

1 Introduced October 28, 2025, by Councilman
2 DiSanti, seconded by Councilman Brownfield,
3 (by request of Administration)
4

5 Item No. 25-09-3613
6

7 **ORDINANCE NO. 4258**
8

9 An ordinance amending Chapter 1 – General Provisions, Chapter 2 –
10 Administration, Chapter 13 – Environment, Chapter 16 – Health and
11 Sanitation, and Appendix F – Fees, to establish an Administrative
12 Hearing option to more effectively process code violations, to streamline
13 and clarify related standards and sections of the Code and add
14 associated processing fees, penalties, and to provide for related matters.
15

16 WHEREAS, to support implementation of the Comprehensive Plan, improve quality
17 of life in the city, and advance economic development initiatives, the city desires to
18 mitigate the effects of code violations by establishing an Administrative Hearing procedure
19 and clarifying the citation, notice, and abatement procedures for code violations occurring
20 on private property; and
21

22 WHEREAS, Louisiana State law [LA R.S. 13:2575, et seq.] enables municipalities to
23 establish Administrative Hearing procedures to resolve open violations and the City's
24 Home Rule Charter grants the City broad authority to exercise any power and perform any
25 function necessary, requisite or proper for the management of its affairs or the promotion,
26 protection and preservation of the general welfare, safety, health, peace and good order of
27 the City; and
28

29 WHEREAS, there is no Administrative Hearing process in the city that addresses
30 code violations; rather, such violations are generally handled as misdemeanor
31 criminal/quasi-criminal matters, which, at times, can result in a backlog of cases in court,
32 delays in processing time, and less effective and consistent code enforcement outcomes;
33 and
34

35 WHEREAS, current regulations would also benefit from increased clarification
36 regarding civil vs. criminal cases, minimum requirements for due process, code navigation,
37 enforcement, responsible authorities, procedures, and interpretations; and
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4 WHEREAS, more effective and manageable code enforcement and abatement
5 actions are possible with streamlined standards that prevent illegal storage, clearly identify
6 minimum property maintenance standards, prohibit accumulations of waste, and limit the
7 spread of unsafe structures and premises; and
8

9 WHEREAS, providing for due process and streamlining code violations through an
10 Administrative Hearing process would further enhance the timeliness of violation
11 correction, improve code enforcement, and support the public's health, safety, and welfare.
12

13 NOW, THEREFORE, BE IT ORDAINED by the City of Slidell City Council that it
14 hereby amends the City of Slidell Code of Ordinances to establish an administrative
15 adjudication hearing process to assist in more effectively processing code violations, to
16 streamline and clarify related standards and sections of the Code, add associated
17 processing fees, penalties, and provide for related matters (citywide), as reflected in the
18 sections set forth below:
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21 * * *

22
23 **Chapter 1 – GENERAL PROVISIONS**

24 * * *

25 **Sec. 1-12. – General penalty.**

- 26
27 (a) It shall be unlawful for any person to violate or fail to comply with any provision of the
28 Code or commit any act declared to be unlawful.
29 (b) When processed as a criminal or quasi-criminal matter in a court of competent
30 jurisdiction, and penalty provisions are not otherwise provided, the violation of any
31 provision of this Code is punishable by a fine not exceeding \$1,000.00 or imprisonment
32 for a term not exceeding six months, or by both fine and imprisonment, within the
33 discretion of the court. Each day any violation of any provision of this Code shall
34 continue constitutes a separate offense.
35 (c) When processed as a civil matter through an Administrative Hearing, the violation of
36 any provision of this Code is subject to a penalty not exceeding \$500.00 per violation or
37 \$500.00 per day for up to seven (7) days for continuing violations.
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4 (d) Nothing in this section shall be construed to prevent the City from handling any
5 violation of this Code as a criminal or quasi-criminal matter through the courts and as a
6 civil matter through the courts or an Administrative Hearing process, or from exercising
7 any other power granted to it under the law.

8 * * *

9 **Chapter 2. – ADMINISTRATION**

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12 **ARTICLE V. – FINANCE**

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15 **Sec. 2-265-599 reserved.**

16 * * *

17 **ARTICLE VI. - CODE ENFORCEMENT BY ADMINISTRATIVE ADJUDICATION**

18
19 **DIVISION 1. – AUTHORITY AND ESTABLISHMENT**

20 **Sec. 2-600 - Purpose.**

21 This article is established to provide alleged code violators due process, increase the
22 frequency and timeliness of corrective actions, and authorize city abatement activities
23 through the enactment of an Administrative Hearing procedure and associated authorities,
24 standards and procedures, all of which support the city's quality of life, safety, and welfare.
25

26
27 **Sec. 2-601 - Definitions.**

28 The following definitions support interpretation of this Code. Whenever applicable, terms
29 may be used interchangeably and are to be generally applied inclusive of related terms
30 and properties so affected. Should a term be used and defined elsewhere in this Code,
31 the more restrictive term, as applicable, shall apply.
32

33 *Abatement* means any action taken to reduce, relieve, or suppress another continuing act.

34 *Administrative Hearing* means a civil hearing that is authorized to take place outside the
35 judicial process before an authorized Hearing Officer vested with the authority to
36 conduct such hearings and make binding decisions thereon, held in-person and/or by
37 remote means.
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4 *Boat* means a vehicle for traveling in or on the water, not exceeding 32 feet in body
5 length, eight feet in width, or 12 feet in overall height from ground level. If the boat is
6 mounted on a trailer, the height limit also includes the trailer. When together, a boat
7 and a trailer are treated as one (1) vehicle.

8 *Code Enforcement Inspector or Code Enforcement Officer* means a person employed by
9 the Department of Building Safety to administer and enforce the Code. Reference to
10 the code enforcement inspector may be construed to enforcement of various city
11 codes, including building inspector, plumbing inspector, electrical inspector, and the
12 like, where applicable.

13
14 *Decision or order* means an act of the Administrative Hearing Officer authorized by this
15 article.

16 *Director* means the head of a city agency or department.

17 *Hearing Officer or Administrative Hearing Officer*, means an administrative law judge,
18 acting as a government official who reviews records, conducts hearings, determines
19 issues, and renders decisions on various code violations involving agencies or the
20 public as authorized by applicable laws and regulations.

21
22 *Immovable property* means any unimproved land, any improved land, and any buildings,
23 structures or other things, of whatever nature or description, that are permanently
24 attached to such land.

25 *Interested person* means any person with an interest in the Administrative Hearing or
26 nuisance violation process.

27
28 *Licensee* means any person in receipt of or seeking a city license or permit of any kind.

29 *Nuisance* means anything that interferes with the use or enjoyment of property, endangers
30 personal health or safety, or is offensive to the senses.

31 *Movable property* means property that is not defined as immovable.

32
33 *Occupant* means any person occupying immovable property by permission or
34 accommodation of the owner, lessor, lessee, tenant, or another occupant. *Occupant*
35 does not refer to those unlawfully occupying a premises. See definition of *Vacant or*
36 *not lawfully occupied premises*.

37 *Owner*, see the definition of "Owner" in Chapter 13.
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4 *Permittee* means any person seeking and/or in receipt of a permit. *Permittee* is
5 synonymous with *Applicant*.

6 *Person* means any individual or legal entity with the power to sue or be sued, and any
7 individual or legal entity with the power to own, alienate and/or encumber immovable
8 property.
9

10 *Property*: see the definition of "Property" in Chapter 16.

11 *Registration and license* may be used interchangeably; each refers to official
12 documentation from a local, state or federal agency that provides permission to act;
13 documents compliance with laws; and / or assigns rights to the holder.

14 *Respondent or alleged violator* means any person given a notice of violation in accordance
15 with this article.
16

17 *Tenant or lessee* means any person who rents or otherwise lawfully occupies or uses a
18 building, structure or property owned or leased by another.

19 *Vacant or not lawfully occupied property*: see the definition of "Vacant" in Chapter 16.

20 *Vehicle*, see definition of "vehicle" in Chapter 13.

21 *Violation* means any action taken not in conformance with this Code.

22 *Violator* means a person found liable for a violation or ordered to correct a violation.
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26 **Sec. 2-602 - Authorization and establishment.**

27 (a) *City authority to abate*. By authority of the Louisiana Constitution, the City's Home
28 Rule Charter, and other applicable law, the City of Slidell does hereby exercise the
29 power and authority to abate all ordinance violations determined to be noncompliant
30 with the minimum property standards established by this Code.
31

32 (b) *Hearing process and hearing officer position*. Pursuant to the Louisiana Constitution,
33 the City's Home Rule Charter, LA R.S.13:2571, et seq., and other applicable law, a
34 procedure for administrative adjudication of ordinance violations and the position of
35 Administrative Hearing Officer(s) are hereby established.

36 (c) *Extent of decision-making authority*. Hearing Officers who have been duly appointed
37 and sworn in, in accordance with the provisions of this article, have the authority to
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4 hear and decide any alleged Code violations concerning: public health, housing
5 (which shall also encompass the terms and applicable provisions of LA R.S.
6 13:2575.2.1), building codes, zoning, vegetation, nuisance regulations, fire codes,
7 environmental regulations, historic district regulations, licensing and permit matters,
8 and any other Codal provisions that may be authorized by the City Council for hearing
9 and decision pursuant to the procedures for Administrative Hearing established in this
10 article.
11

12
13 **Sec. 2-603 – Article's relationship to the rest of the Code of Ordinances and other**
14 **court proceedings.**

- 15 (a) *Incorporation of all rules and standards.* All rules, regulations, fines, and penalties of
16 this Code, including but not limited to any amendments thereto and supplements, are
17 hereinafter adopted and included.
18
19 (b) *Conflicts.* Where there exists any conflict with any provision of this article and another
20 section of the Code, the more restrictive provision applies. When unclear, the
21 Administrative Hearing Officer will interpret the intent of the Code after receipt of a
22 recommendation by the Department of Building Safety and Planning Department.
23 (c) *Non-exclusivity of procedures.* The procedures and remedies established by this
24 article are not exclusive and may be employed before, during or after the employment
25 of an enforcement action of a civil or criminal court.
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27
28 **Sec. 2-604 - Administrative Hearing Officer(s).**

- 29 (a) Hearing Officer(s) are appointed by the Mayor, confirmed by the City Council, and
30 serve at the pleasure of the Mayor but have the authority and duty to decide matters
31 before them with independence.
32 (b) All Hearing Officers must be sworn in by a notary to uphold the Constitution of the
33 United States, the laws and Constitution of the State of Louisiana, and the Charter
34 and ordinances of the city, and to abide by the provisions of the Louisiana Code of
35 Governmental Ethics before assuming office.
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- 4 (c) *Minimum qualifications.* A Hearing Officer must be an attorney licensed to practice
5 law in the State of Louisiana for at least two years and must also be in good standing
6 with any and all courts in the State of Louisiana.
7

8
9 **Sec. 2-604.1 – General powers of the Hearing Officer.**

10 The Hearing Officer has all power and authority set forth in the applicable provisions of LA
11 R.S. 13:2575, et seq. and other applicable law; and the following nonexclusive powers to:

- 12 (a) Administer oaths and affirmations; and
13
14 (b) Order repair, restoration, remediation and/or correction of any violation; and
15
16 (c) Issue orders compelling the attendance of witnesses and defendants and the
17 production of documents; and
18
19 (d) Take such actions and assume such inherent powers as are necessary to protect the
20 safety, health and welfare of the citizens and property in the city.

21 **Sec. 2-604.2 – Hearing Officer authorities regarding corrective action, fines, and**
22 **penalties.**

23
24 The Hearing Officer shall have the authority to:

- 25 (a) Suspend, revoke and/or rescind any permit issued or application under review by the
26 city; and
27
28 (b) Make the respondent comply with all ordinances so affected by the violation prior to
29 permit issuance;
30
31 (c) Assess and levy a separate penalty to any respondent for each offense committed in
32 violation of city ordinances, the total of which shall not exceed \$500.00 per violation
or \$500.00 per day for up to seven days for continuing violations;
33
34 (d) Authorize the Department of Building Safety to direct crews or a city contractor to
35 enter a property where a violation is occurring and remedy the violation, and assess
36 such costs to the violator, should corrective action not be taken within the required
37 period of time;
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- 4 (e) Levy fines, processing fees, penalties, and hearing costs including, but not limited to,
5 the costs as authorized and provided for in LA R.S. 33:4754;
6 (f) Order violators to correct violations within a stipulated time;
7
8 (g) Take necessary and lawful measures to affect correction of a violation if the violator
9 fails to do so within the time allocated by the Hearing Officer;
10
11 (h) To place, or cause to be placed, liens against immovable property located within the
12 city in or on which the violation occurred, if the violator fails to remit payment for any
13 cost and/or fines, within the required time period, and to add, or cause to be added,
14 such amounts to the ad valorem tax bill of the owner;
15 (i) To order the detainment of animals and refer subject animal(s) to the office of animal
16 services for proper disposition, as per law, where there exists a finding that a
17 respondent has violated an ordinance as to any animal; and
18 (j) To issue seizure orders as are necessary to seize and take control of subject
19 movable property for safekeeping, retention purposes or disposal, all as permitted in
20 law, where there exists a violation of any ordinance and the matter involves a
21 movable susceptible of seizure; and
22 (k) To declare property blighted and/or abandoned and order the correction thereof.
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24

25 **Sec. 2-605 - Minimum processing fees.**

- 26 (a) Minimum processing fees described in this section shall be applicable to each
27 violation case, in addition to any penalty or abatement costs authorized by this Code.
28 (b) *Minimum processing fee.*
29
30 (1) When there is a finding of a violation, all alleged violators whose case is
31 brought to an Administrative Hearing will be assessed a minimum processing
32 fee, which shall be in addition to any penalty assessed. The Hearing Officer has
33 the authority to waive payment of this fee, or reduce such fee, if an alleged
34 violator demonstrates an inability to pay. Fees shall be charged by the city in
35 accordance with Appendix F – Fees of this Code.
36 (2) If the Hearing Officer determines that there is no violation, the minimum
37 processing fees shall be waived.
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4 (c) *Additional reasonable related costs and fees.* Additional reasonable, related costs
5 and fees may be assessed, and shall be established and made publicly available.
6 Such costs and fees may include tabulation of reasonable out-of-pocket costs
7 expended by the city, including but not limited to:

