

1 Introduced February 27, 2024, by Councilman  
2 Tamborella, seconded by Councilwoman  
3 Haggerty, (by request of Administration)

4 **Item No. 24-02-3511**

5  
6 **ORDINANCE NO. 4175**

7 An ordinance to amend Appendix A, Appendix B, and Appendix F of the City of  
8 Slidell Code of Ordinances with updated multi-family regulations.  
9

10 WHEREAS, on August 25, 2020, the City of Slidell adopted an 18 month  
11 moratorium on the review, construction, permitting, and approval of new multi-family  
12 dwellings with ordinance 3996; and,  
13

14  
15 WHEREAS, that moratorium was instituted in an effort to provide time to  
16 ensure responsible development and construction throughout the City, consistent with a  
17 comprehensive plan and to further evaluate what impact additional multi-family dwellings  
18 within the current City footprint may have on City roads, drainage ways, water and sewage  
19 infrastructure, and the ability of City government to meet demand for services; and,  
20  
21

22  
23 WHEREAS, the City of Slidell adopted the *Slidell 2040 Comprehensive Plan* in  
24 February 2022; and,  
25

26  
27 WHEREAS, the moratorium was extended during the comprehensive plan  
28 development process through passage of ordinances 4062, 4113, and 4156 until June 25,  
29 2024 or until City Council completes its review of multi-family regulations in its Code of  
30 Ordinances via adoption of amendments and revisions to same, whichever occurs first;  
31  
32 and,  
33

34  
35 WHEREAS, analysis of the City's population indicates the demographic shift in  
36 the population of Slidell has resulted in a deficit between housing need and available  
37 housing supply; and,  
38  
39

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4 WHEREAS, analysis of the City's development code has identified deficiencies  
5 the variety of forms and functions of multi-family dwellings as defined and allowed,  
6 including the need for increased missing middle housing and a need to focus regulations  
7 on infill development; and,  
8

10 WHEREAS, analysis of the City's development code has identified deficiencies  
11 in the multi-family design and site amenity standards; and,  
12

14 WHEREAS, the development of smaller site regulations is a recommended  
15 mitigation measure for offsetting the increasing costs of multi-family development; and,  
16

17 WHEREAS, the development of larger multi-family complexes of more than 16  
18 units will require inclusion of design and community features to ensure the best possible  
19 quality of life for residents.  
20

22 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
23 amend Appendix A, Appendix B, and Appendix F of the City of Slidell Code of Ordinances  
24 with updated multi-family regulations as found at Exhibit 1.  
25


27 NOW THEREFORE BE IT FURTHER ORDAINED by the Slidell City Council  
28 that this Ordinance shall become effective upon adoption.  
29  
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1 **ORDINANCE NO. 4175**  
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4 **ADOPTED** this 28<sup>th</sup> day of May, 2024.

5  
6 

7  
8 Kenny Tamborella  
9 President of the Council  
10 Councilman, District E

11   
12 Greg Cromer  
13 Mayor

14 

15 Thomas P. Reeves  
16 Council Administrator

DELIVERED	5/30/24
11:30 am	to the Mayor
RECEIVED	6/11/24
9:50 am	from the Mayor

# Exhibit 1

The City of Slidell's Code of Ordinances is amended to state as follows, at the sections reflected below:

## APPENDIX A – ZONING.

\* \* \*

## PART 2. – SCHEDULE OF DISTRICT REGULATIONS ADOPTED.

\* \* \*

### Section 2.2. - R—rural district.

2.201

\* \* \*

(2) Apartments, commercial, and industrial uses must meet the following criteria:

(f) The use must meet the requirements of Appendix B, Part 3.

\* \* \*

2.203

\* \* \*

(1) Yard requirements. Minimum yard requirements in the R district are as follows:

\* \* \*

(d) No structural components or mechanical equipment may be located within the required front or side setback.

(2) Lot sizes in the R district are as follows:

\* \* \*

(b) For a lot of record existing prior to adoption of this ordinance, the minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:

1. Single-family dwelling: 6,000 sq ft
2. Duplex or two-family: 7,000 sq ft

# Exhibit 1

3. Three dwelling units: 9,000 sq ft
4. Four dwelling units: 12,000 sq ft
5. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
6. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
7. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

(c) Minimum lot width (frontage) of 200 feet.

\* \* \*

## Section 2.3. – Permitted residential uses.

2.301

The following table is a listing of residential uses permitted in zoning districts. "P" stands for permitted uses, "C" stands for conditional uses, and "—" indicates that a use is prohibited. Conditional uses must be approved by the Planning and Zoning Commission and city council in accordance with the standards and procedures set out in Section 2.2215 of the zoning ordinance.

All multifamily, civic and commercial uses shall conform with required buffering, landscaping and parking regulations per this Code.

