

1 Introduced March 24, 2026, by Councilman
2 DiSanti, seconded by Councilman Brownfield,
3 (by request of Administration)

4 **Item No. 26-03-3637**

5
6 **ORDINANCE NO. 4283**

7 An ordinance providing a quarterly update to the Unified Development Code
8 and official Zoning Map (TXT2026-0001) as found in Exhibits A & B.
9

10 WHEREAS, the Slidell City Council adopted the Unified Development Code
11 and Zoning Map Update on January 13, 2026; and
12

13 WHEREAS, the City acknowledges that the Unified Development Code and
14 Zoning Map are living documents which need to be periodically updated to be reflective of
15 administrative and community needs; and
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18 WHEREAS, the City's daily use and implementation of the Unified
19 Development Code and updated Zoning Map have expanded opportunity and investment
20 throughout the City while simultaneously highlighting necessary points of clarity needed for
21 staff and the public; and
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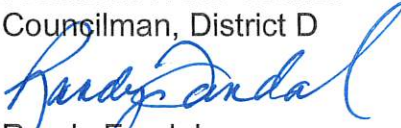
24 WHEREAS, the Slidell Director of Planning duly advertised, and the Planning
25 and Zoning Commissions held public hearings for TXT2026-0001 on March 16, 2026, at
26 which the quarterly updates of the Unified Development Code as found in Exhibit A and
27 the Zoning Map as found in Exhibit B were recommended to City Council for approval; and
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30 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
31 hereby approve the TXT2026-0001 Unified Development Code text updates as found in
32 Exhibit A and the Zoning Map updates as found in Exhibit B.
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1 **ORDINANCE NO. 4283**
2 **ITEM NO. 26-03-3637**
3 **PAGE 2**

4
5 **ADOPTED** this 26th day of May, 2026.

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7
8 Nick DiSanti
9 President of the Council
10 Councilman, District D

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12 Randy Fandal
13 Mayor

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15 Thomas P. Reeves
16 Council Administrator

DELIVERED	5/29/20
3:30 pm	to the Mayor
RECEIVED	6/1/20
10:00 am	from the Mayor

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EXHIBIT A

Part II – Code of Ordinances
Chapter 2 – Administration
Article IV. – Boards and Commissions

* * *

Division 3. - Board of Adjustment

Sec. 2-212. Requirements; manner of appointment.

All appointments to the Board of Adjustment shall be made in accordance with the following provisions:

- A. All members appointed shall ~~reside and~~ be legally domiciled ~~and be landowners~~ within the City limits ~~per R.S. 33:4727 as amended~~.

* * *

ARTICLE VI. - Housing Code

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Section 7-157. Dwelling unit limitations. No more than one family unit, as defined in Article 2 of the UDC, may occupy a dwelling unit.

Sections 7-158—7-180. - Reserved.

* * *

Chapter 8 – Businesses.

ARTICLE I. - In General

Sec. 8-1. - Fortunetelling.

~~It shall be unlawful to practice or engage in fortunetelling, palmistry, reading futures and the like.~~ Reserved.

* * *

UNIFIED DEVELOPMENT CODE

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ARTICLE 2 – DEFINITIONS

* * *

Section 2.3 Definitions.

– A –

Accessory building and use. Subordinate building or a portion of the main building, the use of which is incidental to that of the main building or land. A swimming pool ~~or a generator~~ is an accessory use ~~because it requires structural, plumbing, and/or~~

EXHIBIT A

electrical permitting. A fence, private play structure such as a swing set, or temporary/mobile tent for private use is not considered an accessory structure or use. Structures requiring a foundation and/or certification of meeting locational wind load requirements are considered accessory uses.

* * *

Roadside stand. A structure having a ground area of not more than 300 square feet, not permanently fixed to the ground, readily removable in its entirety, not fully enclosed and to be used solely for the sale of farm, seafood, or other products produced by the seller. There shall not be more than one such roadside stand on any lot of record upon which a primary structure is located.

* * *

Rooming house. A residential building where individual, furnished rooms are rented to four or more unrelated people, typically featuring shared common areas like kitchens or bathrooms.

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ARTICLE 6 - ZONING DISTRICTS

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Division 3 - Commercial Zoning Districts

* * *

Table 6.3.2.1. Allowed Uses in Commercial Districts.

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
RESIDENTIAL USES			
Single-family residential	C	C	See Article 6.2.6 for use and area standards
Two-family residential	C	C	See Article 6.2.6 for use and area standards
Small multifamily residential (3-16 units) including townhouses	A	C	See Article 6.2.6 for use and area standards
Large multifamily residential (17+ units)	C	C	See Article 6.2.6 for use and area standards
Community and group homes	C	—	See Article 7 for use standards including certification and staffing.
Manufacturing housing and trailers	—	—	

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
Modular housing structures meeting IRC / IBC	A	A	If allowed or conditionally approved for the use type.
Forestry, fishing, and hunting	—	—	
Community garden	—	—	
ACCESSORY USES			
Home occupations as per Sec. 7.2.1 of this UDC	—	—	See Article 7 for use standards.
Accessory dwelling units	A	C	See Article 7 for use standards and design requirements.
Other accessory uses regulated as per Sec. 7.2 of this UDC	A	A	See Article 7 for use standards.
CIVIC USES			
Minor utilities including lift stations and transformers	A	A	
Major public and private utilities including power generation / distribution, natural gas, water, stormwater, and sewer system components	A	A	
Government facilities and service	A	A	
Public safety services	A	A	
Airports and related facilities	—	—	
Cemeteries and related, excluding crematoria	A	A	
Active recreation facilities such as recreational centers, gymnasiums, athletic centers; sports fields, outdoor courts, active public parks	A	A	
Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves	A	A	
Farmers markets	A	A	
Day care or preschool	A	A	
Schools and educational facilities	A	A	
Hospitals	A	A	
Standalone parking lots and garage structures	C	A	See Article 7 for use standards including design requirements.
Religious assembly	A	A	
Lodges and civic organizations	A	A	

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
Bus or railway stations	A	A	
COMMERCIAL USES			
Banquet halls, events venues, and private amusement facilities	A	A	
Restaurants without alcohol permits	A	A	
Retail stores	A	A	
Wholesale trade, warehouse clubs, supercenters	—	A	
Vehicle dealers	A	A	See Article 7 for use standards.
Vehicle tire and parts, sales and service	A	A	See Article 7 for use standards.
Building materials and supplies, sales, and service	A	A	
Lawn, garden, and farm supply sales and service	A	A	
Professional services establishments, agencies, offices	A	A	
In-patient clinics, nursing homes, long-term care facilities, rehabilitation centers, or similar uses	A	A	
Instructional studios including for dance, martial arts, personal fitness, or skills.	A	A	
Gas stations including convenience stores	A	A	
Truck stops and related service centers or facilities	C	A	
Offices including medical offices, outpatient clinics, and veterinarian offices, kennels, and pet day care facilities	A	A	See Article 7 for use standards for animal-related uses.
Fireworks sale and storage – Permanent storefront	—	—	See Article 7 for use standards.
Fireworks sale and storage – Temporary stand	A	A	See Article 7 for use standards.
Towing establishments, vehicle storage lots, junkyards	C	C	See Article 7 for use standards.
Auto repair establishments without vehicle storage	A	A	See Article 7 for use standards.
Auto repair establishments with vehicles stored outside of a building	C	A	See Article 7 for use standards.