- 8 (1) Signage, postage, certified mailing, and advertisement costs;
9 (2) Printing, video, or other costs to document case materials and evidence;
10 (3) City employee time expended to prosecute a matter; and
11 (4) Subpoena service charges, expert fees, consultant fees, professional service
12 expenses, attorney fees, and such other reasonably related expenses necessary
13 to prosecute a matter.
14

15 (d) *Disposition of fees.* All minimum processing fees collected as part of a code violation
16 processed as part of an Administrative Hearing case must credited to the Department
17 of Building Safety and dedicated to supporting ongoing code enforcement activities.
18

19 **Sec. 2-606 — Sec. 2-610 – Reserved.**
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21

22 **DIVISION 2. – HEARING PROCEDURES**

23 **Sec. 2-611 - Administrative Hearing case referral and file minimum requirements.**
24

- 25 (a) *Generally.* After violation notice requirements are met and the violation remains
26 uncorrected after deadlines have expired in accordance with this Code, the city may
27 set the matter for an Administrative Hearing.
- 28 (b) *Case file development and minimum requirements.* The Department of Building
29 Safety must compile and send to the Hearing Officer for review a report and case file
30 including all the following minimum information:
- 31 (1) The docket number of the case and the date the department received the
32 request for a hearing in the form of "In the matter of" or in the form of "The City
33 of Slidell versus" followed by the name of the alleged violator;
- 34 (2) The ordinance or ordinances allegedly violated;
- 35 (3) Evidence substantiating a determination of noncompliance with the Code;
- 36 (4) The date or dates of the alleged violation(s);
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- 4 (5) The address(es) or other description of the property on which the alleged
5 violation(s) occurred;
- 6 (6) Documentation supporting the identification of the person charged with the
7 alleged violation(s);
- 8 (7) Record of completed, required notice procedures;
- 9 (8) If applicable, a statement as to whether any known, relevant, civil or criminal
10 court proceedings pertaining to the alleged violations are or were pending;
11 including:
- 12 i. A statement as to the dates of any hearing and of any final order in the case
13 and as to whether and when any lien was filed; and
- 14 ii. A statement as to the date of filing and disposition of any appeal.
- 15 (c) *Hearing Officer review.* Once the Hearing Officer has reviewed and determined the
16 case file's completeness, he or she will refer the case for inclusion on their next
17 available hearing agenda and advise the city department of the hearing time and date
18 the case is scheduled.
- 19 (d) *Records management.* The Hearing Officer shall maintain records pertaining to each
20 proceeding as a separate file in a manner similar to the fashion in which the clerks or
21 court maintain the records of civil cases.
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26 **Sec. 2-612 – Hearing notice requirements.**

- 27 (a) *Accessible.* Generally, the public shall have access to attend Administrative
28 Hearings, either in person or virtually; except that Administrative Hearing may be
29 closed to the public when allowed by applicable law.
- 30 (b) *Minimum alleged violator notice, 15 days.* The alleged violator, who has been
31 identified as the Responsible Party, must be notified either through certified or
32 registered United States mail, or by personal service, at least fifteen (15) days
33 before the hearing. The notice shall state the time, date, location of the hearing, and
34 the alleged violation(s), where:
- 35 (1) The notice of hearing, as much as possible, is in laymen's language able to be
36 understood by a person of normal capacity and informs the person noticed of
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4 the need to appear at the hearing and the risk of penalties and liens which may
5 be imposed.

6 (2) The alleged violator means the property owner as shown in the latest
7 assessment roles of St. Tammany Parish Government. Where this data is not
8 available or determined to be incomplete or inaccurate, the city may conduct
9 additional research that identifies a more accurate responsible party and may
10 utilize this research to send notice to other persons not shown in the latest
11 assessment roles of St. Tammany Parish Government. This additional research
12 shall not be required for notice to be complete.

13 (3) The date of the postmark serves as the date of delivery.

14 (4) Should a notification sent by the United States Post Office be returned, it shall
15 constitute a fulfilled notification requirement.

16 (c) *Mailed alleged violator notice for blight or abandonment of property, 30 days.* For
17 cases involving blight or abandonment of property, all conditions and requirements
18 associated with subsection (b) of this section apply, except the minimum notification
19 period is thirty (30) days and notice must be provided to both the property owner
20 and each mortgagee of record in the parish mortgage records.

21
22 **Sec. 2-613 – Attendance and hearing proceedings.**

23 Each Administrative Hearing provides alleged violators due process and supports the
24 resolution of open code violations in the city with participation of the following persons in
25 accordance with the following conditions and minimum standards:
26

27 (a) *Hearing Officer.* Every hearing must be held, either in-person and/or through remote
28 means, before a duly authorized Administrative Hearing Officer who presides over
29 hearing proceedings and where testimony by any person is taken under oath and
30 recorded in accordance with the rules of evidence of the Administrative Procedure
31 Act. The Hearing Officer or other authorized representative shall swear in testifying
32 participants.

33 (b) *Code Enforcement Division representative.* A representative of the Code
34 Enforcement Division of the Department of Building Safety must be in attendance,
35 whether in-person or through remote means, for every hearing to address the
36 Hearing Officer's questions regarding the alleged violation(s). However, the city staff
37 person who issued the notice of violation is not required to appear at the hearing,
38 unless the Administrative Hearing Officer determines that the city staff person's
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4 presence is required, in which case the Hearing Officer may grant one postponement
5 if the city staff person is unavailable at the time of the hearing.

6 (c) *Representation.* Either party may, but is not required, to be represented by counsel.

7
8 (d) *Proprietary person charged with alleged violation or alleged violator.*

9 (1) The person(s) charged with a violation of this Code may present any relevant
10 evidence and testimony at the hearing.

11 (2) The physical presence of the person(s) charged with a violation of this Code is
12 not required at the hearing if documentary evidence is submitted to the
13 Administrative Hearing Officer prior to the date of the hearing.

14 (3) Failure to appear at a hearing, whether in-person or through remote means,
15 without advanced delivery and communication of documentary evidence or by
16 submission may constitute an admission of liability of the violation and subject
17 the person charged with the violation to fines and abatement costs assessed by
18 the Administrative Hearing Officer in remedying the violation.

19 (e) *Witnesses.* Witnesses subpoenaed to testify before the Hearing Officer only to
20 provide an opinion founded on special study or experience in any branch of science,
21 or to make scientific or professional examinations, and to state the results thereof,
22 shall receive such additional compensation from the party who wishes to subpoena
23 such witness as may be fixed relative to the professional expertise with reference to
24 the value of the time employed and the degree of learning or skill required according
25 to the rules of the Administrative Procedures Act Title 49. Any order compelling the
26 attendance of witnesses, or the production of documents is mandatory and may be
27 enforced in a court of competent jurisdiction.

28
29
30 **Sec. 2-614 – Hearing Officer decision-making and determination of penalties.**

31 (a) *Decision.*

32 (1) *Timeframe and contents.* Within five (5) business days of the close of the
33 hearing, the Hearing Officer must issue a final order stating whether the
34 charged person is liable for the violation or declaring the violation unproven or
35 invalid; the amount of any processing costs, penalties or abatement costs
36 assessed against them; a date by which the violation must be corrected; and
37 the amount of the Administrative Hearing fee due.
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- 4 (2) *Notice of final order.* The final order or decision of the Hearing Officer must be
5 served in the same fashion as the original notice of violation or, if the violator
6 has counsel of record, by mailing or delivering the order to counsel. The final
7 order must notify the violator of their right of appeal.
8
9 (3) *Suspension.* The Hearing Officer, for good cause, may suspend all or a portion
10 of his or her final order and may make any suspension contingent on the
11 fulfillment of some reasonable condition.
12
13 (4) *Direct resolution.* Nothing in this article shall prevent the city from reaching a
14 settlement on an alleged or adjudicated violation with the alleged violator or
15 violator at any point in the proceedings.
16
17 (b) *Reasonable determination of penalties.*
18
19 (1) Fines and/or penalties for each offense may be assessed in accordance with
20 **Section 2-604.2** of this Article.
21
22 (2) Unless otherwise precluded by applicable law, there is no limit on the
23 combined value of separately processed violations and the associated
24 assessed processing fees, fines, penalties, or abatement costs. Separately
25 processed violations shall be determined by the building official and
26 distinguished from continuing violations by unique code enforcement case
27 numbers and Administrative Hearing docket numbers.
28
29 (c) *Multiple/repeat offenses.*
30
31 (1) Within one (1) year of a final determination by the Hearing Officer that a
32 respondent has violated an ordinance that the respondent is cited for the same
33 or similar violation of the city ordinance, the Hearing Officer is authorized to
34 then assess and levy up to and including twice or double the fine and/or
35 penalty.
36
37 (2) After the first year, and in the event of repeated violations thereafter, the
38 Hearing Officer may assess and levy triple or three (3) times the fine and/or
39 penalty.

37 **Sec. 2-615 – Disposition of case via payment of the civil penalty and fees; and**
38 **verification of correction.**
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4 For uncontested violations and citations, payment of associated processing fees, fines,
5 and penalties; and verification of the violation's correction will result in final disposition or
6 closing of the case.

7 (a) *Payment of penalty and fees.* Payment of processing fees, fines,
8 penalties, and abatement costs stipulated in a final notice, including invoiced charges,
9 may be made either in-person or by mailing to the agent designated by the city in the
10 final notice, provided the payment is made to the order of the city.

11 (b) *Violation and correction and verification.* Uncontested and remedied
12 violations are subject to a final inspection by the Department of Building Safety,
13 who—after request and verification of compliance—will officially close the violation
14 case.

15 (c) *Payment without remedy.* Failure to remedy a nuisance violation in
16 conjunction with the payment of penalties, fines, processing fees, any abatement
17 costs, will result in the payment being forfeited and the matter being abated by the
18 city in accordance with the provisions of this Code.

19 (d) *Violation remedied without payment.* Abatement of the nuisance without
20 payment of penalties and processing fees will result in corrective actions described in
21 Sec. 2-623 of this article.

22
23 **Sec. 2-616 - Appeals.**

24
25 Any person determined by the Hearing Officer to be in violation of city ordinances may
26 petition the district court of the Parish within thirty (30) calendar days after the filing of the
27 decision of the Hearing Officer, in accordance with LA. R.S. 13:2575.2.1.

28
29 **Sec. 2-617 — Sec. 2-621 – Reserved.**

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32 **DIVISION 3. - ENFORCEMENT**

33 **Sec. 2-622 - Generally.**

34
35 (a) Any order assessing a fine, penalty, or cost and/or stipulating a correction date where
36 Administrative Hearing proceedings have been exhausted without remedy or payment;
37 remedies, processing fees, fines, and penalties may be referred to and enforced by any
38 court of competent jurisdiction.
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- 4 (b) *Power and duties of the Director of the Department of Building Safety.* The Director of
5 the Department of Building Safety or their representative is responsible for determining
6 whether an alleged code violation hereunder is occurring, providing for required notice
7 procedures, documenting costs associated with code violation procedures, and
8 facilitating abatement in coordination with corresponding city departments.
- 9 (c) *Power and duties of the city attorney's office.* The city attorney's office is responsible
10 for: (1) determining when cases require referral to the courts of the City of Slidell, (2)
11 determining when emergency procedures are needed to address immediate threats to
12 life and safety, (3) documenting, and facilitating notification to alleged violators in
13 emergency situations, and (4) processing and recording liens.
- 14 (d) *Powers and duties of code enforcement and law enforcement officers with jurisdiction*
15 *over the area.* Code enforcement officers and law enforcement officers with jurisdiction
16 over the area have the power and duty to:
- 17 (1) Initiate, receive, and investigate reports of violations associated with
18 minimum standards established by this Code;
 - 19 (2) Conduct investigations and determine compliance or noncompliance with
20 minimum property standards established by this Code;
 - 21 (3) Serve notice to support alleged violation correction; and
 - 22 (4) Initiate enforcement actions when (1) investigative efforts demonstrate
23 noncompliance with minimum property standards established by this Code and
24 (2) any warnings or required notices fail to result in code compliance.
 - 25 (5) Enter upon subject property, at all reasonable times, to perform duties
26 whenever it is necessary to inspect or administer the provisions of this Code. If
27 such property is occupied, they shall first present proper credentials and request
28 entry. If entry is refused, then they shall have every recourse to every remedy
29 provided by law to secure entry onto the property or entrance to the structure.

30
31 **Sec. 2-623 - Corrective actions.**

32 When corrective action ordered by the Hearing Officer is not completed by the respondent
33 within the period specified, and the applicable case has not been continued to the next
34 Administrative Hearing, the following actions are hereby authorized to protect the city's
35 health, safety, and welfare:
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- 4 (a) *Direct, onsite abatement.* The City of Slidell may authorize city crews or a city
5 contractor to enter the property where the violation is occurring and remedy the
6 violation after the allotted compliance period.
- 7 (b) *Assessment of and responsibility for abatement costs.* When the city or its contractor
8 remedies a violation, all additional fines, minimum processing fees, city labor and
9 equipment costs, the amount charged by the contractor, and all other expenses
10 incurred in providing additional notice and abating the violation must be paid by the
11 respondent within thirty (30) days upon invoicing by the city. The thirty (30) days
12 commence upon the date of the mailed invoice postmark.
- 13 (c) *Failure to pay abatement costs; property lien authorized.* If the respondent has not
14 paid the abatement costs incurred within thirty (30) days, the city attorney's office is
15 authorized to file a certified copy of the final notice and invoiced charges with the
16 recorder of mortgages. Such recording will operate as a lien and privilege in favor of
17 the city against the property and be added by the City of Slidell's tax collector to the
18 annual ad valorem tax bill of the property involved. Legal proceedings to enforce the
19 lien and collect the charges may be filed in a court of competent jurisdiction.
- 20 (d) *Payment of penalties and liens.* All costs associated with payment of a code violation
21 penalty and liens must be submitted to the City of Slidell and dedicated to supporting
22 ongoing code enforcement activities.
23
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25

26 **Sec. 2-624 - Liens.**

- 27 (a) The city shall have a lien and privilege against the immovable property in, on, or upon
28 which violation(s) occurred. The lien and privilege secures all fines, processing fees,
29 abatement costs, fines, and penalties that are assessed by the city and described in
30 the order, judgment, or notice of judgment and the notice or statement of costs. The
31 recordation of the order, judgment, or notice of judgment and the notice or statement
32 of costs in the St. Tammany Parish Clerk of Court shall constitute a lien and privilege
33 against the land upon which violation(s) exists.
- 34 (b) Any lien and privilege recorded against an immoveable property under this article
35 may be included in the next annual ad valorem tax bill.
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- 4 (c) The city, after recordation of the order, judgment, notice of judgment, or lien, may
5 institute a suit against the owner of record in any court of competent jurisdiction to
6 enforce the order, judgment, notice of judgment, or lien.
- 7 (d) In order for the lien and privilege to arise, the order, judgment, notice of judgment or
8 lien must be final and not subject to appeal when recorded in the St. Tammany Parish
9 Clerk of Court.
- 10 (e) Any monies collected pursuant to this Code must first satisfy all outstanding municipal
11 liens recorded against an immovable property and only when all outstanding
12 municipal liens are satisfied in full shall monies be applied towards an immovable
13 property's ad valorem taxes.
- 14 (f) Enforcement of liens; additional requirements.
- 15 (1) Upon the city instituting legal proceedings to obtain a writ to cause the seizure
16 and sale of a property with outstanding liens, the property must be unoccupied.
- 17 (2) Any person with a legally protected interest in a property must be provided
18 notice that is reasonably calculated to apprise them of the seizure and upcoming
19 sale of the property.
- 20
- 21

22 * * *

23 **Chapter 13 - ENVIRONMENT**

24 **ARTICLE I. - IN GENERAL**

25 **Sec. 13-1. Definitions.**

26 The following words, terms and phrases, when used in this section, shall have the
27 meanings ascribed to them in this subsection, except where the context clearly indicates a
28 different meaning. Should a term be used and defined elsewhere in this Code, the more
29 restrictive term, as applicable, shall apply.