ZONING DISTRICT	ZONING DISTRICTS																
	R	A-1	A-2	A-3	A-4	A-6	A-7	A-8	A-9	A-9C	C-1	C-1A	C-2	C-2W	C-3	C-4	RRD
<b>RESIDENTIAL USES</b>																	
Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Multi-family (3-16 units)	P	-	-	P	P	-	P	P	P	P	-	-	-	P	P	P	P
Multi-family (17+ units)	C	-	-	C	C	-	C	C	C	C	-	-	-	C	C	C	C
Group homes	C	C	C	C	C	C	C	C	C	C	C	C	C	-	C	C	-

# Exhibit 1

Community Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Manufactured Housing & Trailers	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C
<b>CIVIC USES</b>																	
Essential Services	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Minor Impact Utilities	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Municipal Government Services	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Safety Services	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cultural exhibits and library services	-	C	C	C	C	C	C	C	C	C	C	C	C	-	C	C	C
Elementary and secondary schools	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospital & nursing care facilities	-	C	C	C	C	C	C	C	C	C	C	C	C	-	C	C	C
Lodge, fraternal and civic service organizations	-	C	C	C	C	C	C	C	C	C	C	P	P	-	P	P	P
Religious assembly	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Senior service centers	-	-	-	C	C	-	C	C	C	C	C	C	C	-	C	C	C
Day care and preschool	-	-	-	C	C	-	C	C	C	P	P	P	P	-	P	P	P
Shelter for victims of	-	-	-	P	P	P	P	P	P	P	P	P	P	-	P	P	P

# Exhibit 1

domestic violence																	
<b>ACCESSORY USES</b>																	
Home occupations as per Sec. 2.2214	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Other accessory uses as is regulated by Sec. 10.4	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Managers office	P	-	-	P	P	-	P	P	P	P	P	P	P	P	P	P	P
<b>COMMERCIAL USES</b>																	
Office buildings	-	-	-	P	P	-	-	-	-	P	P	P	P	P	P	P	-
Personal service shops such as beauty and barber shops	-	-	-	P	P	-	-	-	-	P	P	P	P	P	P	P	-
Artist & photographic studios	-	-	-	P	P	-	-	-	-	P	P	P	P	P	P	P	-

\* \* \*

**Section 2.6. – A-3 multifamily residential.**

\* \* \*

2.604

Area regulations:

\* \* \*

(1) Yard:

\* \* \*

# Exhibit 1

- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
  - (c) Rear yard: The required rear yard shall not be less than 20 feet.
  - (d) No structural components or mechanical equipment may be located within the required front or side setback.
- (2) Lot size:
- (a) There shall be a minimum lot width of 75 feet.
  - (b) Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:
    - 1. Single-family dwelling: 6,000 sq ft
    - 2. Duplex or two-family: 7,000 sq ft
    - 3. Three dwelling units: 9,000 sq ft
    - 4. Four dwelling units: 12,000 sq ft
    - 5. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
    - 6. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
    - 7. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

\* \* \*

2.606

*Design standards.* All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the City's Code of Ordinances.

2.607

*Fees.* Fees required, see Appendix F, Part 2, Section 2.1.

2.608 – 2.617



# Exhibit 1

Reserved.

\* \* \*

## Section 2.7. - A-4 transitional district.

2.704

Area regulations in the A-4 district are as follows:

(1) Yard:

\* \* \*

- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
- (c) Rear yard: The required rear yard shall not be less than 25 feet.
- (d) No structural components or mechanical equipment may be located within the required front or side setback.

(2) Lot size:

- (a) There shall be a lot width of a minimum of 75 feet at the building line (see Appendix A, Part 10, Section 10.2).
- (b) Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:
  - 1. Single-family dwelling: 7,500 sq ft
  - 2. Duplex or two-family: 8,250 sq ft
  - 3. Three dwelling units: 9,000 sq ft
  - 4. Four dwelling units: 12,000 sq ft
  - 5. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
  - 6. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
  - 7. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

# Exhibit 1

\* \* \*

2.706

*Design standards.* All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the City's Code of Ordinances.

2.707

*Fees.* Fees required, see Appendix F, Part 2, Section 2.1.

\* \* \*

## **Section 2.9. - A-6 single-family urban.**

\* \* \*

2.904

Area regulations for all buildings except accessory uses in the A-6 district (also see part 10, lot of record) are as follows:

\* \* \*

- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
- (c) Rear yard: The required rear yard shall not be less than 25 feet.
- (d) No structural components or mechanical equipment may be located within the required front or side setback.

\* \* \*

## **Section 2.10. – A-7 multifamily residential.**

\* \* \*

2.1004

Area regulations:

# Exhibit 1

(1) Yard:

\* \* \*

- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
- (c) Rear yard: The required rear yard shall not be less than 25 feet.
- (d) No structural components or mechanical equipment may be located within the required front or side setback.

(2) Lot size:

- (a) There shall be a minimum lot width of 60 feet.
- (b) Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:
  - 1. Single-family dwelling: 7,500 sq ft
  - 2. Duplex or two-family: 8,250 sq ft
  - 3. Three dwelling units: 9,000 sq ft
  - 4. Four dwelling units: 12,000 sq ft
  - 5. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
  - 6. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
  - 7. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

\* \* \*

2.1006

*Design standards.* All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the City's Code of Ordinances.

2.1007

# Exhibit 1

Fees. Fees required, see Appendix F, Part 2, Section 2.1.

\* \* \*

## Section 2.11. – A-8 high density urban.

\* \* \*

2.1104

Area regulations in the A-8 district are as follows:

(1) Yard:

- (a) Front yard: Front building lines shall conform to the average building lines in a developed block but it shall be at least 20 feet. On through lots this minimum depth shall be provided on both streets. For multi-family developments, a setback reduction to ten (10) feet may be requested if the development can provide public and private sidewalks, and rear parking that is not visible from the street.
- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
- (c) Rear yard: The required rear yard shall not be less than 25 feet.
- (d) No structural components or mechanical equipment may be located within the required front or side setback.

