Scope of Work based on discussions with and information provided by the client and the required scope provided by LADOTD. This scope is based on requirements set forth by the Louisiana Department of Transportation and Development (LADOTD) in the Traffic Engineering Process & Report (TEPR) guidelines for this study:

GENERAL INFORMATION:
The following intersections will be required to be analyzed as part of the TIA:

1. US 190 BUS (Fremaux Ave.) @ I-10 EB Ramps
2. US 190 BUS (Fremaux Ave.) @ I-10 WB Ramps
3. US 190 BUS (Fremaux Ave.) @ Bill Garrett Rd. (Service Road)
4. US 190 BUS (Fremaux Ave.) @ Town Center Pkwy./Lindberg Ext.
5. LA 433 @ Town Center Pkwy.
6. LA 433 @ Coast Blvd./Lopez St.
7. LA 433 @ I-10 WB Ramps
8. LA 433 @ I-10 EB Ramps
9. LA 433 @ Voters Rd.

Section 27 has recently performed a corridor study for the US 190 BUS (Fremaux Ave.) corridor. Models for the intersections required for this study will be provided to the consultant. Based on their findings, the peak hour for the corridor are below:

1. 7:15-8:15 AM
2. 4:30-5:30 PM

Streetlight traffic volume data for LA 433 East of Town Center Pkwy is attached to this scope.
Based on the provided data, peak periods for data collection are below:

1. 7:00 – 9:00 AM
2. 3:00 – 6:00 PM

Task 1: LADOTD COORDINATION

1. *Preliminary Access Connection Request Meeting*:
   ITS LLC personnel met with the LADOTD District 62 personnel for a Preliminary Access Connection Request Meeting to discuss data collection and scope of the study. (Any changes made to the scope of work developed in this meeting may necessitate alterations to this scope and subsequently the fee.) This was attended on October 13, 2026.
2. *Alternatives Analysis Meeting:*

ITS LLC personnel will meet with the LADOTD District 62 personnel for an Alternatives Analysis Meeting to discuss the proposed future conditions analysis. The goal of this meeting is to obtain LADOTD approval to move to the Final Report.

3. *Permit Issuance Coordination:*
   ITS LLC will assist in coordinating the issuance of an Access Connection Permit based on the conditions agreed upon through the study process as needed.
4. *Coordination Meetings:*
   Throughout the study process, it is anticipated that meetings, both in-person and via telephone or web-based conferencing, will be required to keep the project moving forward through the LADOTD TEPR Process. ITS LLC personnel will update the Client on this progress and will make concerted efforts to accelerate the process whenever possible.

Task 2: FIELD DATA COLLECTION

A. Turning movement counts with un-serviced demand/queues and observations (delays & other details) from 7:15 – 8:15 AM and 4:30 – 5:30 PM at the following intersections:

   1. US 190 BUS (Fremaux Ave.) @ I-10 EB Ramps
   2. US 190 BUS (Fremaux Ave.) @ I-10 WB Ramps
   3. US 190 BUS (Fremaux Ave.) @ Bill Garrett Rd. (Service Road)
   4. US 190 BUS (Fremaux Ave.) @ Town Center Pkwy./Lindberg Ext.

B. Turning movement counts with un-serviced demand/queues and observations (delays & other details) from 7:00 – 9:00 AM and 3:00 – 6:00 PM at the following intersections:

   1. LA 433 @ Town Center Pkwy.
   2. LA 433 @ Coast Blvd./Lopez St.
   3. LA 433 @ I-10 WB Ramps
   4. LA 433 @ I-10 EB Ramps
   5. LA 433 @ Voters Rd.

This data will be collected on a typical weekday. The collection dates will be confirmed with District 62 prior to proceeding.

Trip generation for the development will use the current version of the ITE Trip Generation Manual or development specific information if trip generation is not appropriate.

Trip distribution of the projected new trips will be based on the existing traffic patterns or the methodology and justification for a different method will be included in the study.

The distributed trips will be assigned to the study area intersections to generate future volume projections.

The trip distribution and assignment will be performed for up to three scenarios, it is anticipated these will include:

A. Current known developments
B. Assumed developments
C. Full build out of all available parcels

This process will include the development of TEPR Appendices A (data already provided) and B as well as Chapter 1 of the report.

Deliverables:

1. Appendix A – Initial Data Collection – will hold for final submittal
2. Appendix B – Final Data Collection
3. TIA Report Chapter 1

Task 3: EXISTING AND NO BUILD ANALYSIS

Existing analysis will match the intersection configuration and control at the time that the counts are collected for all study area intersections so that comparison with field observations for the US 190 Business (Fremaux) corridor can be made.

These counts also will be loaded into the LADOTD provided model with the proposed build configurations from the ongoing DOTD study to ensure that the current data collected when applied to DOTD proposed improvements are still feasible without the additional development volumes.

VISSIM will be the required analysis software for the US 190 Business (Fremaux) corridor.

Because there are existing signals as part of this study, Synchro is required for analysis of the LA 433 corridor.

Synchro can be used for all intersections with the latest HCM results used for the measures of effectiveness.

Turn lane warrants and delay analysis will be performed for the study area intersections to include any warranted turn lanes.

Deliverables:

1. Appendix D – Existing and No Build Analysis
    a. Existing
    b. No Build
    c. DOTD Configuration A
    d. DOTD Configuration B
2. TIA Report Chapter 2

Task 4: FUTURE CONDITIONS

The future analysis will add the additional development volumes to the existing corridor configuration, as presented in Appendix B to evaluate future conditions under the three assumed development levels.

The same software utilized in the existing and no build scenarios will be used in the future analysis. Turn lane warrants and delay analysis will be performed. Intersection delay analysis will include any warranted turn lanes.

It should be noted that a safety review of the corridor is not required in this scope, however if any turn lanes and/or a change in intersection control are warranted at an intersection, a crash analysis will be

required by DOTD and will be added to this scope via supplemental agreement(s). Note that it is assumed that crash analysis will be required at up to two (2) intersections.

Chapter 3 and Appendix E will be submitted to LADOTD for approval and concurrence. Any required additional analysis within the described scop will be performed until a consensus with LADOTD is reached.

Deliverables:
1. Appendix E – Alternative Analysis
2. TIA Report Chapter 3

Task 5: FINAL REPORT

Once approval from LADOTD District 62 personnel is received on Chapters 1-3 and Appendices A, B, D, and E, a final traffic impact study report will be developed. In addition to these components, an Introduction and Executive Summary will be written in compliance with TEPR guidelines. This final report will be submitted to LADOTD District 62 for final approval.

Deliverables:
1. Traffic Impact Study Final Report (including Introduction and Executive Summary as required)

Task 6: PERMIT PROCESS

Once final approval of the Traffic Impact Study Report is received, ITS LLC will assist in coordination of the issuance of the access connection permit through the LADOTD District 62 office.

SCHEDULE:

ITS LLC is prepared to begin work on the project once this agreement is executed. The estimated time of completion for this contract is 180 days from the date all data is received. LADOTD review and approval timelines may affect this schedule.

LUMP SUM COST:

This work will be billed on a lump sum basis (including additional data collection) and per the terms of the Terms and Conditions attached hereto as Exhibit A. The total expenses of this contract shall not exceed $102,000.00

The ITS LLC Professional Services Estimate for the Fremaux Town Center Development Traffic Study and the General Conditions attached hereto as Attachment A is hereby Accepted & Approved:

Signed:_____ Signed:_____

Printed Name: _____ Printed Name: _____

Title: _____ Title: _____

Representing: **Stirling Properties LLC** Representing: **Intelligent Transportation Systems LLC**

Date:_____ Date:_____

City of Slidell
Fiscal Year 2026 - 2027
Recommendation for Reallocation

TO: Michael Noto, Chief Administrative Officer

FROM: Blair Ellinwood, Director of Finance

DATE: 11/18/2026

SUBJECT: To allocate for reimbursement for a traffic study

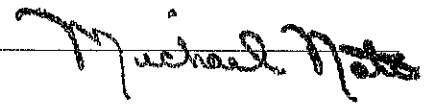
JUSTIFICATION: *To appropriate $102,000 for the Cooperative Endeavor Agreement between the City of Slidell and Stirling-Levis 2, LLC, to fund a traffic impact study of the Town Center Parkway corridor. The study will support future commercial development, improve traffic planning and safety, and promote economic growth and increased tax revenues.*

The following is recommended:

Coding	Account Description	Type of Account	Increase	Decrease
92270-62059-New	Traffic Study	*Expenditures*	102,000	
929992-2045020	Transfer In from Sales Tax	*Revenues*	102,000	
20415-05087	Safe House	*Expenditures*		102,000
209992-95092	Transfer Out to City Capital	*Expenditures*	102,000	
			Change on fund balance	***$*** -

Notes:
The above items will be incorporated into the FY 2027 1st supplemental budget

If you concur, please sign below and forward this to the council for their review.

Approved 

Introduced October 27, 2026, by Councilman Brownfield, seconded by Councilman Jones, (by request of Administration)

Item No. 26-10-3680

ORDINANCE NO.

An ordinance to amend the zoning map for property located along Brookter Street, south of Highway 190 East, identified as Tract AG-3 containing 41.979 acres, from CC Commercial Corridor to R3 High Density Residential (Case Z2026-0004).

WHEREAS, the City of Slidell City received a petition from applicant Justin Morris, on behalf of the eight non-resident property owners, to amend the zoning map for property located along Brookter Street, south of Highway 190 East, identified as Tract AG-3 containing 41.979 acres, from CC Commercial Corridor to R3 High Density Residential; and

WHEREAS, the proposed zoning of R3 High Density Residential is to allow for the resubdivision and redevelopment of this 41.979 acre parcel into single family residential with a minimum lot size of 6000 square feet; and

WHEREAS, this property is surrounded by properties in the City zoned CC Commercial Corridor and in the Parish, properties zoned S-1 Suburban Residential, TF Two-Family Residential, and L-2 Large Lot Residential; and

WHEREAS, the Slidell City Council passed on 13 October 2026 Ordinance No. 4134 annexing this parcel into the City of Slidell; and,

WHEREAS, the proposed single-family development for this tract of land will result in a substantial expansion of the utility systems for water and sewer service from the newly installed service infrastructure a minimum of 2000 linear feet distant on East I-10

Service Road and making that expansion available for additional development along Highway 190 East; and,

WHEREAS, the Slidell Director of Planning duly advertised, and the Zoning Commission held a public hearing on 19 October 2026 for Case Z2026-0004, at which the Zoning Commission recommended approval of this request to City Council.

NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does hereby amend the zoning map for property located along Brookter Street, south of Highway 190 East, identified as Tract AG-3 containing 41.979 acres, from CC Commercial Corridor to R3 High Density Residential.

ADOPTED this day of , 2026.

Thomas "Trey" Brownfield III
President of the Council
Councilman, District F

Randy Fandal
Mayor

Thomas P. Reeves
Council Administrator

DELIVERED
to the Mayor
RECEIVED
from the Mayor

UPDATED 20 OCT 2026

PLANNING DEPARTMENT

STAFF REPORT
Case No. Z2026-0004

Zoning Map Amendment to apply
R3 High Density Residential to
56252 Brookter Road

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 56252 Brookter Road (***Figure 1***, ***Figure 2***)

Owner(s): Eight non-resident owners listed below. (Transfer of ownership will occur after resubdivision and rezoning approval). (***Figure 2***)

Applicant: Justin Morris (Owner Representative)

City Zoning: CC Commercial Corridor (***Figure 3***) (*pending annexation*)

Future Land Use: Commercial, Community Facilities, Residential (***Figure 4***)

Request: Change zoning from CC Commercial Corridor to R3 High Density Residential District (***Figure 5***)

Zoning Commission
Public Hearing: October 19, 2026

City Council
Consent: October 27, 2026
Public Hearing: November 10, 2026

RECOMMENDATIONS

Planning Department	Zoning Commission
APPROVAL	APPROVAL

FINDINGS

1. The property is a partially developed not yet subdivided parcel of property consisting of 41.979 acres located at the SE corner of Hwy 190 E and addressed as 56252 Brookter Road. (***Figure 2***)
2. The to-be-resubdivide portion of the property proposed for rezoning is 41.979 acres. (***Figure 5***)
3. The City Council public hearing and vote on annexation of this property was held October 13, 2026 due to automatic concurrence by the Parish on October 16, 2026. This item was introduced on the City Council agenda on August 25, 2026.
4. Current Parish zoning for the entire parcel is split into HC-2 Highway Commercial, CBF-1 Community Based Facilities, and M-L Low Multiple-Family, rendering the need for concurrence due to the higher intensity of CC Commercial than the CBF-1 and M-L zoning designations. (***Figure 6***)
5. Upon completion of the annexation process, the City zoning district for the subdivided portion of this parcel will be CC Commercial Corridor (***Figure 3***). The development of residential in the CC Commercial Corridor is per the regulations of R3 High Density Residential, but as a Conditional Use. The applicant is requesting rezoning to R3 from CC to have regular zoning regulations apply.

6. Zoning of nearby City properties on Hwy 190 East is CR Regional Commercial within a HOD Height Overlay District, and Parish HC-2 Highway Commercial and S-1 (Suburban Residential) within 300 feet of the subject property is as follows (***Figure 7***):

    - North: mixed use commercial and residential
    - East: single family residential
    - South: single family residential
    - West: single family residential

7. The proposed R3 High Density Residential zoning district allows for single family residential, two-family residential, small multifamily residential (3-16 Units including townhouses and modular housing meeting IRC/IBC regulations). This development is proposed to be single family dwellings on =/+ 6000sf lots.

8. The R3 text from UDC Section 6.2.6. includes:

    A. *Purpose.* The R3 High Density Residential District is intended for a mix of housing types including single-family, two-family, and multi-family developments near retail development, employment centers, and transit. The district is intended to promote walking, biking, and other active transportation with pedestrian-oriented designs that provide safe and engaging streetscapes. Limited non-residential uses are allowed.

    B. *Allowed uses.* Refer to Table 6.2.2 – 1. Allowed Uses in Residential Districts, wherein only the uses listed below are allowed uses. Uses not listed below are prohibited unless provided for in Section 6.2.6.C. Conditional uses.

        1. Single-family residential
        2. Two-family residential
        3. Small multifamily residential (3-16 units) including townhouses
        4. Modular housing structures meeting IRC / IBC
        5. Forestry, fishing, and hunting
        6. Community garden
        7. Minor Utilities including lift stations and transformers
        8. Public safety services
        9. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
        10. Home occupations as per Article 7 of this UDC
        11. Accessory dwelling units as per Article 7 of this UDC
        12. Other accessory uses regulated as per Section 7.2. of this UDC

    C. *Conditional uses.*

        1. Large multifamily residential (17+ units)
        2. Community homes, subject to Article 7 of this UDC

    D. *Building requirements.*

        1. Maximum building height: 45 feet above adjacent grade.
        2. Minimum front yard setback: 20 feet.
        3. Minimum side yard setback: 5 feet, or 10 feet for lots over 100 feet at front property line.
        4. Minimum corner yard setback: 10 feet.
        5. Minimum rear yard setback: 25 feet.

E. *Lot requirements.*

1. Minimum lot width: 50 feet.
2. Minimum lot area is dependent upon the type of dwelling unit proposed, as follows:
    a. Single-family dwelling: 6,000 square feet.
    b. Duplex or two-family dwelling: 7,000 square feet.
    c. Three dwelling units: 9,000 square feet.
    d. Four dwelling units: 12,000 square feet.
    e. 5-16 dwelling units: 10,000 square feet + 700 square feet per unit.
    f. 17-40 dwelling units: 10,000 square feet + 1,000 square feet per unit.
    g. 40+ dwelling units: 10,000 square feet + 1,300 square feet per unit.

F. *Site development standards.*

1. Tree preservation requirements and tree planting requirements for new construction must be met in accordance with Article 9 of this UDC.
2. Signs and parking requirements must be met in accordance with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must comply with the design standards in Article 8 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

G. *References to applicable procedures.*

1. Application procedures in Article 4 of this UDC.
2. Subdivision procedures in Article 10 of this UDC.

9. Comparing the uses permitted in R3 High Density Residential to those allowed in other lower density residential districts the potential impacts include:
    - increased vehicular traffic;
    - increased noise levels;
    - increased lighting levels; and,
    - possible drainage issues.

10. Property developers have expressed an interest in extending the City's water and sewer from its current extent at East I-10 Service Road and Shortcut Hwy, which measuring along the north right-of-way line of Hwy 190 East at Hoover Dr, is approximately 1,680 feet for water, and for sewer, approximately 1,700 feet **(Figure 8)**

11. According to FEMA Flood Map, Panel 225205 420 E, the property is within Zone C (area outside 500-year floodplain), and as identified on the Preliminary FIRM as AE, EL 12. An approximate ground elevation for the site is 11.7 feet. ***(Figure 9)***

12. Based on the number of housing units to be planned out, this development may affect school enrollment and planning for the following schools: Cypress Cove Elementary School, Honey Island Elementary School, Little Oak Middle School, Boyet Junior High School, and Northshore High School.

PLANNNG DEPARTMENT RECOMMENDATION FOR ACTION

The Planning Department recommends approving the request for the rezoning of the property from Commercial Corridor to R3 High Density Residential with the condition of the property must first receive approval from City Council for annexation.