30 *A-weighted sound level* means the sound sure level in decibels as measured on a sound
31 level meter using the A weighing network. The level so read is designated db(A) or
32 dBA.

33 *Boat*, see definition of "boat" in Chapter 16.

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4 *Construction* means any site preparation, assembly, erection, substantial repair, alteration
5 or similar action, including demolition, for or public or private rights-of-way,
6 structures, utilities, or similar action instructions, utilities or similar property.

7 *Decibel, (dB)* means a unit for measuring the volume of a sound, equal to 20 times the
8 logarithm to the base ten of the ratio of the pressure, which is 20 micropascals 20
9 micronewtons per square meter.

10
11 *Emergency* means any occurrence or set of circumstances involving actual or imminent
12 physical trauma or property damage which demands immediate action.

13 *Emergency work* means any work performed for the purpose of preventing or alleviating
14 the physical trauma or property damage threatened or caused by an emergency.

15 *Gross vehicle weight rating (GVWR)* means the value specified by the manufacturer as the
16 recommended maximum loaded weight of a single motor vehicle. In cases where
17 trailers and tractors are separable, the gross combination weight rating (GCWR),
18 which is the value specified by the manufacturer as the recommended maximum
19 load weight of the combination vehicle, shall be used.

20
21 *Impulsive sound* means sound of short duration usually less than one second, with an
22 abrupt on set and rapid decay. Examples of sources of impulsive sound include
23 explosions, drop forge impacts, and the discharge of firearms.

24 *Litter* means garbage, cigarette or cigar butts, refuse, waste materials, or any other
25 discarded, used or unconsumed substance which is not handled as specified in this
26 article. "Litter" shall also include signs not in conformance with the city's sign
27 ordinance.

28
29 *Model vehicle, powered* means any self-propelled airborne, waterborne or landborne
30 plane, vessel or vehicle which is not designed to carry persons including, but not
31 limited to, any model airplane, boat, car or rocket.

32 *Motor carrier vehicle engaged in interstate commerce* means any vehicle for which
33 regulations apply pursuant to section 18 of the Federal Noise Control Act of 1972
34 (P.L. 92-574), as amended, pertaining to motor carriers engaged in interstate
35 commerce.

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4 *Motorcycle* means an unenclosed motor vehicle having a saddle for the use of the operator
5 and two or more wheels in contact with the ground including, but not limited to,
6 motor scooters and minibikes.

7 *Muffler or sound dissipative device* means a device for abating the sound or escaping
8 gases of an internal combustion.

9
10 *Noise* means any sound which annoys or disturbs humans or which causes or tends to
11 cause an adverse psychological effect on humans.

12 *Noise disturbance* means any sound which:

- 13 (1) Endangers or injures the safety or health of humans or animals;
14 (2) Annoys or disturbs a reasonable person's normal sensitivities; or
15 (3) Endangers or injures personal or real property.

16 *Noise sensitive zone* means any area designated for the purpose of ensuring exceptional
17 quiet.

18
19 *Owner* means any person legally vested with the title and ownership of any immovable
20 property situated within the city.

21
22 *Owner of the premises* means the owner of the land on which the vehicle is located, as
23 shown on the last property tax roll.

24
25 *Owner of the vehicle* means the last registered owner

26
27 *Person*, see definition of *Person* in Chapter 2.

28 *Powered model vehicle* means any self-propelled airborne, waterborne or landborne plane,
29 vessel or vehicle which is not designed to carry persons including, but not limited to,
30 any model airplane, boat, car or rocket.

31 *Pure tone* means sound which can be distinctly heard as a single pitch or a set of single
32 pitches for the purpose of this section a pure tone shall exist if the one-third octave
33 band sound pressure level in the band when the tone exceeds the arithmetic
34 average of the sound pressure levels of the two contiguous one-third octave bands
35 five dB for center frequencies of 500 Hz and above by eight dB for center
36 frequencies between 160 and 400 Hz and by 15 dB for center frequencies less than
37 or equal to 125 Hz.
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4 *Sound means an oscillation in pressure, particle displacement, particle velocity or other*
5 *physical parameter, in a medium with internal forces that causes compression and*
6 *rarefaction of the medium. The description of sound may include any characteristic*
7 *of such sound, including direction, intensity and frequency.*

8 *Sound level means the weighted sound pressure level obtained by the use of a sound*
9 *level meter and frequency weighing network such as A, B or C, as specified in*
10 *American National Standards Institute specifications for sound level meters (ANSI*
11 *S1 4-1971) of the latest approved revisions thereof. If the frequency weighing*
12 *employed is not indicated, the A-weighing shall apply.*

13 *Sound level meter means an instrument which includes a microphone, amplifier, RMS*
14 *detector, integrator or time averager, output meter, and weighing networks used to*
15 *measure sound pressure levels.*

16 *Sound pressure means the instantaneous difference between the actual pressure and the*
17 *average barometric pressure at a given point in space, as produced by sound*
18 *energy.*

19 *Sound pressure level means 20 times the logarithm to the base ten of the ratio of the RMS*
20 *sound pressure to the reference pressure of 20 micropascals ($20 \times 10.6 \text{ N/m}^2$). The*
21 *sound pressure level is denoted L, or SPL, and is expressed in decibels.*

22 *Terminology means all terminology used in this section, not defined in this subsection, and*
23 *which shall be in conformance with applicable publications of the American National*
24 *Standards Institute (ANSI) or its successor body.*

25 *Vibration means an oscillatory motion of solid bodies of deterministic or random nature*
26 *described by displacement, velocity or acceleration with the respect to a given*
27 *reference point.*

28 *Vehicle means any vehicle which is propelled or drawn on land by motor such as, but not*
29 *limited to, passenger cars, trucks, truck-trailers, semitrailers, campers, go-carts,*
30 *amphibious crafts on land, dune buggies, or racing vehicles, but not including*
31 *motorcycles.*

32 *Weekday means any day Monday through Friday which is not a legal holiday.*

33 **Sec. 13-2. – Noise.**

34 **(a) Enforcement.**

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4 (1) *Prima facie evidence of a violation.* Evidence establishing that an activity is causing
5 or has caused the permissible sound level to be exceeded, shall be deemed to be
6 prima facie evidence of a violation of this section. Sound level measurements shall
7 be taken in procedures as outlined in subsection (c) of this section.

8 (2) *Procedure and measurements.* Sound level measurements shall be made with a
9 properly calibrated sound level meter using the A weighted network in accordance
10 and conforming with noise measurement standards based on the referenced sound
11 pressure, promulgated by the American National Standard Institute and Testing
12 Procedures (ANSI). The sound level measurement shall be taken at the point on the
13 receiving property which is closest to the source of sound on the producing property
14 and where practical not less than five feet above ground level, but in no event less
15 than three feet above ground. A minimum of three readings shall be taken at two-
16 minute intervals. The sound level shall be the average of these readings. In the
17 case of two-family or multifamily dwellings, the sound level shall be measured within
18 an adjacent intra-building dwelling. When a noise source can be identified and its
19 noise measured in more than one land use category, the limits of the more
20 restrictive use shall apply at the boundary and within the most restrictive land use
21 category.
22

23 (3) Enforcement agencies shall include the city department of building safety or the city
24 police department. Members of both departments shall be trained in the use of
25 decibel meters when such meters are required to enforce this section.

26 (b) *Prohibited acts.*

27 (1) Maximum permissible sound levels by receiving land use: No person shall operate
28 or cause to be operated on private property, any source of sound in such a manner
29 as to create a sound level which exceeds the limits as established in the following
30 table in accordance with the time of day and zoning applicable to the receiving land
31 use category as follows:
32

33 Sound Levels by Receiving Land Use

34

Receiving Land Use Category	Time	Sound Level Limit dBA
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4

5 Industrial	At all times	85 dBA
6 Commercial	7:00 a.m. to 10:00 p.m. 10:00 p.m. to 7:00 a.m.	75 dBA 65 dBA
7 Residential	7:00 a.m. to 10:00 p.m. 10:00 p.m. to 7:00 a.m.	70 dBA 65 dBA
8 Two-family or multifamily/intra-dwelling	7:00 a.m. to 10:00 p.m. 10:00 p.m. to 7:00 a.m.	60 dBA 50 dBA

14

15
16 (2) Places of public entertainment. In a place of public entertainment, it shall be
17 unlawful for any person to sing or play a musical instrument individually or as a
18 member or participant in any singing or musical instrument group or band with or
19 without a phonograph, tape recording, loudspeaker, sound amplifier or other
20 instrument, machine or device, between 11:00 p.m. and 7:00 a.m. or to make or
21 continue with any loud, unreasonable or unusual noise, including the singing or
22 playing of music which disturbs, injures or endangers the comfort, repose, health,
23 peace or safety of others within the city. If the sound or noise is plainly audible at a
24 distance of 100 feet from the building, structure or vehicle in which it is located, it
25 shall be prima facie evidence of a violation of this subsection.

26
27 (3) Maximum permissible sound levels by motor vehicles. No person shall operate or
28 cause to be operated any motor vehicle on a public street in such a manner that the
29 sound level emitted therefrom exceeds 85 dBA on one measured reading from the
30 curb of the street. The provisions of subsection (b)(2) of this section shall not apply
31 to measurements taken to enforce this section.

32 (4) Noise sensitive zones. It shall be unlawful for any person to create any noise which
33 exceeds the sound level of 50 dBA as measured within 20 feet from the exterior wall
34 of a public school between the hours of 7:00 a.m. and 4:00 p.m. on weekdays when
35 school is in session.

36 (5) Recreational motorized vehicles operating off public rights-of-way. No person shall
37 operate or cause to be operated any recreational motorized vehicle on a public
38 right-of-way, or on private property in such a manner that the sound level emitted
39

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4 therefrom exceeds 40 dBA at or across the boundary of any private property
5 receiving the noise. This section shall apply to all recreational motorized vehicles,
6 whether or not fully licensed and registered including, but not limited to, commercial
7 or noncommercial racing vehicles, motorcycles, go-carts, minibikes, snowmobiles,
8 amphibious crafts, campers, and dune buggies, but not including motorboats. The
9 provisions of subsection (b) of this section will not apply to measurements taken to
10 enforce this section.

11 (6) Motor vehicle horns and signaling devices. It shall be a violation of this section to do
12 either of the following:

- 13
- 14 a. Sound any horn or other auditory signaling device on or in any motor
15 vehicle on any public right-of-way or public spa, except as a warning of
16 danger or a signal of arrival; or
 - 17 b. Sound any horn or other auditory signaling device which produces a sound
18 level in excess of 95 dBA at 50 feet.
- 19

20 (7) Animals and birds. It shall be a violation of this section for any person to own,
21 possess or harbor any animal or bird which frequently or for a continued duration
22 howls, barks, meows, squawks or makes any other sound, in an excessive manner
23 which shall disturb the comfort or the repose of a person dwelling in the vicinity of
24 where the animal or bird is kept.

25 (8) Permissible time for construction activity, operation of domestic tools.

- 26
- 27 a. It shall be unlawful for any person to do, perform or engage in any
28 construction work of any nature between the hours of dusk and dawn, or at
29 any time on Sunday, if any such activity shall cause noises whose levels
30 result in excess of 40 dBA at the receiving property line. This section shall
31 not prohibit any work performed because of emergency as defined in
32 subsection (a) of this section.
 - 33 b. It shall be unlawful to operate or permit the operation of any mechanically
34 powered saw, drill, sander, grinder, lawn or garden tool, snow blower or
35 similar device used outdoors in residential areas between dusk to dawn, so
36 as to cause the sound level limits established in this section to be exceeded
37 at the property line. At no time shall the sound level caused by or emitted
38 from any of the above tools exceed 80 dBA at the property line.
- 39

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4 (9) Radios, television sets, musical instruments and similar devices. Operating, playing
5 or permitting the operation or playing of any radio, television, phonograph, drum,
6 musical instrument, sound amplifier or similar device which produces, reproduces or
7 amplifies sound in such a manner as to create a noise disturbance at 50 feet from
8 such device when operated in or on a motor vehicle on a public right-of-way or
9 public space is unlawful.

10 (c) *Variances and exceptions.*
11

12 (1) Variance permit.

13 a. The city shall have the authority, consistent with this section, to grant
14 special variances which may be requested when it finds or determines that:

- 15
16 1. The offending noise will be for a short duration and compliance with this
17 section will be impractical; or
18
19 2. The benefit in the community of the activity creating the offending noise
20 is greater than the adverse effect on the community of the noise
21 created; or
22
23 3. The applicant needs additional time to modify equipment or take other
24 action in order to comply with the provisions of this section.

