

Introduced July 27th, 1982 by  
Councilman Washington, seconded by  
Councilwoman Williams

Item No. 82-7-477

Amended - August 24th, 1982

ORDINANCE NO. 1538

An ordinance amending Ordinance No. 795, a zoning ordinance.

BE IT ORDAINED by the Slidell City Council, in legal session  
convened, that Ordinance No. 795, a Zoning Ordinance is amended to read  
as follows:

Part 2. Schedule of District Regulation Adopted.

Add:

Section 2.26 RESIDENTIAL REDEVELOPMENT DISTRICT

2.2601: Persons desiring to use land or erect buildings according to  
Residential Development District guidelines shall meet the  
criteria of a Residential Redevelopment District.

2.2602: Criteria for designation as a Residential Redevelopment District  
are as follows:

(1) Area of land shall be in one parcel and shall contain  
a minimum of 100 acres.

(2) Area of land shall have 75% of income persons in low  
and moderate income category as defined by the latest  
U.S. Census.

(3) Area of land shall have 10% of the housing classified  
as substandard as defined by the latest U.S. Census.

(4) Area of land shall be 35% undeveloped.

2.2603: The proposal for requesting designation as a Residential  
Redeveloped District must be submitted to the Planning  
Commission for review as to compliance with criteria in  
Section 2.2602. The proposal will be processed in accordance  
with Section 8.1, Entitled: Amendments.

2.2604: Permitted Uses: Uses permitted in A-6 District: multi-family  
dwellings; philanthropic uses; lodge halls.

2.2605: Prohibited Uses: All uses not permitted herein.

2.2606: Height Regulations: No building shall exceed forty-five (45)  
feet in height.

2.2607: Regulations for Permitted Uses:

(1) Yard

(a) Front Yard: Front building lines shall conform to the

1 average building lines in a developed block but in  
2  
3 no case shall it be less than twenty (20) feet.  
4  
5 When there is undeveloped land for a distance of  
6  
7 one hundred fifty (150) feet on both sides of a  
8  
9 proposed building, the minimum building setback line  
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11 shall be twenty-five (25) feet from the established  
12  
13 street right-of-way lines. On through lots, this  
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15 minimum depth shall be provided on both streets.

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17 (b) Side Yard: Same as for A-6 side yard.

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19 (c) Rear Yard: Same as for A-6 rear yard.

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21 (2) Lot size:

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23 (a) There shall be a lot width of a minimum of fifty (50)  
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25 feet at the front building line.

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27 (b) Every lot shall contain an area of not less than five  
28  
29 thousand (5,000) square feet per a single family  
30  
31 dwelling; two family dwellings and multi-family dwellings  
32  
33 must have two thousand seven hundred fifty (2,750)  
34  
35 square feet for each dwelling unit.

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37 (3) Parking: Off street Parking Regulations provided for  
38  
39 under Part 4 (Ordinance No. 1010, 9-14-76).

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41 2.2608: Conditional Uses: Manufactured Housing shall be limited to a  
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43 single family use, shall be permanently installed, and shall  
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45 be owner occupied. Renting of manufactured housing shall be  
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47 prohibited.

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49 2.2609: Regulations for Conditional Uses For Manufactured Housing:

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51 (1) Yard:

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53 (a) Front Yard: Front building lines shall conform to the  
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55 average building lines in a developed block but in no  
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57 case shall it be less than twenty (20) feet.

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59 (b) Side Yard: Ten (10) feet.

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61 (c) Rear Yard: Twenty (20) feet.

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63 (2) Lot Size:

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65 (a) There shall be a lot width of a minimum of fifty (50)  
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67 feet.

1 (b) Every lot shall contain an area of not less than five  
2 thousand (5,000) square feet per family unit.

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5 (3) Parking and Walkways:

6 (a) Two (2) off-street hard surface spaces shall be  
7 required for each lot.

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10 (b) A hard-surfaced walkway from the parking area to the  
11 entrance way of the manufactured housing shall be  
12 provided.

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17 (4) Skirting properly ventilated shall be required around  
18 the manufactured housing.

19 (a) The following material are acceptable for skirting:

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21 (1) Corrugated skirting material designed for use with  
22 manufactured housing.

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24 (2) Solid Brick.

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26 (3) Bricks, painted concrete blocks, redwood or similar  
27 fencing material.

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29 (4) Lattice work with a minimum of one (1) inch width  
30 with slats with maximum openings of four (4) square  
31 inches.

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38 (5) Manufactured Housing shall be required to have an occupancy  
39 permit.

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43 (6) Manufactured Housing shall meet anchoring requirements as per  
44 the Southern Building Code with all amendments.