FIGURES

Figure 1. Location Aerial

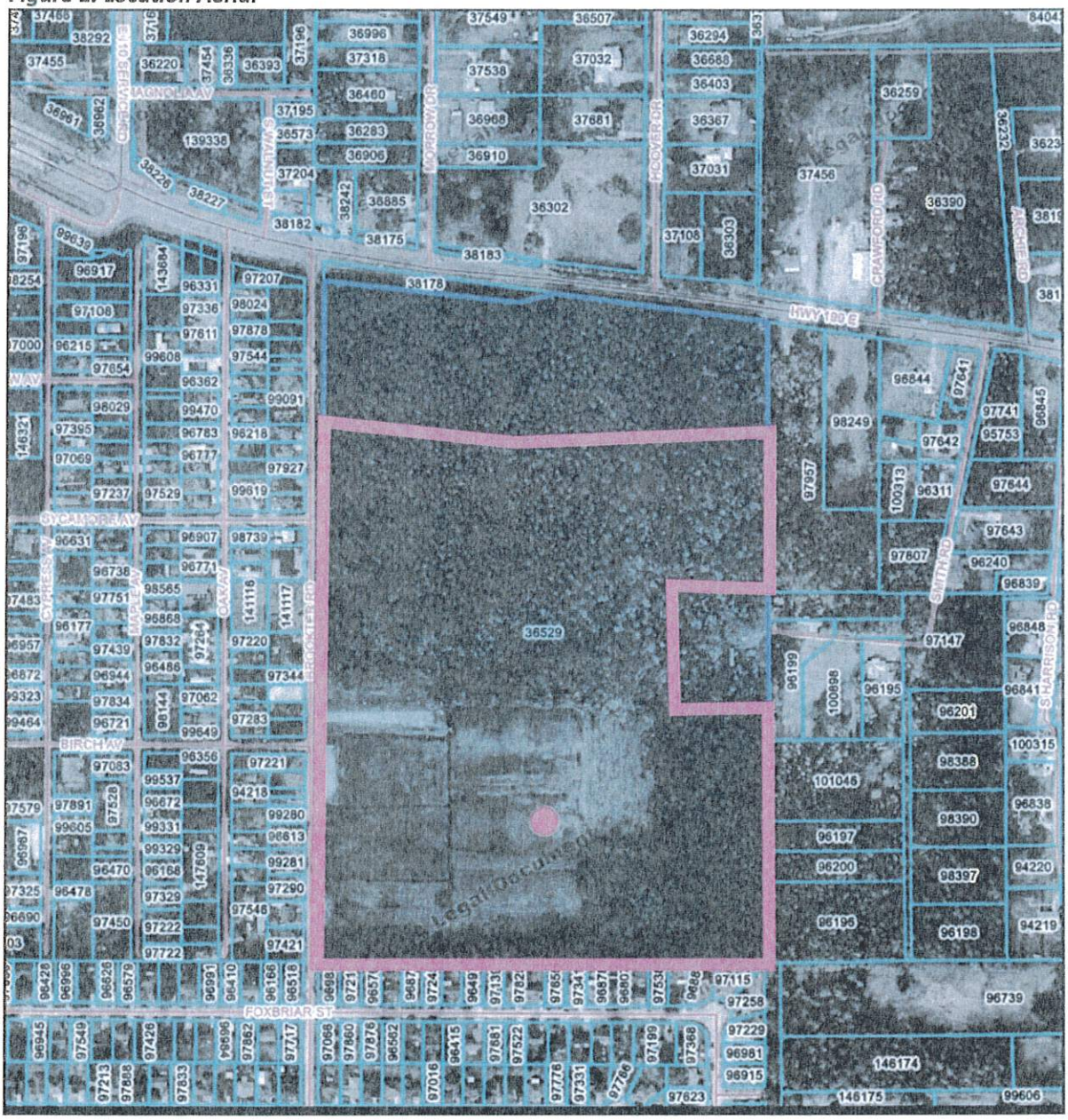


Figure 2. – Street View (Google Feb 2023)



Figure 3: Current Ownership

Non-Resident Owner	Represented by	Ownership Percentage	Registered Voters within Property
Soccer Field LLC	James Scott Ware	83.33%	-0-
Elise Miller	Individual	1.39%	-0-
Michael Devidts	Individual	1.39%	-0-
Marc Devidts	Individual	1.39%	-0-
William Zeller	Individual	2.083%	-0-
Kathryn Josephson	Individual	2.083%	-0-
Regina Daigrepont	Individual	4.167%	-0-
Melissa Rousseau	Individual	4.167%	-0-

Figure 4. – Future Land Use (Slidell 2040 Comprehensive Plan)

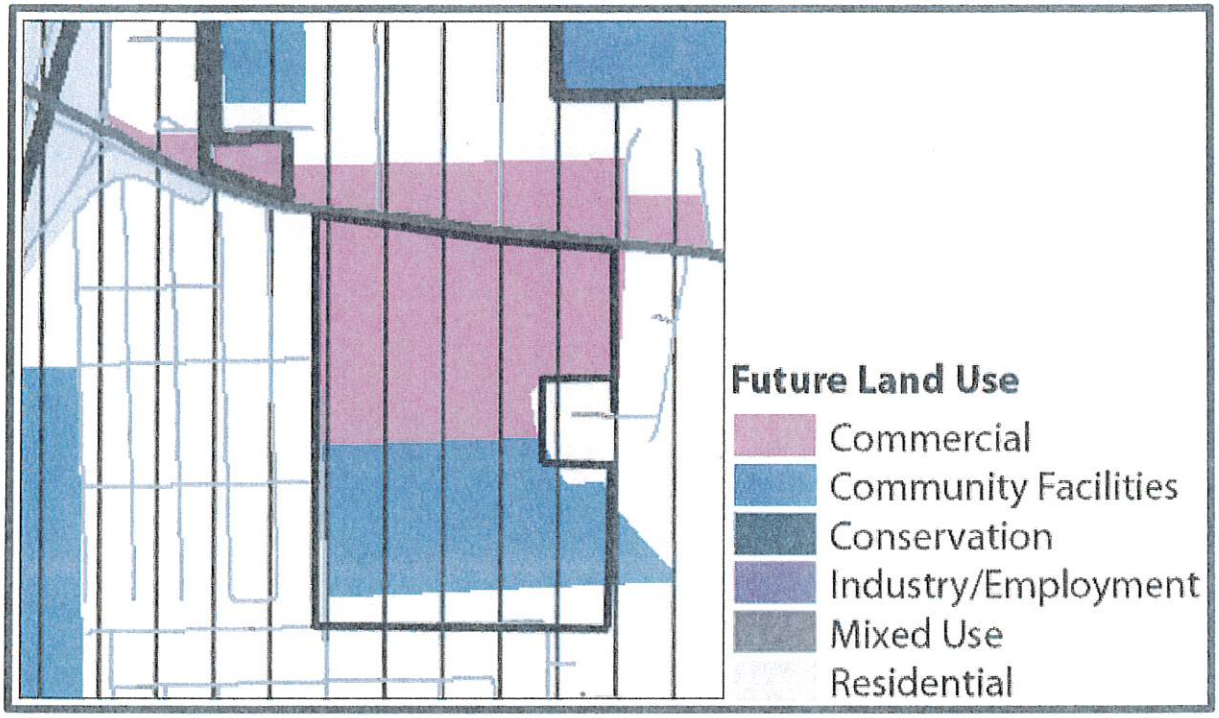


Figure 5. Rezoning Request Site Plan

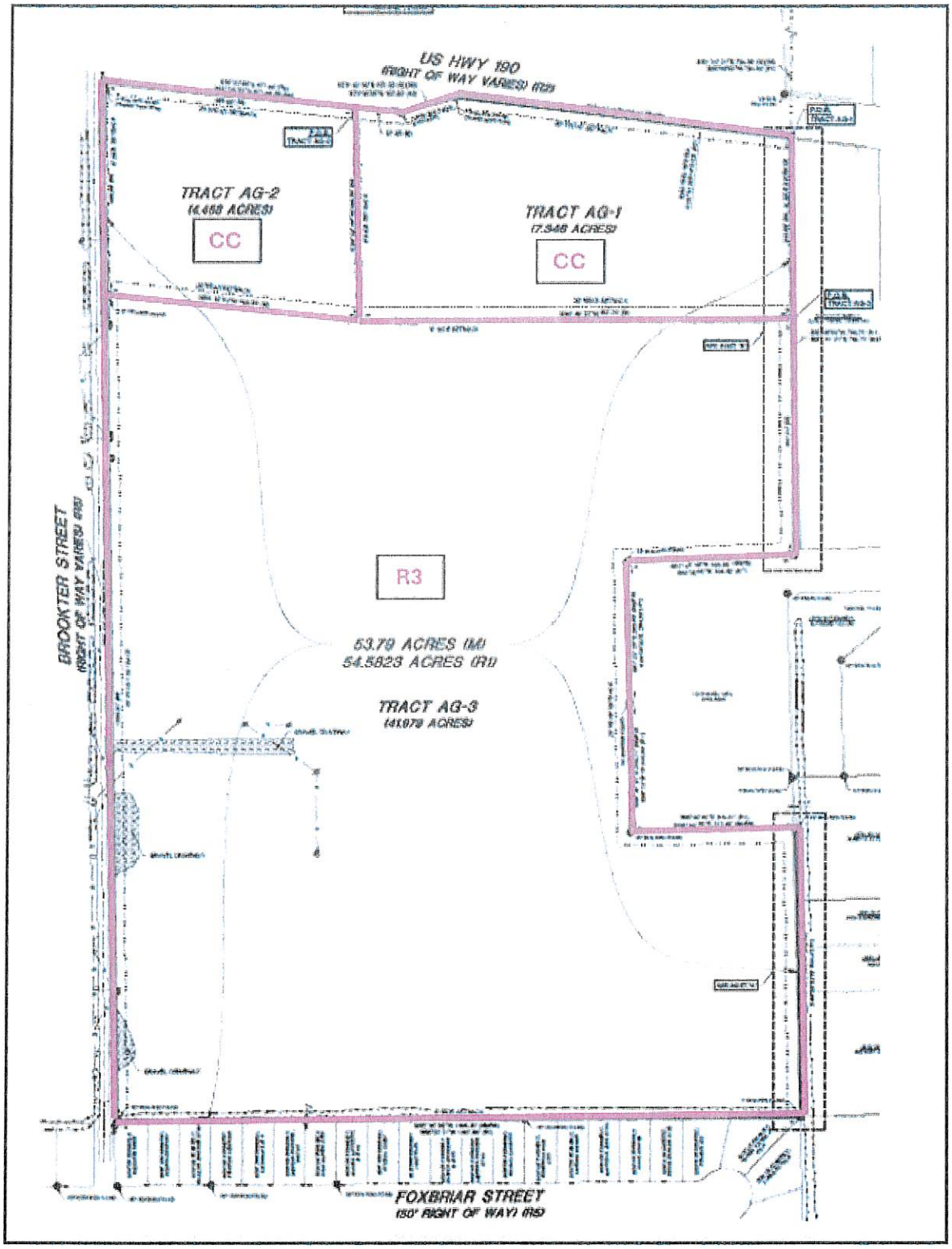


Figure 6. – St Tammany Parish Zoning Map



Figure 7. – Nearby City Zoning

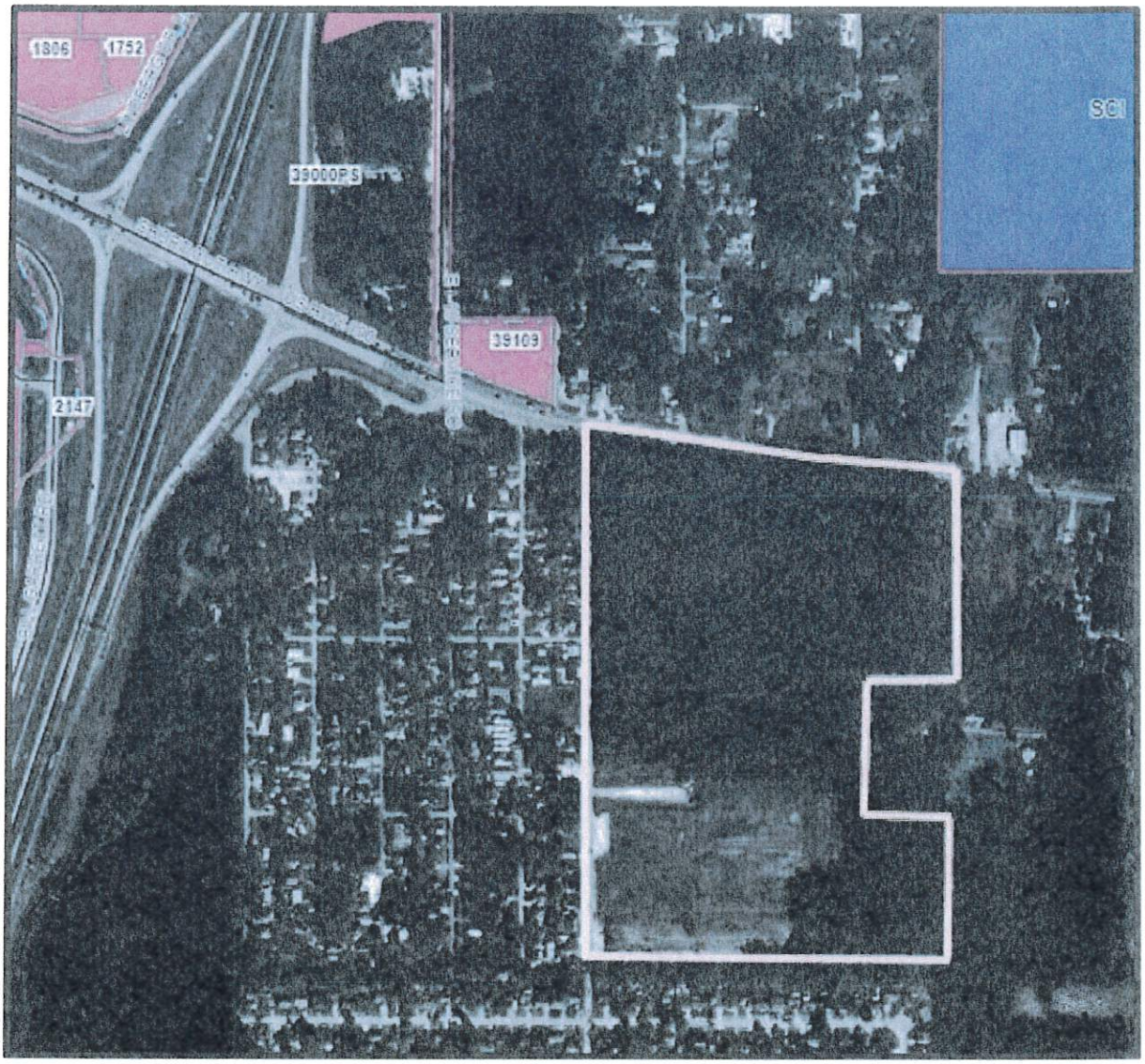
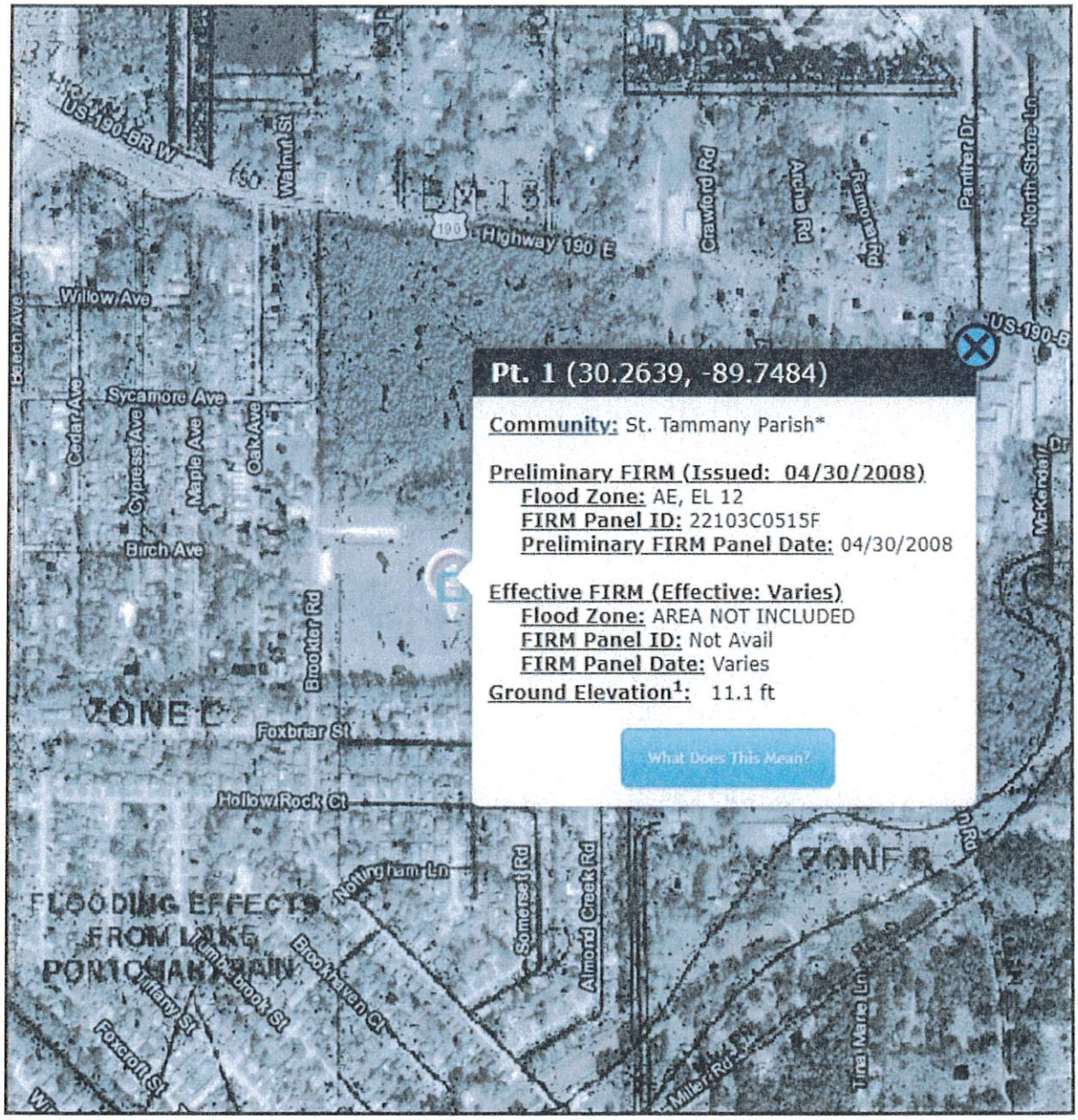
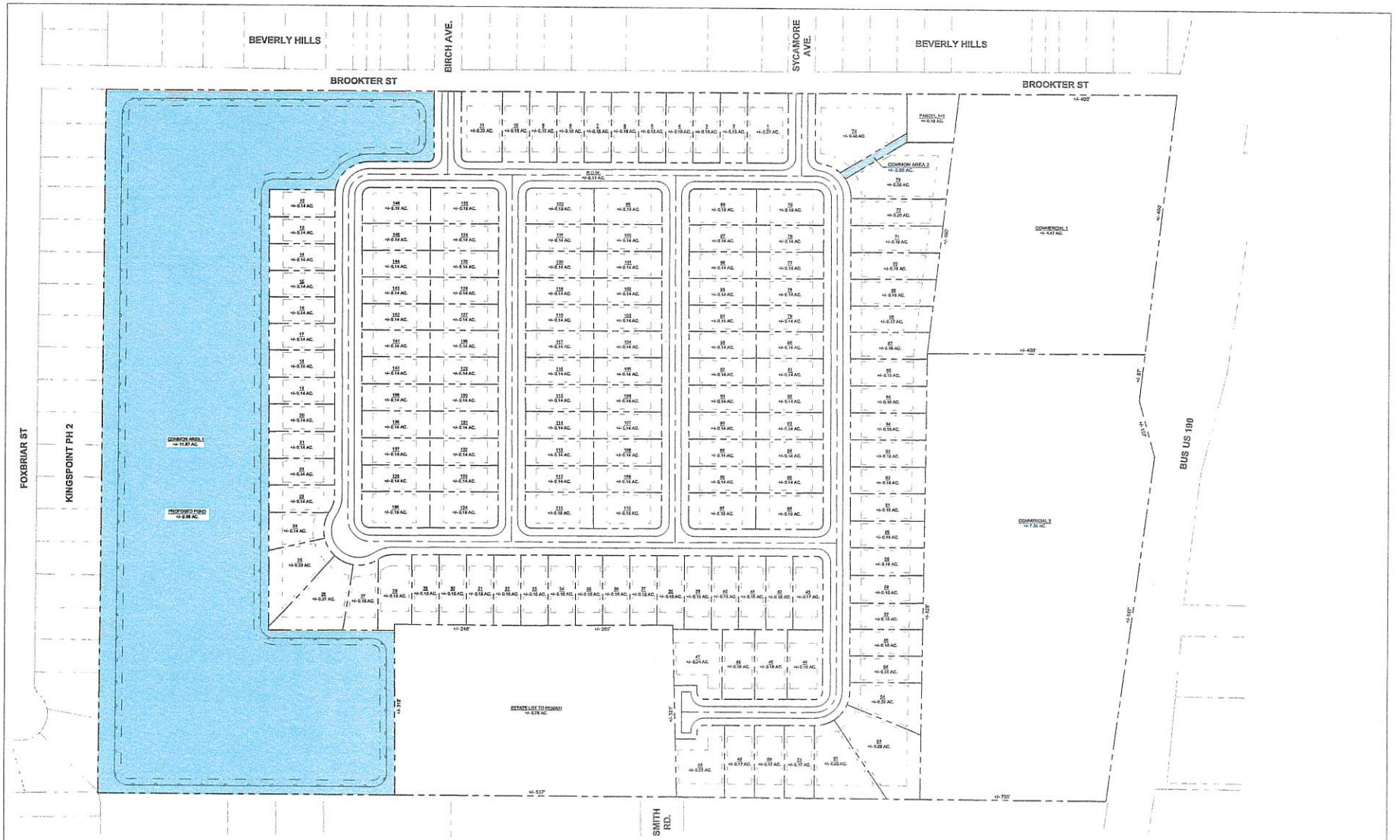