25 b. Special variances shall be granted by notice to the applicant containing all
26 necessary conditions, including a time limit on the permitted activity. The
27 special variances shall not become effective until all conditions are agreed
28 to by the applicant. Noncompliance with any condition of a special variance
29 shall terminate it and subject the person holding it to those provisions of this
30 section regulating the source of sound or activity for which the special
31 variance was granted. Applications for modifications of other substantial
32 conditions shall be treated like applications for initial variances.
33

34 (2) Exceptions.

35 a. Airport and aircraft operations. Nothing in this section shall be construed to
36 prohibit, restrict, penalize, enjoin, or in any manner regulate the movement
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4 of aircraft which are in all respects conducted in accordance with or
5 pursuant to applicable federal laws or regulations.

6 b. Public functions. Nothing in this section shall be construed to prohibit,
7 restrict, penalize, enjoin or in any manner regulate any public or private
8 school function occurring on the property of the school.

9 c. Governmental activities. Nothing in this section shall be construed to
10 prohibit, restrict, enjoin or in any manner regulate any federal, state or local
11 governmental agency or any employee or agent of the same in the
12 fulfillment of any official duty or activity sanctioned by or on behalf of the
13 governmental agency.

14
15 (d) *Penalty.* Any person violating any of the provisions of this section shall be guilty of a
16 misdemeanor and, upon conviction, shall be fined \$25.00 per day, or not more than 30
17 days in jail, or both.

18 **Secs. 13-3—13-20. – Reserved.**
19

20
21 **ARTICLE II. LITTER AND UNLAWFUL STORAGE OR DISPOSAL ACTIVITIES ON**
22 **PUBLIC PROPERTY.**

23 **Sec. 13-21. – Enforcement.**
24

25 The police department is hereby empowered, as agents of the city, to issue citations to
26 appear in court to any person in believed to be violation of this article.

27
28 **Sec. 13-22. – Junk or other unlawful materials left on public property.**
29

30 It shall be unlawful for any person to abandon, store, leave, place or park any motor
31 vehicles or any parts of such vehicles, machinery, furniture, household goods and
32 household appliances that are inoperable, scrapped, discarded or junked, upon any public
33 street, park, highway, alley or other public property of the city.

34
35 **Sec. 13-23. – Discharge of liquid refuse into streets.**
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4 No person shall willfully discharge or cause to be discharged any wastewater or liquid
5 refuse in or upon any public street or alley, and no wastewater or other liquid waste shall
6 be placed or discharged upon any premises within the city used for business or industrial
7 purposes so as to permit it to blow or drain upon or into any street or alley.
8
9

10 **Sec. 13-24. - Improper handling of solid waste.**

11 It shall be unlawful for any person to permit the accumulation, scattering, spilling or other
12 handling or solid waste, trapped litter or other waste matter on his property or on the area
13 between his property line and the riding surface of the abutting thoroughfares, except in
14 the manner provided by this article.
15
16

17 **Sec. 13-25. - Depositing litter prohibited.**

18 It shall be unlawful for any person, whether in person or by his agent, employee or servant,
19 to cast, blow or cause to be blown with a leaf blower or any other apparatus, throw, sweep,
20 sift or deposit in any manner in or upon any public way or other public place in the city or in
21 any river, canal, public water, drain, sewer or receiving basin within the jurisdiction of the
22 city, any kind of litter, dirt, rubbish, waste article, thing or substance whatsoever, whether
23 liquid or solid. Nor shall any person cast, throw, sweep, sift or deposit any of the
24 aforementioned items anywhere within the jurisdiction of the city in such a manner that
25 they may be carried or deposited, in whole or in part, by the action of the sun, wind, rain or
26 snow, into any of the aforementioned places.
27
28

29 **Sec. 13-26. - Duty to place in containers.**

- 30 (a) No person shall throw or deposit litter in or upon any street, sidewalk or other public
31 place except in public containers or in authorized containers for collection.
32
33 (b) Persons placing litter in public containers or in authorized private containers shall do so
34 in a manner so as to prevent it from being carried or deposited by the elements (wind,
35 rain, etc.) upon any drain, ditch, street, sidewalk or other public place or upon private
36 property.
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4 **Sec. 13-27. - Sweeping litter into gutters; cleanliness of sidewalks.**

5 No person shall sweep into or deposit in any gutter, drain, street or other public place the
6 accumulation of litter, grass clippings or leaves from any building or lot or from any private
7 or public sidewalk or driveway.
8

9
10 **Sec. 13-28. - Litter in parks, fountains and waterways.**

11 (a) No person shall throw or deposit litter in any park except in public receptacles and in
12 such manner that the litter will be prevented from being carried or deposited by the
13 elements upon any part of the park or upon any street or other public place. Where
14 public receptacles are not provided, all litter shall be carried away from the park by the
15 person responsible for its presence and properly disposed of elsewhere as provided in
16 this article.
17

18 (b) No person shall throw or deposit litter in any fountain, pond, lake, stream, ditch, canal
19 or any other body of water in a park or elsewhere.
20

21
22 **Sec. 13-29. - Spillage and dumping of concrete and asphalt cement or gravel.**

23 It shall be unlawful for any person to allow concrete cement, asphalt cement or gravel to
24 be spilled on city streets during transport, or to be dumped onto city streets or rights-of-
25 way, or to be dumped or washed into drains, catch basins, ditches or canals, or for
26 equipment to be washed so that any residue of sand, gravel, cement or asphalt is
27 deposited onto city streets or rights-of-way or into the city drainage system, ditches or
28 canals or for the cement residue from any cement plant operation to be allowed to wash
29 onto street or into the city drainage system, ditches or canals.
30

31
32 **Sec. 13-30. - Certain moving vehicles to be covered; littering prohibited.**

33 (a) *Driver liability citations authorized.* It shall be unlawful for any person, whether in
34 person or by his agent, employee or servant, to use any vehicle to haul any kind of dirt,
35 rubbish, waste articles or things of substance, whether liquid or solid, unless such
36 vehicle is covered or the materials being hauled are confined in such a manner as to
37 prevent all or any part of its load from leaking, spilling or dropping, at all times while
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4 such vehicle is in motion, on any street or alley in the city. All vehicles and/or
5 equipment used for the purpose of hauling materials shall be tarped, netted, tied,
6 covered or confined in such a manner so as to prevent the contents thereof from
7 spilling, blowing or otherwise being deposited on any street or alley in the city.
8 Provided, however, that the requirements in this section for covering such vehicles
9 shall not apply to vehicles carting brush cuttings, tree trimmings, branches, logs and
10 similar material, if such matter is securely lashed or fastened to such vehicle to prevent
11 spilling or dropping as aforesaid. Improperly covered vehicles traveling upon any road,
12 street or other public thoroughfare within the corporate limits of the city may be cited for
13 such violation by the police department.

14 (b) *Litter thrown from vehicles.* No person, whether the driver or a passenger in a vehicle,
15 shall throw or deposit litter upon any street or other public place, or upon private
16 property. The driver of the vehicle shall be liable for litter thrown from the vehicle, and
17 shall be cited for such litter, whether or not the litter is deposited by the driver or
18 passengers of the vehicle.
19

20
21 **Sec. 13-31. - Additional provisions.**

22 The provisions of this article shall be in addition to any other provisions of law dealing with
23 the same subject matter.
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26 **Secs. 13-32—13-79. - Reserved.**
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29 **ARTICLE III. - ADOPT-A-STREET PROGRAM**

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32 **Secs. 13-83—13-99. - Reserved.**
33

34 **ARTICLE IV. - RESERVED**

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36 **Secs. 13-100—13-113. - Reserved.**

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4 **CHAPTER 16. - HEALTH AND SANITATION**

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8 **ARTICLE II. - RESERVED**

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10 **Secs. 16-21—16-45. Reserved.**

11 * * *

12 **ARTICLE V. - NUISANCES ON PRIVATE PROPERTY**

13 **DIVISION 1. - IN GENERAL**

14 **Sec. 16-71. - Definitions.**

15
16 The following words, terms, and phrases, when used in this Code, have the meanings
17 ascribed to them in this section, except where the context clearly indicates a different
18 meaning. Whenever applicable, terms may be used interchangeably and are to be
19 generally applied inclusive of related terms and properties so affected.

20
21 *Abandoned vehicle* means, for the purposes of this article, a vehicle that has remained
22 illegally or without the consent of the owner or person in control of subject private
23 property for more than three (3) days. For private property, the state of abandonment
24 must be verified by a written statement to this effect signed and dated by the property
25 owner or person or entity in control of the property.

26 *Antique vehicle* means any motor vehicle that:

- 27 • Is twenty-five (25) years or older;
28 • Operable;
29 • Is registered as an antique with the Louisiana Office of Motor Vehicles; and
30 • Displays antique license plates.
31

32 *Building* means any building, structure, or portion thereof used for residential, business, or
33 industrial purposes.

34
35 *Code enforcement inspector or officer*: see the definition of "Code enforcement inspector
36 or officer" in Chapter 2.
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4 *Graffiti* means any unauthorized writing, printing, marks, signs, symbols, figures, designs,
5 inscriptions, or other drawings that are scratched, scrawled, painted, drawn, or
6 otherwise placed on any exterior surface of building, wall, fence, sidewalk, curb, or
7 other permanent structure on public or private property, and which have the effect of
8 defacing the property.

9 *Junk* means any:

- 10 • Discarded material or article, not placed for collection and disposal in accordance
11 with all laws and regulations and all specifications and requirements of the
12 collector of solid waste; or
- 13 • Material or article which has no further useful life in its original form and has not
14 been converted to another useful purpose; or
- 15 • Unused appliance and/or parts thereof, including but not limited to a washing
16 machine, clothes dryer, refrigerator, and freezer; or
- 17 • Machinery and/or equipment or parts thereof, which, by reason of deterioration
18 through rusting, rotting or otherwise, have become inoperable and/or unusable for
19 the purpose for which they were intended; or
- 20 • Construction and other debris, including, but not limited to, railroad cross ties
21 (when not incorporated into railroad track beds and not used for landscaping);
22 excess or remnant building materials; vegetative matter; and trees, shrubs, and
23 other debris resulting from land clearing, construction site preparation, or
24 construction site modification; or
- 25 • Wastepaper, boxes, and crates and/or parts thereof.

26 *Junk, maintenance of,* means the placement, keeping, leaving, or storage of "junk" and
27 does not include any of the following:

- 28 • Placement, keeping, leaving or storage of junk by a lawfully permitted salvage
29 yard or junkyard, provided that such salvage yard or junkyard is in full compliance
30 with all laws and regulations applicable to its operations.
- 31 • Placement, keeping, leaving, or storage of junk in an enclosed building, including
32 a garage permanently attached to a residential dwelling.

33 *Junk, vehicle* means a vehicle having any of the following states or conditions:

- 34 • Wrecked;
- 35 • Dismantled,
- 36 • Partially dismantled;
- 37 • Inoperative;
- 38 • Burned or partially burned;
- 39

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- 4 • Abandoned or discarded;
- 5 • A total loss; or
- 6 • Rusted.

8 The term "junk vehicle" does not include:

- 9 • Any motor vehicle in operable condition specifically adapted or constructed for
10 racing or operation on privately owned raceways, which is maintained or kept on
11 private property.
- 12 • Any operable motor vehicle retained by the owner on private property for antique
13 collection purposes rather than for salvage or for transportation, provided that such
14 vehicle is at least twenty-five (25) years old or has a current and valid Louisiana
15 antique license plate and certificate of registration.
- 16 • Parts from antique vehicles maintained on private property are being used for
17 restoration purposes.
- 18 • Any motor vehicle stored on private property as the property of a member of the
19 armed forces of the United States who is on active-duty assignment.
- 20 • Any motor vehicle stored in a garage.
- 21 • Storage of a motor vehicle by a lawfully permitted tow truck operator, salvage yard,
22 or junkyard, provided that such storage is in full compliance with all laws and
23 regulations applicable to such storage.

25 *Inoperative vehicle* means a vehicle that cannot start on its own and move forward and
26 backward at least ten (10) feet.

27 *Litter*: see the definition of "Litter" in Chapter 13.

28 *Placard* means a sign for public display, either fixed to a wall or post.

29 *Premises* means land and the buildings upon it.

30 *Property* means movable and immovable property.

31 *Property, abandoned*, means property that is vacant or not lawfully occupied.

32 *Property, blighted*, means lots and/or the improvements made thereon that are declared to
33 be not lawfully occupied, in need of repair, in violation of the property maintenance
34 code, uninhabitable, hazardous, dangerous, or unsafe. Characteristics of blighted
35 property includes, but are not limited to a building or premises that is or may become:
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- 4 • A public nuisance; or
- 5 • A harborage of rodents; or
- 6 • A prime location for illegal activities; or
- 7 • An increased fire hazard; or
- 8 • A site of increased dumping of garbage and trash; or
- 9 • A serious threat to the public's health and safety.

10 *Property, developed*, means any tract, parcel or lot containing a structure, including any
11 industrial or commercial tract, parcel or lot having onsite facilities relating to an
12 industrial or commercial use.

13 *Property, undeveloped* means property with no primary structure constructed on site or
14 active land use (temporary or not) operating on site.

15 *Regular grass maintenance* means the process of entering upon any developed
16 residential, or nonresidential, tract, parcel, or lot of land and removing or cutting all tall
17 grass with equipment designated specifically for that purpose.

18 *Responsible party* means the person, group, or organization responsible for corrective
19 actions prescribed in this Code. In the context of this article this means the property
20 owner, persons with an interest in subject property, the alleged violator or
21 respondent, or proprietary person cited with an alleged violation.

22 *Secure structure* means a vacant or not lawfully occupied property where all exterior
23 openings have been temporarily secured in a neat, workmanlike manner according to
24 at least the following minimum standards:

- 25 • No less than one-half inch thick CDX weather resistant plywood is used;
- 26 • Plywood is fit within openings;
- 27 • Plywood is securely fastened with two and one-half-inch wood screws, four to six
28 inches on center or with one-half by eight-inch round head bolt with washer,
29 through the center of the plywood with two by four back up;
- 30 • The plywood is coated with two coats of exterior paint. Color blends with or
31 harmonizes with the exterior colors of the building to be inconspicuous as
32 possible. All bare wood siding, windows, overhand, and trim is coated with exterior
33 paint.

34 *Tall grass or weeds* means any grass or weed more than 12 inches long measured from
35 grade perpendicular to the ground.
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4 *Total loss* means a condition where the cost to repair a damaged or dismantled motor
5 vehicle exceeds the junk value for such vehicle, as determined by a recognized
6 national appraisal book.