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47 (7) Manufactured Housing shall have been manufactured according to  
48 Mobile Homes Construction and Safety Standards Act of 1975  
49 as adopted by the U.S. Congress with all amendments.

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53 (8) Manufactured Housing shall be required to have a solid concrete  
54 pad used for the outside air-conditioning unit suitable for the  
55 size of the unit.

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59 2.2610: Conditional Uses: Any use permitted in C-2 Neighborhood

60 Commercial except filling stations and auto repair.

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63 2.2611: Regulations for Conditional Uses: C-2 Neighborhood Commercial

64 (1) Yard:

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67 (a) Front Yard: Front building lines shall conform to the  
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1 average building lines in a developed block but in no  
2 case shall it be less than twenty (20) feet. When there  
3 is undeveloped land for a distance of one hundred fifty  
4 (150) feet on both sides of a proposed building, the  
5 minimum building setback line shall be twenty-five (25)  
6 feet from the established street right-of-way lines. On  
7 through lots, this minimum depth shall be provided on  
8 both streets.

9 (b) Side Yard: Same as for A-6 side yard.

10 (c) Rear Yard: Same as for A-6 rear yard.

11 (d) Section 2.201 (2) (c) applies.

12 (2) Lot Size:

13 (a) There shall be a lot width of a minimum of fifty (50)  
14 feet at the building line.

15 (b) The minimum lot size for a commercial use shall contain  
16 an area of not less than five thousand (5,000) square  
17 feet.

18 (c) All commercial buildings shall be built to give visual  
19 appearance of a residence and utilize standard materials  
20 used in residential construction.

21 (d) Signs: Section 2.2307 of the Sign Ordinance #1490 shall  
22 apply. In addition a free-standing sign shall not  
23 exceed ten (10) feet in height.

24 (e) Open Space: 25% of the commercial lot shall be left in  
25 green open space. The space in the rear yard setback  
26 will not count toward credit for open space.

27 (f) Parking for Commercial Uses Off-Street parking regulations  
28 as provided for under Part 4. Parking will not be allowed  
29 in the front five (5) feet of the property within five (5)  
30 feet of the side property line.

31 2.2612: Location of Residential Redevelopment District Limited.

32 (1) A Residential Redevelopment District shall be permitted only  
33 in that area of land within the city herein described:

34 (a) Beginning at the northwest corner of Ninth Street

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1 and Daney Street go north along the west right-of-way of  
2 Ninth Street 110 feet to a point on the back lot line of  
3 lots facing on Daney Street, thence go in a westerly  
4 direction paralleling Daney Street to a point on the  
5 east right-of-way of Fourth Street; thence go South along  
6 the east right-of-way of Fourth Street continuing this line  
7 to a point along the northeast boundary line of Pine Crest  
8 Subdivision; thence go along this boundary line in a  
9 southeasterly direction approximately 1,300 feet to a  
10 point on the west right-of-way of Lincoln Avenue; thence  
11 go east approximately 500 feet on a line that is 110 feet  
12 off the south right-of-way of Tupelo Street and which  
13 parallels Tupelo Street to a point which is 100 feet east  
14 from the eastern right-of-way of Washington Street; thence go  
15 south approximately 100 feet to a point 110 feet Southwest  
16 of the Southwest right-of-way of Louis Street; thence go  
17 approximately 670 feet in a line paralleling Louis Street  
18 to a point on the Southeast right-of-way on Adams Street;  
19 thence go approximately 180 feet Northeast to a point on the  
20 Northeast right-of-way of Louis and Adam Streets; thence go  
21 350 feet southeast in a line continuing from the Northeast  
22 right-of-way of Louis Street to a point 130 feet from the  
23 Southern right-of-way of Elder Street; thence go East  
24 approximately 100 feet to a point 110 feet west of the  
25 western right-of-way of Terrace Avenue; thence go north  
26 on a line which parallels Terrace Avenue and is a distance  
27 of 110 feet from the west right-of-way of Terrace Avenue to  
28 a point which is 110 feet north of the north right-of-way  
29 of Ash Street; thence go east to the Slidell City Limits which  
30 is 110 feet east of the east right-of-way of Terrace Avenue;  
31 thence go north along the City Limits boundary to a point  
32 on the north right-of-way of Daney Street; thence to west  
33 along the north right-of-way of Daney Street to the point  
34 of beginning.

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ADOPTED THIS 24th day of August, 1982.

**DELIVERED** 8-26-82

8:45AM to the Mayor

**RECEIVED** 8-31-82

11:30 AM from the Mayor

*Gerri G. Ingrao*  
Gerri G. Ingrao  
Clerk of the Council

*Lionel J. Washington*  
Lionel J. Washington  
Councilman, District A  
President of the Council

*M. W. "Webb" Hart*  
M. W. "Webb" Hart  
Mayor