Figure 8: City Utilities



Figure 9. FEMA Flood Map (Panel 225205 420 E)





CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:

1. THE ACCESS POINTS, TRAFFIC SIGNALS, TURN LANES, ETC. REFLECTED ON THIS PLAN HAVE NOT BEEN DISCUSSED WITH OR APPROVED BY ANY GOVERNMENT AGENCIES.
2. THIS PLAN IS A CONCEPTUAL LAYOUT ONLY & SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING, OR SPECIFIC REAL ESTATE NEGOTIATIONS.
3. THIS PROPERTY IS CURRENTLY ZONED HC-2 AND R-2 BASED ON MAPS ACQUIRED FROM AXIS ONLINE.
4. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF: SURVEY, WETLANDS DELINEATION, GEOTECHNICAL INVESTIGATION, PHASE I ENVIRONMENTAL SITE ASSESSMENT, SITE VISIT, TRAFFIC IMPACT ANALYSIS, ETC.
5. THIS SITE PLAN ASSUMES ALL UTILITIES ARE AVAILABLE TO THE PROPERTY WITH ADEQUATE PRESSURES & CAPACITIES.
6. BOUNDARY INFORMATION IS FROM AN AERIAL PHOTO GENERATED FROM THE ST. TAMMANY PARISH ASSESSOR MAP.
7. DETENTION WILL BE REQUIRED. AREA SHOWN FOR DETENTION IS APPROXIMATE. DETENTION REQUIREMENTS HAVE NOT BEEN VERIFIED WITH AHJ.
8. PARKING REQUIREMENTS HAVE NOT BEEN VERIFIED WITH THE AHJ.
9. LANDSCAPING REQUIREMENTS HAVE NOT BEEN VERIFIED WITH AHJ.
10. FLOOD ZONE LOCATION HAS NOT BEEN VERIFIED FOR THIS SITE. THIS PROPERTY IS LOCATED IN FLOOD ZONES "X" AND "AE", ELEVATION = 12.00
11. THIS SITE IS LOCATED WITHIN JURISDICTION OF ST.TAMMANY PARISH.
12. A SITE VISIT HAS NOT BEEN PERFORMED.

SITE ANALYSIS TABLE	
CURRENT ZONING (WITHIN ST. TAMMANY PARISH)	HC-2 AND L-2
PROPOSED ZONING (WITHIN CITY OF SLIDELL)	R-3
SITE ACREAGE	41.98 AC.
50' FRONTAGE LOTS (50'X120' AVERAGE)	146
LINEAR FOOT OF ROADWAY	5,369 L.F.
PROPOSED COMMON AREA TRACT ACREAGE	11.92 AC.

**** NOTE ****
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

CONCEPTUAL SITE PLAN

HORIZONTAL SCALE IN FEET
80 40 0 80 160 240

THE AZALEAS SUBDIVISION

BROOKTER STREET
SLIDELL, LOUISIANA
FOR H12, LLC

DDG
19578 E. BREWSTER ROAD | SUITE 100
COVINGTON, LA 70433
985.249.6180

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO. 25-2349
ISSUE FOR REVIEW
09/25/2025

CHECKED JCM
DRAWN BY BMM

SHEET
P-5.1

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06

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Introduced October 27, 2026, by Councilman Brownfield, seconded by Councilwoman Denham, (by request of Administration)

Item No. 26-10-3682

ORDINANCE NO.

An ordinance providing a quarterly update to the Municipal Code and Unified Development Code (TXT2026-0004) as found in Exhibit A.

WHEREAS, the Slidell City Council adopted the Unified Development Code and Zoning Map Update on 13 January 2026; and

WHEREAS, the City acknowledges that the Unified Development Code is a living document which needs to be periodically updated to be reflective of administrative and community needs; and

WHEREAS, the City desires to improve clarity, enforcement, and consistency of its regulations on the keeping of fowl and livestock to meet best practices and improve quality of life in the City; and

WHEREAS, the City desires to improve clarity, enforcement, and consistency of its mobile food services provisions to meet best practices and improve quality of life in the City; and

WHEREAS, the City desires to improve clarity, enforcement, and consistency of its health and sanitation regulations for yard maintenance standards to meet best practices and improve quality of life in the City; and

WHEREAS, the City's daily use and implementation of the Unified Development Code and related Municipal Code regulations have expanded opportunity and investment throughout the City while simultaneously highlighting necessary points of clarity and terminology needed for staff and the public; and

WHEREAS, the City desires to improve consistency between the provisions of city regulations and corresponding state revised statutes; and

WHEREAS, the Slidell Director of Planning duly advertised, and the Planning and Zoning Commissions held public hearings for TXT2026-0004 on 20 July 2026, at which the quarterly updates of the Unified Development Code as found in Exhibit A were recommended to City Council for approval; and

NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does hereby approve the TXT2026-0004 Unified Development Code text updates as found in Exhibit A.

ADOPTED this day of , 2026.

Thomas "Trey" Brownfield III
President of the Council
Councilman, District F

Randy Fandal
Mayor

Thomas P. Reeves
Council Administrator

DELIVERED
to the Mayor
RECEIVED
from the Mayor

Chapter 6 – Animals.

ARTICLE IV. – FOWL AND LIVESTOCK

* * *

Section 6-88. ~~Fowl~~ Keeping of fowl and livestock.

~~The keeping of fowl is prohibited within the city limits.~~

~~Exception: A person may keep or possess fowl [to] be used in exhibits licensed under this section.~~

The keeping of fowl and livestock is prohibited within the city limits, subject to the exceptions set forth below.

Exceptions: Provided the applicant meets standards established by the office of animal control, the office of animal control may issue a permit authorizing the keeping of female chickens, ducks, or livestock within the city:

(a) at an educational facility for educational or exhibition purposes;

(b) on public land validly designated by a public entity for such keeping, for educational or exhibition purposes; and

(c) at and for a special event.

(d) For purposes of this section:

(1) "Educational facility" means a lot or parcel whose primary use is for the operation of an educational institution, not for residential purposes. A lot or parcel does not qualify as an educational facility if it is under common ownership with a contiguous lot or parcel whose primary use is residential. If the lot or parcel is contiguous to, but not under common ownership with, a lot or parcel whose primary use is residential, the applicant must demonstrate that the educational institution is unaffiliated with the owner or occupant of that residential lot or parcel.

(2) "Educational institution" means a public or private school serving students age ten or older, or an agricultural or youth education program affiliated with such a school, including but not limited to an FFA or 4-H chapter, recognized or accredited by the state, a school board, or a governing state or national organization.

(3) An educational institution is "affiliated" with an owner or occupant if that person owns, controls, or operates the institution, or has a financial interest in it.

(4) "Livestock" means farm animals raised for food, fiber, show, profit, or labor, and include only the following species: horse, pony, mule, donkey, hinny, cow, bull, ox or other bovine, sheep, pig, hog, goat, ratite (ostrich, rhea, emu), rabbits, llamas, alpacas, and bees; subject to the regulations of Louisiana RS 9:2795.1 as applicable.

(5) "Public entity" means the state, a parish, a municipality, a public school board, or any agency or political subdivision thereof.

(6) "Special event" means an event of limited duration, not to exceed five (5) consecutive days without approval by City Council, held for a civic, religious, agricultural, or educational purpose, including but not limited to a fair, festival, exhibition, or nativity scene, and does not include an event held at, or primarily benefiting, a private residence.

* * *

EXHIBIT A

Chapter 7 - BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. - IN GENERAL

* * *

Sec. 7-3. ~~Portable storage containers. Reserved.~~

~~(a) Portable storage container means a portable, weather-resistant receptacle designed and used for the storage or shipment of household goods, wares, building materials or merchandise.~~

~~(b) Prior to the placement of any portable storage container upon any lot in the city, a permit for said placement shall be obtained from the department of planning. Such permit shall be subject to the following:~~

~~(1) No more than two portable storage containers may be placed on a lot unless expressly permitted by the planning department in connection with a commercial construction project, a commercial renovation project, or commercial sales, and upon a showing of the necessity for same.~~

~~(2) If the property on which the portable storage container is to be placed is developed, the container must not be placed on an unpaved surface. In no event shall the portable storage container be placed on, or in a manner that obstructs, any public street, sidewalk, or right-of-way or be placed in a manner that obstructs traffic or interferes with the use by surrounding property owners of their respective properties.~~

~~(3) The portable storage unit, including any replacement therefore, must not remain on any lot for longer than 90 days from the date of the issuance of the permit. However, the planning department may authorize up to two 45-[day] extensions upon submission of adequate evidence that the relevant project which necessitates the placement of the container is ongoing and progressing. Notwithstanding the foregoing, the planning department may permit longer periods or additional extensions, but in no event more than one year in total, if the permit is requested by a Louisiana-licensed contractor for a commercial construction or renovation project and the contractor provides adequate evidence that the legitimate needs of the project, and the timely completion of same, require the extended on-site presence of a portable storage container.~~

~~(4) The planning department shall provide the applicant with a permit approval form which must be and remain affixed to the side of the portable storage unit during its use.~~

~~(c) The permit fee for each portable storage container shall be $10.00, with no fee for an extension.~~

~~(d) Violations of this section shall be subject to punishment as provided in section 1-12 of this Code.~~

~~(Ord. No. 4055, § 1, 12-21-2021)~~

* * *

EXHIBIT A

Chapter 8 – Businesses.

* * *

~~ARTICLE III. MOBILE FOOD SERVICES~~

~~**Sec. 8-61. Definitions.**~~

~~See City of Slidell Code of Ordinances, Appendix A: Zoning; Part 9 definitions for standard zoning definitions.~~

~~*Mobile food service:* An establishment primarily engaged in preparing and serving meals and snacks for immediate consumption from a motorized or non-motorized cart or other vehicle (i.e. a unit), whether or not enclosed.~~

~~(1) *Restricted mobile food service.* Vendor is restricted to sale of prepackaged food and drinks.~~

~~(2) *Unrestricted mobile food service.* Vendor can offer food that is packaged and/or prepared in the mobile unit.~~

~~(Ord. No. 3916, 11-27-2018; Ord. No. 4044, § I, 9-28-2021)~~

~~**Sec. 8-62. Licensing and permitting.**~~

~~(a) Mobile food service motorized vehicles, and mobile food service trailers or other non-motorized vehicles towed by a motorized vehicle, must be registered with the department of motor vehicles for the state where they are domiciled, be street ready, and have a valid safety inspection.~~

~~(b) Operators of mobile food service motorized vehicles, or of mobile food service trailers or other non-motorized vehicles towed by a motorized vehicle, must possess a valid driver's license.~~

~~(c) Mobile food service operators must apply for and be issued a permit by the city's finance department to operate in those locations permitted in section 8-64 herein, within city limits. Permits can be issued for a single event or for an entire year. Permit fees are:~~

~~Single event: $75.00 for up to a 72-hour period~~

~~Annual: $500.00 (valid Jan. 1 to Dec. 31 each year; if secured after July 1, $350.00)~~

~~Along with submission of the permit fee, permit applicants shall complete and submit the application and certification form required by the finance department. The submission of false information in connection with a permit application shall be considered a violation of this article III and grounds for non-issuance, non-renewal, or revocation of a permit.~~

~~(Ord. No. 3916, 11-27-2018; Ord. No. 4044, § I, 9-28-2021)~~

~~**Sec. 8-63. Sales tax and occupational license.**~~

~~Mobile food service owners are required to remit sales tax for all sales made within the City of Slidell's jurisdiction. The applicant must present proof of a current sales tax account with the St. Tammany Parish Sheriff Department before a single event or annual permit will be issued. If the mobile food service owner fails to remit sales tax they will not be issued any new single~~

event or annual permits until all past taxes have been paid. Owners must also maintain a valid occupational license.

(Ord. No. 3916, 11-27-2018; Ord. No. 4044, § I, 9-28-2021)

Sec. 8-64. Location.

(a) *Commercial and industrial districts.* Subject to all other requirements of this Article III, and notwithstanding anything in the city's zoning ordinance to the contrary, a mobile food service qualified and permitted under this Article III may operate in city commercial and/or industrial zoning districts, subject to the following:

(1) *Private property operation.* A qualified and permitted mobile food service unit may operate on private property in commercial and/or industrial zoning districts, subject to the following:

a. Mobile food services can operate on private property with written permission of the property owner or an authorized lessee of the property;

b. Mobile food services operating in a private off-street parking lot may only occupy up to ten percent of the parking spaces in such a lot, including vehicle, temporary seating, and trash receptacles;

c. No seating shall be permanently installed and all seating shall be removed when mobile food service is not open for business. No seating shall be located on any street;

d. Electricity, water, and any sewer services must be self-contained with the mobile unit. No temporary or permanent attachments to separate infrastructure for any utilities is allowed;

e. Service from the mobile food service unit may only be between 7:00 a.m. and midnight. The mobile food service unit may stage at the premises no earlier than one hour before the start of its service, and must depart the premises within one hour after the close of its service or after midnight, whichever is earlier; and

f. Operations remain subject to other applicable law, including noise restrictions.

(2) *Public street operation.* A qualified and permitted mobile food service unit may operate on city-owned public streets in commercial and/or industrial zoning districts, subject to the following:

a. When parking on city streets the mobile food service can take up no more than two parking spaces;

b. Unless part of a permitted special event, the mobile food service shall not operate within 150 feet of a permanent food establishment.

c. Mobile food services can park on public streets in permitted parking areas. However, public parking spaces cannot be reserved for mobile food services;

d. Electricity, water, and any sewer services must be self-contained with the mobile unit. No temporary or permanent attachments to separate infrastructure for any utilities is allowed;

e. Service from the mobile food service unit may only be between 7:00 a.m. and midnight. The mobile food service unit may stage on the street space(s) no earlier than one hour before the start of its service, and must depart the street

space(s) within one hour after the close of its service or after midnight, whichever is earlier;

f. Operations on streets are subject to street closures by the city from time to time, including closures for parades and other special events; and

g. Operations remain subject to other applicable law, including noise restrictions.