7 *Trash or debris* means ordinary household or other objects of a flammable character such
8 as barrels, cartons, boxes, crates, furniture, rugs, clothing, rags, mattresses,
9 blankets, rubber tires; lumber, brick, stone, and other building materials no longer
10 intended or in condition for ordinary use; any and all tangible personal property no
11 longer intended or in condition for ordinary and customary use; refuse, garbage, car
12 parts, scrap metal, or other vehicle remnants; and rubbish, shopping carts, and any
13 other accumulation of deleterious, discarded or noxious matter.
14

15 *Trash, residential*, means small kitchen, food, and household discards.

16 *Trash, bulk waste* means items such as furniture, mattresses, and yard trimmings.

17 *Trash, white goods*, refers to items such as refrigerators, stoves, and water heaters.
18

19 *Underbrush* means small trees, shrubs, vines, and weeds or unruly vegetation that grows
20 beneath taller trees.

21 *Vacant*, is synonyms with "not lawfully occupied" and includes but shall not be limited to
22 any premises not actually occupied by its owner, lessee, or other invitee. If occupied,
23 it may be without utilities or may be left unsecured or inadequately secured from
24 unauthorized entry to the extent that the premises could be entered and utilized by
25 vagrants or other uninvited persons as a place of harborage.
26
27

28 **Sec. 16-72. – Responsibility for property maintenance.**

29 All owners and occupants of any building, house, structure, or grounds are responsible for
30 the cleanliness of their premises and of the private alleys and neutral grounds immediately
31 adjacent to their premises, and all owners and occupants of any building, house, structure
32 or grounds and all business owners and managers of stores, restaurants, markets or
33 stands are responsible for keeping sidewalks and parking areas servicing their building
34 occupied by them in a clean condition.
35
36

37 **Sec. 16-73. – Purpose and prohibited nuisance activities established.**
38
39

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- 4 (a) Notwithstanding procedures established in Chapter 2 – Article VI. – Code
5 Enforcement by Administrative Adjudication, this article establishes the definitions,
6 policies, procedures, and authority of the city to establish noncompliance with
7 minimum property standards, issue violations, notify property owners of the need to
8 correct a violation and of their right to request an Administrative Hearing.
- 9 (b) The city hereby establishes in this article certain minimum standards for the use of
10 property in the city.
- 11 (c) The city further declares that the violation of minimum property standards
12 established by this article is contrary to the health, safety, and welfare of the citizens
13 of the city, constitutes a public nuisance, is subject to abatement, removal, penalties,
14 and liabilities established by this Code.
- 15 (d) The city does hereby exercise the power and authority to abate the existence of all
16 nuisances, as defined in this Code, and in doing so, the city may employ its own
17 personnel, equipment, and facilities for the purposes of abating such nuisances, or
18 may employ other persons, equipment, and facilities for this purpose.

19
20
21 **Sec. 16-74.- Adoption and application of the International Property Maintenance**
22 **Code.**

- 23 (a) The city hereby adopts the 2021 International Property Maintenance Code published
24 by the International Code Council, Inc.
- 25 (b) The Property Maintenance Code may be utilized to evaluate nuisance conditions,
26 and, should the city Code not be consistent, the more stringent standard shall apply.

27
28 **Sec. 16-75. - Standard notice conditions applicable to all nuisance violations.**
29

- 30 (a) *Generally.* Upon its own motion or after the complaint of any person, the city through
31 its division of code enforcement will assess, determine the validity of a violation, and
32 (when valid) provide notice of violation in accordance with the following general
33 provisions. More specific notice requirements are prescribed within each division of
34 this article and reflect the severity and unique characteristics of violations processed.
- 35 (b) *Mailed notice.* Whenever a notice under this Code is required to be mailed to the
36 owner of immovable property, the owner(s) are the name and address of the
37 person(s) listed as owner of such property on the current records of the St. Tammany
38 Parish Tax Assessor or the St. Tammany Clerk of Court.
- 39

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4 (c) *Refused or returned notice, effect.* Any notification sent and returned by U.S. Post
5 Office is considered as having fulfilled the notification requirement.

6 (d) *Multiple violations.* Once an owner or responsible party has been notified of a
7 violation by one of the required methods stipulated in this article, future mailed
8 notices for similar violations during that calendar year may be sent through the United
9 States Postal Service by first class mail properly addressed and postage prepaid to
10 the address and person as shown on the latest assessment rolls of the parish. Notice
11 mailed by the United States Postal Service shall be deemed received five business
12 days after being deposited into the mail, if going within the State of Louisiana, ten
13 days if being delivered to another state within the continental United States, and 15
14 days if being delivered outside of the continental United States.

15 (e) *Published notice.* If the owner of property is unknown and cannot be ascertained,
16 or if attempts to serve notice and citation by certified mail have been unsuccessful,
17 notice of the nature and location of the violation may be published once in the official
18 journal utilized by the city and such publication shall be deemed to be notice to the
19 owner of the property upon which the violation is found to occur. Notice to one co-
20 owner by any method shall be deemed to be notice to all other co-owners. If notice is
21 given by publication, then the owner shall have five (5) days from the date of
22 publication to correct the violation.

23 (f) *Emergency procedures.* The required notice procedures established by this Code
24 are the maximum required for compliance with this Code. Should a violation of a
25 property standard of this Code pose an imminent threat to life, health, or safety, the
26 city may immediately remedy, remove, and/or abate such a violation, including, but
27 not limited to, immediate removal or abatement of anything or condition which is part
28 of such a violation.

29 **Sec. 16-76. – Failure to correct; notice of Administrative Hearing.**

30 (a) When an alleged violator of this Code fails to correct the violation in accordance with
31 the notice of violation, the responsible party must be given 15 days notice to appear
32 at an Administrative Hearing. The Hearing shall be held in accordance with Chapter 2
33 – Article VI. – Code Enforcement by Adjudication to allow the alleged violator the
34 opportunity to provide testimony and/or refute the violation determination.

35 (b) In accordance with Chapter 2, a judgment or final order may be rendered by the
36 Hearing Officer whether or not the owner or their representative is present at an
37 Administrative Hearing.
38
39

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4 (c) The Administrative Hearing Officer is empowered to direct the correction of a
5 violation within a specified period of time, as well as require payment of processing
6 fees, abatement costs, fines, and penalties in accordance with this Code.
7

8 **Sec. 16-77. - Responsibility for minimum processing fees, penalties, abatement**
9 **costs; collection of outstanding invoices.**
10

11 Refer to Chapter 2, Article VI. - Code Enforcement by Administrative Adjudication for
12 requirements and standards related to minimum processing fees, enforcement, corrective
13 actions, and liens.
14

15 **Sec. 16-78. Placard removal a separate violation of this article.**
16

17 The removal of a violation placard by the owner, agent, or responsible party with a vested
18 interest in the resolution of an open code violation referred to in this section is a separate
19 violation of this article subject to separate violation proceedings, processing fees, and
20 penalties.
21

22 **Sec. 16-79. - Penalty for violation of article.**
23

24 Penalties for the violation of this article are set forth herein, as well as in Chapter 1,
25 Section 1-12 and Chapter 2 – Article VI. – Code Enforcement by Administrative
26 Adjudication.
27

28 **Secs. 16-80 – 16-85. Reserved.**
29
30

31 **DIVISION 2.- ABANDONED, INOPERABLE, AND JUNKED VEHICLES STORES ON**
32 **PRIVATE PROPERTY**
33

34 **Sec. 16-86. - Purpose.**

35 This division establishes definitions, minimum property standards, and abatement
36 procedures to mitigate the negative effects of abandoned, inoperable, and junked vehicles
37 on private property in the city.
38
39

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4

5 **Sec. 16-87. - Declaration of nuisance.**
6

7 Abandoned, inoperable, or junked vehicles, and the placement, leaving, keeping,
8 disposition, or storage of an abandoned or junk vehicle on private property, is contrary to
9 the public's health, safety and welfare and such activity is hereby declared a public
10 nuisance and prohibited for the following non-exclusive reasons, where such vehicles:

- 11 (a) May attract children who may play in and about them and become injured;
12 (b) Are exposed to the elements, deteriorate and are unsightly and become
13 unsightlier when left unaddressed, promoting blight and being detrimental to and
14 depreciating the value of nearby properties and properties in the city as a whole;
15 (c) Invite vandalism;
16 (d) Create fire hazards and attract rodents and insects;
17 (e) Interfere with the free, safe, and unobstructed use of the public or private
18 property in the vicinity of their location.
19
20

21 **Sec. 16-88. - Prohibition on private property.**
22

- 23 (a) *Temporary storage within the front yard.* Except as otherwise provided for in this
24 article, only one junked, or inoperable vehicle may be temporarily stored within the
25 front yard of a residential dwelling for a period of seven (7) calendar days within a
26 calendar year, provided the vehicle is stored on a hard surface that is maintained in
27 good condition, free of weeds, trash, and debris.
28 (b) *Relocation after initial observation.* After this seven (7) day period, should any junked
29 or inoperable vehicle be moved and returned to the front yard in the same calendar
30 year, and continue to meet the criteria of a junked or inoperable, motor vehicle, the
31 vehicle will be in violation of this Code immediately upon relocation to the front yard
32 area.
33
34

35 **Sec. 16-89. - Notice requirements, Administrative Hearing, abatement, and penalties.**
36

- 37 (a) *On-site notification.* For the purposes of determining the status of any abandoned,
38 inoperable, or junked, vehicle on private property; code enforcement officers will
39

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4 inspect any such vehicle(s), record the location, the type, make, color, and license
5 registration of the vehicle—if one exists—and shall post a notice on the windshield of
6 the abandoned or junk vehicle and photograph such vehicle(s). Should the vehicle be
7 inaccessible, code enforcement officers shall post the notice on site in a location both
8 near to the vehicle and visible from the street. The notice shall be sufficient notice to
9 the owner to remove the vehicle and advise them of their right to request a hearing.

10 (1) *Minimum ten (10) days.* The time for compliance begins on the date of the
11 receipt of notice.

12 (2) *Contents.* The notice of violation must include the words "Notice of Violation" in
13 print greater than 36 pt font size, and inform the person of all the following
14 information in standard font size:

- 15 i. The date and time of posting or notice;
16 ii. The violation and requirement that the owner must remove the vehicle
17 within ten (10) days of the date of posting;
18 iv. Contact information for the city department posting the notice; and
19 v. Statement that advises failure to remove the vehicle within ten (10) days
20 will result in the violation being brought to an Administrative Hearing, where
21 the Hearing Officer may issue an order that results in the vehicle being
22 removed, destroyed, or sold by the city, or by a tow truck operator acting on
23 behalf of the city, and that in such event, the owner or occupant shall be
24 assessed for the costs of removal and abatement, and associated
25 processing fees and penalties.

26 (b) *Administrative Hearing consideration.* If the 'total loss' junked vehicle criteria is
27 refuted within the testimony heard as part of an Administrative Hearing, the property
28 owner, or person or entity in control of the property is responsible for providing
29 evidence in the form of three (3) cost estimates to repair the vehicle, as well as the
30 junk value of the vehicle as determined by a recognized national appraisal book.
31
32
33

34
35 **Sec.16-90. - Removal; tow truck operator to notify and work with code enforcement,**
36 **re: vehicle storage, sale, or disposal.**
37
38
39

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- 4 (a) Both city administration and code enforcement officers are authorized to use
5 whatever means and methods available for vehicle removal, and it may proceed to
6 have this accomplished either by its own employees or by an independent contractor.
7
8 (b) No other action by the city shall be required and the procedures provided in this
9 section shall constitute a request of the city to the tow truck operator to remove the
10 vehicle.
11
12 (c) The tow truck operator shall tow, store, dispose, or sell the vehicle pursuant to the
13 Louisiana Towing and Storage Act. The city shall have no civil or criminal liability for
14 the acts or omissions committed by the tow truck operator, salvage yard and/or
15 independent contractor.

16
17 **Sec.16-91.- Redemption by owner.**

18 The owner of an abandoned, inoperable, derelict, junked, or otherwise unlawfully parked or
19 stored motor vehicle seized or impounded by the city may redeem such vehicle at any time
20 after its removal but prior to an order of sale or destruction thereof, upon proof of
21 ownership and by paying all processing fees, accrued storage and towing fees, and
22 penalties.

23
24
25 **Secs. 16-92—16-95. - Reserved.**
26

27 **DIVISION 3. - WEEDS, NOXIOUS ACCUMULATIONS, LITTER, AND JUNK**
28

29 **Sec. 16-96. - Purpose.**

30 This division establishes definitions, minimum property standards, and abatement
31 procedures to mitigate the negative effects of weeds, noxious accumulations, litter, and
32 junk in the city.
33

34
35 **Sec. 16-97. - Declaration of nuisance.**

- 36 (a) The growth of weeds, grass, and other underbrush, to a height of greater than twelve
37 (12) inches, as well as the placement of trash, debris, refuse, garbage and discarded
38
39

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4 or noxious matter—including unmaintained vegetative growth that collects trash or
5 debris within such growth—on any developed lot, place, area or sidewalk, or sidewalk
6 area in the city is hereby declared to be a public nuisance and detrimental to the
7 general health of the city.

- 8 (b) Litter and the maintenance of junk is contrary to the public's health, safety, and
9 welfare and is hereby declared to be a public nuisance.
10

11
12 **Sec. 16-98. - Prohibition on private property.**

- 13 (a) *Littering.* Violation of the following property standards is hereby defined as "littering"
14 for purposes of this article:
15

16 (1) All owners of land within the city, or the duly authorized agents of such
17 owners, must remove all trash, debris and refuse, garbage and discarded or
18 noxious matter on any lot, place, area and the sidewalks and sidewalk areas
19 adjacent to their property.

20 (2) It is unlawful to sweep, blow, deposit, throw, allow or permit paper, trash,
21 litter, all forms of solid waste, dirt, yard waste or other material into the streets,
22 sidewalks, parking lots, drains, ditches, swales, or other drainage mechanisms,
23 or other public ways adjacent to such stores, restaurants, homes and structures
24 or to allow such forms of solid waste to accumulate on private property.

25 (3) Garbage, trash, bulk waste, electronics, and yard waste cannot be left in
26 the yard and debris must be properly disposed of, including small kitchen, food,
27 and household discards, which must be bagged or placed in a proper container
28 and placed street-side for pick up.

