

1 Introduced April 9, 2024, by Councilman
2 Tamborella, seconded by Councilwoman
3 Haggerty, (by request of Administration)

4 **Item No. 24-04-3519**

5 **ORDINANCE NO. 4165**
6

7
8 An ordinance amending the Code of Ordinances of the City of Slidell,
9 Appendix A - Zoning, Part 2, Schedule of District Regulations Adopted, Sec. 2.18. - C-4
10 Highway Commercial, Subsection 2.1803 Height regulations, and Section 2.18A. - C-6
11 regional shopping center district, Subsection 2.18A03, to update the map showing the
12 *Height Overlay Districts*.

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14 WHEREAS, the City of Slidell established Height Overlay Districts to permit a
15 maximum structure height of 75 feet in applicable commercial corridors and areas along
16 Interstates 10 and 12; and

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18 WHEREAS, there is a need to provide uniformity in the Height Overlay District
19 and clarity in the ongoing development process for the City's commercial areas to
20 eliminate unnecessary difficulties for local businesses wishing to locate or redevelop a site
21 in the city and for city departments managing new development; and

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23 WHEREAS, the annexation and rezoning of parcels into the C-4 Highway
24 Commercial and C-6 zoning districts in these corridors did not consistently and explicitly
25 include these parcels into the surrounding Height Overlay Districts; and

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27 WHEREAS, certain parcels were incorporated into the surrounding Height
28 Overlay Districts without having an applicable commercial zoning classification; and

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30 WHEREAS, the application of additional height to a project may require
31 additional setbacks and buffering to minimize potential negative impacts to adjacent
32 residential areas; and

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34 WHEREAS, the following parcels identified by their St. Tammany Parish Tax
35 Assessment number are to be removed from the Height Overlay Districts Map, including:
36 91483, 92946, 103610, 137975, 137976; and,
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4
5 WHEREAS, the following parcels identified by their St. Tammany Parish Tax
6 Assessment number are to be added to the Height Overlay Districts Map, including:
7 81350, 82114, 84751, 84791, 84956, 84968, 85672, 86082, 86091, 86099, 86151, 91500,
8 91504, 91901, 97983, 121996, 123581, 123678, 134409, 134424, 139725, 142114; and

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10 NOW, THEREFORE, BE IT ORDAINED by the City of Slidell City Council that
11 it hereby amends the City of Slidell Code of Ordinances, Appendix A - Zoning, Part 2,
12 Schedule of District Regulations Adopted, Section 2. Section 2.18. - C-4 Highway
13 Commercial, Subsection 2.1803 Height regulations, and Section 2.18A. - C-6 regional
14 shopping center district, Subsection 2.18A03, to amend the Height Overlay Districts, in
15 accordance with the following:
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20 **Section 2.18. - C-4 highway commercial.**

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22
23 **2.1803**

24 Height regulations [in the C-4 district are]:

25 * * *

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27 (B) *Height overlay districts.* Height overlay districts are hereby created to permit
28 a maximum structure height of 75 feet. Such districts are delineated and
29 shown on the map attached hereto and made a part hereof.

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31 (1) If property in the height overlay districts abuts a residential district or
32 use, the planning department may require additional setback of one
33 foot of setback for every foot in height of the building.
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5 (2) Additional buffering in accordance with Section 2.25 may also be
6 required by the planning department to minimize potential negative
7 impacts to adjacent residential areas.
8

9 * * *

10 **Section 2.18A. - C-6 regional shopping center district.**

11 * * *

12
13 **2.18A03**

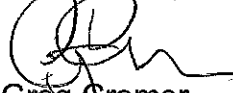
14 Height regulations in the C-6 district are: No building or structure shall exceed 60 feet in
15 height except as included by ordinance in a Height Overlay District as provided for in
16 Section 2.1803.
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21 **ADOPTED** this 14TH day of May, 2024.

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24 Kenny Tamborella
25 President of the Council
26 Councilman, District E

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28 Greg Cromer
29 Mayor

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32 Thomas P. Reeves
33 Council Administrator

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DELIVERED	5/15/24
3:45 pm	to the Mayor
RECEIVED	5/23/24
12:36 pm	from the Mayor