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
Ministorage	C	A	See Article 7 for use standards.
Climate controlled self-storage	A	A	
Commercial lodging: Hotels and motels	A	A	
Bed and breakfasts and short-term rentals	A	A	See Article 7 for use standards.
Food trucks and food truck compounds	A	A	See Article 7 for use standards.
Bars and restaurants with alcohol permits	A	A	
Car wash	A	A	
Funeral homes, excluding crematory services	A	A	
Adult uses or businesses	C	C	See Article 7 for use standards.
Retail stores primarily selling age restricted inventory including package sale of alcohol and alcoholic beverages, vaping, and smoking-related goods	A	A	
Drive-through businesses	A	A	
Temporary uses per Sec. 7.3	A	A	See Article 7 for use standards.
INNOVATION AND TECHNOLOGY USES			
Crematory facility	—	—	See Article 7 for use standards.
Manufactured or industrial uses not listed elsewhere	C	C	
Microbrewery or brewery	CA	CA	See Article 7 for use standards.
Artisan manufacturing	CA	CA	See Article 7 for use standards.
Warehousing	C	C	
Automotive race tracks and drag strips	—	—	
Distributing and logistics centers; packaging and assembly	C	C	
Asphalt or concrete batching plants	—	—	
Atomic energy generation	—	—	

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
Chemical manufacturing, paint manufacturing, or fertilizer manufacturing	—	—	
Chemical or fuel storage facilities	—	—	
Chemical or petrochemical refining facilities	—	—	
Iron or metal working or foundry, drop hammer or punch press over 20 tons	—	—	
Paper and pulp manufacturing	—	—	
Poultry or meat processing plants, abbatoirs, or dressing of animal products, tanning, or plants rendering fats or oils	—	—	
Recycling facilities	—	—	
Rubber products manufacturing	—	—	
Landfills, including those for the disposal of solid waste, hazardous waste, or toxic substances	—	—	
Storage of more than 110 gallons of hazardous or toxic materials	—	—	
Pyrotechnics, ammunition, and explosives manufacturing, storage, or sale	—	—	
Building and repair of boats in excess of 90 feet in length	—	—	
Other heavy industrial uses, however uses of land or structures developed or operating in any manner that would create dangerous, injurious, noxious, or otherwise objectionable fire explosive, radioactive, or other hazardous condition, noise, or vibration, smoke, dust, odor, or other form of air pollution; electrical or other disturbance; or other substance, condition or elements in a manner or amount as to adversely affect the surrounding areas are prohibited.	—	—	

Section 6.3.3 CC Corridor Commercial District.

* * *

- B. *Allowed uses.* See Table 6.3.2.1. Allowed Uses in Commercial Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.3.3.C. Conditional uses.
1. Small multifamily residential (3-16 units) including townhouses
 2. Modular housing structures meeting IRC / IBC
 3. Accessory dwelling units, subject to Article 7 of this UDC
 4. Other accessory uses regulated as per Sec. 7.2 of this UDC
 5. Manager's office for apartments or rental units
 6. Minor utilities including lift stations and transformers
 7. Major public and private utilities including power generation / distribution, natural gas, water, stormwater, and sewer system components
 8. Government facilities and services
 9. Public safety services
 10. Cemeteries and related, excluding crematoria
 11. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks
 12. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
 13. Farmers markets
 14. Daycares or preschools
 15. Schools and educational facilities
 16. Hospitals
 17. Religious assembly
 18. Lodges and civic organizations
 19. Bus or railway station
 20. Banquet halls, events venues, and private amusement facilities
 21. Restaurants without alcohol permits
 22. Retail stores
 23. Vehicle dealers
 24. Vehicle tire and parts, sales and service
 25. Building materials and supplies, sales, and service
 26. Lawn, garden, and farm supply sales and service
 27. Professional service establishments, agencies, offices

28. In-patient clinics, nursing homes, long-term care facilities, rehabilitation centers, or similar uses
29. Instructional studios including for dance, martial arts, personal fitness, or skills
30. Gas stations including convenience stores
31. Offices including medical offices, outpatient clinics, veterinarian offices, kennels, and pet day care facilities, subject to Article 7 of this UDC
32. Temporary fireworks sale and storage stands, subject to Article 7 of this UDC
33. Auto repair establishments without vehicle storage
34. Climate controlled self-storage
35. Commercial lodging; hotels and motels
36. Bed and breakfasts and short-term rentals, subject to Article 7 of this UDC
37. Food trucks and food truck compounds, subject to Article 7 of this UDC
38. Bars and restaurants with alcohol permits, subject to Article 7 of this UDC
39. Car wash
40. Funeral homes, excluding crematory services
41. Retail stores primarily selling age restricted inventory including package sale of alcohol and alcoholic beverages, vaping, and smoking-related goods, subject to Article 7 of this UDC.
42. Drive-through businesses
43. Temporary uses per Sec. 7.3
44. Microbrewery or brewery
45. Artisan manufacturing

C. *Conditional uses.*

1. Single-family residential
2. Two-family residential
3. Large multifamily residential (17+ units)
4. Community and group homes, subject to Article 7 of this UDC
5. Standalone parking lots and garage structures, subject to Article 7 of this UDC
6. Truck stops and related service centers or facilities
7. Auto repair establishments with vehicles stored outside of a building
8. Towing establishments, vehicle storage lots, junkyards
9. Ministorage

10. Adult businesses, subject to Article 7 of this UDC
11. Manufacturing or industrial uses not listed elsewhere
- ~~12. Microbrewery or brewery~~
- ~~13. Artisan manufacturing~~
- ~~14.12.~~ Warehousing
- ~~15.13.~~ Distributing and logistics centers; packaging and assembly

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Section 6.3.4 CR Regional Commercial District.