(2) Lot size:

- (a) There shall be a lot width of a minimum of 50 feet at the building line.
- (b) Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:
  - 1. Single-family dwelling: 6,000 sq ft
  - 2. Duplex or two-family: 7,000 sq ft
  - 3. Three dwelling units: 9,000 sq ft

# Exhibit 1

4. Four dwelling units: 12,000 sq ft
5. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
6. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
7. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

\* \* \*

## 2.1106

*Design standards.* All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the City's Code of Ordinances.

## 2.1107

*Fees.* Fees required, see Appendix F, Part 2, Section 2.1.

\* \* \*

## **Section 2.12. – A-9 apartment district.**

\* \* \*

## 2.1204

Area regulations:

### (1) Yard:

- (a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 25 feet. On through lots this minimum front yard shall be provided on both streets. The exterior walls of the building nearest the property lines shall be considered the front, side and rear yard areas in condominium and other similar apartments with joint ownership or common property.
- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.

# Exhibit 1

- (c) Rear yard: The required rear yard shall not be less than 25 feet.
- (d) No structural components or mechanical equipment may be located within the required front or side setback.

(2) Lot size:

- (a) There shall be a minimum lot width of 70 feet.
- (b) Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:
  - 1. Single-family dwelling: 6,000 sq ft
  - 2. Duplex or two-family: 7,000 sq ft
  - 3. Three dwelling units: 9,000 sq ft
  - 4. Four dwelling units: 12,000 sq ft
  - 5. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
  - 6. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
  - 7. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

2.1205

Off-street parking requirements in the A-9 district shall be as provided for in Appendix A, Part 4.

\* \* \*

2.1207

*Design standards.* All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the Code of Ordinances.

2.1208

*Fees.* Fees required, see Appendix F, Part 2, Section 2.1.

\* \* \*

# Exhibit 1

## Section 2.13 – A-9-C apartment-commercial district.

\* \* \*

2.1304

Area regulations in the A-9-C district are as follows:

- (1) When used as residential, area regulations in the A-9-C district are as follows:
  - (a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 25 feet. On through lots this minimum front yard shall be provided on both streets. The exterior walls of the building nearest the property lines shall be considered the front, side and rear yard areas in condominium and other similar apartments with joint ownership or common property.
  - (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
  - (c) Rear yard: The required rear yard shall not be less than 25 feet.
  - (d) No structural components or mechanical equipment may be located within the required front or side setback.
  - (e) Lot size:
    1. There shall be a minimum lot width of 70 feet.
    2. Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:
      - i. Single-family dwelling: 6,000 sq ft
      - ii. Duplex or two-family: 7,000 sq ft
      - iii. Three dwelling units: 9,000 sq ft
      - iv. Four dwelling units: 12,000 sq ft
      - v. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit

# Exhibit 1

- vi. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
- vii. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

\* \* \*

(2) When used as commercial:

\* \* \*

- 4. Whenever a commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the commercial district for the entire block in which the abutment occurs and requirements of Section 2.25 shall also apply.

(b) Lot size: none required.

(c) Section 2.25 applies.

2.1305

Off-street parking regulations in the A-9-C district are as follows:

- (1) For each living unit provide parking per Appendix A Part 4 Section 4.2.

\* \* \*

2.1308

*Design standards.* All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the Code of Ordinances.

2.1309

*Fees.* Fees required, see Appendix F, Part 2, Section 2.1.

\* \* \*

**Sec. 2.16C. - C-2W—Waterfront mixed use.**

\* \* \*

2.16C04



# Exhibit 1

## Area regulations.

### (1) Principal structure.

\* \* \*

#### (b) Side yard.

1. Residential use: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.

\* \* \*

- (e) No structural components or mechanical equipment may be located within the required front or side setback.

\* \* \*

### (2) Accessory structures.

\* \* \*

- (e) No mechanical equipment may be located within the required front or side setback.

\* \* \*

### (3) Lot size:

- (a) For lots used for a single- or two- family development refer to A-6 district lot area requirements, specifically Section 2.904.
- (b) Minimum lot area requirements are set relative to the number of dwelling units provided per site, as follows:
  1. Three dwelling units: 9,000 sq ft

# Exhibit 1

2. Four dwelling units: 12,000 sq ft
3. 5-16 dwelling units: 10,000 sq ft + 700 sq ft per unit
4. 17-40 dwelling units: 10,000 sq ft + 1000 sq ft per unit
5. 40+ dwelling units: 10,000 sq ft + 1300 sq ft per unit

(4) Buffer requirements of Section 2.25 shall apply.

\* \* \*

2.16C10

Fees. Fees required, see Appendix F, Part 2, Section 2.1.

\* \* \*

## **Section 2.17. – C-3 central business district.**

\* \* \*

2.1701

Permitted uses in the C-3 district are: any uses permitted in C-1, C-2, C-4 and A-1 through A-9-C zones, all uses not specifically restricted or prohibited; amusement enterprises including bowling alleys, skating rinks and pool rooms; auto retail, wholesale, or repair services; bus and railway station; retail businesses where articles are sold at retail on the premises; storage; billboards; single family and multi-family residential; service stations; new and used auto sales; tire sales and service, auto parts sales; car wash; grocery stores; department stores; dress shops; children's clothing stores; furniture stores; gift shops; farmers supplies and warehouses; lawn mower sales and service shops; hardware stores; general merchandise stores; office equipment sales; housing sales; electrical supply stores; hobby shops; television and radio repair service shops; taxicab company; dry good stores; ice cream stands; snack bars; snowball stands; bakeries and pastry shops; distributors of plumbing, heating and air conditioning supplies; army surplus sales; fish markets, meat markets; electrical appliance sales stores; lock and key service shops; custom draperies and

# Exhibit 1

carpet sales stores; shoe repair, dance studios; donut and coffee shops; package liquor stores; fruit markets; sweet shops; trailer sales; cosmetics shops; pizza parlors; photographic studios; funeral home; music stores; sporting goods stores; hotels and motels; barrooms, nightclubs and lounges except as provided in subsection 2.2213.

