

Item Number: 84-6-713

ORDINANCE NO. 1740

An ordinance amending Part 10. Modifications and Exceptions,
Section 10.2. Lot of Record, Restrictions of Record of Appendix
A, Zoning of the Code of Ordinances of the City of Slidell.

BE IT ORDAINED by the Slidell City Council, in legal session convened,
that Part 10, Section 10.2 of Appendix A, Zoning of the Code of Ordinances of
the City of Slidell is amended as follows:

Section 10.2. Lot of Record, Restrictions of Record.: Delete this
section as written and replace with the following language:

1. The minimum lot size requirement, Part 2, Zoning Schedule,
notwithstanding, a single family dwelling and its accessory buildings may be
erected on any lot of record unless:

- a. The lot of record was legally established and defined by deed
or act of sale after the passage of this ordinance; or
- b. An adjacent lot or adjacent lots are owned either in whole
or in part by the same person, firm, corporation, or other legal
entity.
- c. An adjacent lot or adjacent lots were owned either in whole
or in part by the same person, firm corporation, or other legal
entity after the passage of this ordinance.

2. If the same person, firm, corporation or other legal entity
owns either in whole or in part an adjacent lot or lots which combined with the
said lot of record is sufficient to meet the minimum lot size requirements of
the Zoning District, a dwelling may be erected but only on the combined lots and
as provided by the zoning requirements for the Zoning District in which the lots
are located.

3. If the same person, firm, corporation or other legal entity owns
in whole or in part an adjacent lot or lots which combined are insufficient
to meet the minimum lot size requirements of the Zoning District, the dwelling
may be erected on the combined lots as provided in this section.

4. Any dwelling erected as permitted under this section must:

- a. Be a single family dwelling unless the lot is located in a zoning
district which permits other than a single family dwelling and the
lot is sufficient in area to meet the minimum requirements for the
zoning district.

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b. Be placed on the lot or lots so as to provide a yard on each side of the dwelling,

c. The sum of the widths of the two side yards on such lots shall not be less than the smaller of (A) 25% of the widths of the lot or combined lots; or (B) the minimum total for both side yards prescribed by the regulations of said Zoning District; and

d. No side yard shall be less than three (3) feet,

e. Front and rear yards shall meet the regulations of said Zoning District.

5. When restrictions of record are in conflict with the zoning ordinance, the ordinance shall not negate the restrictions of record, however, the more restrictive of the zoning law for the zoning class in question or the preceding part of this section, if applicable, or the restrictions of record, shall apply, but it shall not be the duty of the building official to enforce the restrictions of record.

ADOPTED this 24th day of July , 1984.

DELIVERED 7-25-84

3:45 p. to the Mayor

RECEIVED 7-26-84

3:00 p. from the Mayor

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

Alvin D. Singletary
Councilman At Large
President of the Council

M.W. "Webb" Hart
Mayor