- A. *Purpose.* The Regional Commercial District is intended to accommodate high-intensity commercial uses, which generate traffic from across the City and have significant parking demands such as shopping centers and business complexes. Uses allowed in this district include auto-oriented uses, entertainment or recreational uses, and large-scale institutional uses such as hospitals or medical centers. Developments in this district must provide adequate buffers between nearby residential areas to mitigate unwanted impacts.
- B. *Allowed uses.* See Table 6.3.2.1. Allowed Uses in Commercial Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.3.4.C. Conditional uses.
 1. Modular housing structures meeting IRC / IBC
 2. Other accessory uses regulated as per Sec. 7.2 of this UDC
 3. Manager's office for apartments or rental units
 4. Standalone parking lots and garage structures, subject to Article 7 of this UDC
 5. Minor utilities including lift stations and transformers
 6. Major public and private utilities including power generation / distribution, natural gas, water, stormwater, and sewer system components
 7. Government facilities and services
 8. Public safety services
 9. Cemeteries and related, excluding crematoria
 10. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks
 11. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
 12. Farmers markets
 13. Daycares or preschools
 14. Schools and educational facilities

15. Hospitals
16. Religious assembly
17. Lodges and civic organizations
18. Bus or railway station
19. Banquet halls, events venues, and private amusement facilities
20. Restaurants without alcohol permits
21. Retail stores
22. Wholesale trade, warehouse clubs, supercenters
23. Vehicle dealers
24. Vehicle tire and parts, sales and service
25. Building materials and supplies, sales, and service
26. Lawn, garden, and farm supply sales and service
27. Professional service establishments, agencies, offices
28. In-patient clinics, nursing homes, long-term care facilities, rehabilitation centers, or similar uses
29. Instructional studios including for dance, martial arts, personal fitness, or skills
30. Gas stations including convenience stores
31. Truck stops and related service centers or facilities
32. Offices including medical offices, outpatient clinics, and veterinarian offices, kennels, and pet day care facilities, subject to Article 7 of this UDC
33. Temporary fireworks sale and storage stands, subject to Article 7 of this UDC
34. Auto repair establishments without vehicle storage
35. Auto repair establishments with vehicles stored outside of a building
36. Ministorage
37. Climate controlled self-storage
38. Commercial lodging; hotels and motels
39. Bed and breakfasts and short-term rentals, subject to Article 7 of this UDC
40. Food trucks and food truck compounds, subject to Article 7 of this UDC
41. Bars and restaurants with alcohol permits, subject to Article 7 of this UDC
42. Car wash
43. Funeral homes, excluding crematory services

- 44. Retail stores primarily selling age restricted inventory including package sale of alcohol and alcoholic beverages, vaping, and smoking-related goods, subject to Article 7 of this UDC
- 45. Drive-through businesses
- 46. Temporary uses per Sec. 7.3
- 47. ~~Microbrewery or brewery~~
- 48. ~~Artisan manufacturing~~

C. *Conditional uses.*

- 1. Single-family residential
- 2. Two-family residential
- 3. Small multifamily residential (3-16 units) including townhouses
- 4. Large multifamily residential (17+ units)
- 5. Accessory dwelling units, subject to Article 7 of this UDC
- 6. Towing establishments, vehicle storage lots, junkyards
- 7. Adult businesses, subject to Article 7 of this UDC
- 8. Manufacturing or industrial uses not listed elsewhere
- ~~9. Microbrewery or brewery~~
- ~~10. Artisan manufacturing~~
- ~~44.9.~~ 9. Warehousing
- ~~42.10.~~ 10. Distributing and logistics centers; packaging and assembly

D. *Building requirements.*

- 1. Maximum building height: 60 feet above adjacent grade unless provided otherwise in the height overlay district (HOD).
- 2. Minimum front setback: 25 feet.
- 3. Minimum side setback: 10 feet.
- 4. Minimum rear setback: 25 feet.

E. *Lot requirements.*

- 1. Minimum lot width: 100 feet.
- 2. Minimum lot area: 10,000 square feet.

F. *Site development standards.*

- 1. Tree preservation must be provided in accordance with Article 9 of this UDC.
- 2. Signs and parking must comply with Article 8 of this UDC.

3. All new construction, additions, and substantial improvements must meet the design standards in Article 8 of this UDC.
 4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.
- G. References to applicable procedures.
1. Application procedures in Article 4 of this UDC.
 2. Subdivision procedures in Article 10 of this UDC.

Division 4 - Mixed-Use Zoning Districts

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Table 6.4.2 – 1. Allowed Uses in Mixed-Use Districts.

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
RESIDENTIAL USES				
Single-family residential	A	A	A ¹	Must be located on upper floors in MU3
Two-family residential	A	A	A ¹	Must be located on upper floors in MU3
Small multifamily residential (3-16 units) including townhouses	A	A	A ¹	Must be located on upper floors in MU3
Large multifamily residential (17+ units)	C	C	C	
Community and group homes	C	C	C	See Article 7 for use standards including certification and staffing.
Manufactured housing and trailers	—	—	—	
Modular housing meeting IRC / IBC	A	A	A	If allowed or conditionally approved for the use type.
Forestry, fishing, and hunting	A	A	A	
Community garden	A	A	A	

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
ACCESSORY USES				
Home occupations as per Sec. 7.2.1 of this UDC	A	A	A	See Article 7 for use standards
Accessory dwelling units	A	A	A	See Article 7 for use standards and design requirements
Other accessory uses regulated as per Sec. 7-2 of this UDC	A	A	A	See Article 7 for use standards
CIVIC USES				
Minor utilities including lift stations and transformers	A	A	A	
Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components	C	C	C	
Public safety services	A	A	A	
Airports and related facilities	—	—	—	
Cemeteries and related, excluding crematoria	A	A	A	
Active recreation facilities such as recreational centers, gymnasiums, athletic centers; sports fields, outdoor courts, and active public parks	C	C	A	
Passive recreation facilities such as nature trails, nature refuges, passive public parks, bird preserves	A	A	A	
Farmers markets	A	A	A	
Schools and educational facilities	C	C	C	
Hospitals	—	C	A	
Day care or preschool	A	A	A	
Standalone parking lots and structures	C	C	C	See Article 7 for use standards and design requirements
Religious assembly	C	C	C	

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
Lodges and civic organizations	A	A	A	
Government facilities and services	A	A	A	
Bus or railway stations	—	—	A	
COMMERCIAL USES				
Bed & breakfast; short-term rentals	A	A	A	See Article 7 for use standards
Commercial lodging; hotel / motel	C	C	A	
Banquet halls, events venues, and private amusement facilities	A	A	A	
Restaurants, cafes, and other eating establishments without alcohol permits	A	A	A	
Retail stores under 12,000 square feet	A	A	A	
Retail stores over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters.	C	C	C	
Vehicle dealers, sales and service	—	C	C	
Vehicle tire and parts, sales and service	—	C	C	See Article 7 for use standards
Building materials and supplies sales and service	—	C	C	
Lawn, garden, and farm supply sales and service	—	A	A	
Professional services establishments including but not limited to aestheticians / salons, artist / photograph photography studios, dance and instructional studios including martial arts, agencies, and offices.	A	A	A	
Gas stations including convenience stores	C	A	A	
Truck stops and related service centers or facilities	—	—	—	
Offices including medical offices and outpatient clinics.	A	A	A	