\* \* \*

2.1704

Are regulations in the C-3 district are as follows:

(1) Yard:

\* \* \*

- (d) No structural components or mechanical equipment may be located within the required front or side setback.

\* \* \*

2.1707

*Design standards.* All new construction, additions and substantial improvements must meet the city's design standards as outlined in Appendix B, Part 3 of the Code of Ordinances.

2.1708

*Fees.* Fees required, see Appendix F, Part 2, Section 2.1.

\* \* \*

## **Section 2.26. – Residential redevelopment district.**

\* \* \*

2.2607

Regulations for permitted uses in the residential redevelopment district are as follows:

(1) Yard:

# Exhibit 1

\* \* \*

- (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
- (c) Rear yard: The required rear yard shall not be less than 25 feet.
- (d) No structural components or mechanical equipment may be located within the required front or side setback.

\* \* \*

## PART 4. – OFF-STREET AUTOMOBILE PARKING AND LOADING REGULATIONS.

\* \* \*

### Section 4.2. - Off-street parking requirements.

Reference	Use	Parking Space Required
4.201	Single-family dwelling	2 spaces per dwelling unit.
4.202	Two-family dwelling	2 spaces per dwelling unit. Spaces shall have equal access to the street. No stacking permitted for combined / shared parking area or driveway used as access for garage or carport.
4.203	Multifamily dwellings and apartments—3 to 16 units	1 space per 1 bedroom, 2 per 2 bedroom, 2 ½ per 3 bedroom; one additional parking space to be provided for each four required parking spaces to provide for visitor and overflow parking. For fractional results, round up. All parking to be provided with equal access to streets; no stacking is permitted.

# Exhibit 1

4.204	Multifamily dwellings and apartments – 17 or more units	1 space per 1 bedroom, 2 per 2 bedroom, 2 ½ per 3 bedroom; plus, calculate 10% of the total number of required parking spaces and provide as additional spaces for visitor and overflow parking. For fractional results, round up. All parking to be provided with equal access to streets; no stacking is permitted.
4.205	Hotels, transient	1 space for each guest bedroom plus 1 additional space for each 4 employees.
4.206	Motels and tourist homes	1 space for each guest bedroom plus 1 additional space for resident manager.
4.207	Boarding and lodging homes	1 space for each 3 bedrooms plus 1 additional space for resident manager.
4.208	Clinics	1 space for each 200 square feet of gross floor area.
4.209	Clubs and lodges	1 space for each 8 members at time of construction or structural alterations.
4.210	Hospitals	1 space for each 2 beds plus 1 space for each staff doctor, plus 1 space for each 2 employees including nurses.
4.211	Nursing and convalescence homes and institutions	1 space for each 8 beds.
4.212	Churches, temples, and other places of worship and mortuaries	1 space for each 5 seats in the main auditorium or 64 square feet where there are no seats.

# Exhibit 1

4.213	Theaters, auditorium, sport arenas and places of public assembly	1 space for each 5 seats.
4.214	Skating rink, dancehall, exhibit hall, gym	Space equal to 2 times the gross floor area.
4.215	Kennels and animal hospitals	Space equal to 2 times the enclosed area in such kennel.
4.216	Bowling alleys	3 spaces per alley.
4.217	Schools, public and private	Elementary: 2 spaces per classroom, laboratory or manual training shop. Junior high: 4 spaces per classroom, lab or manual training shop. Senior high: 6 spaces per classroom, lab or manual training shop. Colleges, universities, trade, industrial and business schools: 11 spaces per classroom, lab, or other teaching room.
4.218	Business and professional offices	1 space for each 200 square feet of gross floor area.
4.219	Restaurants, bars, nightclubs	1 space for each 150 square feet of gross floor area.
4.220	Automobile repair shop	1 space per each 200 square feet of floor space.
4.221	General business, commercial and personal service establishments, but	1 space per each 300 square feet of gross floor area.

# Exhibit 1

	not including "supermarkets"	
4.222	Supermarkets	1 space per each 200 square feet of gross floor area.
4.223	Riding stables	Space equal to 50 percent of the covered area of such stable.
4.224	Libraries and museums	Space equal to 50 percent of the floor area devoted to public use.
4.225	Roadside stands	5 spaces for each such establishment.
4.226	Commercial, manufacturing and industrial establishments not catering to retail trade	1 space for each 5 employees on the largest work shift plus 1 space for each company vehicle operating from the premises.

\* \* \*

## PART 9. – DEFINITIONS.

\* \* \*

*Duplex:* A structure containing two dwelling units, each of which has direct access to the outside. Also known as a two-family unit or double.

*Dwelling:* A building or part of a building, containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one or more families.

\* \* \*

*Family:* One or more people occupying a premise and living as a single housekeeping unit.