(3) *City park or city lot operation.* A qualified and permitted mobile food service unit may operate in city parks or city lots in commercial and/or industrial zoning districts, subject to the following:

a. Mobile food services can set up and operate within a city-owned park or lot only with written permission of the director of parks and recreation or when taking part in a permitted event with the permission of the person or organization that has reserved the park or lot for the permitted event;

b. Outdoor seating may be provided on-site when operating in city parks or lots. No seating shall be permanently installed and all seating shall be removed when mobile food service is not open for business;

c. Electricity, water, and any sewer services must be self-contained with the mobile unit. No temporary or permanent attachments to separate infrastructure for any utilities is allowed;

d. Service from the mobile food service unit may only be during the regular operational hours of the park (or from 7:00 a.m. until midnight if on a non-park city lot) or, when applicable, during the length of the permitted event, if longer. The mobile food service unit may stage no earlier than one hour before the start of its service, and must depart the premises within one hour after the close of its service or after midnight, whichever is earlier (subject to park operational hours). Notwithstanding the foregoing, mobile food service units participating in a permitted event in a city park or on a city lot may begin staging when the permitted event so allows and remain staged overnight during the course of the permitted event, though no sleeping in a unit is allowed; and

e. Operations remain subject to other applicable law, including noise restrictions.

(b) *Residential district private event operation.* Notwithstanding anything in the city's zoning ordinance to the contrary, a mobile food service qualified and permitted under article III can operate on private property in a residential district provided that:

(1) Permission is granted by the property owner or authorized lessee of the property;

(2) Service is provided in support of a specific event/party;

(3) Service is provided on the private property and does not encroach onto public property;

(4) Items sold and/or provided are only available to guests attending the event;

(5) No seating shall be permanently installed and all seating shall be removed when mobile food service is not open for business. No seating shall be located on any street;

(6) Service concludes at the end of the event (which shall only be for a single day period) or by midnight at the end of the day on which the event/party started, whichever time is earlier. The mobile food service unit may stage one hour before the start of the

service, and must depart the premises within one hour after the end of the event or after midnight, whichever is earlier. Service may not begin before 8:00 a.m.; and

(7) Operations remain subject to other applicable law, including noise restrictions.

Mobile food service operations in city parks in residential districts shall be subject to the conditions set forth in Section 8-64(a)(3).

(Ord. No. 3916, 11-27-2018; Ord. No. 4044, § I, 9-28-2021)

Sec. 8-65. Health and safety.

(a) Mobile food services vehicles must be parked, oriented, and operated in locations so as not to create a safety hazard. Queue lines and sales windows at the point of exchange should be afforded sufficient space so that they do not block the street travel lanes, impede public sidewalks, block driveways, or cross on to private property.

(b) Motorized and non-motorized carts or other vehicles must abide by all applicable traffic laws and regulations and shall not block public sidewalk or building entrances and exits.

(c) Mobile food service operations will comply with all Louisiana Department of Health and Hospitals regulations, and applicants for a permit must provide a copy of their health certificate with their permit application. The health certificate must be available upon request when the mobile food service is operating.

(d) Unrestricted mobile food service motorized and non-motorized vehicles must acquire an inspection report from Fire District 1 indicating the mobile unit is "acceptable for use". The report must be provided to the city before a permit can be issued and must be available upon request when the mobile food service is operating.

(Ord. No. 3916, 11-27-2018; Ord. No. 4044, § I, 9-28-2021)

Sec. 8-66. Insurance.

Mobile food services applying to operate on city property must provide proof of comprehensive general liability insurance covering the applicant's business operations before a permit can be issued. City property includes all streets, rights-of-way, parks, lots, and city-owned buildings.

(Ord. No. 3916, 11-27-2018; Ord. No. 4044, § I, 9-28-2021)

Sec. 8-67. Waste.

(a) *Trash receptacles.* Mobile food services establishments will provide at least one trash receptacle large enough to contain all refuse generated and are responsible for cleaning and removing all trash and garbage related to their operation.

(b) *Trash and garbage disposal; waste.* The mobile food service owner/operator is responsible for proper disposal of its/his/her trash and garbage. In no case will trash and garbage be placed in a property owner's dumpster without the property owner's permission. No oil or other waste from mobile food service operations shall be dumped in any city sewers or drains. Oil, grease, and any blackwater or greywater shall be disposed of in accord with applicable law.

(Ord. No. 3916, 11-27-2018; Ord. No. 4044, § I, 9-28-2021)

~~**Sec. 8-68. Signage.**~~

~~*Temporary A-frame signs/menu boards.* Temporary A-frame signs/menu boards can be set up on or adjacent to the mobile food service vehicles. The sign cannot impede public sidewalk, block driveways, take up a parking space, or in any way distract drivers. Temporary signs must be removed when the mobile food service is not open for business.~~

~~(Ord. No. 3916, 11-27-2018; Ord. No. 4044, § I, 9-28-2021)~~

~~**Sec. 8-69. Penalties.**~~

~~Notwithstanding anything in the Code to the contrary, penalties for a violation of any provision of article III of chapter 8 of the Code shall be those set forth in section 1-12 of chapter 1 of the Code. Additionally, submission of false information in connection with a permit application or multiple or unresolved violations of any other provisions of this article III shall be grounds for non-issuance, non-renewal, or revocation of a permit hereunder. Permit revocation hereunder shall be by majority vote of the authorized membership of the city council in legal session convened after an opportunity for the permit holder to be heard. Administrative non-issuance or non-renewal of a permit hereunder may be appealed by the applicant to the city council, such request to be made, in writing, to the council administrator within 15 days of the denial, the appeal to be heard by the council within 30 days of the written request. Reversal of an administrative non-issuance or non-renewal of a permit hereunder shall be by majority vote of the authorized membership of the city council in legal session convened after an opportunity for the applicant to be heard.~~

~~(Ord. No. 3916, 11-27-2018; Ord. No. 4044, § I, 9-28-2021)~~

~~**Secs. 8-70—8-89. Reserved.**~~

ARTICLE III. FOOD TRUCKS AND FOOD TRUCK PARKS

Sec. 8-61. Definitions.

See City of Slidell Code of Ordinances, Appendix A: Zoning; Part 9 definitions for standard zoning definitions.

Food truck or mobile food service: For the purposes of this Code, food truck and mobile food service are synonymous terms. A food truck is a mobile establishment as certified or licensed by the Louisiana Department of Health which is primarily engaged in preparing and serving meals and snacks for immediate consumption from a self-contained, enclosed, vehicle with its own utilities from which food service is provided by the vendor from within the vehicle. This definition does not apply to open pits or grills, tents, open sided trailers, vehicle trunks or cargo spaces, truck beds, or other vehicles which do not fully contain and enclose the complete food service operation and occupancy by the vendor. Food preparation and sales by the vendor must fully take place within the food truck.

Food truck park. A food truck park is a permanent or semi-permanent outdoor venue where multiple mobile food trucks congregate on designated private or commercial property to sell food and beverages to the public. They typically feature communal seating areas, restrooms, and utility hookups for the trucks.

Sec. 8-62. Licensing and permitting.

(a) Food trucks (mobile food service motorized vehicles, and mobile food service trailers or other non-motorized vehicles towed by a motorized vehicle) must be registered with the department of motor vehicles for the state where they are domiciled, be street ready, and have a valid safety inspection from St Tammany Parish Fire Protection District 1.

(b) Food truck operators must possess a valid driver's license.

(c) Food truck operators must apply for and be issued a permit by the city's Finance Department to operate in those locations allowed in section 8-64 herein, within city limits and subject to approval by the Director of Parks & Recreation where applicable. Permits can be issued for a single event or for an entire year. Permit fees are found in Appendix F Fees.

(d) Along with submission of the permit fee, applicants shall complete and submit the application and certification form required by the Finance Department. The submission of false information in connection with a permit application shall be considered a violation of this Article III and grounds for non-issuance, non-renewal, or revocation of a permit.

(e) A single event permit may not be used as an annual permit.

(f) After receiving the permit, operators must place the associated permit sticker on their food truck vehicle. The permit sticker must remain on the food truck during all hours of operation. Failure to display the permit sticker shall be considered a violation of this article III and grounds for non-issuance, non-renewal, or revocation of a permit.

(g) Food truck parks operators must apply for and be issued a permit by the city's Planning Department for locations where a food truck park is allowed.

Sec. 8-63. - Sales tax and occupational license.

Food truck owners are required to remit sales tax for all sales made within the City of Slidell's jurisdiction. The applicant must present proof of a current sales tax account with the St. Tammany Parish Sheriff Department before a single event or annual permit will be issued. If the food truck owner fails to remit sales tax they will not be issued any new single event or annual permits until all past taxes have been paid. Owners must also maintain a valid occupational license.

Sec. 8-64. Location.

(a) *General locational requirements.* The following locational requirements apply to food truck operations in the city where allowed by zoning district:

(1) Unless it is part of a permitted special event, food trucks shall locate at least 150 feet from the door of an existing permanent food establishment, and at least 50 feet from another food truck outside of a food truck park.

(2) Food trucks shall locate at least 15 feet from a fire hydrant, and at least 5 feet from a driveway, handicapped ramp, or other means of access.

(3) Food trucks must have at least 5 parking spaces within their immediate vicinity.

(4) Food truck vendors may not locate in vacant or undeveloped lots.

(5) Electricity, water, and any sewer services must be self-contained with the food truck. No temporary or permanent attachments to separate infrastructure for any utilities are allowed outside of a food truck park.

(6) Unless otherwise noted, service from the food truck unit may only be between 7:00 a.m. and midnight. The food truck unit may stage on the street space(s) no earlier than one hour

before the start of its service and must depart the street space(s) within one hour after the close of its service or after midnight, whichever is earlier.

(7) No seating shall be permanently installed, and all seating shall be removed when the food truck is not open for business. No seating shall be located on any street or public right-of-way.

(8) Operations remain subject to other applicable laws, including noise restrictions as found in Chapter 13 Section 13-2 of this Municipal Code.

(b) *Non-residential districts*. Subject to all other requirements of this Article III, and notwithstanding anything in the city's zoning ordinance to the contrary, a food truck qualified and permitted under this Article III may operate in city zoning districts where it is an allowed use, subject to the following:

(1) *Private property operation*. A qualified and permitted food truck unit may operate on private property in commercial and/or industrial zoning districts, subject to the following:

a. Food trucks can operate on private property with written permission of the property owner or an authorized lessee of the property and this authorization is kept on the vehicle at all times.

b. Food trucks operating in a private off-street parking lot may only occupy up to ten percent of the parking spaces in such a lot, including vehicle, temporary seating, and trash receptacles, and must have at least 5 parking spaces within their immediate vicinity.

c. All food service activities must occur on the private property.

(2) *Public street operation*. A qualified and permitted food truck unit may operate on city-owned public streets in commercial, mixed use, and/or industrial zoning districts, subject to the following:

a. When parking on city streets the food truck can take up no more than two parking spaces.

b. Food trucks can park on public streets in permitted parking areas. However, public parking spaces cannot be reserved for food trucks.

c. Operations on streets are subject to street closures by the city from time to time, including closures for parades and other special events.

(3) *City park or city lot operation*. A qualified and permitted food truck unit may operate in city parks or city lots in commercial, mixed use, and/or industrial zoning districts, subject to the following:

a. Food trucks can set up and operate within a city-owned park or lot only with written permission of the director of parks and recreation or when taking part in a permitted event with the permission of the person or organization that has reserved the park or lot for the permitted event.

b. Outdoor seating may be provided on-site when operating in city parks or lots.

c. Service from the food truck unit may only be during the regular operational hours of the park (or from 7:00 a.m. until midnight if on a non-park city lot) or, when applicable, during the length of the permitted event, if longer. The food truck may stage no earlier than one hour before the start of its service and must depart the premises within one hour after the close of its service or after midnight, whichever is earlier (subject to park operational hours).

d. Food trucks participating in a permitted event in a city park or on a city lot may begin staging when the permitted event so allows and remain staged overnight during the course of the permitted event, though no sleeping in a unit is allowed.

(c) *Residential district private event operation.* Notwithstanding anything in the city's zoning ordinance to the contrary, a food truck qualified and permitted under article III can operate on private property in a residential district for a private event provided that:

(1) Written permission is granted by the property owner or authorized lessee of the property;

(2) Service is provided in support of a specific event/party;

(3) Service is provided within the boundaries of the private property and does not encroach onto public property;

(4) Items sold and/or provided are only available to guests attending the event;

(5) Service may not begin before 8:00 a.m. or continue after 10:00 p.m.

(6) Unless otherwise approved by City Council, service concludes at the end of the event (which shall only be for a single day period) or by 9 p.m. at the end of the day on which the event/party started, whichever time is earlier. The food truck may stage one hour before the start of the service, and must depart from the premises by 10:00 p.m.

(d) *Food truck park operation.* Food truck parks are an allowed use in the Commercial, Mixed-Use, Innovation & Technology, Civic & Institutional, and Parks & Recreation Districts and require a permit subject to the following requirements:

(1) All food truck parks shall have a designated manager. The property owner, or his / her designated manager, of the food truck park shall be responsible for the orderly organization of all food truck and trailer vendors, the cleanliness of the park, and the park's compliance with all rules and regulations.

(2) A food truck license is required for all food truck operators operating in a food truck park.

(3) Access to a food truck park shall be through one or more all weather surface driveways directly connected to a public street, with a minimum undivided driveway width of 24 feet and a maximum undivided driveway width of 35 feet.

(4) The food truck park shall contain paved access to and paved parking spaces for food truck and no operator shall park on unimproved surfaces.

(4) Food trucks shall locate on property that is at least 150 feet from the door of an existing permanent food establishment, at least 50 feet from another food truck, at least 15 feet from a fire hydrant, and at least 5 feet from a driveway, handicapped ramp, or other means of access.

(5) Up to 10 food truck vehicles are permitted in a food truck park at one (1) space per 1,000 square foot of lot space and up to ten (10) percent of the parking spaces in such a lot, including vehicle, temporary seating, and trash receptacles, and must have at least 5 parking spaces within their vicinity.

(6) If external power is provided, the food truck vehicle may connect to that power source and remain connected to that power source to reduce generator noise, but each food truck vehicle must have self-contained water and sewer unless otherwise approved by the director of planning and the city engineer.

(7) Outdoor seating may be provided and may remain throughout the existence of the food truck park.

(8) Food truck parks shall have permanent bathroom facilities on site that meet building code requirements; temporary bathroom facilities with sanitation stations may be provided during permanent restroom construction or temporarily provided through an existing bathroom facility within 200 feet of the food truck park with documented agreement between food truck park operator and nearby property owner.

(9) Service from the food truck may only be between 7:00 a.m. and midnight. The food truck may stage no earlier than one hour before the start of its service and must depart the street space(s) within one hour after the close of its service or after midnight, whichever is earlier.

(10) Food truck vehicles may remain in a food truck park for up to 30 days and must depart the premises at least once each 30 days as proof of operational functionality.

(11) The food truck park must provide a common dumpster with screening and hot/cold water service for cleaning. The dumpster must be emptied on a weekly basis.

(12) Signage for a food truck park is allowed per Unified Development Code Section 8.2. based on the applicable zoning district regulations.

Sec. 8-65. Health and safety.

(a) Food trucks vehicles must be parked, oriented, and operated in locations so as not to create a safety hazard. Sales windows should be oriented toward the sidewalk for pedestrian safety. Queue lines and sales windows at the point of exchange should be afforded sufficient space so that they do not block the street or parking lot vehicular travel lanes, impede public sidewalks, block driveways, or cross on to adjacent private property. Queue lines may not extend into the street unless the street has been closed for a special event.

(b) Food truck vehicles must abide by all applicable traffic laws and regulations and shall not block public sidewalks or building entrances and exits.

(c) Food truck operations will comply with all Louisiana Department of Health regulations, and applicants for a permit must provide a copy of their health certificate with their permit application. The health certificate must be immediately available upon request when the food truck is operating.

(d) Food truck motorized and non-motorized vehicles must acquire an inspection report from Fire District 1 indicating the mobile unit is "acceptable for use". The report must be provided to the city before a permit can be issued and must be available upon request when the food truck is operating.

(e) Food truck vehicles must follow all noise level regulations listed in Chapter 13 – Environment, Article I – In General, Section 13-2 – Noise.

Sec. 8-66. - Insurance.

Food trucks applying to operate on city property must provide proof of comprehensive general liability insurance covering the applicant's business operations before a permit can be issued. City property includes all streets, rights-of-way, parks, lots, and city-owned buildings.

Sec. 8-67. Waste.

(a) *Trash receptacles*. Food truck operators must provide at least one trash receptacle large enough to contain all refuse generated and are responsible for cleaning and removing all trash and garbage related to their operation. Food truck operators may not use City trash receptacles, and, must keep all areas within 25 feet of the vehicle clean.

(b) *Trash and garbage disposal; waste*. The food truck owner/operator is responsible for proper disposal of its/his/her trash and garbage on a daily basis. In no case will trash and garbage be placed in a property owner's dumpster without the property owner's permission. No oil or other waste from food truck operations shall be dumped in any city trash receptacles, sewers, or drains. Oil, grease, and any blackwater or greywater shall be disposed of in accord with applicable law.

Sec. 8-68. - Signage.

Temporary A-frame signs/menu boards. Temporary A frame signs/menu boards can be set up on or adjacent to the food truck vehicles. The sign cannot impede public sidewalk, block driveways, take up a parking space, or in any way distract drivers. Temporary signs must be removed when the food truck is not open for business.

Sec. 8-69. Penalties.

Notwithstanding anything in the Code to the contrary, penalties for a violation of any provision of article III of chapter 8 of the Code shall be those set forth in section 1-12 of chapter 1 of the Code.