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
In-patient clinics, nursing homes, long-term care facilities, and rehabilitation centers	—	C	C	
Veterinarian offices, kennels, and pet day care facilities.	—	—	C	See Article 7 for use standards for animal related uses
Fireworks sale and storage	—	—	—	See Article 7 for use standards
Towing establishments, vehicle storage lots, junkyards	—	—	—	See Article 7 for use standards
Auto repair establishments without vehicle storage	—	C	C	See Article 7 for use standards
Auto repair establishments with vehicles stored outside of a building	—	—	—	See Article 7 for use standards
Mini-storage	—	—	—	
Climate controlled self storage	—	—	C	
Food trucks, including food truck compounds	A	A	A	See Article 7 for use standards
Bars, lounges, clubs, cafes and restaurants with alcohol permits	A	A	A	
Car wash	—	C	C	
Funeral homes, excluding crematory services	—	C	A	
Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking	--- A	--- A	--- A	See Article 7 for use standards
Adult uses or businesses	—	—	—	See Article 7 for use standards
Drive-through businesses	—	A	A	
Manufacturing or industrial uses not listed elsewhere in this table (see below)	—	—	—	

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
Microbrewery producing less than 15,000 barrels of beer per year	-- C	-- A	⊆ A	See Article 7 for use standards
Brewery	---	-- C	⊆ A	See Article 7 for use standards
Artisan manufacturing	-- A	-- A	⊆ A	See Article 7 for use standards

Section 6.4.3 Design Standards for all uses in the MU districts.

A. Building design elements.

1. *Compatibility with the environment.* Buildings shall exhibit the ability to provide protection from rain, sun, and high humidity.
2. *Entrances.* Each principal building shall have a clearly defined, inviting, highly visible customer entrance enhanced with distinguishing features such as **but not limited to** canopies, galleries, and porticos.
3. *Facades.* Facades of buildings visible to the public shall maintain the same standard of design as the front facade, including:
 - a. Screening of utilities, equipment, and building services.
 - b. Continuation of building design elements such as quality of materials, galleries, cornices, and treatment of openings.
4. *Façade elements.* Disruption of horizontal **planes of greater than 60 feet** with vertical elements are required. This may include significant interruption by change in plane, material, opening, or design element, such as a tower or gable.
5. *Visible structures.* Disciplined visible structural vocabulary must be maintained. Arcades, galleries, and roofs shall not appear to levitate in space, but have a visible means of support with columns and/or brackets. No overhangs in excess of 3 feet are allowed without a visible means of support. Rafter tails are encouraged on smaller overhangs.
6. *Design.* Consistent design vocabulary for multiple structures on one property will **need to be** employed. A unifying element such as material, color, or form should be used for all structures.
7. *Material.* No building with an industrial appearance is allowed, such as a pre-engineered metal building with metal siding. ~~and devoid of historic context.~~

8. *Service bays.* Service bays shall be oriented away from the principal street or screened.
 9. *Building consistency.* New buildings should be built to match the existing average building height of a developed block and may not exceed the maximum height of the tallest occupied structure of a developed block. Larger buildings should be divided into smaller elements in order to incorporate historic design context.
 10. *Proportions.* Buildings should maintain classic proportions. For example, smaller columns should be placed closer together for a more vertical proportion, and as the structure becomes more horizontal in scale, the supports (columns) should have additional mass.
 11. *Fascia.* Fascia of buildings may not exceed 16 inches in depth, including gutter; except for fascia used as a unifying design element for multi-tenant buildings, and for placement of signage for multi-tenants. ~~No backlit fascia.~~ For the purpose of this UDC, fascia is defined as the horizontal plain just below the roof or coping, and above the wall or supports.
 12. *Mansard roofs.* Mansard roofs used in conjunction with canopies, covered walkways and entries shall have a roof-like slope not greater than 12:12 or less than 4:12.
 13. *Design variation.* Buildings should have substance; design shall include base, intermediate, and cap. Changes in materials shall have a clear line of demarcation, either by offset, reveal, or border.
 14. *Shadows.* Shadows shall be considered as a design element.
- B. *Materials.* Materials may be composed of the following:
1. *Walls.* Wood, brick, and cement plaster (stucco). Additional materials may be considered as provided in Article 8 of this UDC.
 2. *Roofing.* Architectural asphalt shingles, wood shakes, slate/tile, rigid shingles with ridge tiles, metal (26 gauge or better: corrugated, V-crimp, and standing seam). Other materials will be considered if present and documented within the developed block.
 - ~~3. *Roofing.* Wood shakes, slate/tile, rigid shingles with ridge tiles, metal (corrugated, V-crimp, and standing seam).~~
- ~~C. *Color.* Colors shall be reviewed for compliance with the following standards:~~
- ~~1. *Facade colors* shall be low reflective and subtle. The use of primary, high intensity or metallic color is prohibited outside of the sign face.~~
 - ~~2. *Accurate color drawings* with a list of paint numbers and elevations of every building will be required to be submitted prior to any modification.~~
- C. *Canopies.*

1. Free (or semi-free) standing canopies, such as those used as shelters for pump islands, and porte-cocheres, shall be of similar style and materials as the building. Canopies are not considered the principal structure.
2. Unless site conditions preclude, canopies shall be attached to and made an integral part of the main building.
3. Canopies shall have columns, beams, and/or brackets of sufficient scale to give a visible means of support.
4. Clearance under canopies shall not exceed 16 feet, and cantilevered overhangs shall not exceed 15 feet.
5. Task lighting shall be utilized to reduce light spillage. Intense general lighting under canopies is not allowed.
6. Disrupt long horizontal plains with vertical elements.

D. *Site features.* Sites including any of the following elements must comply with the standards below:

1. A hedge of not less than 30 inches or more than 48 inches in height is allowed along property lines of each public street (not to interfere with sight triangles).
2. A fence of not less than 30 inches or more than 72 inches in height is allowed along property lines of each public street (not to interfere with sight triangles). Fences may be wood or metal but may not be opaque – clear spacing between pickets or spindles must be maintained.
3. If sidewalks are provided, the sidewalk must be no less than 4 feet in width and must connect sidewalks in the public right-of-way to the building entry.
4. Sidewalks must be provided along the facade with a customer entrance and connecting parking areas and adjacent buildings, in order to minimize pedestrian traffic within vehicular drives and parking areas.
5. The site must distinguish internal pedestrian walkways from driving surfaces through the use of special materials.
6. If mechanical equipment is placed on the site (including electrical entries, dumpsters, and equipment not used by the public), it must be screened from public view. Screening may be by opaque fencing, landscaping, or building element, such as a parapet.

E. *Signage.* All signage shall comply with the requirements of this UDC. In the MU districts, no billboards are allowed.