\* \* \*

# Exhibit 1

*Housekeeping:* The management of a home and the work to be done in it, such as cleaning and cooking.

\* \* \*

*Mixed use development:* A blend of residential, commercial, cultural, institutional, or entertainment uses into one space, where those functions are physically and functionally integrated, and provides pedestrian connections. Typically, multi-family use is located above commercial use.

\* \* \*

*Multiplex:* A building or portion thereof, designed exclusively for occupancy by three or more families living independently of each other in individual dwelling units.

\* \* \*

*Single-family dwelling:* A residential building designed exclusively for and occupied exclusively by one family.

\* \* \*

*Student housing:* A structure specifically designed for a long-term stay by a college, university, or nonprofit organization including rooms for student sleeping. A common kitchen and gathering rooms for social purposes may also be provided.

*Townhouse or rowhouse:* Includes between three and eight dwelling units located within a single structure, contiguous to each other, sharing one common bearing wall, and including a separate front and rear entrance for each unit.

\* \* \*

*Trailer, manufactured housing:* A structure, transportable in one or more sections, which is 12 body feet or more in width and 60 body feet or more in length, built on a permanent chassis, and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. This structure type is not built to ICS standards; it is permitted in accordance with minimum HUD requirements.



# Exhibit 1

\* \* \*

*Trailer park:* A parcel of land under single ownership which has been planned and improved for the placement of trailers and manufactured housing.

\* \* \*

# Exhibit 1

## APPENDIX B – SUBDIVISION REGULATIONS.

\* \* \*

### PART 2. – DEFINITIONS.

\* \* \*

*Screening:* A method of visually shielding or obscuring an abutting or nearby use or structure from another by fencing, walls, berms, or densely planted vegetation.

\* \* \*

### PART 3. – DESIGN STANDARDS.

\* \* \*

#### Section 3.1. – Purpose and applicability.

\* \* \*

##### 3.103 *Plans required.*

Prior to the issuance of any land clearing or development permit, building permit, or sign permit, the applicant shall submit to the director of planning an application, full plans including a site plan, landscaping plan, building design including elevations and architectural details of proposed buildings, exterior materials and colors, and plans and elevations of all signs, all of which shall demonstrate that the proposed design is in compliance with all of the requirements of this Code and the underlying zoning classification of the parcel.

##### 3.104 *Review.*

- A. The director of planning or his designee shall review each application for compliance with all requirements of the design guidelines and the underlying zoning classification.
- B. Where the director or his designee determines that said plans comply with the requirements of the design guidelines a certificate of compliance shall be issued in the form of the director or the director's designee signing the

# Exhibit 1

plans and drawings after which the applicant shall then apply for land clearing or development, building or sign permits.

- C. Where the director determines that said plans do not comply with the requirements of this chapter, then the director shall notify the applicant in writing stating the manner in which said applicant fails to comply with such requirements.
- D. All applications shall be considered and decided by the director of planning within 60 days of receipt of a complete application.
- E. Any appeal of the director of planning's decision in this regard shall be to the zoning board of adjustment.

\* \* \*

## **Section 3.2. – Residential design standards.**

### *3.201 Standards for Residential Developments with 16 units or less.*

- A. *Generally.* All new single- and multi-family developments with 16 units or less meet the standards of this section unless it is part of a mixed use development in which case it shall be subject to section 3.3, commercial and mixed-use design standards. Multi-family developments with more than four units and up to 16 units must also comply with parking standards in Appendix A, Part 4, Section 4.203 and Appendix B, Part 3, Section 3.203, and trash receptacle standards in Chapter 23, Section 23-13. All developments must meet requirements of Appendix A, Part 2, Section 2.201(2)(c) & 2.201(2)(d).

\* \* \*

- B. Building Standards.

\* \* \*

- 5. Private open space. Each unit in multi-family developments shall include a private open space, such as a porch, patio, or balcony of at least 50 square feet or enclosed yard of at least 100 square feet.

\* \* \*

# Exhibit 1

## 3.203 - Design Standards for Residential Developments with more than 16 Units.

A. *Generally.* All multifamily developments with more than 16 units shall meet the standards of this section unless it is part of a vertically mixed-use development in which case it shall be subject to Section 3.3, commercial and mixed-use design standards

1. *Purpose.* The purpose of this section is to ensure that new multifamily development exemplifies high quality architecture, appropriately connects to its surroundings, meets community housing demand, and includes well-designed amenities and open spaces consistent with the City's Comprehensive Plan.
2. *Goals.* The primary goals of this section include:
  - a. Avoiding the proliferation of plain, monolithic structures that deteriorate the character of residential built environments;
  - b. Achieving a consistent design vocabulary within a development to foster cohesive community designs;
  - c. Aligning multi-family development with the existing form and character of surrounding neighborhoods to encourage interaction and social capital across and between new and existing developments;
  - d. Requiring development to include amenities within common open spaces to foster civic engagement, physical activity, and healthy behaviors; and
  - e. Requiring landscaping treatments that enhance buildings and public spaces to encourage shading, social comfort, space usability, provide boundary treatments, express ownership and communicate a space is cared for and protected, all of which support the public's health, safety and welfare.