(a) Additionally, submission of false information in connection with a permit application or multiple or unresolved violations of any other provisions of this article III shall be grounds for non-issuance, non-renewal, or revocation of a permit hereunder.

(b) If the food truck permit is revoked, the operator cannot apply for another permit for the period of one (1) year.

(c) Permit revocation hereunder shall be by majority vote of the authorized membership of the city council in legal session convened after an opportunity for the permit holder to be heard.

(d) Administrative non-issuance or non-renewal of a permit hereunder may be appealed by the applicant to the city council, such request to be made, in writing, to the council administrator within 15 days of the denial, the appeal to be heard by the council within 30 days of the written request.

(e) Reversal of an administrative non-issuance or non-renewal of a permit hereunder shall be by majority vote of the authorized membership of the city council in legal session convened after an opportunity for the applicant to be heard.

Secs. 8-70—8-89. Reserved.

* * *

Chapter 16 - HEALTH AND SANITATION

* * *

ARTICLE V. - NUISANCES ON PRIVATE PROPERTY

* * *

DIVISION 3. - WEEDS, NOXIOUS ACCUMULATIONS, LITTER, AND JUNK

* * *

Sec. 16-71. – Definitions.

* * *

Developed land. Land that has been improved, altered, or disturbed from its natural or previously undeveloped condition by clearing, grading, excavation, filling, construction, installation, or other human activity, including land occupied or affected by buildings, structures, streets, driveways, parking areas, utilities, drainage facilities, stormwater facilities, impervious surfaces, or other site improvements, regardless of whether permanent structures are present.

* * *

Undeveloped land. Land that has not been developed or disturbed through clearing, grading, excavation, filling, construction, installation, or other human activity and remains substantially in its natural or previously undeveloped condition.

* * *

Vacant land. A vacant lot of record which has no buildings currently on it, but it may have been previously developed or have existing access to utilities and roads. A vacant lot is not synonymous with an undeveloped lot.

* * *

Sec. 16-98. - Prohibition on private property.

* * *

(c) *Yard maintenance standards.* All owners of ~~developed~~ land within the city, or the duly authorized agents of such owners, shall cut and remove all the rank growth of weeds, grass and other underbrush, in excess of 12 inches, as well as unmaintained vegetative growth that collects trash, debris, or prevents the free movement of air, water, or open space in required front, side or rear yards of any ~~developed~~ property in the city and any adjacent right-of-way between that property and the edge of the nearest roadway paving. Owner/agent of undeveloped or forested land must provide maintenance of any adjacent right-of-way between that property and the edge of the nearest roadway paving.

EXHIBIT A

APPENDIX F – FEES.

* * *

PART 2. - PLANNING AND SUBDIVISION SCHEDULE

Section 2.1 Planning Fees.

2.1.1 Planning Application Fees.	
* * *	
PSC Portable Storage Container	$10
**Applicant shall be responsible for the payment of all costs for legal advertisement as may be required by law which may exceed the maximum fee.*	

* * *

PART 3. - ADMINISTRATIVE FEES

* * *

Section 3.3 Food Truck License Fees.

3.3.1 Food Truck License Fees.	
Single event	$75.00 for up to a 72-hour period
Annual	$500.00 (valid Jan. 1 to Dec. 31 each year; if secured after July 1, $350.00)
Food Truck Park	$30 plan review and permit fee

* * *

EXHIBIT A

UNIFIED DEVELOPMENT CODE

* * *

ARTICLE 2 – DEFINITIONS

* * *

Section 2.3 Definitions.

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– C –

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~~*Community home (6 or fewer persons).* Refers to residential living options that are certified, licensed, or monitored by the Louisiana Department of Health as required to provide residential services to 6 or fewer persons who are disabled (see *Disabled Person*). A community home shall be considered a single-family unit. This definition shall exclude persons, not otherwise disabled, who are currently using illegal drugs or abusing alcohol, and it shall exclude persons, not otherwise disabled, currently under sentence or parole from any criminal violation.~~

~~*Community home (10 or fewer persons).* Refers to residential living options that are certified, licensed, or monitored by the Louisiana Department of Health to provide residential services to 10 or fewer persons who are disabled (see *Disabled Person*). A community home shall be considered a single-family unit, as per LA RS. 28:477. Notwithstanding the foregoing, in accordance with federal law, the definition (including the interpretation and application) of the term "Community Home" in the UDC shall also include the definition of "Shelter Care Home" as per Title 48, Chapter 88, of the State of Louisiana Administrative Code, and is synonymous with similar terms, such as group home or residential care facility.~~

Community home. A broad term to encompass any place, facility, or home operated by any institution, society, agency, corporation, person or persons, or any other group used to provide full-time care, 24 hours per day. This definition shall not include persons with substance-related or addictive disorders, nor shall it apply to persons who have mental illness or developmental disabilities and are currently under sentence or on parole from any criminal violation or who have been found not guilty of a criminal charge by reason of insanity. A community home includes a facility certified, licensed, or monitored by the Louisiana Department of Health to provide resident services and supervision to six or fewer persons who have mental illness or developmental disabilities per Revised Statutes 28:451.2. Such facility shall provide supervisory personnel in order to function as a single family unit but not to exceed two live-in persons. Therapeutic Group Homes (TGH) are licensed by the Louisiana Department of Health and are defined as a facility that provides community-based residential services in a home-like setting of no greater than 10 beds under the supervision and oversight of a psychiatrist or psychologist; TGHs provide a structured living environment 24 hours per day, seven days per week. Residential homes are certified, licensed, or monitored by the Louisiana Department of Children and Family Services and are defined as any place, facility or home operated by any institution, society, agency, corporation, person or persons or any other group to provide full-time care (24-hour residential care) for four or more children under the age of 18 years.

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Developed land. Land that has been improved, altered, or disturbed from its natural or previously undeveloped condition by clearing, grading, excavation, filling, construction, installation, or other

human activity, including land occupied or affected by buildings, structures, streets, driveways, parking areas, utilities, drainage facilities, stormwater facilities, impervious surfaces, or other site improvements, regardless of whether permanent structures are present.

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Group home. A group home is a dwelling unit occupied as a single housekeeping unit provided by others for two or more unrelated individuals where the primary purpose of the residence is to provide a family-like setting with ongoing, active or passive supervision and support for persons unable to live independently in the community, or as ordered by a judicial agency. Group homes for more than three people require approval through the State Fire Marshal. Group homes require a Conditional Use Permit and are limited to a maximum number of residents of two persons per each bedroom.

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Patio. A patio is a flat, paved outdoor space located on the ground next to a house or structure, used for sitting, eating, relaxing, or recreational purposes.

* * *

Place of assembly. A building, structure, or site used for gatherings of people for civic, cultural, educational, entertainment, governmental, recreational, religious, or social purposes. Places of assembly include, but are not limited to, auditoriums, banquet halls, community centers, conference centers, event venues, exhibition halls, lodges, meeting halls, museums, private clubs, theaters, places of worship, and similar uses. A place of assembly may be operated by a public, private, nonprofit, or religious organization.

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Religious assembly. Refers to religious services involving public assembly such as customarily occur in places of worship (synagogues, temples, mosques, worship centers, and churches), religious schools, religious camps, religious retreat centers, religious cemeteries, and religious social service facilities (group homes, homeless shelters, and soup kitchens). Buildings used for religious assembly may include a building, together with its accessory buildings and uses, where people regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes. A place of worship may include group housing for people under religious vows or orders, day care facilities, and/or weekly religious instruction.

~~*Religious assembly.* Refers to religious services involving public assembly such as customarily occur in synagogues, temples, worship centers, and churches.~~

~~*Religious facility.* A building, together with its accessory buildings and uses, where persons regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes. A place of worship may include group housing for persons under religious vows or orders, day care facilities, and/or weekly religious instruction.~~

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Setback, building. The minimum distance between the building and the related front, side, and rear property line. The setback is measured to the furthest horizontal projection of the structure (including overhang and any attached additions). Setback is synonymous with the term a "building line."

* * *

Structure. Anything constructed or erected, the use of which requires permanent, or semipermanent, location on the ground or the attachment to something having a permanent location on the ground. This includes, but is not limited to, buildings, gasoline pumps, advertising signs, billboards, fences, radio and TV towers, mobile homes and sheds. It excludes vehicles, sidewalks, streets, driveways, parking areas and uncovered patios.

* * *

– U –

Undeveloped land. Land that has not been developed or disturbed through clearing, grading, excavation, filling, construction, installation, or other human activity and remains substantially in its natural or previously undeveloped condition.

* * *

– V –

Vacant land. A vacant lot of record which has no buildings currently on it, but it may have been previously developed or have existing access to utilities and roads. A vacant lot is not synonymous with an undeveloped lot.

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ARTICLE 4 – PROCEDURES

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Section 4.7 Zoning map amendment.

A. *Initiation.* An amendment to the Official Zoning Map may be initiated in any of the following ways:

1. *By recommendation of the Planning Director or the Zoning Commission.* The Planning Director or the Zoning Commission may recommend that the City Council consider a zoning map amendment after determining that further consideration of an amendment is warranted. Prior to making a recommendation, the Planning Director or the Zoning Commission may initiate a study of one or more properties or geographic areas to evaluate the proposed amendment.
2. *By application of a property owner.* The owner of real property within the City of Slidell, or the owner's authorized agent, may submit a written application requesting a zoning map amendment.
3. *By resolution of the City Council.* The City Council may adopt a resolution directing the Planning Director or the Zoning Commission to conduct a study of a proposed zoning map amendment or area-wide rezoning.

4. *By ordinance of the City Council.* The City Council may initiate a zoning map amendment by introducing an ordinance in accordance with the procedures established by this Code and applicable state law.

B. ~~A.~~ *Application.* To be considered a complete petition for a zoning map amendment, the petitioner shall submit on the petition on forms made available by the Department of Planning, including but not limited to:

1. Identification of existing and proposed zoning classification of the subject property; and
2. Proof of site ownership; and
3. A map of the subject site; and
4. Forms properly signed and notarized; and
5. Submittal of required fees in accordance with Appendix F of this Code.

C. ~~B.~~ *Determination of completeness.* The Department of Planning shall not process, or post notice for, a public hearing on a petition unless, and until, all of the information described in Section 4.7.A is submitted to the Department of Planning.

D. ~~C.~~ *Review and recommendation.*

1. *Preliminary review.* The Department of Planning shall make a preliminary review of the petition and advise the petitioner of any deficiencies. Once all deficiencies are corrected and the petition complete, the Department of Planning will advise the petitioner of the date, time, and place of the Zoning Commission meeting at which the petition will be introduced and presented for the Commission's recommendation.
2. *Notice.* The petition shall be noticed in accordance with the procedures for posted and public notice provided for in this Article.
3. *Zoning Commission meeting.*
   a. Failure of an applicant to be present at the Zoning Commission meeting may result in the petition being rejected.
   b. The Commission shall consider the petition as presented in a report made by the Department of Planning, open the public hearing to consider public comments, and deliberate on a recommendation to forward to the City Council. In making its recommendation, the Commission cannot order the petitioner to change in any way the petition presented, or to deny holding a public hearing on a petition if a qualified petitioner is present at this meeting.
   c. Should the petitioner(s) choose to modify the petition, the petitioner(s) may do so at this meeting.
   d. The Zoning Commission shall make a decision to defer the case to their next meeting or recommend the City Council deny or approve the petition.

E. ~~D.~~ *Action by City Council.*

1. The Department of Planning shall incorporate the recommendation of the Zoning Commission into their staff report and forward the report to the City Council for consideration within 10 days of the Zoning Commission meeting.
2. The City Council shall not take action on the proposed change(s) until it receives the final report of the Commission.
3. A final yea and nay vote shall be taken on the proposal by the City Council within 120 days dated from the introduction of the ordinance in correct form.

F. ~~E.~~ *Appeals.* Appeals of the City Council decision shall be forwarded to the appropriate Civil Judicial District.

EXHIBIT A

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ARTICLE 6 - ZONING DISTRICTS

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Division 3 - Commercial Zoning Districts

Section 6.3 Commercial zoning district requirements.

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Table 6.3.2.1. Allowed Uses in Commercial Districts.

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
RESIDENTIAL USES			
Single-family residential	C	C	See Article 6.2.6 for use and area standards
Two-family residential	C	C	See Article 6.2.6 for use and area standards
Small multifamily residential (3-16 units) including townhouses	A	C	See Article 6.2.6 for use and area standards
Large multifamily residential (17+ units)	C	C	See Article 6.2.6 for use and area standards
Community and group homes	C	—	See Article 7 for use standards including certification and staffing.
Manufacturing housing and trailers	—	—	
Modular housing structures meeting IRC / IBC	A	A	If allowed or conditionally approved for the use type.
Forestry, fishing, and hunting	—	—	
Community garden	—	—	
ACCESSORY USES			
Home occupations as per Sec. 7.2.1 of this UDC	—	—	See Article 7 for use standards.
Accessory dwelling units	A	C	See Article 7 for use standards and design requirements.
Other accessory uses regulated as per Sec. 7.2 of this UDC	A	A	See Article 7 for use standards.
CIVIC USES			
Minor utilities including lift stations and transformers	A	A	
Major public and private utilities including power generation / distribution, natural gas, water, stormwater, and sewer system components	A	A	
Government facilities and service	A	A	
Public safety services	A	A	
Airports and related facilities	—	—	
Cemeteries and related, excluding crematoria	A	A	
Active recreation facilities such as recreational centers, gymnasiums, athletic	A	A	

EXHIBIT A

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
centers; sports fields, outdoor courts, active public parks			
Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves	A	A	
Farmers markets	A	A	
Day care or preschool	A	A	
Schools and educational facilities	A	A	
Hospitals	A	A	
Standalone parking lots and garage structures	C	A	See Article 7 for use standards including design requirements.
Religious assembly	A	A	
Lodges and civic organizations	A	A	
Bus or railway stations	A	A	
COMMERCIAL USES			
Banquet halls, events venues, and private amusement facilities	A	A	
Restaurants without alcohol permits	A	A	
Retail stores	A	A	
Wholesale trade, warehouse clubs, supercenters	—	A	
Vehicle dealers	A	A	See Article 7 for use standards.
Vehicle tire and parts, sales and service	A	A	See Article 7 for use standards.
Building materials and supplies, sales, and service	A	A	
Lawn, garden, and farm supply sales and service	A	A	
Professional services establishments, agencies, offices	A	A	
In-patient clinics, nursing homes, long-term care facilities, rehabilitation centers, or similar uses	A	A	
Instructional studios including for dance, martial arts, personal fitness, or skills.	A	A	
Gas stations including convenience stores	A	A	
Truck stops and related service centers or facilities	C	A	
Offices including medical offices, outpatient clinics, and veterinarian offices, kennels, and pet day care facilities	A	A	See Article 7 for use standards for animal-related uses.
Fireworks sale and storage – Permanent storefront	—	—	See Article 7 for use standards.
Fireworks sale and storage – Temporary stand	A	A	See Article 7 for use standards.
Towing establishments, vehicle storage lots, junkyards	C	C	See Article 7 for use standards.
Auto repair establishments without vehicle storage	A	A	See Article 7 for use standards.

EXHIBIT A

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
Auto repair establishments with vehicles stored outside of a building	C	A	See Article 7 for use standards.
Ministorage	C	A	See Article 7 for use standards.
Climate controlled self-storage	A	A	
Commercial lodging: Hotels and motels	A	A	
Bed and breakfasts and short-term rentals	A	A	See Article 7 for use standards.
Food trucks, including food truck ~~compounds~~ parks	A	A	See Article 7 for use standards.
Bars and restaurants with alcohol permits	A	A	
Car wash	A	A	
Funeral homes, excluding crematory services	A	A	
Adult uses or businesses	C	C	See Article 7 for use standards.
Retail stores primarily selling age restricted inventory including package sale of alcohol and alcoholic beverages, vaping, and smoking-related goods	A	A	
Drive-through businesses	A	A	
Temporary uses per Sec. 7.3	A	A	See Article 7 for use standards.
INNOVATION AND TECHNOLOGY USES			
Crematory facility	—	—	See Article 7 for use standards.
Manufactured or industrial uses not listed elsewhere	C	C	
Microbrewery or brewery	A	A	See Article 7 for use standards.
Artisan manufacturing	A	A	See Article 7 for use standards.
Warehousing	C	C	
Automotive race tracks and drag strips	—	—	
Distributing and logistics centers; packaging and assembly	C	C	
Asphalt or concrete batching plants	—	—	
Atomic energy generation	—	—	
Chemical manufacturing, paint manufacturing, or fertilizer manufacturing	—	—	
Chemical or fuel storage facilities	—	—	
Chemical or petrochemical refining facilities	—	—	
Iron or metal working or foundry, drop hammer or punch press over 20 tons	—	—	
Paper and pulp manufacturing	—	—	
Poultry or meat processing plants, abattoirs, or dressing of animal products, tanning, or plants rendering fats or oils	—	—	
Recycling facilities	—	—	
Rubber products manufacturing	—	—	

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
Landfills, including those for the disposal of solid waste, hazardous waste, or toxic substances	—	—	
Storage of more than 110 gallons of hazardous or toxic materials	—	—	
Pyrotechnics, ammunition, and explosives manufacturing, storage, or sale	—	—	
Building and repair of boats in excess of 90 feet in length	—	—	
Other heavy industrial uses, however uses of land or structures developed or operating in any manner that would create dangerous, injurious, noxious, or otherwise objectionable fire explosive, radioactive, or other hazardous condition, noise, or vibration, smoke, dust, odor, or other form of air pollution; electrical or other disturbance; or other substance, condition or elements in a manner or amount as to adversely affect the surrounding areas are prohibited.	—	—	

Section 6.3.3 CC Corridor Commercial District.

* * *

B. *Allowed uses.* See Table 6.3.2.1. Allowed Uses in Commercial Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.3.3.C. Conditional uses.