Section 6.4.4 MU1 Neighborhood Mixed-Use District.

* * *

- B. *Allowed uses.* See Table 6.4.2 – 1. Allowed Uses in Mixed-Use Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.4.4.C. Conditional uses.
1. Single-family residential
 2. Two-family residential
 3. Small multifamily residential (3-16 units) including townhouses
 4. Modular housing meeting IRC / IBC
 5. Forestry, fishing, and hunting
 6. Community garden
 7. Home occupations as per Sec. 7.2.1 of this UDC
 8. Accessory dwelling units, subject to Article 7 of this UDC
 9. Other accessory uses regulated as per Sec. 7.2 of this UDC
 10. Minor utilities including lift stations and transformers
 11. Public safety services
 12. Cemeteries and related, excluding crematoria
 13. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
 14. Farmers markets
 15. Day care or preschool
 16. Lodges and civic organizations
 17. Government facilities and services
 18. Bed and breakfasts, short-term rentals, subject to Article 7 of this UDC
 19. Banquet halls, events venues, and private amusement facilities
 20. Restaurants, cafes, and other eating establishments without alcohol permits
 21. Bars, lounges, clubs, cafes, and restaurants with alcohol permits, subject to Article 7 of this UDC
 22. Retail stores under 12,000 square feet
 23. Professional services establishments including but not limited to aestheticians, salons, artist or ~~photograph~~ photography studios, dance and instructional studios, martial arts studios, agencies, and offices, subject to Article 7 of this UDC
 24. Offices including medical offices and outpatient clinics
 25. Food trucks including food truck compounds

26. Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking

27. Artisan manufacturing

C. Conditional uses

1. Large multifamily residential (17+ units)
2. Community homes, subject to Article 7 of this UDC
3. Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components
4. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks
5. Schools and educational facilities
6. Religious assembly
7. Standalone parking lots and structures, subject to Article 7 of this UDC
8. Commercial lodging; hotel / motel
9. Retail stores over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters
10. Gas stations including convenience stores
11. Microbrewery

* * *

F. *Site development standards.*

1. Tree preservation must be provided in accordance with Article 9 of this UDC.
2. Signs and parking must comply with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must meet the design standards in Section 6.4.3. and Article 8 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

Section 6.4.5 MU2 District Mixed Use.

A. *Purpose.* The MU2 District Mixed-Use is intended to preserve and enhance the ~~role of Olde Towne as the~~ civic, commercial, and cultural core of Slidell by allowing a mix of commercial, residential, civic and entertainment uses, as well as supporting a low-intensity mix of uses in the vicinity of commercial corridors and residential areas.

- B. *Allowed uses.* See Table 6.4.2 – 1. Allowed Uses in Mixed-Use Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.4.5.C. Conditional uses.
1. Single-family residential
 2. Two-family residential
 3. Small multifamily residential (3-16 units) including townhouses
 4. Modular housing meeting IRC / IBC
 5. Forestry, fishing, and hunting
 6. Community garden
 7. Home occupations as per Sec. 7.2.1 of this UDC
 8. Accessory dwelling units, subject to Article 7 of this UDC
 9. Other accessory uses regulated as per Sec. 7.2 of this UDC
 10. Minor utilities including lift stations and transformers
 11. Public safety services
 12. Cemeteries and related, excluding crematoria
 13. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
 14. Farmers markets
 15. Day care or preschool
 16. Lodges and civic organizations
 17. Government facilities and services
 18. Bed and breakfasts, short-term rentals, subject to Article 7 of this UDC
 19. Banquet halls, events venues, and private amusement facilities
 20. Restaurants, cafes, and other eating establishments without alcohol permits
 21. Bars, lounges, clubs, cafes, and restaurants with alcohol permits, subject to Article 7 of this UDC
 22. Retail stores under 12,000 square feet
 23. Lawn, garden, and farm supply sales and service
 24. Professional services establishments including but not limited to aestheticians, salons, artist or ~~photograph~~ photography studios, dance and instructional studios, martial arts studios, agencies, and offices, subject to Article 7 of this UDC
 25. Offices including medical offices and outpatient clinics
 26. Gas stations including convenience stores

- 27. Drive-through businesses
- 28. Food trucks including food truck compounds
- 34. Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking
- 35. Microbrewery
- 37. Artisan manufacturing

C. *Conditional uses*

- 1. Large multifamily residential (17+ units)
- 2. Community homes, subject to Article 7 of this UDC
- 3. Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components
- 4. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks
- 5. Schools and educational facilities
- 6. Religious assembly
- 7. Standalone parking lots and structures, subject to Article 7 of this UDC
- 8. Commercial lodging; hotel / motel
- 9. Hospitals
- 10. Retail stores over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters
- 11. Vehicle dealers, sales and service, subject to Article 7 of this UDC
- 12. Vehicle tire and parts, sales and service, subject to Article 7 of this UDC
- 13. Building materials and supplies sales and service
- 14. In-patient clinics, nursing homes, long-term care facilities, and rehabilitation centers
- 15. Auto repair establishments without vehicle storage, subject to Article 7 of this UDC
- 16. Car wash
- 17. Funeral homes, excluding crematory services
- 18. Brewery

* * *

F. *Site development standards.*

- 1. Tree preservation must be provided in accordance with Article 9 of this UDC.
- 2. Signs and parking must comply with Article 8 of this UDC.

3. All new construction, additions, and substantial improvements must meet the design standards in Section 6.4.3. and Article 8 of this UDC.

* * *

Section 6.4.6 MU3 Community Mixed-Use District.

* * *

- B. *Allowed uses.* See Table 6.4.2 – 1. Allowed Uses in Mixed-Use Districts for allowed uses, where only the uses listed below are allowed. Uses not listed below are prohibited unless provided for in Section 6.4.6.C. Conditional uses.
 1. Single-family residential – this use must be located on an upper floor
 2. Two-family residential – this use must be located on an upper floor
 3. Small multifamily residential (3-16 units) including townhouses – this use must be located on an upper floor
 4. Modular housing meeting IRC / IBC
 5. Forestry, fishing, and hunting
 6. Community garden
 7. Home occupations as per Sec. 7.2.1 of this UDC
 8. Accessory dwelling units, subject to Article 7 of this UDC
 9. Other accessory uses regulated as per Sec. 7.2 of this UDC
 10. Minor utilities including lift stations and transformers
 11. Public safety services
 12. Cemeteries and related, excluding crematoria
 13. Active recreation facilities such as recreational centers, gymnasiums, athletic centers, sports fields, outdoor courts, and active public parks
 14. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
 15. Farmers markets
 16. Day care or preschool
 17. Hospitals
 18. Lodges and civic organizations
 19. Government facilities and services
 20. Bus or Railway Stations
 21. Commercial lodging; hotel / motel
 22. Bed and breakfasts, short-term rentals, subject to Article 7 of this UDC
 23. Banquet halls, events venues, and private amusement facilities

