

Item No. 82-11-520

ORDINANCE NO. 1575

An ordinance amending Ordinance No. 795, a Zoning Ordinance, of the Code of Ordinances of the City of Slidell.

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

Delete the present subsection 2.2207 and replace with new subsections 2.2207 through 2.2212 to read as follows:

Section 2.2207 Buffer Zone Requirements

Section 2.2208 Purpose - The location of intense residential uses, commercial uses and industrial uses adjacent to single family and other low density residential uses negatively affect the desirability and consequently the value of the low density residential properties. Similar problems can exist between commercial and industrial uses. Buffer zones can modify and minimize these impacts. The intent of this section of the Slidell Zoning Ordinance is to assure that protection is afforded adjacent property users.

Section 2.2209 Applicability - The Buffer Zone will be required as per the following table:

	<u>L.D.R.</u>	<u>H.D.R.</u>	<u>C.</u>	<u>L.I.</u>	<u>H.I.</u>
<u>Low Density Res. (LDR)</u>		<u>X*</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>High Density Res. (HDR)</u>			<u>X</u>	<u>X</u>	<u>X</u>
<u>Commercial (C)</u>				<u>X</u>	<u>X</u>
<u>Light Industrial (LI)</u>					<u>X</u>
<u>Heavy Industrial (HI)</u>					

* Indicates Buffer Zone Required

The developer will be responsible for installing and the landowner for maintaining the buffer zone. In situations where a property use pre-dates the enactment of this ordinance, and a lower intensity development containing two or more lots is proposed for an abutting parcel, the low intensity developer is required to install a buffer zone as per the provisions of this ordinance.

Section 2.2210 Buffer Zone Fence Required - A six (6) foot opaque fence shall be constructed on the abutting property lines requiring a buffer zone. The fence will be constructed according to the following performance standards:

1. Fences shall have a minimum of 1 5/8 inches diameter galvanized

1 pipe supports.

2 2. Supports shall be placed no more than seven (7) feet apart.

3 3. Fencing shall be constructed of weatherproofed wood of Grade 1
4 or Grade 2 lumber.

5 4. Fencing shall be solid with no spacing between pickets.

6 5. Fence style shall be of notched picket or combinations thereof.

7 6. When fence is constructed of soft pine or other soft wood there
8 shall be three (3) rails. Cedar and other hardwoods require only
9 two (2) rails.

10 The fence shall be installed prior to issuance of a building permit.

11 Section 2.2211 Buffer Zone Landscape Requirments - A ten (10) foot
12 landscaped area shall be provided by the developer. Trees shall be planted in the
13 ten (10) foot strip so as to provide a futher screening of the development from
14 the abutting property.

15 Section 2.2212 Trees Selection, Installation and Inspection - see
16 Sections 2.2516, 2.2517 and 2.2518.

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36 ADOPTED this 14th day of December , 1982.

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39 DELIVERED 12-16-82

40 9.15 AM to the Mayor

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42 RECEIVED 12-28-82

43 1:15pm from the Mayor

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49 Gerri G. Ingrao
50 Gerri G. Ingrao
51 Clerk of the Council
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Lionel J. Washington
Lionel J. Washington
Councilman, District A
President of the Council
M.W. "Webb" Hart
Mayor