* * *

37. Food trucks and food truck ~~compounds~~ parks, subject to Article 7 of this UDC

* * *

Section 6.3.4 CR Regional Commercial District.

* * *

B. *Allowed uses.* See Table 6.3.2.1. Allowed Uses in Commercial Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.3.4.C. Conditional uses.

* * *

40. Food trucks and food truck ~~compounds~~ parks, subject to Article 7 of this UDC

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Division 4 - Mixed-Use Zoning Districts

Section 6.4 Mixed-use zoning district requirements.

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Table 6.4.2 – 1. Allowed Uses in Mixed-Use Districts.

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
RESIDENTIAL USES				
Single-family residential	A	A	A[1]	Must be located on upper floors in MU3
Two-family residential	A	A	A[1]	Must be located on upper floors in MU3
Small multifamily residential (3-16 units) including townhouses	A	A	A[1]	Must be located on upper floors in MU3
Large multifamily residential (17+ units)	C	C	C	
Community and group homes	C	C	C	See Article 7 for use standards including certification and staffing.
Manufactured housing and trailers	—	—	—	
Modular housing meeting IRC / IBC	A	A	A	If allowed or conditionally approved for the use type.
Forestry, fishing, and hunting	A	A	A	
Community garden	A	A	A	
ACCESSORY USES				
Home occupations as per Sec. 7.2.1 of this UDC	A	A	A	See Article 7 for use standards
Accessory dwelling units	A	A	A	See Article 7 for use standards and design requirements
Other accessory uses regulated as per Sec. 7-2 of this UDC	A	A	A	See Article 7 for use standards
CIVIC USES				
Minor utilities including lift stations and transformers	A	A	A	
Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components	C	C	C	
Public safety services	A	A	A	
Airports and related facilities	—	—	—	
Cemeteries and related, excluding crematoria	A	A	A	

EXHIBIT A

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
Active recreation facilities such as recreational centers, gymnasiums, athletic centers; sports fields, outdoor courts, and active public parks	C	C	A	
Passive recreation facilities such as nature trails, nature refuges, passive public parks, bird preserves	A	A	A	
Farmers markets	A	A	A	
Schools and educational facilities	C	C	C	
Hospitals	—	C	A	
Day care or preschool	A	A	A	
Standalone parking lots and structures	C	C	C	See Article 7 for use standards and design requirements
Religious assembly	A ~~C~~	C	A ~~C~~	
Lodges and civic organizations	A	A	A	
Government facilities and services	A	A	A	
Bus or railway stations	—	—	A	
COMMERCIAL USES				
Bed & breakfast; short-term rentals	A	A	A	See Article 7 for use standards
Commercial lodging; hotel / motel	C	C	A	
Banquet halls, events venues, and private amusement facilities	A	A	A	
Restaurants, cafes, and other eating establishments without alcohol permits	A	A	A	
Retail stores under 12,000 square feet	A	A	A	
Retail stores up to 36,000 square feet	C	C	A	
Retail stores over 36,000 square feet	—	—	C	
Vehicle dealers, sales and service	—	C	C	
Vehicle tire and parts, sales and service	—	C	C	See Article 7 for use standards
Building materials and supplies sales and service	—	C	C	
Lawn, garden, and farm supply sales and service	—	A	A	
Professional services establishments including but not limited to aestheticians / salons, artist / photography studios, dance and instructional studios including martial arts, agencies, and offices.	A	A	A	
Gas stations including convenience stores	C	A	A	
Truck stops and related service centers or facilities	—	—	—	

EXHIBIT A

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
Offices including medical offices, and outpatient clinics.	A	A	A	
In-patient clinics, nursing homes, long-term care facilities, and rehabilitation centers	—	C	C	
Veterinarian offices with no outside kennels, or with no pet day care facilities.	**A**	**A**	**A**	
~~Veterinarian offices, kennels,~~ Kennels and pet day care facilities.	—	—	C	See Article 7 for use standards for animal related uses
Fireworks sale and storage	—	—	—	See Article 7 for use standards
Towing establishments, vehicle storage lots, junkyards	—	—	—	See Article 7 for use standards
Auto repair establishments without vehicle storage	—	C	C	See Article 7 for use standards
Auto repair establishments with vehicles stored outside of a building	—	—	—	See Article 7 for use standards
Mini-storage	—	—	—	
Climate controlled self storage	—	—	C	
Food trucks, including food truck ~~compounds~~ parks	A	A	A	See Article 7 for use standards
Bars, lounges, clubs, cafes and restaurants with alcohol permits	A	A	A	
Car wash	—	C	C	
Funeral homes, excluding crematory services	—	C	A	
Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking	A	A	A	See Article 7 for use standards
Adult uses or businesses	—	—	—	See Article 7 for use standards
Drive-through businesses	—	A	A	
Manufacturing or industrial uses not listed elsewhere in this table (see below)	—	—	—	
Microbrewery producing less than 15,000 barrels of beer per year	C	A	A	See Article 7 for use standards
Brewery	—	C	A	See Article 7 for use standards

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
Artisan manufacturing	A	A	A	See Article 7 for use standards

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Section 6.4.4 MU1 Neighborhood Mixed-Use District.

* * *

B. *Allowed uses.* See Table 6.4.2 – 1. Allowed Uses in Mixed-Use Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.4.4.C. Conditional uses.

* * *

25. Food trucks including food truck ~~compounds~~ parks

* * *

28. Religious assembly

29. Veterinarian offices with no outside kennels, or with no pet day care facilities.

C. Conditional uses

* * *

~~6. Religious assembly~~

6. ~~7.~~ Standalone parking lots and structures, subject to Article 7 of this UDC

7. ~~8.~~ Commercial lodging; hotel / motel

8. ~~9.~~ Retail stores up to 36,000 square feet, wholesale trade, warehouse clubs, and supercenters

9 . ~~10.~~ Gas stations including convenience stores

10. ~~11.~~ Microbrewery

* * *

Section 6.4.5 MU2 District Mixed Use.

* * *

B. *Allowed uses.* See Table 6.4.2 – 1. Allowed Uses in Mixed-Use Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.4.5.C. Conditional uses.

* * *

28. Food trucks including food truck ~~compounds~~ parks

* * *

~~31. Artisan manufacturing~~

31. Veterinarian offices with no outside kennels, or with no pet day care facilities.

* * *

Section 6.4.6 MU3 Community Mixed-Use District.

* * *

B. *Allowed uses.* See Table 6.4.2 – 1. Allowed Uses in Mixed-Use Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.4.6.C. Conditional uses.

* * *

32. Food trucks including food truck ~~compounds~~ parks

* * *

38. Religious assembly

39. Veterinarian offices with no outside kennels, or with no pet day care facilities.

C. Conditional uses

* * *

~~5. Religious assembly~~

5. ~~6.~~ Standalone parking lots and structures, subject to Article 7 of this UDC

6. ~~7.~~ ~~Veterinarian offices,~~ Kennels, and pet day care facilities, subject to Article 7 of this UDC.

7. ~~8.~~ Retail stores over 36,000 square feet, wholesale trade, warehouse clubs, and supercenters

8. ~~9.~~ Vehicle dealers, sales and service, subject to Article 7 of this UDC

9. ~~10.~~ Vehicle tire and parts, sales and service, subject to Article 7 of this UDC

10. ~~11.~~ Building materials and supplies sales and service

11. ~~12.~~ In-patient clinics, nursing homes, long-term care facilities, and rehabilitation centers

12. ~~13.~~ Auto repair establishments without vehicle storage, subject to Article 7 of this UDC

13. ~~14.~~ Climate controlled self-storage

14. ~~15.~~ Car wash

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Division 5 - Innovation and Technology Zoning Districts

Section 6.5 Innovation and technology district requirements.

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Table 6.5.2 – 1. Allowed Uses in Innovation and Technology Districts.

LAND USE	ZONING DISTRICTS		USE STANDARDS
	IT1	IT2	
RESIDENTIAL USES			
Single-family residential	— ~~C~~	—	
Two-family residential	— ~~C~~	—	
Small, multifamily residential (3-16 units), including townhouses	— ~~C~~	—	
Large multifamily residential (17+ units)	— ~~C~~	—	
Community and group homes	—	—	
Manufactured housing and trailers	—	—	

EXHIBIT A

LAND USE	ZONING DISTRICTS		USE STANDARDS
	IT1	IT2	
Modular housing units meeting IRC / IBC	~~— C~~	~~— C~~	If conditionally approved for the use type.
Commercial lodging; hotel / motel	C	—	
Forestry, fishing, and hunting	~~A —~~	~~A —~~	
Community garden	—	—	
ACCESSORY USES			
Home occupations as per Sec. 7.2.1 of this UDC	—	—	
Accessory dwelling units	—	—	
Accessory uses regulated as per Sec. 7.2 of this UDC	A	A	
CIVIC USES			
Major and minor public and private utilities including lift stations, transformers, power generation / distribution, natural gas, water, and sewer system components	A	A	
Airports and related facilities	—	—	
Schools and educational facilities	C	—	
Hospitals	A	—	
Daycares and preschools	—	—	
Standalone parking lots and structures	A	A	See Article 7 for use standards and design requirements
Religious assembly	~~A C~~	—	
Lodges and civic organizations	~~A C~~	—	
Government facilities and services	A	A	
Public safety services	A	A	
Bus or railway stations	A	A	
Cemeteries and related, excluding crematoria	~~A C~~	~~A C~~	
Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks	C	—	
Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves	A	A	
Farmers markets	A	—	
COMMERCIAL USES			
Banquet halls, events venues, and private amusement facilities	C	—	
Aestheticians or personal services salons, limited to 3 chairs or stations	—	—	
Aestheticians or personal services salons, 4 or more chairs or stations	C	—	
Artist and photographic studios with no retail sales on site	A	—	
Artist and photographic studios with retail sales on site	C	—	
Dance and instructional studios including martial arts	C	—	

EXHIBIT A

LAND USE	ZONING DISTRICTS		USE STANDARDS
	IT1	IT2	
Restaurants, cafes, and other eating establishments without alcohol permits	C	—	
Retail stores under 12,000 square feet	C	—	
Retail stores over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters	C	C	
Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking	C	C	
Vehicle dealers, sales, and service	A	A	See Article 7 for use standards
Vehicle tire and parts, sales and service	A	A	See Article 7 for use standards
Building materials and supplies sales and service	A	A	
Lawn, garden, and farm supply sales and service	A	A	
Professional services establishments	~~C~~ A	~~C~~ A	
Gas stations including convenience stores	A	A	
Truck stops and related service centers or facilities	A	A	
In-patient clinics, nursing homes, long term care facilities, and rehabilitation centers	—	—	
Medical offices and outpatient clinics	—	—	
Veterinarian offices, kennels, and pet day care facilities	A	C	See Article 7 for use standards
Fireworks sale and storage, permanent	C	C	See Article 7 for use standards
Fireworks sale and storage, temporary	A	A	See Article 7 for use standards
Towing establishments, vehicle storage lots, junkyards	C	A	See Article 7 for use standards
Auto repair establishments	A	A	See Article 7 for use standards
Mini-storage or climate controlled self-storage	A	A	
Commercial lodging; hotel / motel	C	—	
Bed and breakfasts and short-term rentals	C	—	See Article 7 for use standards
Food trucks, including food truck ~~compounds~~ parks	A	A	See Article 7 for use standards
Bars and restaurants with alcohol permits	C	C	
Car wash	C	C	
Funeral homes, excluding crematory services	C	C	
Adult uses or businesses	C	C	See Article 7 for use standards

LAND USE	ZONING DISTRICTS		USE STANDARDS
	IT1	IT2	
Drive-through businesses	C	C	
INNOVATION AND TECHNOLOGY USES			
Light manufacturing, assembly, or fabrication	**A**	**A**	**See Article 7 for use standards**
Crematory facility	C	C	See Article 7 for use standards
Manufacturing or industrial uses not listed elsewhere	C	C	
Microbrewery or brewery	A	A	
Artisan manufacturing	A	A	
Automotive racetracks and drag strips	C	C	
Distribution and logistics centers	A	A	
Warehousing	A	A	
Asphalt or concrete batching plants	C	C	
Atomic energy generation	—	C	
Chemical manufacturing, paint manufacturing, or fertilizer manufacturing	—	C	
Chemical or fuel storage facilities	—	C	
Chemical or petrochemical refining facilities	—	C	
Iron or metal working or foundry, drop hammer or punch press over 20 tons.	—	C	
Paper and pulp manufacturing	—	C	
Poultry or meat processing plants, **abattoirs,** ~~abbatoirs,~~ or dressing of animal products, tanning, or plants rendering fats or oils.	—	C	
Recycling facilities	—	C	
Rubber products manufacturing	—	C	
Landfills, including those for the disposal of solid waste, hazardous waste, or toxic substances	—	C	
Storage of more than 110 gallons of hazardous or toxic materials	—	C	
Pyrotechnics, ammunition, and explosives manufacturing, storage, or sale	—	C	
Building and repair of boats in excess of 90 feet in length	C —	C	
Other heavy industrial uses, however uses of land or structures developed or operating in any manner that would create dangerous, injurious, noxious or otherwise objectionable fire explosive, radioactive or other hazardous condition, noise or vibration; smoke, dust, odor or other form of air pollution; electrical or other disturbance; or other substance, condition or elements in a manner or amount as to adversely affect the surrounding areas are prohibited.	—	C	

* * *

Section 6.5.3 Standards for all uses in the IT districts.

* * *

J. *Outdoor storage areas.* All outdoor storage areas shall be entirely enclosed within a continuous fence or wall constructed of solid material that is nontransparent, opaque and cannot be seen through. Said enclosures must be in a uniform height of at least 6 feet, and any gate in the enclosure shall also be constructed of nontransparent material of at least 6 feet in height and be kept closed at all times except when ingress and egress is being made to or from the storage space. **For locations without a 70% coverage vegetative screening along the right of way, no ~~No~~** materials, equipment, supplies or other form of tangible personal property shall at any time be placed, stored, or kept within the storage space so as to exceed the height of the fence or wall constituting the enclosure, or so as to be visible to persons and members of the public who may walk or travel in motor vehicles adjacent to the enclosure.

* * *

Section 6.5.4 IT1 Light Innovation and Technology District.

* * *

B. *Allowed uses.* See Table 6.5.2 – 1. Allowed Uses in Innovation and Technology Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.5.4.C. Conditional uses.

~~1. Accessory uses regulated as per Sec. 7.2 of this UDC~~

~~2. Major and minor public and private utilities including power generation / distribution, natural gas, water, and sewer system components~~

~~3. Hospitals~~

~~4. Standalone parking lots and structures, per Article 7 of this UDC~~

~~5. Government facilities and services~~

~~6. Public safety services~~

~~7. Bus or railway stations~~

~~8. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves~~

~~9. Farmers markets~~

~~10. Artist and photographic studios with no retail sales on site~~

~~11. Vehicle dealers, sales, and service, per Article 7 of this UDC~~

~~12. Vehicle tire and parts, sales and service, per Article 7 of this UDC~~

~~13. Building materials and supplies sales and service~~

~~14. Lawn, garden, and farm supply sales and service~~

~~15. Professional services establishments~~

~~16. Gas stations including convenience stores~~

~~17. Truck stops and related service centers or facilities~~

~~18. Veterinarian offices, kennels, and pet day care facilities, per Article 7 of this UDC~~

~~19. Temporary fireworks sale and storage, per Article 7 of this UDC~~

~~20. Auto repair establishments, per Article 7 of this UDC~~

~~21. Ministorage and climate controlled self storage~~

~~22. Food trucks and food truck compounds~~

~~23. Microbrewery or brewery~~

~~24. Artisan manufacturing~~

~~25. Distribution and logistics centers~~

~~26. Warehousing~~

1. Forestry, fishing, and hunting
2. Accessory uses regulated as per Sec. 7.2 of this UDC
3. Major and minor public and private utilities including power generation / distribution, natural gas, water, and sewer system components
4. Hospitals
5. Standalone parking lots and structures, per Article 7 of this UDC
6. Religious assembly
7. Lodges and civic organizations
8.. Government facilities and services
9. Public safety services
10. Bus or railway stations
11. Cemeteries and related, excluding crematoria
12. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
13. Farmers markets
14. Artist and photographic studios with no retail sales on site
15. Vehicle dealers, sales, and service, per Article 7 of this UDC
16. Vehicle tire and parts, sales and service, per Article 7 of this UDC
17. Building materials and supplies sales and service
18. Lawn, garden, and farm supply sales and service
19. Gas stations including convenience stores
20. Truck stops and related service centers or facilities
21. Veterinarian offices, kennels, and pet day care facilities, per Article 7 of this UDC
22. Temporary fireworks sale and storage, per Article 7 of this UDC
23. Auto repair establishments, per Article 7 of this UDC
24. Mini-storage or climate controlled self-storage
25. Food trucks and food truck parks
26. Light manufacturing, assembly, or fabrication
27. Microbrewery or brewery
28. Artisan manufacturing
29. Distribution and logistics centers
30. Warehousing

C. Conditional uses

EXHIBIT A

~~1. Modular housing units meeting IRC / IBC~~

~~2. Single-family residential~~

~~3. Two-family residential~~

~~4. Small, multifamily residential (3-16 units) including townhouses~~

~~5. Large multifamily residential (17+ units)~~

~~6. Commercial lodging; hotel / motel~~

~~7. Schools and educational facilities~~

~~8. Religious assembly~~

~~9. Lodges and civic organizations~~

~~10. Banquet halls, events venues, and private amusement facilities~~

~~11. Aestheticians or personal services salons, 4 or more chairs or stations~~

~~12. Artist and photographic studios with retail sales on site~~

~~13. Restaurants, cafes, and other eating establishments without alcohol permits~~

~~14. Retail stores~~

~~15. Wholesale trade, warehouse clubs, supercenters~~

~~16. Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking products, per Article 7 of this UDC~~

~~17. Bars and restaurants with alcohol permits~~

~~18. Car wash~~

~~19. Drive-through businesses~~

~~20. Cemeteries and related, excluding crematoria~~

~~21. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks~~

~~22. Dance and instructional studios including martial arts~~

~~23. Permanent fireworks sale and storage, per Article 7 of this UDC~~

~~24. Towing establishments, vehicle storage lots, and junkyards, per Article 7 of this UDC~~

~~25. Commercial lodging; hotels and motels~~

~~26. Bed and breakfasts and short-term rentals, per Article 7 of this UDC~~

~~27. Funeral homes, excluding crematory services~~

~~28. Adult uses or businesses, per Article 7 of this UDC~~

~~29. Crematory facility, per Article 7 of this UDC~~

~~30. Manufacturing or industrial uses not listed elsewhere~~

~~31. Automotive race tracks and drag strips~~

~~32. Asphalt or concrete batching plants~~

1. Commercial lodging; hotel / motel
2. Schools and educational facilities
3. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks

4. Banquet halls, events venues, and private amusement facilities
5. Aestheticians or personal services salons, 4 or more chairs or stations
6. Artist and photographic studios with retail sales on site
7. Dance and instructional studios including martial arts
8. Restaurants, cafes, and other eating establishments without alcohol permits
9. Retail stores under 12000 square feet
10. Retail stores over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters
11. Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking products, per Article 7 of this UDC
12. Professional services establishments
13. Permanent fireworks sale and storage, per Article 7 of this UDC
14. Towing establishments, vehicle storage lots, and junkyards, per Article 7 of this UDC
15. Commercial lodging; hotels and motels
16. Bed and breakfasts and short-term rentals, per Article 7 of this UDC
17. Bars and restaurants with alcohol permits
18. Car wash
19. Funeral homes, excluding crematory services
20. Adult uses or businesses, per Article 7 of this UDC
21. Drive-through businesses
22. Crematory facility, per Article 7 of this UDC
23. Manufacturing or industrial uses not listed elsewhere
24. Automotive racetracks and drag strips
25. Asphalt or concrete batching plants
26. Building and repair of boats in excess of 90 feet in length

* * *

Section 6.5.5 IT2 Heavy Innovation and Technology District.