24. Restaurants, cafes, and other eating establishments without alcohol permits
25. Bars, lounges, clubs, cafes, and restaurants with alcohol permits, subject to Article 7 of this UDC
26. Retail stores under 12,000 square feet
27. Lawn, garden, and farm supply sales and service
28. Professional services establishments including but not limited to aestheticians, salons, artist or ~~photograph~~ photography studios, dance and instructional studios, martial arts studios, agencies, and offices, subject to Article 7 of this UDC
29. Offices including medical offices and outpatient clinics
30. Gas stations including convenience stores
31. Drive-through businesses
32. Food trucks including food truck compounds
33. Funeral homes, excluding crematory services
34. Retail stores primarily selling age restricted inventory including package sales of alcohol and alcoholic beverages, vaping, and smoking
35. Microbrewery
36. Brewery
37. Artisan manufacturing

C. Conditional uses

1. Large multifamily residential (17+ units)
2. Community homes, subject to Article 7 of this UDC
3. Major public and private utilities including power generation / distribution, natural gas, water, and sewer system components
4. Schools and educational facilities
5. Religious assembly
6. Standalone parking lots and structures, subject to Article 7 of this UDC
7. Veterinarian offices, kennels, and pet day care facilities, subject to Article 7 of this UDC.
8. Retail stores over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters
9. Vehicle dealers, sales and service, subject to Article 7 of this UDC
10. Vehicle tire and parts, sales and service, subject to Article 7 of this UDC
11. Building materials and supplies sales and service

12. In-patient clinics, nursing homes, long-term care facilities, and rehabilitation centers
13. Auto repair establishments without vehicle storage, subject to Article 7 of this UDC
14. Climate controlled self-storage
15. Car wash
- ~~16. Microbrewery or brewery~~
- ~~17. Artisan manufacturing~~

* * *

F. *Site development standards.*

1. Tree preservation must be provided in accordance with Article 9 of this UDC.
2. Signs and parking must comply with Article 8 of this UDC.
3. All new construction, additions, and substantial improvements must meet the design standards in **Section 6.4.3.** and in Article 8 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

Division 5 - Innovation and Technology Zoning Districts

Section 6.5 Innovation and technology district requirements.

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Section 6.5.3 Standards for all uses in the IT districts.

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M. *Exterior wall finish materials requirements*

1. *Decorative building materials.* The decorative materials used for building exterior finishes shall be proven high-quality, durable materials. These materials include:
 - a. Brick, including thin brick
 - b. Stone, including cast stone
 - c. Portland cement stucco
 - d. Architectural masonry units ~~excluding smooth faced CMU including split face, weathered face, sandblasted face and ground face blocks~~
 - e. Glass fiber ~~or other types of~~ reinforced concrete

- f. Wood or fiber cement siding
- g. Glass
- h. Architectural metal panels, 26 gauge or better.
- ~~i. Vinyl siding~~
- ~~j. Exterior insulation and finish systems ("EIFS")~~

2. *Prohibited materials.* The use of the following building materials for exterior walls, siding, or cladding is prohibited except for buildings located at least 150 feet from **any street frontage streets**:

- a. Corrugated metal panel except as approved by the Director of Planning
- b. Plywood
- c. Plastic
- d. Vinyl or metal siding
- e. Exterior insulation and finish systems ("EIFS"); EIFS is prohibited from use within 12 feet of finished grade at any location.

* * *

P. *Project design and materials mock-up.*

As part of the application and approval process for all projects subject to the standards of this Section, **an a digital** elevation study and material mock-up representing the building architecture, design, and materials shall be submitted to the Department of Planning **within 5 business days at the time** of application submittal. ~~The mock-up shall include sample sizes of the actual materials for and colors of the project that is proposed for the site.~~

* * *

Division 7 - Overlay Zoning Districts

Section 6.7 – Overlay zone district requirements.

* * *

Section 6.7.3 OPD Olde Towne Preservation Overlay District.

* * *

D. *Commission COA considerations, or administrative approval of design for review of new construction.* Proposals for new construction in the Olde Towne Preservation Overlay District should seek compatibility with existing structures through the appropriate use of site planning, materials, decorative details, architectural elements, and scale. Architectural context is the primary concern, and a proposal does not have to replicate or copy any specific historic style or period. The following factors will be considered:

* * *

3. *Materials.* With the exception of vinyl siding, materials identified in **Section 6.4.3. and Article 8** for Olde Towne District structures are permitted in the Olde Towne Preservation District. Vinyl siding is not allowed on front façades. Other materials not specifically mentioned in these design guidelines will be considered on a case by case basis and approved by the Commission.
4. *Decorative details.* Decorative details include ornamentation or embellishment **such as, but not limited to**, cornices, lintels, arches, balustrades, chimneys, shutters, columns, and other common details. When used, details should create a unifying effect on a building and should be compatible with the context of the neighborhood.
5. *Architectural elements.* Architectural elements **include** parts of a building that are integral to its composition. These include balconies, roofs, porches, chimneys, dormers, parapets, and other parts of a building that contribute to its overall shape and silhouette. The choice and arrangement of elements of a proposed building should reflect those of other buildings in the neighborhood. The building should not draw unnecessary attention to itself by failing to relate to neighboring styles, **nor** should it copy these styles. The object is to compliment the context of the Olde Towne Preservation District.
6. *Color.* Colors shall be reviewed for compliance with the following standards:
 - a. Facade colors shall be selected from a historic palette; the use of primary, high intensity, neon, or metallic color is prohibited outside of the sign face.
 - b. Accurate color designations (manufacturer color name and number) for each element on a building will be required to be submitted prior to any modification.

* * *

F. *Standards for additional design elements.*

* * *

3. *Signs.*
 - a. Signs must meet all applicable requirements of this Code.
 - b. Signs must also conform to character of the surrounding area. In addition to meeting the requirements of Article 8 of this UDC, approval of the display of a sign in the Olde Towne Preservation Overlay District shall be granted ~~by the Commission~~ only when such signs relate to the appearance, color, size, position, method of attachment, texture of materials and design, and conform to the distinctive character of the Olde Towne Preservation Overlay

District or do not injuriously affect it or impair the value to the community of those buildings having architectural or historical worth.