- 29 (b) *Outdoor storage, maintenance of junk, and associated unmaintained vegetative*
30 *growth.* Maintenance of junk and associated unmaintained vegetative growth that
31 collects trash, debris, or prevents the free movement of air, water, or open space is a
32 violation of this article and is hereby prohibited. Outdoor storage of equipment,
33 materials or furnishings is prohibited on residential property. Likewise, indoor
34 furniture, household appliances, auto parts or building materials may not be stored
35 outside.

- 36 (c) *Yard maintenance standards.* All owners of developed land within the city, or the duly
37 authorized agents of such owners, shall cut and remove all the rank growth of weeds,
38 grass and other underbrush, in excess of twelve (12) inches, as well as unmaintained
39

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4 vegetative growth that collects trash, debris, or prevents the free movement of air,
5 water, or open space in required front, side or rear yards of any developed property in
6 the city.
7

8
9 **Sec. 16-99. - Notice requirements.**

- 10 (a) *Generally.* For the purposes of determining noncompliance of any litter, high grass, or
11 junk violation; code enforcement officers will inspect such conditions, record evidence
12 of noncompliance, including a picture of the violation with both the time and date
13 noted, and provide both mailed and posted notice to the property owner in
14 furtherance of violation correction.
15
16 (b) *On-site notification.* On site notification includes posting the notice on a structure
17 must be in a location both near to the violation, visible from the street, and contain
18 required contents in subsection (d) below.
19 (c) *Mailed notice.* The city will send to the owner or occupant of the premises where the
20 violation exists a letter containing required contents in subsection (d) below.
21 (d) *Required contents.* Both mailed and on-site notifications must include or address:
22
23 (1) The date and time of posting or notice;
24 (2) The violation and requirement that the owner must correct the violation (i.e.,
25 clear trash, cut grass) within ten (10) days of the date of posting;
26 (3) Notice of minimum processing fees and penalties due; and
27 (4) Contact information for the city department posting the notice, and
28
29 (5) Statement that advises failure to correct the violation will result in the violation
30 being brought to an Administrative Hearing, where the Hearing Officer may issue
31 an order that results in abatement by the city. In such an event, the owner or
32 occupant shall be assessed for the costs of removal and abatement, as well as
33 any additional associated processing fees and penalties.
34

35
36 **Sec. 16-100. - Removal; litter, junk, high grass, and debris.**
37
38
39

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4 (a) Both city administration and code enforcement officers are authorized to use
5 whatever means and methods it has available at its disposal to abate and remove
6 litter, junk, high grass and debris, and it may proceed to have this accomplished
7 either by its own employees or by an independent contractor.

8 (b) No other action by the city shall be required and the procedures provided in this
9 section shall constitute a request from the city to independent contractors to provide
10 such services.
11

12
13 **Secs. 16-101—16-110. - Reserved.**
14

15
16 **DIVISION 4. – GRAFFITI AND UNSAFE SIGNS**

17 **Sec. 16-111. - Purpose.**

18 This division establishes definitions, minimum property standards, and abatement
19 procedures to mitigate the negative effects of graffiti and unsafe signs in the city.
20

21
22 **Sec. 16-112. - Declaration of nuisance.**
23

24 (a) *Graffiti.* Graffiti undermines property owner's rights to maintain their site in a
25 predictable manner, and—when visible from the public right of way—can cause
26 devaluation of the property impacted and/or the devaluation of the corridor and
27 community. Further, when graffiti is not quickly removed, it is more likely that nearby
28 properties will become the target of graffiti, and entire areas become affected and
29 less desirable places in which to be, all to the detriment of the city. For these reasons,
30 graffiti is hereby declared a public nuisance and a threat to the public's health, safety,
31 and welfare.

32 (b) *Unsafe signs.* Unsafe signs, as described in Appendix A, Part 2, Sec. 2.2305 of this
33 Code, are hereby declared a public nuisance and a threat to the public's health,
34 safety, and welfare because of their likely interference with traffic and likelihood to fall
35 or blow down or cause possible injuries to passersby or property.
36

37
38 **Sec. 16-113. – Prohibition on private property.**
39

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- 4 (a) *Maintenance of graffiti prohibited.* It shall be unlawful for any person to maintain or
5 fail to remove graffiti on any public or private building structure or any other real
6 property within view of the public right-of-way.
7
8 (b) *Unsafe signs prohibited.* It shall be unlawful for the owner of any property to allow a
9 sign existing on such property to become structurally unsafe, endanger the safety of
10 a building or premises, or endanger the public's safety.

11
12 **Sec. 16-114. - Notice requirements.**

- 13
14 (a) *Generally.* For the purposes of determining noncompliance of any graffiti or unsafe
15 sign violation; code enforcement officers will inspect such conditions, record evidence
16 of noncompliance, including a picture of the violation with both a time and date noted,
17 and provide both mailed and posted notice to the property owner in furtherance of
18 violation correction.
19
20 (b) *On-site notification.* On site notification must be in a location both near to the
21 violation, visible from the street, and contain required contents in subsection (d)
22 below.
23
24 (c) *Mailed notice.* The city will send to the owner or occupant of the premises where the
25 violation exists a letter containing required contents in subsection (d) below.
26
27 (d) *Required contents.* Both mailed and on-site notifications must include or address:
28
29 (1) The date and time of posting or notice;
30
31 (2) The street address or other description of the property sufficient for property
32 identification;
33
34 (3) The violation and requirement that the owner must correct the violation within
35 seven (7) days of the date of posting;
36
37 (5) Contact information for the city department posting the notice, and
38
39 (6) Statement that advises failure to correct the violation within seven (7) days of the
date of posting will result in the violation being brought to an Administrative
Hearing, where the Hearing Officer may issue an order that results in abatement
by the city. In such an event, the owner or occupant will be assessed for all

4 removal and abatement costs, as well as any associated fines, penalties, and
5 processing fees.
6

7
8 **Secs. 16-115—16-125. - Reserved.**
9

10 **DIVISION 5. – BLIGHTED, UNSAFE, AND ABANDONED PROPERTY**
11

12 **Sec. 16-126. – Purpose and authority.**

- 13 (a) *Purpose.* This division establishes definitions, minimum property standards, and
14 abatement procedures to mitigate the negative effects of blighted and abandoned
15 property, including dangerous and unsafe structures, in the city to provide for the
16 safety, health, protection, and general welfare of persons and property in the city by
17 requiring such buildings and premises to be repaired, made safe, secured, or
18 demolished and removed in accordance with any and all provisions of state law.
19
20 (b) *Authorization.* The city is hereby authorized to demolish and/or remove dangerous or
21 unsafe structures in accordance with any and all provisions of law now or hereinafter
22 existing, including, but not limited to, La. R.S. 33:4761 through 4767, inclusive. The
23 city is further authorized to recover its costs of demolition, removal, and/or
24 maintenance, along with administrative fees, attorney's fees and interest, in
25 accordance with any and all provisions of law now or hereinafter existing, including,
26 but not limited to, La. R.S. 33:4766.
27

28 **Sec. 16-127. - Declaration of nuisance, detrimental to, or endangerment of the public**
29 **safety, health, and welfare.**

30 Abandoned, blighted, or dangerous and unsafe buildings and premises are declared a
31 nuisance and threat to life and property in the city. Buildings, structures, and premises may
32 become unsafe by reason of damage by fire, the elements, age, or general deterioration.
33 Vacant buildings not properly secured at doorways and windows also serve as an
34 attractive nuisance for young children who may be injured therein. A dilapidated building or
35 unkept premises may also serve as a place of rodent infestation thereby creating a health
36 concern for the city.
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5 **Sec. 16-128. – Minimum standards for securing blighted, abandoned, dangerous, or**
6 **unsafe property.**
7

- 8 (a) *Vacant buildings and premises; requirement to secure.* The owner of any vacant
9 building that has been declared an unsafe structure is responsible for maintaining the
10 building and premises by boarding and securing the structure at all times until the
11 structure is reoccupied. See definition of "secure structure" in Sec. 16-71.
12 (b) *Buildings noncompliant with minimum building code requirements.* Blighted
13 residential or commercial buildings and premises kept in a dangerous or unsafe
14 condition, shall be secured until such time as the building and premises is brought
15 into full compliance with applicable codes or until such time as the structure is
16 demolished and removed. Boarding and securing of the structure or condition does
17 not relieve the owner of the requirement to diligently repair, rehabilitate or demolish
18 and remove the structure or condition.
19 (c) *Buildings with open, pending code violations.* Secured structures must be maintained
20 until all code violations have been addressed or until the structure has been
21 demolished according to code requirements.

22 **Sec. 16-129. – Complaint, investigation, and report.**

- 23 (a) After receipt of a complaint, a code enforcement officer must inspect the alleged
24 abandoned, blighted, or unsafe and dangerous structure or premises and make a
25 report in writing, documenting their findings and recommendations regarding its
26 repair, security, demolition and removal, to the building official.
27 (b) The building official, upon review of a code enforcement officer's written report, shall
28 assess whether the premises is blighted, vacant, uninhabitable, or/and hazardous
29 and unsafe, when the structure or premises:
30 (1) May become dangerous or unsafe to the general public; or
31 (2) Is open at the doorways and windows making it accessible to and an object of
32 attraction to minors under 18 years of age, as well as other trespassers;
33 (3) Is or may become a place of rodent infestation; or
34 (4) Presents any other danger to the health, safety, and general welfare of the
35 public; or
36 (5) Is unfit for the purposes for which it may lawfully be used.
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1 **ORDINANCE NO. 4258**

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4 (c) If the building official determines that the structure or premises is an imminent danger
5 to the public, he or she shall prepare a report for City Council consideration in
6 accordance with **Sec. 16-130** with a recommendation to condemn or demolish.

7 (d) If the building official determines that the structure or premises is not an imminent
8 danger to the public, but has characteristics of blight or abandoned property, he or
9 she shall proceed with processing the violation in accordance with this section.

10
11 **Sec. 16-130. - Review of imminent danger report and determination by City Council.**

12 (a) *Determination of imminent danger, 24 hours' notice authorized.* If the City Council
13 determines that said premises, building, part of building, etc., are in imminent danger
14 of collapse and constitute a menace to public health and safety, the Council—by
15 voting to condemn and remove the structure(s) on site—shall direct the property
16 owner to cause the demolition of said premises, building, part of building, etc. The
17 Council shall also direct and authorize the city administration, in coordination with city
18 departments and private contractors, to cause the demolition of said premises,
19 building, part of building, etc.—if, after 7 days' notice to any person who may have a
20 vested or contingent interest in said premises, building, or part of building, etc.—no
21 action has been taken by the property owner.

22 (b) *Determination of abandoned, blighted, unsafe building or premises, regular notice*
23 *authorized.* If the City Council fails to condemn or require the demolition of a
24 premises, building, part of building, etc., the City Council shall direct the city
25 administration to process the violation in accordance with this section.

26 **Sec. 16-131. - Review of blight and abandoned property cases, required notice, and**
27 **determination.**

28
29 (a) *First notice of violation.* Upon finding a property is blighted or abandoned, code
30 enforcement officers shall provide the property owner(s) notice to repair, secure, or
31 remove the abandoned, blighted, or unsafe building or to make the premises safe by
32 certified mail, by personal service to those residing on the property, and through on
site notification affixed to the site.

33 (b) *On-site notification.* On site notification must include a securely affixed copy of such
34 notice upon the building or premise, visible from the street, and contain required
35 contents in subsection (e) below.
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1 **ORDINANCE NO. 4258**

2 **ITEM NO. 25-09-3613**

3 **PAGE 47**

4 (c) *Personal service.* Personal service must include a copy of such notice served upon
5 any adult person residing in or occupying said building or premises if such person can
6 be reasonably found.

7 (d) *Certified mailed notice.* The city must also send a copy of such notice containing
8 required contents in subsection (e) below by certified mail to the owner, executor,
9 administrator, agent, lessee, or any person having a vested or contingent interest in
10 such unsafe building as shown by the records of the assessor or of the clerk of court;
11 or if no such person can be reasonably found to the owner directed to his last known
12 address. Notice to one co-owner by any method shall be deemed to be notice to all
13 other co-owners. If the certified mail is returned for failure to obtain a signature on the
14 return receipt form or returned due to refusal of delivery, service may be
15 accomplished by first class mail, with a certificate of mailing.

16 (e) *Required contents.* Both mailed, personally served, and on-site notifications must
17 include or address:

18 (1) The date and time of posting or notice;

19 (2) The street address or other description of the property sufficient for property
20 identification;

21 (3) A statement explaining the code violation, including that the building or premises
22 is abandoned, blighted, unsafe or dangerous;

23 (4) The notice of violation outlining the way the building or premises are to be made
24 safe and secure, or demolished and removed within a minimum timeframe of at
25 least 30 days; and

26 (5) Notice that if the violation is not corrected within 30 days, the violation will be
27 brought to an Administrative Hearing, where the Hearing Officer may issue an
28 order that results in abatement by the city. In such an event, the owner will be
29 assessed for all repair, removal, and abatement costs, as well as any associated
30 fines, penalties, and processing fees.

31 (6) Contact information for the city department posting the notice, as well as the
32 phone number to request information about the Administrative Hearing or make
33 inquiries.

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4 **Sec. 16-132. – Second notice to persons with interest in premises.**

- 5 (a) *Failure to resolve violation after first notice.* If persons fail to comply with the
6 requirements of the first notice, a second published notice must be served notifying
7 the public that unless the demolition, improvements, or repair work is commenced
8 within five (5) days of published notice, the city will place the case on the next
9 Administrative Hearing Officer's docket and that the public works director will be
10 authorized to enter upon the premises, close up and barricade all entrances, prevent
11 further occupation of any or all parts of the building, and protect the sidewalks with
12 fences or otherwise provide safety for the occupants and the public.
- 13 (b) *Published notice.* A copy of the notice must be published once in the official journal of
14 the city and such publication satisfies notice to the property owner and all others with
15 a vested interest in the property.
- 16 (c) After five (5) days of published notice, the city may proceed with notice requirements
17 for Administrative Hearings in accordance with in Sec. 2-612 – Hearing notice
18 requirements of this Code, and employ such labor, furnish such material, and take
19 such steps as may be necessary to restore the premises to a safe condition. In this
20 regard, the city may advertise bids that shall be submitted to the appropriate
21 department for final disposition.