B. *Building standards.*

# Exhibit 1

1. *Exterior materials.* All building exteriors shall comply with the following:
  - a. *Applicability.* New and substantially improved existing buildings must comply with this section.
  - b. *Alternative materials.* Alternate exterior materials are subject to the Planning and Zoning Commission approval.
  - c. *Materials.*
    - 1) *Siding.* Limited to masonry material, including brick, stone, cast stone, synthetic stone, stucco, architectural concrete block, or cement siding. Synthetic stone cultured stone, glass-fiber reinforced concrete, and other modern materials such as hardi-plank or tilt up panels, are permitted.
    - 2) *Trim.* Limited to brick, painted wood, vinyl, or other painted materials.
    - 3) *Openings.* Limited to brick or stone façade, including a stone lintel, a stone or brick arch, or a brick soldier course.
    - 4) *Placement.* Heavy masonry materials shall extend to grade and be located below lighter materials, e.g. stucco or cement siding.
    - 5) *Foundations.*-Limited to eight-inch exposure or must be faced in brick or stone veneer.
  - d. *Material variation.*
    - 1) *Number.* At least two (2) siding materials must be applied to all exterior building façades.
    - 2) *Application.*
      - a. *Vertical changes.* Required consistently at interior corners, exterior corners, or within four feet of exterior corners.

# Exhibit 1

- b. *Horizontal changes.* Must include a stone cap or a brick sill-uninterrupted by window or door openings.
- c. *Brick pattern.* All exposed bricks shall not be laid in a stack bond pattern. All joints shall be tooled. Brick panel veneer systems are permitted.

## 2. *Roofs.*

- a. The main roof of all buildings shall be gabled, hipped, mansard, gambrel, or a combination thereof. Flat roofs, and shed roofs may be permitted provided they are not the predominant roof system.
- b. Pitched roofs shall have a minimum slope of six feet vertical rise for every 12 feet of horizontal run on the primary roof of the building.
- c. Roof overhangs shall be at least eight inches.
- d. Eave lines shall be consistent, largely unbroken, and horizontal. All eaves shall be architecturally detailed with one or more of the following elements: detail molding, crown molding, built-up fascia, or frieze board.
- e. Roofs shall contain at least one roof projection for every 100 linear feet of building frontage. Roof projections may include cupolas, dormers, balustrade walks, chimneys, or gables.
- f. Roofs shall be constructed of asphalt shingles or a material that resembles asphalt shingles (i.e. metal roofing; roofing that resembles shake shingles). Slate, clay, and concrete tile roofs are permissible. Standing seam metal roofs may also be permitted if in keeping with the characteristic of structures located immediately adjacent to the site.
- g. No rooftop mechanical equipment or window/wall mounted air conditioning units shall be visible from the public street.

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## 3. *Massing.*

### a. *Monolithic structures prohibited.*

- 1) The building back shall not face the public street.
- 2) Plain, monolithic structures with long, monotonous, and unbroken wall surfaces of 30 feet or more are prohibited. The disruption may be accomplished by a change in plane, material, or opening, or through the use of varied roof forms, building projections, vertical or horizontal offsets, or architectural details.
- 3) Individual floors shall be delineated on the building façade through the use of window placement and horizontal details.
- 4) The majority of a building's architectural features and treatments shall not be concentrated on a single façade.

### b. *Maximum building specifications.*

- 1) The maximum length of any building is 200 feet; carports and garages shall be a maximum of 120 feet. Any building that is longer than 100 feet shall provide no less than ten linear feet of pedestrian arcade or covered porch.
- 2) Any portion of a building closer than 50 feet from a common property line that abuts a residential district or use shall be no higher than 12 feet above the highest point of the closest existing residential structures.
- 3) No primary eave line shall be greater than 35 feet above grade.
- 4) Buildings shall have at least one building projection for each 50 feet on the front façade below the eave line.

# Exhibit 1

- 5) Porches and arcade shall be not less than six feet wide in any direction. Metal columns are prohibited. Columns shall contain a base and a capital and shall generally align with story heights.
4. *Articulation.* Building walls shall include articulations, which shall include, but shall not be limited to, the following: porches, stoops, balconies, window fenestration, cornices, roof brackets, brick or masonry patterns, keystones, shutters, and material patterning/elements.
5. *Fronts and entries.*
  - a. Each building façade classified as a building front shall contain at least one front door or front entrance. Front doors and front entrances shall be detailed to emphasize the front entry and deemphasize the garage and service doors, such as by columns supporting an arch, a roof, and/or a second-story porch.
  - b. A front door shall be an entry directly facing the street, located on a building front that provides entry to the enclosed building space of an individual dwelling unit or the enclosed building corridor providing access to one or more dwelling units.
6. *Fenestration.*
  - a. *Materials.*
    - 1) Glass shall be clear or tinted. Reflective glass is prohibited. Frosted glass shall be permitted only in appropriate applications, such as bathroom windows or locations where privacy is needed due to building spacing or nearby rights-of-way.
    - 2) Shutters shall be constructed of wood, vinyl, or a material with wood-like properties, shall be sized to fit the window,



# Exhibit 1

and shall have horizontal slats, vertical boards, or raised-panels.

b. *Proportions.* All windows shall be vertically proportioned with a height to width ratio between 3:2 and 5:2. Transom windows are not subject to vertical proportions and do not count in the overall window proportion. Slit windows, strip windows, and ribbon windows are prohibited.

c. *Placement.*

1) *Front façade.* Windows shall be provided on at least 20 percent of the front façade and be spaced in a manner consistent with the building design and form.