- c. *No signs to be displayed in certain places.* ~~No sign shall be displayed above the peak of the roof of any buildings in the Olde Towne Preservation Overlay District, unless approved by the Commission.~~ No sign shall be displayed or placed in any manner whatsoever so as to disfigure or conceal any significant architectural feature or detail of any building.
- d. *Number of primary signs.* See Article 8 of this UDC for sign regulations by zoning district.
- e. *Temporary signs.* See Article 8 of this UDC for temporary sign regulations.
- f. *Illuminated signs.* Illuminated signs may be constructed or erected within the Olde Towne Preservation Overlay District subject to review and approval by the Commission for compatibility with surrounding historic context and in keeping with the City's existing signage regulations in Article 8 of this UDC. Concealed lighting is recommended. ~~Bulbs may not be exposed.~~ The light should enhance the sign as well as the building on which it is mounted.
- g. *Digital signs.* Digital signs are not allowed in the Olde Towne Preservation Overlay District. See Article 5 of this UDC for details on legal nonconforming signs and their treatment.

* * *

Section 6.7.7 ITO Innovation and Technology Overlay District.

- A. *Purpose.* ITO Innovation and Technology Overlay District is intended to provide flexibility in use activity support business park or campus style development to revitalize underused light industrial or marine development sites to spur employment and entrepreneurship in the City. This overlay allows the combination of offices, commercial uses, retail and service uses, and industrial uses within a site or campus, and adds design flexibility for the rehabilitation of old sites and structures and development of new buildings and sites.

* * *

- C. *Building requirements.*
 - 1. Exception to the maximum building height in the base district, replaced with a maximum building height of 65 75 feet on parcels zoned CC or CR.
 - 2. All buildings may use the minimum setbacks required by the UDC Building Code.
- D. *Campus design permissions.*
 - 1. Sites may have multiple buildings per lot.

2. Sites may use shared parking facilities across lot lines provided a lease or shared ownership structure is in place.
3. Walk-ways, decks, docks and boardwalks, for the purpose of providing pedestrian cross access between properties within this district, may be constructed up to and extending across common property lines with the written consent of each respective property owner and in compliance with the Building Code.
4. **Where applicable**, attached accessory structures including stairs, decks, porches, awnings, canopies, docks, and boathouses can extend up to the ordinary high-water mark for waterways or channels and may extend out into such waterways or channels provided the appropriate state and federal permits and leases are obtained. If the structures are proposed in the vicinity of a City or Parish drainage canal, permission must be obtained by the City or Parish **as applicable**.

ARTICLE 7 – USE STANDARDS

Section 7.1 Principal uses.

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Section 7.1.2 Age Restricted Uses

Age Restricted Uses must provide documentation of compliance with all applicable state and federal regulations.

~~Section 7.1.2~~ Section 7.1.3 Agricultural uses.

* * *

~~Section 7.1.3~~ Section 7.1.4 Animal-related uses.

* * *

Section 7.1.5 Artisan manufacturing.

- A. Manufacturing process must generate unique units or items that are not the process of a fully mechanized or automated production process.
- B. Any processes creating noise, dust, or odor must take place in an enclosure with ventilation and dust or odor control measures in place.
- C. Any outdoor storage areas must be screened by a 100 percent, 6 foot non-living or 70 percent living screen. Objects shall be stored at a minimum of 5 feet from this screen.
- D. Showrooms, seating areas, or display areas may be indoor or outdoor on artisan manufacturing sites.

~~Section 7.1.4~~ Section 7.1.6 Auto repairs and services.

* * *

Section 7.1.7 Breweries or microbreweries.

- A. All production facilities must be located inside of a building or enclosure.
- B. Breweries or microbreweries may include tasting rooms or restaurant facilities and may have outdoor or indoor seating.
- C. The building or site may be used as an event venue, however such events must not violate the City noise ordinance and outdoor gatherings must conclude by 11:00 pm.

~~Section 7.1.5~~ Section 7.1.8 Business complexes or shopping centers.

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~~Section 7.1.6~~ Section 7.1.9 Community homes.

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~~Section 7.1.7~~ Section 7.1.10 Crematories.

* * *

~~Section 7.1.8~~ Section 7.1.11 Manufactured or mobile homes.

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~~Section 7.1.9~~ Section 7.1.12 Massage establishments.

* * *

~~Section 7.1.10~~ Section 7.1.13 Methadone centers or clinics.

* * *

~~Section 7.1.11~~ Section 7.1.14 Mini-warehouses.

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~~Section 7.1.12~~ Section 7.1.15 Motor vehicle and boat sale and rental.

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~~Section 7.1.13~~ Section 7.1.16 Outdoor salvage yards.

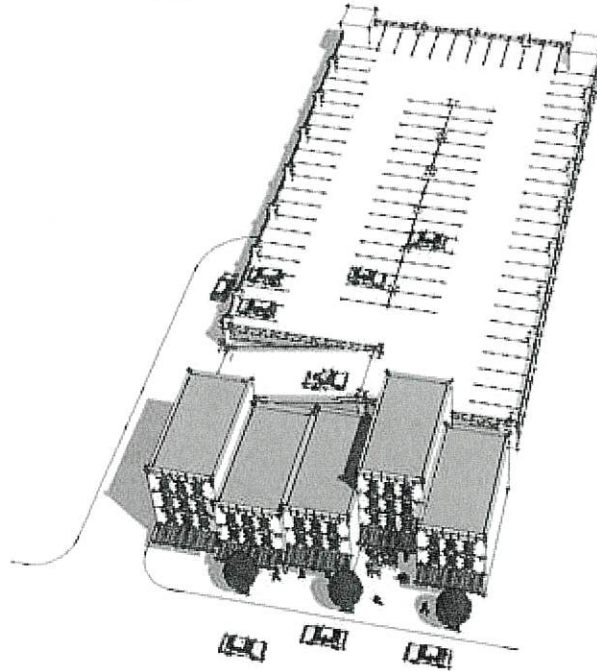
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~~Section 7.1.14~~ Section 7.1.17 Parking garages.

- A. The perception of the bulk (or mass) of a parking garage as seen from the street shall be minimized by orienting the garage so that its short dimension is along the edge of the street with the highest functional classification upon which the lot fronts.
- B. The parking garage shall provide retail or other appropriate uses at the ground level and/or along no less than 60 percent of the linear frontage abutting a street,

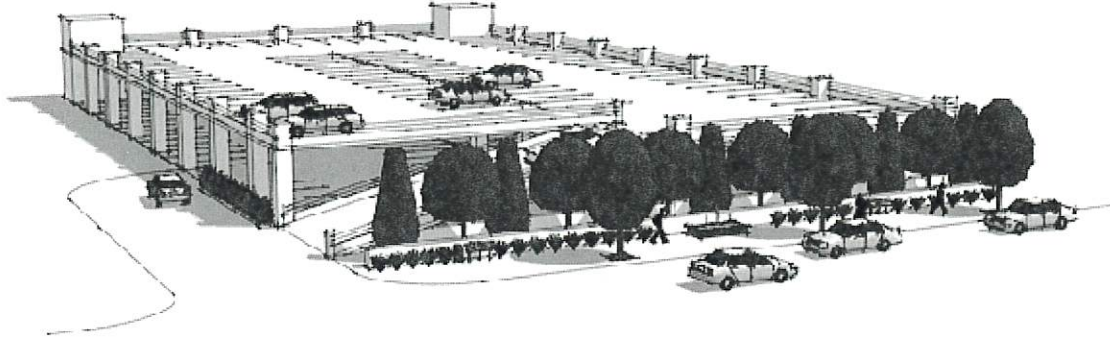
parking area, or open space. Alternatively, the parking garage shall be located behind the principal building (see Figure ~~7.1.14-1~~ 7.1.17-1 - Parking Garage with Building Frontage).