22
23 **Secs. 16-133—16-140. - Reserved.**

24
25 **DIVISION 6. – GARAGE CANS AND VEHICLE STORAGE**

26
27 **Sec. 16-141. - Purpose.**

28 This division establishes definitions, minimum property standards, and abatement
29 procedures to mitigate the negative effects of delayed trash can pick up and temporary
30 vehicle storage on vacant or undeveloped lots in the city.

31
32
33 **Sec. 16-142. - Declaration of nuisance.**

- 34 (a) *Garbage cans.* Garbage cans that remain on street or within the public
35 right-of-way for extended periods of time are hereby declared a public nuisance
36 because such trash containers can become obstacles for on-street pedestrian,
37 bicycle, and vehicular traffic; promote a negative appearance for the community and
38 how it is maintained; and—without limitation—may remain and collect in public
39

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4 spaces designed to intermittently and temporarily allow their placement, all of which
5 undermines nearby property owner's right to maintain their site in a predictable
6 manner, and—when visible from the public right of way—can cause devaluation of
7 neighboring properties impacted, as well as the corridor and community as a whole.

- 8 (b) *Vehicle storage on vacant or undeveloped lots in the city.* Parking is an
9 accessory land use activity except in the case where a lot is an approved off-street
10 parking facility pursuant to the requirements of this Code. Parking of vehicles—
11 including cars, trucks, SUVs, motorcycles, semi-trucks, motorhomes, RVs, boats,
12 trailers, travel trailers, fifth wheels, campers, ATVs, golf carts, or similar means of
13 transport, whether operable or not—on vacant property or undeveloped lots in the
14 city, is hereby declared a public nuisance because such vehicles and equipment tend
15 to block the view of other vehicles and children playing in these neighborhoods
16 creating public safety issues, as well as negatively impact the aesthetics of corridors
17 and the community.

18 **Sec. 16-143. – Prohibition on private property.**

- 19
20 (a) *Garbage pickup, container retrieval and container storage; no dumpster provided.*
21 To mitigate the detrimental effects of garbage cans visible and obstructing the right-
22 of-way, where private property is maintained and garbage is collected within
23 garbage containers or cans, not dumpsters, the following minimum property
24 standards apply:
- 25 (1) *Pickup.* All garbage containers must be placed near the on-street collection
26 point no earlier than 3:00pm on the day proceeding the day upon which refuse
27 collection is customarily made.
 - 28 (2) *Retrieval.* All garbage containers must be removed from the collection point
29 on the same day collection is made.
 - 30 (3) *Storage.* Garbage containers must be stored behind the front building line or
31 within 3 feet of the front building line.
- 32 (b) *Parking on vacant or undeveloped lots in the city prohibited.* It shall be unlawful for
33 the owner of any vehicle—including cars, trucks, SUVs, motorcycles, semi-trucks,
34 motorhomes, RVs, boats, trailers, travel trailers, fifth wheels, campers, ATVs, golf
35 carts, or similar means of transport, whether operable or not—to park or leave
36 standing such vehicle upon any vacant lot or undeveloped lot, except for approved
37 off-street parking facilities and the following circumstances:
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- 4 (1) When a vehicle is stopped or parked for the temporary loading or unloading of
5 persons or property; or
- 6 (2) When a vehicle is stopped or parked in connection with a properly permitted
7 special event or function, but for no longer than twenty-four (24) hours; or the
8 length time permitted for the special event or function; or
- 9 (3) When a vehicle is stopped or parked in connection with a properly permitted
10 construction project or event.

11
12
13 **Sec. 16-144. – Inspection and notice requirements.**

- 14 (a) *Generally.* For the purposes of determining noncompliance of any garbage can or
15 vehicle storage violation; code enforcement officers will inspect such conditions after
16 receipt of a complaint, record evidence of noncompliance, including a picture of the
17 violation with both a time and date noted, and provide posted notice to the property
18 owner in furtherance of violation correction.
- 19 (b) *On-site notification.* On site notification must be in a location both near to the
20 violation, visible from the street, and include or address:
- 21 (1) The date and time of posting or notice;
- 22 (2) The street address or other description of the property sufficient for property
23 identification;
- 24 (3) The violation and requirement that the owner must correct the violation within a
25 fixed number of hours or days from the date of posting. The time allowed shall
26 depend on the nature of the violation and the time necessary to comply with the
27 provisions of this subsection;
- 28 (5) Contact information for the city department posting the notice, and
- 29 (6) Statement that advises both:
- 30 i. Failure to correct the violation may result in abatement by the city. In such
31 event, the property owner or occupant will be assessed for all removal and
32 abatement costs.
- 33 ii. If the property owner fails to timely remove or store the garbage or vehicle,
34 as applicable, and if the property owner receives a second on-site written
35 notice by the Code Enforcement Division within five (5) days of the first
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4 notice, the Code Enforcement Division may place the violation on the
5 docket of the next Administrative Hearing, where the Hearing Officer may
6 issue an order that may result in abatement by the city. In such an event,
7 the property owner or occupant will be assessed all removal and
8 abatement costs, as well as any associated fines, penalties, and
9 processing fees.
10

11
12 **Sec. 16-145. – Penalties.**

- 13 (a) *In general.* The city reserves the right to seek penalties and/or remedies through civil
14 and/or criminal means described herein.
15
16 (b) *Garbage containers.* Garbage can violations subject the respondent(s) to civil
17 penalties pursuant to the total number of adjudicated violations during 1 calendar
18 year within the city by the property owner, as follows:
19 (1) First offense: \$25.00
20 (2) Second offense: \$50.00.
21 (3) Third offense and on: \$75.00
22
23 (c) *Vehicle storage on vacant or undeveloped property.* Violations for illegal vehicle
24 storage on vacant or undeveloped property subject the respondent(s) to civil
25 penalties pursuant to the total number of adjudicated violations during 1 calendar
26 year within the city by the property owner, as follows:
27 (1) First offense: \$100.00
28 (2) Second offense: \$200.00.
29 (3) Third offense and on: \$300.00
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33 **Secs. 16-146—16-155. - Reserved.**

34 * * *

35 **Chapter 23 – SOLID WASTE**

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4 **Section 23-13. - Storage locations of dumpsters and trash receptacles.**

5 (a) Multi-family, commercial and industrial areas.
6

- 7 (1) All containers for multi-family, commercial and industrial waste, yard waste and
8 recyclables, including used grease, shall be stored on the premises in a
9 location that is screened with a solid wood fence and gate or other suitable
10 materials approved by the planning department. All containers shall be
11 reasonably inconspicuous from public streets, places occupied by people, and
12 shall not be located in the right-of-way. Plastic bags shall be stored in an
13 enclosed area that is not readily accessible by animals and out of the weather.
- 14 (2) The location of multi-family, commercial, and industrial containers shall be
15 noted on the site plan and shall be incorporated into the design for ease of
16 access. The location shall be approved by the planning department. It shall be
17 unlawful to place the storage containers in another location without first
18 obtaining written approval from the planning department.
- 19 (3) Containers stored in a public alley shall be screened with a solid wood fence
20 and gated or suitable materials approved by the planning department. It shall
21 be kept next to the building or structure and shall not block the traveled portion
22 of the alley.
- 23 (4) Notwithstanding anything in these provisions to the contrary, any building with
24 a drive-through utilized for food and/or drink service shall have, and the
25 occupant of such building shall maintain, a trash receptacle, accessible on the
26 vehicle's driver's-side after the furthest drive-through window on the exit lane of
27 the drive-through, but no less than 25 feet from the closest edge of the fronting
28 street. The occupant of the building shall empty the receptacle at intervals
29 sufficient to prevent the overflow of garbage from the receptacle.
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32 **APPENDIX A - ZONING**
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4 **PART 3. ADMINISTRATION AND ENFORCEMENT**

5 **Section 3.1. Administration and Enforcement.**

6
7 The Department of Planning and the Department of Building Safety are responsible for the
8 administration and enforcement of this ordinance with the assistance of other city
9 departments and procedures, as applicable and described in this Part. Should authorized
10 departments or their designated representatives find that any of the provisions of this
11 ordinance are being violated, the Department of Building Safety is authorized to notify in
12 writing the persons responsible for such violations, indicating the nature of the violation,
13 and ordering the action necessary to correct it. Should the alleged violator elect to attend
14 an Administrative Hearing, provisions for such hearing must be met as prescribed in
15 Chapter 2, Article VI. - Code Enforcement by Administrative Adjudication.

16 * * *

17
18 **APPENDIX F – FEES**

19
20 * * *

21 **Part 3. – Administrative Fees.**

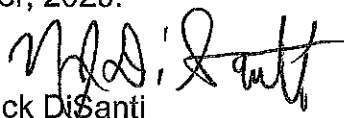
22 **Section 3.1 Administrative Adjudication Hearing Fees.**

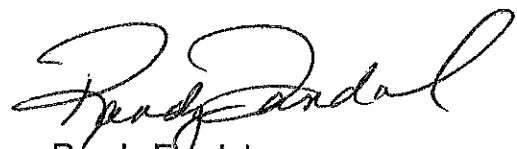
23 **3.1.1 Administrative Adjudication Hearing Fees.**

24	Minimum Processing Fee	\$250.00
25	Signage, postage, certified mailing, and	
26	advertisement costs	Maximum of \$25.00
27	Printing, video, or other costs to document	
28	case materials and evidence	Maximum of \$25.00
29	City Employee Time	Equal to the cost of hours billed and
30		employee rates
31	Subpoena service charges, expert fees,	
32	consultant fees, professional service	Equal to documented receipts
33	expenses, attorney fees	

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7 **ADOPTED** this 28th day of October, 2025.
8

9 
10 Nick DiSanti
11 President of the Council
12 Councilman, District D
13

14 
15 Randy Fandal
16 Mayor
17

18 
19 Thomas P. Reeves
20 Council Administrator
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DELIVERED	10/30/25
2:16 pm	to the Mayor
RECEIVED	11/4/25
10:35 am	from the Mayor

of Slidell, Louisiana, is hereby amended by adding a section, to be numbered _____, which section reads as follows: . . . " The new section shall then be set out in full as desired.

(d) All sections, divisions, articles, chapters or other provisions desired to be repealed shall be specifically repealed by section, division, article or chapter number, as the case may be.
(Code 1966, § 1-6)

Sec. 1-10. Supplementation of Code.

(a) A supplement to this Code shall include all substantive permanent and general parts of ordinances adopted during the period covered by the supplement and all changes made thereby in the Code. The pages of a supplement shall be so numbered that they will fit properly into the Code and will, where necessary, replace pages which have become obsolete or partially obsolete, and the new pages shall be so prepared that, when they have been inserted, the Code will be current through the date of the adoption of the latest ordinance included in the supplement.

(b) In the preparation of a supplement to this Code, all portions of the Code which have been repealed shall be excluded from the Code by the omission thereof from reprinted pages.

(c) When preparing a supplement to this Code, the codifier (meaning the person, agency or organization authorized to prepare the supplement) may make formal, nonsubstantive changes in ordinances and parts of ordinances included in the supplement, insofar as it is necessary to do so to embody them into a unified Code. For example, the codifier may:

- (1) Organize the ordinance material into appropriate subdivisions;
- (2) Provide appropriate catchlines, headings and titles for sections and other subdivisions of the Code printed in the supplement, and make changes in such catchlines, headings and titles;
- (3) Assign appropriate numbers to sections and other subdivisions to be inserted in the Code and, where necessary to accommodate new material, change existing section or other subdivision numbers;

(4) Change the words "this ordinance" or words of the same meaning to "this chapter," "this article," "this division," etc., as the case may be, or to "sections _____ to _____" (inserting section numbers to indicate the sections of the Code which embody the substantive sections of the ordinance incorporated into the Code); and

(5) Make other nonsubstantive changes necessary to preserve the original meaning of ordinance sections inserted in the Code; but in no case shall the codifier make any change in the meaning or effect of ordinance material included in the supplement or already embodied in the Code.

Sec. 1-11. Altering Code.

It shall be unlawful for any person to violate or fail to comply with the provisions of this Code of Ordinances, and these shall be civil violations. Civil violators shall be subject to civil penalties and civil fines up to, but not exceeding, \$1,000.00 plus legislatively approved costs, expenses and legal interest from the date of violation, at the court's discretion, per violation. Each day any violation of, or failure to comply with, any provision of this Code of Ordinances shall constitute a violation.

Any penalty heretofore adopted prior to the effective date of this section is hereby repealed.
(Code 1966, § 1-7; Ord. No. 3557, 2-9-2010)

Sec. 1-12. General penalty.

It shall be unlawful for any person to violate or fail to comply with any provision of the Code or commit any act declared to be unlawful. The violation of any provision of this code, with the exception of Chapters 11 and 27, which penalty provisions are provided therein, shall be punished by a fine not exceeding \$1,000.00 or imprisonment for a term not exceeding six months, or by both fine and imprisonment, within the discretion of the court. Each day any violation of any provision of this Code shall continue constitutes a separate offense.

Any penalty heretofore adopted prior to the effective date of this section is hereby repealed. (Code 1966, § 1-8; Ord. No. 3557, 2-9-2010; Ord. No. 3677, 3-26-2013; Ord. No. 3954, 8-13-2019)

Charter reference—Power to provide penalties for the violation of ordinances, § 2-17.

State law reference—Maximum penalty for violating ordinances, R.S. 33:362(A)(2)(b).

Primarily engaged. the majority of patients, 51 percent or more of the patients seen on any day a clinic is in operation, are issued a narcotic prescription for the treatment of chronic non-malignant pain. A physician who in the course of his practice, treats patients with chronic pain, shall not be considered primarily engaged in the treatment of chronic non-malignant pain by prescribing narcotic medications provided that the physician:

- (1) Treats patients within their areas of specialty and who utilizes other treatment modalities in conjunction with narcotic medications;
 - (2) Is certified by a member board of the American Board of Medical Specialties, or is eligible for certification based upon his completion of an ACGME (Accreditation Council for Graduate Medical Education) certified residency training program;
 - (3) Holds medical staff privileges that are in good standing at a hospital in this state; and
 - (4) holds current federal and Louisiana controlled substance licenses.
- (Ord. No. 3522, (16-46), 1-27-2009)

Sec. 16-62. Ownership.

(a) Except as specified in subsection (b), each clinic shall be 100 percent owned and operated by a physician or physicians qualified or certified in the subspecialty of pain management by a member board of the American Boards of Medical Specialties.

