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8 Introduced January 26, 1988 by
9 Councilman Singletary, seconded
10 by Councilman Salvaggio,
11 Councilman-at-Large Martinez,
12 and Councilman Van Sandt
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14 Item No. 88-01-1242
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17 **ORDINANCE NO. 2167**
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19 An ordinance amending the Slidell Code of Ordinances,
20 Appendix A-Zoning Part 2 Schedule of District Regulations
21 Adopted, by adding a new subsection, section 2.16A C-1 Fremaux
22 Avenue Business District.
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24 BE IT ORDAINED in legal session convened that the
25 Slidell City Council does hereby establish a new section for the
26 Slidell Code of Ordinances, identified as Appendix A-Zoning Part 2
27 Schedule of District Regulations Section 2.16A C-1 Fremaux Avenue
28 District as follows:
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35 Section 2.16A C-1 Fremaux Avenue Business District
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37 2.16A01 Purpose and intent: This district is intended to
38 permit limited commercial activities with certain
39 development restrictions deemed necessary to
40 preserve the residential character of the
41 surrounding residential neighborhood.
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47 2.16A02 Boundaries of district: Only properties located
48 within the boundaries of the following described
49 district shall be eligible for rezoning to the
50 C-1 zoning classification:
51 That area within the boundaries identified on the
52 official zoning map of the City of Slidell and
53 identified as the "Fremaux Avenue Business
54 Corridor" and all that area fronting on U.S.
55 Highway 190 East extending 200 feet from
56 either side of Highway 190 from the W-14
57 Canal to the intersection of Highway 190 and
58 Nellie Drive.
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71 If a contiguous portion of a parcel which is
72 located within the district extends beyond the
73 limits of the district, that part may also be
74 rezoned C-1 provided:
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1. That portion of the parcel outside the district is contiguous to and under the same ownership as that part of the parcel that is within the district and such parcel as a whole has been under single unified ownership since January 27, 1976.
2. That portion of the parcel located outside the district is not a lot of record and represents less than 50 percent of the area of the entire parcel. If that portion of the property is a lot of record, then it shall not be eligible for C-1 zoning.

2.16A03 Permitted uses: Any use permitted in the C-2 Neighborhood Commercial district except multi-family residential, restaurants, food stores, seafood shops, filling stations, locker plants and warehousing.

2.16A04 Prohibited uses: All uses not permitted herein and trailers, except as used for temporary offices for construction purposes, and other uses detrimental to the neighborhood because of excessive odor, dust, gas, excessive glare, noise and vibration as is described in Section 2.1901.

2.16A05 Building Setbacks:

Front Yard - All buildings shall have a minimum front yard setback of fifty (50) feet from the front lot line.

Side Yard - A five (5) foot side yard setback shall be required on each side.

Rear Yard - No setback shall be required unless the lot abuts a residentially zoned lot or parcel, then a buffer shall be provided in accordance with Section 2.2207.

2.16A06 Height regulations: No building shall exceed two (2) stories in height. If a two (2) story commercial structure is constructed on a lot or parcel that is contiguous to a residentially zoned property, there shall be no windows or doors constructed on that side of the second story facing the residential property.

2.16A07 Area regulations: Same as the C-2 zoning district (Section 2.1604).

2.16A08 Off-street parking regulations: Same as the C-2 zoning district (Section 2.1605). If a lot or parcel is contiguous to a residentially zoned parcel, no off-street parking spaces or driveways shall be constructed within twenty-five (25) feet of the rear or side lot line which is contiguous to the residential property.

2.16A09 Loading zone requirements: Same as the C-2 zoning district (Section 2.1606). If a lot or parcel is contiguous to a residentially zoned parcel, no loading areas shall be constructed within twenty-five (25) feet of the rear or side lot line which is contiguous to the residential property.

2.16A10 Tree and landscaping requirements: All developments shall be designed in accordance with Section 2.25 of the Zoning Ordinance except that the required ten (10) foot planting area required in Section 2.2513 of the Zoning Ordinance may be reduced to five (5) feet.

2.16A11 Design standards: All new buildings, additions to buildings or improvements to buildings in existence prior to the adoption of this ordinance shall be designed and conform with the following design standards:

- a. All buildings shall be of wood frame or masonry construction.
- b. No metal fabricated buildings shall be permitted.
- c. All buildings shall be constructed with a hip, gable, mansard or gambrel roof having a pitch of no less than four (4) inches of rise for each twelve (12) inches of run. Flat roofs are prohibited.
- d. All buildings shall be sided on all sides with wood siding, wood appearing siding or face brick.
- e. False facades are prohibited.
- f. All signs shall conform with Section 500 of the Zoning Ordinance except that the maximum size of building signs permitted in Subsection 520.03 (B) shall not exceed two (2) times the width in feet of the building wall where such signs are to be placed and not more than one (1) monument style free standing sign shall be permitted upon each street frontage bounding a development site provided that such sign conforms with the following standards:
 - (1) No sign shall exceed forty (40) square feet in total sign face area;
 - (2) No sign shall exceed five (5) feet in height from the top of the sign to the ground below;
 - (3) All signs shall be set back at least five (5) feet from the lot line.

2.16A12

Planned Unit Development shall be allowed in the Fremaux Avenue Business District zoning classifications even though said Planned Unit Development may be less than two (2) acres in size.

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7 ORDINANCE NO. 2167
8 ITEM NO. 88-01-1242
9 PAGE 5
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18 ADOPTED this 23rd day of February , 1988.
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22 **DELIVERED** 2-25-88

23 9:00 A.M. to the Mayor
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25 **RECEIVED** 3-1-88

26 9:10 AM from the Mayor
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30 *Richard B. Van Sandt*
31 Richard Van Sandt
32 Councilman, District C
33 President of the Council

34 *Salvatore A. Caruso*
35 Salvatore A. Caruso
36 Mayor

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Davis Dautreuil
Davis Dautreuil
Council Administrator/Clerk of the Council