2) *Interior façade.* Windows shall be strategically located to provide natural surveillance along shared paths, near amenities, gathering areas, and potential hiding places to increase the perception of human presence or supervision.

d. At least 75 percent of windows in each unit shall be operable.

7. *Unit size requirements.* New multi-family developments with more than 16 units shall include a minimum of forty (40) percent one-bedroom units. When approved by the Department of Planning, studio units may be included within the percentage of one-bedroom units.

8. *Private open space.* Each unit in multi-family developments shall include a private open space, such as a porch, patio, or balcony of at least 75 square feet or enclosed yard of at least 100 square feet.

C. Site Standards.

1. *Screening.*

# Exhibit 1

- a. *Utilities.* All utilities shall be screened. Furthermore, utility meters shall not be located on a building front or a façade facing public street rights-of-way.
  - b. *Trash receptacles.* Refer to Chapter 23, Section 23-13 for trash receptacle storage and screening requirements.
2. *Lighting.* All lighting for multifamily developments shall adhere to the requirements and restrictions set out in Appendix A, Section 2.1901. Additional requirements include:
- a. All multifamily developments shall provide streetlights, parking lot lighting, pedestrian lighting, and indirect building lighting.
  - b. Streetlights shall be evenly spaced along public streets with a maximum spacing of 100 feet on-center.
  - c. Lighting shall be provided for all parking areas, not exceeding 15 feet in height, and be placed uniformly to provide adequate lighting across the parking surface.
  - d. Lighting for pedestrians shall be provided for all high-volume pedestrian areas, including building entries; along sidewalks, walkways, or paths; and around common open spaces.
  - e. Indirect building lighting shall be provided within no more than ten feet of all buildings. Such lighting shall be designed and installed in a manner so as not to cause glow or glare in the windows of individual dwelling units.
  - f. Exterior fixtures with exposed bulbs are prohibited.
  - g. To increase the perception of human presence or supervision, lighting fixtures should be placed near doors, windows, walkways, wayfinding signs, gathering areas, and potential hiding areas to enhance visibility and deter potential noncompliant behaviors.

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3. *Landscaping.* All landscaping for multifamily developments shall be in accordance with the standards and requirements of Appendix A, Section 2.25. Additional requirements include:
  - a. A foundation planting area with a minimum width of five feet shall be provided continuously along building fronts and those façades that face a parking lot, driveway, or are visible from a public street. Such foundation planting area shall be permanently planted with trees spaced not more than 15 feet apart each and shrubs with a mature height of no less than three feet or more than four feet. Annual or perennial flowerbeds may account for up to ten percent of the foundation planting area.
  - b. Trees shall be planted along all public or private streets, as well as all driveways and access drives. Trees with a minimum caliper of three inches and a minimum height of ten feet at planting shall be spaced not more than 20 feet apart each.
  - c. All medians shall be landscaped with not less than one large tree and eight shrubs for each 180 square feet of landscape surface, or portion thereof. Groundcover shall be used on the remaining landscape surface.
  - d. Landscaping treatments shall support delineation of public versus private spaces and express a positive sense of ownership, such as establishing real or perceived barriers to private areas through vegetative, planted borders; and enhancing the placement of trash receptacles by incorporating low maintenance landscaping in the immediate vicinity.
  - e. Landscaping must be maintained to ensure continued use of a space for its intended purpose.

# Exhibit 1

4. *Buffers.* Buffers shall be provided in accordance with Appendix A, Section 2.22. In no instance shall a buffer between multi-family development and adjacent single family residential be less than 25 feet in depth.
5. *Parking.* Parking shall be provided in accordance with Appendix A, Part 4. All developments must meet requirements of Appendix A, Part 2, Section 2.201(2)(c) & 2.201(2)(d). Additional requirements include:
  - a. *Credit for on-street parking.* Multi-family developments are permitted to reduce the amount of off-street parking required by one off-street parking space credit for every two on-street spaces, up to four credits. On-street parking spaces must be curbed and striped in accordance with best practice.
  - b. *Parking lot placement.* The location of parking lots is encouraged to be on either side of the principal buildings or the rear, and discouraged from being placed in the front. Parking is not allowed within the front yard setback.
  - c. *Multi-family parking lots with more than 10 parking spaces.* For parking lots over ten spaces, Department of Planning review and approval is required to ensure compliance with the parking section of this chapter. The arrangement, character, and location of all parking areas shall be considered in relation to:
    - 1) Existing and planned streets.
    - 2) Reasonable circulation and access to accommodate traffic within the site and to reduce congestion in surrounding areas.
    - 3) Topographical conditions.
    - 4) Stormwater runoff.
    - 5) Public convenience and safety in relation to the proposed amenities and pedestrian circulation.

# Exhibit 1

## 6. *Circulation.*

a. *Purpose.* The purpose of this section is to ensure that pedestrian improvements and vehicular paths are well-designed, safe, and effectively connect the development with the surrounding streetscape.

b. *Pedestrian improvements.* Pedestrian improvements in multifamily developments shall be in accordance with the standards and requirements as set out in Appendix B, Part 4, Section 4.5.