* * *

B. *Allowed uses.* See Table 6.5.2 – 1. Allowed Uses in Innovation and Technology Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.5.5.C. Conditional uses.

~~1. Accessory uses regulated as per Sec. 7.2 of this UDC~~

~~2. Major and minor public and private utilities including power generation / distribution, natural gas, water, and sewer system components~~

~~3. Standalone parking lots and structures, per Article 7 of this UDC~~

~~4. Government facilities and services~~

~~5. Public safety services~~

~~6. Bus or railway stations~~

~~7. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves~~

~~8. Vehicle dealers, sales, and service, per Article 7 of this UDC~~

~~9. Vehicle tire and parts, sales and service, per Article 7 of this UDC~~

~~10. Building materials and supplies sales and service~~

~~11. Lawn, garden, and farm supply sales and service~~

~~12. Professional services establishments~~

~~13. Gas stations including convenience stores~~

~~14. Truck stops and related service centers or facilities~~

~~15. Towing establishments, vehicle storage lots, and junkyards, per Article 7 of this UDC~~

~~16. Temporary fireworks sale and storage, per Article 7 of this UDC~~

~~17. Auto repair establishments, per Article 7 of this UDC~~

~~18. Ministorage and climate controlled self storage~~

~~19. Food trucks and food truck compounds~~

~~20. Microbrewery or brewery~~

~~21. Artisan manufacturing~~

~~22. Distribution and logistics centers~~

~~23. Warehousing~~

1. Forestry, fishing, and hunting
2. Accessory uses regulated as per Sec. 7.2 of this UDC
3. Major and minor public and private utilities including power generation / distribution, natural gas, water, and sewer system components
4. Standalone parking lots and structures, per Article 7 of this UDC
5. Government facilities and services
6. Public safety services
7. Bus or railway stations
8. Cemeteries and related, excluding crematoria
9. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
10. Vehicle dealers, sales, and service, per Article 7 of this UDC
11. Vehicle tire and parts, sales and service, per Article 7 of this UDC
12. Building materials and supplies sales and service
13. Lawn, garden, and farm supply sales and service
14. Gas stations including convenience stores
15. Truck stops and related service centers or facilities
16. Temporary fireworks sale and storage, per Article 7 of this UDC
17. Towing establishments, vehicle storage lots, and junkyards, per Article 7 of this UDC
18. Auto repair establishments, per Article 7 of this UDC

19. Mini-storage or climate controlled self-storage
20. Food trucks and food truck parks
21. Light manufacturing, assembly, or fabrication
22. Microbrewery or brewery
23. Artisan manufacturing
24. Distribution and logistics centers
25. Warehousing

C. Conditional uses

~~1. Modular housing units meeting IRC / IBC~~
~~2. Cemeteries and related, excluding crematoria~~
~~3. Artist and photographic studios with retail sales on site~~
~~4. Retail stores over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters~~
~~5. Veterinarian offices, kennels, and pet day care facilities, per Article 7 of this UDC~~
~~6. Permanent fireworks sale and storage, per Article 7 of this UDC~~
~~7. Bars and restaurants with alcohol permits~~
~~8. Car wash~~
~~9. Drive-through businesses~~
~~10. Funeral homes, excluding crematory services~~
~~11. Adult uses or businesses, per Article 7 of this UDC~~
~~12. Crematory facility, per Article 7 of this UDC~~
~~13. Manufacturing or industrial uses not listed elsewhere~~
~~14. Automotive race tracks and drag strips~~
~~15. Asphalt or concrete batching plants~~
~~16. Atomic energy generation~~
~~17. Chemical manufacturing, paint manufacturing, or fertilizer manufacturing~~
~~18. Chemical or fuel storage facilities~~
~~19. Chemical or petrochemical refining facilities~~
~~20. Iron or metal working or foundry, drop hammer or punch press over 20 tons.~~
~~21. Paper and pulp manufacturing~~
~~22. Poultry or meat processing plants, abbatoirs, or dressing of animal products, tanning, or plants rendering fats or oils.~~
~~23. Recycling facilities~~
~~24. Rubber products manufacturing~~
~~25. Landfills, including those for the disposal of solid waste, hazardous waste, or toxic substances~~
~~26. Storage of more than 110 gallons of hazardous or toxic materials~~
~~27. Pyrotechnics, ammunition, and explosives manufacturing, storage, or sale~~

~~28. Building and repair of boats in excess of 90 feet in length~~

~~29. Other heavy industrial uses, however uses of land or structures developed or operating in any manner that would create dangerous, injurious, noxious or otherwise objectionable fire explosive, radioactive or other hazardous condition, noise or vibration; smoke, dust, odor or other form of air pollution; electrical or other disturbance; or other substance, condition or elements in a manner or amount as to adversely affect the surrounding areas are prohibited.~~

1. Retail stores over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters
2. Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking
3. Professional services establishments
4. Veterinarian offices, kennels, and pet day care facilities, per Article 7 of this UDC
5. Permanent fireworks sale and storage, per Article 7 of this UDC
6. Bars and restaurants with alcohol permits
7. Car wash
8. Funeral homes, excluding crematory services
9. Adult uses or businesses, per Article 7 of this UDC
10. Drive-through businesses
11. Crematory facility, per Article 7 of this UDC
12. Manufacturing or industrial uses not listed elsewhere
13. Automotive race tracks and drag strips
14. Asphalt or concrete batching plants
15. Atomic energy generation
16. Chemical manufacturing, paint manufacturing, or fertilizer manufacturing
17. Chemical or fuel storage facilities
18. Chemical or petrochemical refining facilities
19. Iron or metal working or foundry, drop hammer or punch press over 20 tons.
20. Paper and pulp manufacturing
21. Poultry or meat processing plants, abattoirs, or dressing of animal products, tanning, or plants rendering fats or oils.
22. Recycling facilities
23. Rubber products manufacturing
24. Landfills, including those for the disposal of solid waste, hazardous waste, or toxic substances
25. Storage of more than 110 gallons of hazardous or toxic materials
26. Pyrotechnics, ammunition, and explosives manufacturing, storage, or sale
27. Building and repair of boats in excess of 90 feet in length
28. Other heavy industrial uses, however uses of land or structures developed or operating in any manner that would create dangerous, injurious, noxious or otherwise objectionable fire explosive, radioactive or other hazardous condition, noise or vibration; smoke, dust,

odor or other form of air pollution; electrical or other disturbance; or other substance, condition or elements in a manner or amount as to adversely affect the surrounding areas are prohibited.

* * *

Division 6 - Special Zoning Districts

Section 6.6 Special zoning district requirements.

* * *

Table 6.6.2 – 1. Allowed Uses in Special Districts.

LAND USE	ZONING DISTRICTS			USE STANDARDS
	SCI	SPR	SCD	
RESIDENTIAL USES				
Single-family residential	—	—	—	
Two-family residential	—	—	—	
Small multifamily residential (3-16 units) including townhouses	—	—	—	
Large multifamily residential (17+ units)	—	—	—	
Community and group homes	C	—	—	See Article 7 for use standards including certification and staffing.
Manufactured housing and trailers	—	—	—	
Modular housing structures meeting IRC / IBC	A	~~— A~~	—	If the use type is allowed.
Forestry, fishing, and hunting	A	A	A	
Community garden	A	A	C	
ACCESSORY USES				
Home occupations as per Sec. 7.2.1 of this UDC	—	—	—	
Accessory dwelling units	—	—	—	
Other accessory uses regulated as per Sec. 7.2 of this UDC	A	A	—	See Article 7 for use standards.
CIVIC USES				
Stormwater management	A	A	A	
Minor utilities including lift stations and transformers	A	A	C	
Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components	A	C	—	
Public safety services	A	C	—	
Airports and related facilities	A	—	—	
Cemeteries and related, excluding crematoria	A	A	—	
Active recreation facilities such as recreational centers, gymnasiums, athletic centers; sports fields, outdoor courts, active public parks	A	A	—	
Passive recreation facilities such as nature trails, nature refuges,	A	A	A	

LAND USE	ZONING DISTRICTS			USE STANDARDS
	SCI	SPR	SCD	
RESIDENTIAL USES				
passive public parks, bird preserves				
Farmers markets	A	A	—	
Schools and educational facilities	A	C A	—	
Hospitals	A	—	—	
Daycares or preschools	A	—	—	
Standalone parking lots and structures	A	—	—	
Religious assembly	A C	—	—	
Lodges and civic organizations	A	C	—	
Government facilities and services	A	A	—	
Bus or railway stations	A	—	—	
COMMERCIAL USES				
Commercial lodging; hotel / motel	C	—	—	
In-patient clinics, nursing homes, long term care facilities, and rehabilitation centers	A	—	—	
Medical offices and outpatient clinics	A	—	—	
Food trucks, including food truck ~~compounds~~ parks	A —	A	—	See Article 7 for use standards.
All other commercial uses not listed in this table	C	—	—	
INNOVATION AND TECHNOLOGY USES				
Automotive race tracks and drag strips	—	—	—	
All other innovation and technology uses not listed in this table	—	—	—	

Section 6.6.3 SCI Civic and Institutional District.

* * *

B. *Allowed uses*. See Table 6.6.2 – 1. Allowed Uses in Special Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited.

* * *

22. Religious assembly

23. Food trucks, including food truck parks

C. *Conditional uses*.

1. Community and group homes, subject to Article 7 of this UDC.

~~2. Religious assembly~~

2. ~~3.~~ Commercial lodging; hotel / motel

3. ~~4.~~ All other commercial uses not listed in the allowed uses table

* * *

Section 6.6.4 SPR Parks and Recreation District.

A. *Purpose.* The SPR district accommodates current and future areas set aside for parks and recreation facilities, both public and private. This district intends to protect open space and provide standards that support harmonious integration into neighborhoods and between less compatible land development patterns.

B. *Allowed uses.* See Table 6.6.2 – 1. Allowed Uses in Special Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited.

~~1. Modular housing structures meeting IRC / IBC~~

~~2.~~ 1. Forestry, fishing, and hunting

~~3.~~ 2. Community garden

~~4.~~ 3. Accessory uses regulated per Sec. 7.2 of this UDC.

~~5.~~ 4. Minor utilities including lift stations and transformers

~~6.~~ 5. Cemeteries and related, excluding crematoria

~~7.~~ 6. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks

~~8.~~ 7. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves

~~9.~~ 8. Farmers markets

~~10. Schools and educational facilities~~

~~11.~~ 9. Government facilities and services

~~12.~~ 10. Food trucks, including food truck compounds

C. *Conditional uses.*

1. Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components
2. Public safety services
3. Lodges and civic organizations
4. Schools and educational facilities

* * *

ARTICLE 7 – USE STANDARDS

Section 7.1 Principal uses.

* * *

Section 7.1.3 Agricultural uses.

Agricultural uses are exempt from special use permits except when in or within 150 feet of R or MU zoning districts in which case area regulation requirements in force in the district the agricultural use is in or nearest to shall apply; however, construction of residences on farm properties are not exempt from permits at any time.

* * *

Section 7.1.9 Community and Group homes.

A. Community homes shall be certified, licensed, or monitored by the State of Louisiana.

B. Community homes shall have 24-hour supervision per State requirements ~~including at least 1 but not more than two 24-hour attendants~~.

C. Community homes are subject to all local and federal regulations and the regulations of the Louisiana Administrative Code.

D. Community homes shall appear outwardly as a single-family residence.

E. Community homes have no greater than 10 beds. ~~shall be grouped in 2 categories:~~

~~1. Community Home (6 or fewer persons).~~

~~2. Community Home (10 or fewer persons).~~

F. Community and Group homes require a Conditional Use Permit in all zoning districts.

G. In residential zoning districts, Group homes may have no greater than 6 beds and in all zoning districts are limited to a maximum of two beds per each bedroom.

H. Group homes for more than three people require approval through the State Fire Marshal.

* * *

Section 7.1.20 Satellite dishes, communications, television, and radio antennas, or towers.

A. Communications, television and radio antennas or towers for commercial use or providing service to users beyond the lot where the structure is installed are allowed uses in C and IT districts in rear and side yard areas, provided that they conform with the following criteria:

* * *

3. All installations shall conform with ~~Section 7.1.17.B.5 and 6~~ Sections 7.1.20.B.5 and 7.1.20.B.6.

* * *

Section 7.2 Accessory uses.

Section 7.2.1 Home occupations.

A. In all residential dwelling units ~~districts~~, home occupations shall be allowed, provided the home occupation demonstrates compliance with all of the following minimum standards:

* * *

Section 7.2.4 Detached carport and accessory buildings.

For purposes of this section, the term accessory buildings is synonymous with "*Accessory building and use*" as defined in Section 2.3 of this UDC.

* * *

D. *Height ~~and yard coverage~~*. An accessory building shall not exceed 16 feet in height ~~and~~.

E. *Yard coverage*. The total square footage of all accessory buildings on site shall not occupy more than 25 percent of the rear yard. For purposes of this section, the yard area excluded by the side yard setback requirement is not included in the calculation of the rear yard coverage.

~~E.~~ F. Carports and accessory buildings shall not have any projections into the required setbacks or yards and shall not have any equipment placed in the required setbacks or yards.

~~F.~~ G. A copy of a plat of survey showing all existing buildings on the lot or parcel of land where the accessory building is to be located shall be submitted with the required building permit application.

~~G.~~ H. Building permits shall be required for all accessory buildings; however, a permit fee shall not be charged for a detached accessory building having less than 100 square feet of area unless such structure will have plumbing or electricity.

* * *

Section 7.3 Temporary uses.

Section 7.3.1 Mobile food services.

All mobile ~~home~~ food services must be qualified and permitted to operate within the City in accordance with Chapter 8 of the Municipal Code or are subject to the penalty provisions provided therein.

* * *

Section 7.5 Places of assembly.

A. *Purpose.* The purpose of these standards is to ensure that places of assembly are designed and operated in a manner that protects public health and safety, minimizes impacts on surrounding properties, and provides adequate access, parking, and emergency services.

B. *Applicability.* These standards apply to all new or substantially improved places of assembly, including active recreation facilities such as recreational centers, gymnasiums, athletic centers; sports fields, outdoor courts, active public parks; day care or preschools; schools and educational facilities; religious assembly; lodges and civic organizations; banquet halls, events venues, and private amusement facilities; and instructional studios including for dance, martial arts, personal fitness, or skills.

C. *Site access.*

1. The site shall provide safe and convenient access for vehicles, pedestrians, bicycles, and emergency responders.
2. Entrances and exits shall be designed to minimize conflicts with adjacent streets and neighboring properties.
3. Emergency vehicle access shall be maintained at all times.

D. *Parking and loading.*

1. Off-street parking shall be provided in accordance with Section 8.3 of this UDC.
2. Parking areas shall be designed to safely accommodate anticipated peak attendance.
3. Loading and service areas shall be located to minimize impacts on adjacent properties and public rights-of-way.
4. A traffic impact analysis may be required in accordance with Section 10.3 of this UDC.

E. *Noise.* All activities shall comply with the noise regulations in Chapter 13 of this Code.

F. *Lighting and glare.* Lighting shall comply with Section 8.5.2 of this UDC.

G. *Refuse collection.* Trash and service areas shall be screened from public view and adjacent residential properties and shall be maintained in a sanitary condition.

H. *Outdoor activities.*

1. Outdoor gathering areas, event spaces, and accessory activities shall comply with applicable setback requirements.
2. Temporary outdoor events shall comply with all applicable permitting requirements in Section 7.3.4 of this UDC.
3. Outdoor activities shall not obstruct required fire lanes, emergency access, or required parking.

I. *Maintenance.* The site, buildings, parking areas, landscaping, lighting, and pedestrian facilities shall be maintained in a safe and orderly condition at all times.