(b) A clinic in operation on or before January 1, 2009, is exempt from subsection (a) if all of the following requirements are met.

- (1) The clinic is not owned, either in whole or in part, by independent contract, agreement, partnership, or joint venture with a physician who during the course of his practice has:
 - a. Been denied the privilege of prescribing, dispensing, administering, supplying, or selling any controlled dangerous substance; and
 - b. Had board action taken against his medical license as a result of dependency on drugs or alcohol.
 - (2) The clinic is not owned, either in whole or in part, by an individual who has been convicted of, pled guilty or nolo contendere to a felony.
 - (3) The clinic is not owned, either in whole or in part, by an individual who has been convicted of, pled guilty or nolo contendere to a misdemeanor, the facts of which relate to the use, distribution, or illegal prescription of any controlled substance.
 - (4) The clinic shall operate as an urgent care facility offering primary or acute health services, in addition to caring for patients with chronic pain, and shall have held itself out to the public as an urgent care facility.
- (c) Any change of ownership shall be reported in writing to the city finance department within five working days of the transfer of ownership by any lawful means. The license of a clinic is not transferable or assignable between individuals, clinics or both. A license cannot be sold. The new owner shall submit all documents required for a new license including the licensing fee. Once all application requirements are completed and approved by the department, a new license shall be issued to the new owner.
- (Ord. No. 3522, (16-47), 1-27-2009)

Secs. 16-63—16-70. Reserved.

ARTICLE V. NUISANCES AND PROPERTY STANDARDS

DIVISION 1. IN GENERAL

Sec. 16-71. Violation of minimum property standards established by this article declared nuisance and prohibited conduct.

(a) The City of Slidell (hereinafter "city"), acting pursuant to its power and responsibility to preserve and protect the health, safety, and wel-

fare of the citizens of the city, and acting pursuant to the power vested in the City by the State of Louisiana and Section 1-06 of the Charter of the City of Slidell, hereby establishes in this article certain minimum standards for the use of property in the city.

(b) The City of Slidell further declares that the violation of the minimum property standards established by this article is contrary to the health, safety, and welfare of the citizens of the city, shall constitute a public nuisance, shall be subject to abatement and removal as provided in this article, and shall subject the violator to the penalties and liabilities established by this article.

(Ord. No. 3547, 10-13-2009)

Sec. 16-72. General penalty for violation of article.

In addition to any penalty or liability which may be established by this article or other provisions of law, the violation of this article shall be punishable by the penalty set forth in section 1-12.

(Ord. No. 3547, 10-13-2009)

Sec. 16-73. Penalties and abatement procedures established by this article not exclusive; power of city to abate nuisances, impose penalties, and recover costs of abatement under other provisions of law.

The penalties and abatement procedures established by this article shall not constitute the exclusive remedies available to the city for a violation of this article, and no specification of penalties or abatement procedures in this article shall constitute a limitation on the power of the city to abate nuisances, impose penalties, and recover costs of abatement under any other provision of law or jurisprudence now in effect or hereinafter adopted. The imposition of a penalty or institution of a demand or proceeding authorized by this article shall not constitute an election of remedies and shall not limit the power or authority of the city to seek further penalties or to

institute further demands or proceedings under any other provision of law or jurisprudence now in effect or hereinafter adopted.

(Ord. No. 3547, 10-13-2009)

Sec. 16-74. Adoption of International Property Maintenance Code.

The city hereby adopts the 2006 International Property Maintenance Code published by the International Code Council, Inc. including any amendments thereto which may be published from time to time.

(Ord. No. 3547, 10-13-2009)

Sec. 16-75. Powers and duties of city property inspector; duties of other city employees to assist and cooperate with city property inspector.

(a) The city property inspectors have the following powers and duties:

- (1) To receive and investigate reports of violations of the minimum property standards established by this article.
- (2) To enforce the minimum property standards established by this article and to initiate such enforcement actions under this article as he may deem necessary.
- (3) To issue such notices as may be required or permitted by this article or other governing law.
- (4) To enter into and/or upon public and/or private property to the maximum extent permitted by law for any purpose related to the exercise of his powers or the performance of his duties.
- (5) To request and obtain the assistance and cooperation of St. Tammany Fire Protection District No. 1, and employees of the city, including, but not limited to, the, the public works department, and law enforcement officials for the exercise of his powers or the performance of his duties.
- (6) To act through duly authorized agents or designees.

- (7) To perform such additional duties and tasks as may be assigned.

(b) The employees of the city, including, but not limited to, the employees of the public works department, and law enforcement officials shall at all times, upon request of the city property inspector or otherwise, assist and cooperate with the city property inspector in the performance of his powers and duties. At the discretion of the city, other employees of the city may be designated to carry out certain powers and duties of the city property inspector from time to time, and the validity of a notice, enforcement action, or abatement action shall not be subject to challenge because it was issued, initiated, maintained, or pursued by an employee of the city other than the city property inspector.
(Ord. No. 3547, 10-13-2009)

Sec. 16-76. Emergency provisions.

The delays and procedures established by this article shall be the maximum required for compliance with the property standards specified herein. In the event that a violation of a property standard of this article poses an imminent threat to life, health, or safety, the city may immediately remedy, remove, and/or abate such a violation, including, but not limited to, immediate removal or abatement of anything or condition which is part of such a violation.
(Ord. No. 3547, 10-13-2009)

Sec. 16-77. Constructive notice by failure or refusal to accept or claim registered or certified mail; constructive notice to landowner.

Whenever a notice under this article is given by registered or certified mail and the addressee of such registered or certified mail fails or refuses to accept or claim such registered or certified mail, the notice contained in such registered or certified mail shall be deemed to have been given to the addressee. Whenever a notice under this article is required or permitted to be given to the owner of immovable property, notice shall be deemed to be given to such owner when it is mailed to the name and address of the person or persons listed as owner of such property on the

then current records of the St. Tammany Parish Tax Assessor or the St. Tammany Clerk of Court.
(Ord. No. 3547, 10-13-2009)

Secs. 16-78—16-80. Reserved.

DIVISION 2. ABANDONED VEHICLES

Sec. 16-81. Definition of "abandoned vehicle" and "abandonment of a vehicle."

(a) For purposes of this article, "abandoned vehicle" means any of the following:

- (1) A vehicle which is inoperable and is left unattended on public property for more than 24-hours; or
- (2) A vehicle which inoperable and is left unattended on the shoulder of a right-of-way of highway or street for more than three days; or
- (3) A vehicle which has remained illegally on public property for more than three days; or
- (4) A vehicle that has remained on private property without the consent or person in control of the property for more than three days.

(b) For purposes of this article, "abandonment of a vehicle" means the placement, leaving, keeping, disposition, or storage of a vehicle under the conditions specified in any of the subsections (1), (2), (3) or (4) of this section.
(Ord. No. 3547, 10-13-2009)

Sec. 16-82. Prohibition of abandonment of vehicle; declaration of abandonment of a vehicle and abandoned vehicle as nuisance.

The abandonment of a vehicle is a violation of this article and is hereby prohibited. The abandonment of a vehicle, and an abandoned vehicle, are contrary and inimical to the public health, safety and welfare, for the following non-exclusive reasons: abandoned vehicles may attract persons of tender years, who, being so attracted, may play in and about them and be injured in so doing; and

any other type of container are to be picked up by a designated carrier for the purpose of removal of recyclable materials. Materials referred to, and to be left at curbside in specifically marked containers, will include recyclable materials included in the city's recycling program.

(b) *Penalty.* Each removal of items from a location shall constitute a separate violation of this section. Unauthorized persons removing materials or bins other than those persons designated in subsection (a) of this section shall be fined as follows:

- (1) Upon first conviction of violation of this section, the person shall be fined \$25.00 for each such violation.
 - (2) Upon second conviction of violation of this section, the person shall be fined \$100.00 for each violation.
 - (3) Upon third and subsequent convictions of violation of this section, the person shall be fined \$200.00 for each such violation.
- (Ord. No. 3178, 4-27-2004)

Sec. 23-10. Disposal of refrigerators, deep freezers and similar air-tight containers.

It shall be unlawful for any person, organization, firm or corporation to abandon or place out-of-doors on any lot, tract, parcel of ground, right-of-way, or area where children may be playing or have access in the city limits, any icebox, refrigerator, deep freezer or any other container of any kind which has an airtight door, or which may not be released for opening from the inside of such icebox, refrigerator, deep freezer or container, or any abandoned, unattended or discarded icebox, refrigerator, deep freezer or any other container of any kind which is airtight and has a snap lock or other device thereon without first removing such snap lock or door from such icebox, refrigerator or container.

(Ord. No. 3178, 4-27-2004)

State law reference—Similar provisions, R.S. 14:324.

Sec. 23-11. Hauling swill through streets.

All persons hauling or conveying swill, slop and like refuse through the streets of the city shall carry the same in closed metal containers, securely covered, so that the contents may not be spilled or odors emitted therefrom.

(Ord. No. 3178, 4-27-2004)

Sec. 23-12. Christmas tree lots.

(a) Every person who engages in the sale of non-artificial Christmas trees shall remove all trees from the premises upon which they are offered for sale which are remaining on such premises on December 27 of the year they are offered for sale.

(b) The tree removal required in subsection (a) shall be accomplished no later than seven days from the said December 27 date.

(c) In addition to the persons engaged in the sale of non-artificial Christmas trees, the owner of the property upon which such trees are offered for sale shall be subject to the provisions of this section.

(d) Failure of any person who is subject to this section to comply with the provisions hereof shall result in the denial of a permit to engage in the sale of Christmas trees the following year in addition to all other applicable penalties.

(e) All persons who apply for a permit to engage in the sale of Christmas trees shall deposit with the city the sum of \$1,000.00 in the form of cash or cashier's check made payable to the city. In the event remaining trees are not removed as required by this section, the deposit shall be automatically forfeited. The deposit shall be returned to the person to whom the permit was issued within 24 hours of verification by the city of compliance with this section.

(Ord. No. 3178, 4-27-2004)

Sec. 23-13. Storage locations of dumpsters and trash receptacles.

➤ (a) *Residential areas.* All containers for residential solid waste, yard waste and recyclables shall be stored on the premises within five feet of the principal building and extending to both side lot lines.

Street and Daney Street go north along the west right-of-way of Ninth Street 560 feet to a point on the north right-of-way of Brakefield Street, thence go in a westerly direction along the north right-of-way of Brakefield Street to a point of the east right-of-way of Fourth Street continuing this line to a point along the northeast boundary line of Pine Crest Subdivision; thence go along this boundary line in a southeasterly direction approximately 1,300 feet to a point on the west right-of-way of Lincoln Avenue; thence go east approximately 500 feet on a line that is 110 feet off the south right-of-way of Tupelo Street and which parallels Tupelo Street to a point which is 100 feet east from the eastern right-of-way of Washington Street; thence go south approximately 100 feet to a point 110 feet southwest of the southwest right-of-way of Louis Street; thence go approximately 670 feet in a line paralleling Louis Street to a point on the southeast right-of-way on Adams Street; thence go approximately 180 feet northeast to a point on the northeast right-of-way of Louis and Adam Streets; thence go 350 feet southeast in a line continuing from the northeast right-of-way of Louis Street to a point

130 feet from the southern right-of-way of Elder Street; thence go east approximately 100 feet to a point 110 feet west of the western right-of-way of Terrace Avenue; thence go north on a line which parallels Terrace Avenue and is a distance of 110 feet from the west right-of-way of Terrace Avenue to a point which is 110 feet north of the north right-of-way of Ash Street; thence go east to the Slidell city limits which is 110 feet east of the east right-of-way of Terrace Avenue; thence go north along the city limits boundary to a point on the north right-of-way of Daney Street; thence to west along the north right-of-way of Daney Street to the point of beginning.

(Ord. No. 1010, 9-14-1976; Ord. No. 1538, 8-24-1982; Ord. No. 3020, 7-24-2001; Ord. No. 3131, 6-10-2003; Ord. No. 3519, 1-13-2009; Ord. No. 3454, 2-12-2008; Ord. No. 4154, § 1(Exh. A), 1-23-2024; Ord. No. 4175, Exh. 1, 5-28-2024; Ord. No. 4199, 10-8-2024)

PART 3. ADMINISTRATION AND ENFORCEMENT*

Section 3.1. Administration and enforcement.

An administrative official designated by the mayor shall administer and enforce this ordinance. He may be provided with the assistance of such other persons as the mayor may direct. If the administrative official shall find that any of the provisions of this ordinance are being violated

*Cross reference—Administration, ch. 2.

he shall notify in writing the persons responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations, or structural change thereto; discontinuance of any illegal work being done; or shall take other action authorized by law to ensure compliance with or to prevent violation of its provisions.

(Ord. No. 1846, 6-25-1985)

Section 3.2. Duties of administrative official, board of adjustment, city council, and courts on matters of appeal.

It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the administrative official and that such questions shall be presented to the board of adjustment only on appeal from the decision of the administrative official and that recourse from the decision of the board of adjustment shall be to the courts as provided by law.

- 3.201 Enforcing officer and building permit districts. For the purpose of administering and enforcing this ordinance there is hereby created a department of permits. The chief of this department, who shall be appointed by the mayor, shall be charged with the responsibility of administering and enforcing the provisions of this ordinance.

(Ord. No. 1846, 6-25-1985)

Section 3.3. Permits and certificates.

Building permits required: No building or other structure shall be erected, moved, added to, or structurally altered without a permit therefor, issued by the administra-

tive official. Nor shall any man-made change begin on improved or unimproved real estate including, but not limited to, mining, dredging, filling, grading, paving excavations or drilling operations, without a permit therefor, issued by the administrative official. No building permit shall be issued except in conformity with the provisions of this ordinance except after written order from the board of adjustments.

3.301

Application for building permits: All applications for building permits shall be accompanied by plans in duplicate, drawn to a scale of not less than one-eighth inch to one foot, showing the actual dimensions and shape of the lot to be built upon; the exact size and location of the buildings already existing, if any; and for the location and dimensions of the proposed building or alteration. The application shall include such other information as lawfully may be required by the administrative official including existing or proposed building or alteration; existing rental units the building is designated to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with and provide for enforcement of this ordinance.

One copy of the plans shall be returned to the applicant by the administrative official after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. The second copy of the plans, similarly marked, shall be retained by the administrative official.

3.302

Certificates of occupancy for new, altered, or nonconforming uses: It shall be unlawful to install