Additional requirements include:

- 1) Walkways must be at least four feet wide and directly connect each front door or front entrance with surrounding sidewalks, walkways, or paths.
- 2) All crossings of internal streets, access drives, and driveways shall have well-defined pavement markings and pedestrian crossing signs.
- 3) Covered sidewalks or walkways may be used for outdoor seating and dining or as terraces and arcades if—with seating—at least four feet of the improved walkway remains passable.
- 4) In addition to required pedestrian zones, for every ten dwelling units, or portion thereof, one bench or picnic table and one trash receptacle accessible by a sidewalk, walkway, or path is required. Benches, tables, and trash receptacles shall be anchored to the ground, and shall not contain signs or advertising. Each shall be constructed of a non-corrosive, weather-resistant material.
- 5) Sidewalks shall connect to all public streets, subject to Department of Planning review and approval.

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- 6) Public sidewalks shall be located adjacent to all public streets and shall be a minimum of five feet wide and four inches thick and lay on a bed of a minimum of four inches of sand, or meet current required standards per Engineering Department.
- 7) Pedestrian walkways shall be located on private property and shall be located at all building entrances. All buildings shall provide a ten-foot minimum pedestrian zone between the building and parking area. The pedestrian zone shall contain walkways, planting areas, plazas, and similar landscaped spaces. All pedestrian walkways shall be a minimum of five feet wide.
- 8) All public sidewalks and pedestrian walkways shall be continuous where possible and shall connect to other pedestrian areas through painted crosswalks in vehicular thoroughfares.
- 9) All major intersections shall have well-defined pedestrian crossing signs. Traffic signals shall have mast arms.
- 10) Roadway entrance and exits shall be located for clear sight distance and safety not closer than 40 feet to a street intersection. Parking areas called for in Part 4 shall, when occurring in the fronts of buildings, be arranged so that cars do not back into traffic into the street.
- 11) All utilities shall be placed under ground.
- 12) Major drainage channels and culverts shall meet minimum requirements of the city engineer.

# Exhibit 1

- 13) The front entrance of all buildings shall be easily and safely accessible to pedestrians from the public sidewalk through a combination of pedestrian walkways and crosswalks.
  - 14) Covered sidewalks that are a part of the building and that are located within the buildable area of the lot are encouraged where possible. Such covered sidewalks may be used for outdoor seating and dining and as terraces and arcades.
- c. *Vehicular entrances and exits.* Developments shall provide at least two vehicular entrances and/or exits. Additional connections to the surrounding streetscape may be required upon review to ensure adequate internal and external circulation and access.
7. *Signs.* Signs shall be provided in accordance with Appendix A.
8. *Amenity requirements.* All amenities shall be of quality and construction similar to the type and grade normally utilized in public parks. Amenities should be a reasonable size for the expected number of users. Indoor and outdoor amenities shall be provided in accordance with the following:
- a. *Outdoor amenities.*
    - 1) 4 to 16 units. Multi-family developments with 4 to 16 dwelling units shall provide a minimum of one outdoor amenity from the list of Outdoor Amenities - Group B.
    - 2) 17 to 49 units. Multi-family developments with 17 to 49 dwelling units shall provide a minimum of one outdoor amenity from the list of Outdoor Amenities - Group A and one from Outdoor Amenities - Group B.
    - 3) 50+ units. Multi-family developments with 50 or more dwelling units shall provide a minimum of two outdoor amenities from the list of Outdoor Amenities Group A and two from Outdoor Amenities Group B.
    - 4) For every additional 75 dwelling units (over and above an initial 50 units), one additional outdoor amenity from each Group A and Group B shall be provided.

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- 5) Outdoor Amenities – Group A.
    - (a) Swimming pool.
    - (b) Splash pad.
    - (c) Sports court – regulation-sized.
    - (d) Walking trail.
    - (e) Playgrounds with a minimum of five pieces of equipment and 1,000 square feet of play area.
    - (f) Similarly scaled amenities may be approved upon review by the Director of Planning.
  - 6) Outdoor Amenities – Group B
    - (a) Fire pit.
    - (b) Outdoor cooking facilities.
    - (c) Picnic area, including tables and shade structures.
    - (d) Dog run with a minimum of 250 square feet, with appropriate fencing and waste receptacles.
    - (e) Similarly scaled amenities may be approved upon review of the Planning Director
- b. *Indoor amenities.* Multi-family developments with 50 or more dwelling units shall provide a minimum of one indoor amenity from the list of Indoor Amenities below. For each additional 75 units (over and above an initial 50 units), one additional amenity shall be provided.
- 1) *Indoor Amenities.*
    - (a) Fitness room.
    - (b) Indoor pool.
    - (c) Indoor hot tub/spa.
    - (d) Business center, which may include Wi-Fi, docking stations and printing and/or scanning equipment.
    - (e) Media room with television/movie viewing equipment and seating.



# Exhibit 1

- (f) Recreation room with equipment such as pool tables, ping pong, or similar game equipment.
- (g) Similarly scaled amenities may be approved upon review of the Planning Director.

\* \* \*

# Exhibit 1

## APPENDIX F – FEES

### Part 2. – Planning and Subdivision Schedule

#### Section 2.1 Planning Fees.

##### 2.1.1 Planning Application Fees

\* \* \*

<b>Multi-Family Development Plan Review: 3-16 dwelling units</b>	\$500 base filing fee* + \$50 per unit
<b>Multi-Family Development Plan Review: 17-40 dwelling units</b>	\$1000 base filing fee* + \$75 per unit
<b>Multi-Family Development Plan Review: 40+ dwelling units</b>	\$1000 base filing fee* + \$100 per unit (\$10,000 maximum fee)*
<i>* applicant shall be responsible for the payment of all costs for legal advertisement as may be required by law which may exceed the maximum fee.</i>	