J. *Special Events.* Recurring or large-scale events that exceed the normal operating characteristics of the approved use may require a special event permit in accordance with the Code.

Section 7.6. Portable Storage Containers for Temporary Use

A. Portable storage container means a portable, weather-resistant receptacle designed and used for the storage or shipment of household goods, wares, building materials or merchandise.

B. Prior to the placement of any portable storage container upon any lot in the city, a permit for said placement shall be obtained from the department of planning. Such permit shall be subject to the following:

1. No more than two portable storage containers may be placed on a lot unless expressly permitted by the planning department in connection with a commercial construction project, a commercial renovation project, or commercial sales, and upon a showing of the necessity for same.
2. If the property on which the portable storage container is to be placed is developed, the container must not be placed on an unpaved surface. In no event shall the portable storage container be placed on, or in a manner that obstructs, any public street, sidewalk, or right-of-way or be placed in a manner that obstructs traffic or interferes with the use by surrounding property owners of their respective properties.
3. The portable storage unit, including any replacement therefore, must not remain on any lot for longer than 90 days from the date of the issuance of the permit. However, the planning department may authorize up to two 45-[day] extensions upon submission of adequate evidence that the relevant project which necessitates the placement of the container is ongoing and progressing. Notwithstanding the foregoing, the planning department may permit longer periods or additional extensions, but in no event more than one year in total, if the permit is requested by a Louisiana-licensed contractor for a commercial construction or renovation project and the contractor provides adequate evidence that the legitimate needs of the project, and the timely completion of same, require the extended on-site presence of a portable storage container.
4. The planning department shall provide the applicant with a permit approval form which must be and remain affixed to the side of the portable storage unit during its use.

C. The permit fee for each portable storage container shall be $10.00, with no fee for an extension.

D. Violations of this section shall be subject to punishment as provided in section 1-12 of this Code.

(Ord. No. 4055, § 1, 12-21-2021)

* * *

ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS

Section 8.1 General requirements.

* * *

Section 8.1.2 Fences, walls, and hedges.

A. Notwithstanding other provisions of this UDC, fences, walls and hedges up to 6 feet in height may be allowed in any required yard, or along the edge of any yard provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over 6 feet in height with visibility

unobstructed.above 30 inches for adjacent driveways, roadways, streets, or other vehicular passageways using at a minimum a 35' sight triangle.

* * *

Section 8.2 Signs.

* * *

Section 8.2.2 Sign exemptions.

Signs exempt from specified requirements. Signs that are exempt from specific requirements of this Section and the extent of the exemption and related requirements for the specified type of sign are listed below.

A. *A-frame or sandwich board sign.* No permit is required for one sandwich board sign per public entrance in any commercially zoned district or the Olde Towne Preservation Overlay District, subject to the following limitations:

1. The maximum area shall not exceed six square feet in area per sign face;
2. An A-frame or sandwich board sign must be foldable, portable, and may not include lighting of any kind;
3. The sign may not obstruct the view for passing vehicular traffic or exiting vehicular traffic from the premises;
~~2.~~ 4. The sign may only be displayed during business hours; and
~~3.~~ 5. A minimum of 4 feet of unobstructed public pedestrian access way shall be maintained at all times so the sign does not interfere with or create a safety hazard for pedestrians.

* * *

Section 8.2.5 Prohibited signs.

Prohibited signs. The signs listed below are prohibited or limited based on the conditions established herein.

* * *

H. Portable signs. All portable signs are prohibited with the exception of A frame/sandwich board signs authorized by Section ~~8.2.9.~~ 8.2.2.

* * *

Section 8.2.9 Signs and murals in the OPD district.

A. *Signs in the OPD Districts.*

* * *

5. Sign design standards for the OPD.

* * *

d. *Allowed sign type: Monument sign*

* * *

iii. Maximum height: ~~5 feet~~ 8 feet

iv. Additional requirements:

* * *

(3) Must be located a minimum of 10 feet from any overhead utility line.

* * *

Section 8.3 - Off-street parking and loading

A. *General requirements for off-street parking.*

1. *Location and size.*

* * *

g. All parking lots for 25 or more required parking spaces require two points of ingress/egress unless otherwise approved by the Director of Planning.

h. A parking lot aisle exceeding 150 feet in length requires an approved turnaround, a secondary loop, or second point of ingress/egress for emergency apparatus.

i. Driveway aprons must meet the standards of Section 10.2.4. of this UDC as approved by the Engineering Department.

* * *

9. The sale, repair or dismantling or servicing of any vehicles, equipment, materials or supplies, or the display of goods in off-street parking areas is prohibited, unless otherwise permitted by this Ordinance.

B. *Number of off-street parking spaces required.*

* * *

2. *Minimum standards for parking spaces*. Parking spaces shall be provided in the city in accordance with Table 8.3 – 1, which sets minimum standards by type of land use.

Table 8.3. – 1. Required Parking.

Use	Parking Space Required
Single-family dwelling	2 spaces per dwelling unit.
Two-family dwelling	2 spaces per dwelling unit. Spaces shall have equal access to the street. No stacking allowed for combined / shared parking area or driveway used as access for garage or carport.
Multifamily dwellings and apartments—3 to 16 units	• 1 space per 1 bedroom, • 2 per 2 bedroom, • 2 ½ per 3 bedroom; • One additional parking space to be provided for each 4 required parking spaces to provide for visitor and overflow parking. • For fractional results, round up. • All parking to be provided with equal access to streets; • no stacking allowed
Multifamily dwellings and apartments – 17 or more units	• 1 space per 1 bedroom, • 2 per 2 bedroom, • 2 ½ per 3 bedroom; • Calculate 10% of the total number of required parking spaces and provide as additional spaces for visitor and overflow parking. • For fractional results, round up.

EXHIBIT A

Use	Parking Space Required
	• All parking to be provided with equal access to streets; • no stacking allowed
Hotels, motels, transient lodging excluding short term rentals	1 space for each guest bedroom plus 1 additional space for each 4 employees.
~~Motels and tourist homes~~	~~1 space for each guest bedroom plus 1 additional space for resident manager.~~
~~Boarding and lodging homes~~	~~1 space for each 3 bedrooms plus 1 additional space for resident manager.~~
Short-term rental	2 spaces per dwelling unit. An oversized space must be included to accommodate passenger vans or buses associated with the operation of the short-term rental.
Medical Clinics, Veterinarians, Kennels, and Animal Hospitals	1 space for each 200 square feet of gross floor area.
~~Clubs and lodges~~	~~1 space for each 8 members at time of construction or structural alterations plus 1 space for each 2 employees.~~
Hospitals	1 space for each 2 beds plus 1 space for each staff doctor, plus 1 space for each 2 employees including nurses.
Nursing and convalescence homes and institutions	1 space for each 8 beds.
~~Churches, temples, and other places of worship~~ Religious assembly and mortuaries	1 space for each 5 fixed seats in the main assembly location or 1 space per each 64 square feet in the main assembly location where there are no fixed seats; classrooms are calculated separately.
Theaters, auditorium, sport arenas, clubs, lodges, and places of public assembly	1 space for each 5 fixed seats or 1 space per each 64 square feet of assembly floor area where there are no seats plus 1 space for each 2 employees.
Skating rink, dancehall, exhibit hall, gym	1 space for each 200 square feet of gross floor area plus 1 space per each 2 employees.
~~Veterinarians, kennels and animal hospitals~~	~~1 space for each 200 square feet of gross floor area.~~
Bowling alleys	3 spaces per alley plus 1 space per each 2 employees.
Schools and classrooms, public and private	Daycare or Pre-Kindergarten: 2 spaces per classroom or care room Elementary: 2 spaces per classroom, laboratory or manual training shop. Junior high: 4 spaces per classroom, lab or manual training shop. Senior high: 6 spaces per classroom, lab or manual training shop. Colleges, universities, trade, industrial and business schools: 11 spaces per classroom, lab, or other teaching room; other special purpose facilities are calculated per this chart.
Business and professional offices	1 space for each 200 square feet of gross floor area.

Use	Parking Space Required
Restaurants, bars, nightclubs	1 space for each 150 square feet of gross floor area.
Automobile repair shop	1 space per each 200 square feet of gross floor space.
General business, commercial and personal service establishments, but not including supermarkets or grocery stores	1 space per each 300 square feet of gross floor area.
Supermarkets and grocery stores	1 space per each 200 square feet of gross floor area.
Libraries and museums	1 space for each 200 square feet of gross floor area plus 1 space per each 2 employees during the largest work shift.
Roadside stands	5 spaces for each such establishment which may be shared with the primary use on a lot of record.
Commercial, manufacturing and industrial establishments not catering to retail trade	1 space for each 5 employees on the largest work shift plus 1 space for each company vehicle operating from the premises.

* * *

Section 8.4 Residential design standards.

Section 8.4.1 Standards for residential developments with 16 units or less.

* * *

C. *Building standards.*

* * *

3. *Façade treatments.*

a. Front façade materials must include one or more of the following, or an equivalent material as approved by the Director of Planning:

i. Brick;

ii. Stone, including cast stone;

iii. Portland cement stucco;

iv. Architectural masonry units including split face, weathered face, sandblasted face and ground face blocks;

v. ~~Glass fiber~~ Reinforced concrete;

vi. Fiber cement siding;

vii. Wood siding.

b. Side and rear façade materials must include one or more of the following, or an equivalent material as approved by the Director of Planning:

i. Any material outlined above;

ii. Vinyl.

c. *Prohibited exterior materials.*

i. Metal or aluminum siding and trim;

ii. Glass block (except for windows);

iii. Plywood;

iv. Plastic and plasticized materials;

v. Smooth-faced or stained CMU ~~cinder block~~;

vi. Painted CMU ~~concrete block~~;

~~vii. Plasticized materials;~~

~~viii.~~ vii. Rough-sawn wood;

~~ix. Board and batten wood;~~

~~x. Tilt-up concrete panels;~~

~~xi.~~ viii. Standard single or double tee concrete systems;

~~xii.~~ ix. Field-painted or pre-finished standard corrugated metal siding.

~~xiii.~~ x. Unfinished wood stairways and ramps

xi. EIFS

* * *

6. Any architectural metal material used must be 26 gauge or thicker and be rated to meet location wind load requirements.

* * *

Section 8.4.2 Standards for elevated residences; new and existing construction.

* * *

E. Methods of screening the underside of elevated residences.

1. *Materials allowed.* Screening for the underside of elevated residences may include, but are not limited to, siding, veneer, or lattice panel systems, or other skirting materials subject to approval by the Planning Department. Allowable materials for screening include:

* * *

3. Any architectural metal material used must be 26 gauge or thicker, and be rated to meet location wind load requirements.

* * *

Section 8.4.3 Design standards for residential developments with more than 16 units.

* * *

E. *Building standards.*

1. *Exterior materials.* All building exteriors shall comply with the following:

* * *

c. *Materials.*

* * *

vi. Any architectural metal material used must be 26 gauge or thicker, and be rated to meet location wind load requirements.

* * *

5. *Fronts and entries.*

a. Each building façade classified as a building front shall contain at least one front door or front entrance. Front doors and front entrances shall be detailed to emphasize the front entry and de-emphasize ~~deemphasize~~ the garage and service doors, such as by columns supporting an arch, a roof, and/or a second-story porch.

* * *

Section 8.5 – Non-residential design standards.

* * *

Section 8.5.4 Façade requirements and exterior wall materials.

* * *

B. *Decorative building materials*. The decorative materials used for building exterior finishes shall be proven high-quality, durable materials. These materials include but are not limited to:

1. Brick;
2. Stone, including cast or manufactured stone;
3. Portland cement stucco;
4. Architectural masonry units including split face, weathered face, sandblasted face and ground face blocks;
5. Reinforced concrete;
6. Fiber cement siding;
7. Glass; and,
8. Treated wood.

C. *Limited materials*. The director of planning may approve limited use of the materials below or may refer the decision to the planning commission through the design exception process.

1. Vinyl siding provided it is used on no more than 25 percent of a front or street-facing façade;
2. Embossed or prefinished architectural metal panel (26+ gauge);
3. Glass curtain walls (up to 60 percent of each floor façade).
4. EIFS with drainage on exterior side and rear elevations.

D. *Prohibited materials*. The use of the following building materials for exterior walls, siding, or cladding is prohibited.

1. Corrugated metal panel or metal siding not listed above;
2. Smooth-faced, unfinished concrete block;
3. Plywood; and
4. Plastic or plasticized materials.
5. Barrier EIFS on any exterior elevations.

* * *

Section 8.5.6 Service bays.

Overhead doors providing access to service or storage bays shall be designed or painted to match the wall façade and shall include a minimum of 25% transparency with windows if facing a public right-of-way.

Section 8.5.7 Architectural details.

* * *

B. *Multi-story buildings.* Buildings with more than 2 stories should ~~shall~~ be designed with a clearly differentiated base, middle, and top.

* * *

E. *Awnings and canopies.* Awnings and canopies, if installed, shall meet the following standards:

* * *

3. *Materials.* Awnings and canopies shall be constructed of durable, protective, and water repellant materials (e.g. cloth, fabric, canvas, glass, steel, standing seam metal, architectural metal, and/or perforated metal (not corrugated)). Metal must be 26 gauge or thicker. Vinyl and fiberglass awnings are prohibited.

* * *

ARTICLE 9 –TREE PRESERVATION AND LANDSCAPE REQUIREMENTS

* * *

Section 9.2 Land clearing and tree preservation.

* * *

E. *Remediation of protected and heritage trees removed in accordance with this Section.*

* * *

3. *With land clearing permit.* Trees removed with a land clearing permit (five or more trees) will be required to be replaced on a one tree per each 12-inch DBH removed tree or fractional portion thereof or the property owner must pay in lieu of planting or replacement as directed in this section.

* * *

b. Replacement trees must meet the minimum new ~~"New~~ planting standards described in Sec. 9.3 (D)(3).

* * *

6. *Payment in lieu of planting or replacement.* When plantings are impractical due to lack of sufficient planting area, presence of utilities or other obstructions, or lack of suitable soil and growth medium to plant a tree, or when a historic or protected tree has been removed illegally, the Director of Planning can authorize payment in lieu of required plantings to mitigate tree planting requirements as detailed in this Section.

~~a. The amount of the payment is based on the following formula, where Tree Value = COT + COL + COM + COER.~~

~~i. COT = Cost of tree, which includes the cost of purchasing one or more trees such that the caliper inches of the replacement trees equal or exceed the DBH of the tree removed, as affirmed by an estimate or invoice from a nursery showing the cost of the trees.~~

~~ii. COL = Cost of labor, which includes the hourly cost of the licensed arborist or horticulturist and the hourly cost for each laborer times the number of hours to complete the installation. The hourly rate must be based on prevailing wages.~~

~~iii. COM = Cost of material, which includes all materials needed to plant, support, and maintain the tree(s) for one growing season. Materials must~~

~~be itemized on an estimate, invoice, or sales receipt and be based on prevailing rates.~~

iv. ~~COER = Cost of equipment rental, which includes the cost of renting equipment needed for installation and the maintenance of the tree/trees for one growing season. Equipment rental costs must be itemized in a rental contract and be based on prevailing rates~~.

* * *

Introduced November 10, 2026, by Councilman Brownfield, seconded by Councilwoman Denham, (by request of Administration)

Item No. 26-11-3683

ORDINANCE NO.

An ordinance changing certain staffing levels within the City of Slidell's Office of Public Utilities Department -Treatment.

WHEREAS, under City Ordinance 4282, the City Council established personnel staffing and position classification levels for each City department for fiscal year 2026-2027; and

WHEREAS, City Council approval is generally required to amend, change, increase, or reallocate any pay grade levels or staffing; and

WHEREAS, upon recommendation of the Mayor, the City Council desires to authorize the elimination of the Secretary position (grade 5, classified) within the Office of Public Utilities Department - Treatment in favor of the addition of an Administration Secretary position (grade 9, classified) within the Office of Public Utilities Department - Treatment; and

WHEREAS, appropriations are not required for the Office of Public Utilities Department - Treatment to fund such modified staffing.

NOW THEREFORE, BE IT ORDAINED by the Slidell City Council that, within the Office of Public Utilities Department - Treatment, it does hereby (i) eliminate the Secretary position; and (ii) add an Administration Secretary position.

This ordinance shall take effect immediately upon adoption.

ADOPTED this day of , 2026.

Thomas "Trey" Brownfield III
President of the Council
Councilman, District F

Randy Fandal
Mayor

Thomas P. Reeves
Council Administrator

DELIVERED
to the Mayor
RECEIVED
from the Mayor

Introduced November 10, 2026, by Councilman Brownfield, seconded by Councilwoman Denham, (by request of Administration)

Item No. 26-11-3684

ORDINANCE NO.

An ordinance changing certain staffing levels within the City of Slidell's Office of Public Utilities Department.

WHEREAS, under City Ordinance 4282, the City Council established personnel staffing and position classification levels for each City department for fiscal year 2026-2027; and

WHEREAS, City Council approval is generally required to amend, change, increase, or reallocate any pay grade levels or staffing; and

WHEREAS, upon recommendation of the Mayor, the City Council desires to authorize the elimination of the Senior Equipment Operator position (grade 9, classified) within the Office of Public Utilities Department - Sewer in favor of the addition of an Engineering Inspector I position (grade 14, classified) within the Office of Public Utilities Department; and

WHEREAS, sufficient appropriations have been made to the Office of Public Utilities Department to fund such modified staffing.

NOW THEREFORE, BE IT ORDAINED by the Slidell City Council that, within the Office of Public Utilities Department, it does hereby (i) eliminate the Senior Equipment Operator position; and (ii) add an Engineering Inspector I position.

This ordinance shall take effect immediately upon adoption.

ADOPTED this day of , 2026.

Thomas "Trey" Brownfield III
President of the Council
Councilman, District F

Randy Fandal
Mayor

Thomas P. Reeves
Council Administrator

DELIVERED
to the Mayor
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from the Mayor