Figure ~~7.1.14-1~~ Figure 7.1.17-1. Parking Garage with Building Frontage.



- C. Any remaining portions of the façade not devoted to retail or other appropriate uses shall incorporate one or more of the following devices to screen the view of parked cars:
 - 1. Ornamental grillwork (plain vertical or horizontal bars are not acceptable);
 - 2. Decorative artwork, such as metal panels, murals, and mosaics; and/or
 - 3. Display windows for use by nearby merchants.
- D. Vehicular entrances shall be designed to incorporate architectural elements that frame the opening, such as an arch, lintels, pilasters, masonry trim, planters, or ornamental lighting.
- E. Where the dimensions of the parcel proposed for development do not accommodate building frontage as set out above, parking structures and vehicle entrances shall be designed to minimize views into the garage from surrounding and adjacent properties, streets, and sidewalks. Methods to help minimize such views may include, but are not limited to, landscaping, planters, masonry walls up to 42 inches in height, and decorative grilles and screens. The frontage along the garage shall include street furniture at intervals of not more than 40 feet. See ~~Figure 7.1.14-2~~ Figure 7.1.17-2-Parking Garage with Screening.

Figure 7.1.14-2 Figure 7.1.17-2.-Parking Garage with Screening.



- F. Parking structures shall be architecturally consistent with exterior architectural elements of the principal structure or adjacent traditional buildings, including rooflines, façade design, articulation, modulation and finish materials.
- G. Parking structure façades shall have brick cladding or a combination of brick and other masonry and have regularly spaced square or rectangular openings.
- H. Security grilles for parking structures shall be architecturally consistent with and integrated with the overall design. Chain link fencing is not allowed for parking structure fencing.

Section 7.1.15 Section 7.1.18 Repair establishments of automobiles, boats, trucks, trailers, tractors and mobile homes, including car washes and detailing shops.

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Section 7.1.16 Section 7.1.19 Railroads and mineral deposits, existing.

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Section 7.1.17 Section 7.1.20 Satellite dishes, communications, television, and radio antennas, or towers.

- A. Communications, television and radio antennas or towers for commercial use or providing service to users beyond the lot where the structure is installed are allowed uses in C and IT districts in rear and side yard areas, provided that they conform with the following criteria:
 - 1. No structure may extend beyond the lot line or encroach upon or extend over any required landscape areas or buffer zone, except that support anchors may extend across lot lines where the owner of the tower has secured a valid easement/servitude for placement of anchoring structures on adjacent property and where such anchoring devices do not encroach upon or over public rights-of-way and/or public utility or drainage easements.

2. A fall radius area must be secured – either by purchase of land by the communications tower operator / owner or through an easement or servitude preventing construction in this area. The fall radius must be measured as one foot for each foot of tower height above grade extending radially from the tower. **An exception may be granted by the Planning Director and City Engineer for any monopole engineered and certified to fall within the property boundaries in the event of catastrophic failure.**
3. All installations shall conform with Section 7.1.17.B.5 and 6.
4. Where these regulations conflict with applicable FCC regulations, the FCC regulations shall prevail.
5. Where this ordinance conflicts with any other Section of the zoning ordinance, this Ordinance shall prevail.

* * *

Section 7.1.18 Section 7.1.21 Shelter for victims of domestic violence.

* * *

Section 7.2 Accessory uses.

* * *

Section 7.2.4 Detached carport and accessory buildings.

- A. *Front yard.* Carports, garages, and accessory buildings are not allowed in front yards.
- B. *Side yards.* Minimum setback of 5 feet. Accessory buildings shall not encroach into servitudes or easements.
- C. *Rear yards.* Minimum setback of 5 feet. Accessory buildings shall not encroach into servitudes or easements.
- D. *Height and yard coverage.* An accessory building shall not exceed 16 feet in height and shall not occupy more than 25 percent of the rear yard.
- E. Carports and accessory buildings shall not have any projections into the required setbacks or yards and shall not have any equipment placed in the required setbacks or yards.
- F. **A copy of a plat of survey showing all existing buildings on the lot or parcel of land where the accessory building is to be located shall be submitted with the required building permit application.**
- G. **Building permits shall be required for all accessory buildings; however, a permit fee shall not be charged for a detached accessory building having less than 100 square feet of area unless such structure will have plumbing or electricity.**

* * *

Section 7.2.6 Accessory dwelling units (ADUs).

- A. *Lot size and area.* Accessory dwelling units, where allowed, shall only be located on lots that meet minimum lot area, width, and depth requirements.
- B. *Number.* No more than one accessory dwelling unit is allowed per lot.
- C. *Accessory dwelling unit type.* The following accessory dwelling unit types may be constructed:
 - 1. Attached accessory dwelling unit
 - 2. Detached accessory dwelling unit
- D. *Floor area.* The total aggregate floor area of an accessory dwelling unit may not exceed 800 square feet, or 40 percent of the total aggregate floor area of the principal structure, whichever is greater.
- E. *Minimum front, side, and rear yard setbacks.*
 - 1. Must follow minimum setbacks established in this Section.
 - 2. Detached accessory dwelling units on corner lots must have the same exterior side yard setback requirements as the principal structure.
- F. *Exterior finish materials.* The exterior finish materials of any accessory dwelling unit shall be the same or visually match in type, size, and placement of the principal building.
- G. *Parking.* One additional off-street parking space, in addition to those required by Article 8 of this UDC shall be required for accessory dwelling units.
- H. A copy of a plat of survey showing all existing buildings on the lot or parcel of land where the accessory building is to be located shall be submitted with the required building permit application.
- I. Building permits shall be required for all accessory buildings; however, a permit fee shall not be charged for a detached accessory building having less than 100 square feet of area unless such structure will have plumbing or electricity.

Section 7.2.7 Snowball stands.

Snowball stands not exceeding 250 square feet in area shall be allowed in C or MU districts on developed parcels, provided that they conform with the following regulations and are not located on a vacant parcel:

- 1. The structure shall not encroach upon any required planting areas.
- 2. All such structures shall be setback at least 10 feet from any lot line that abuts a public street right-of-way.
- 3. Additional off-street parking shall not be required where there is existing parking.
- 4. Any snowball stand that is allowed by this Section may not be used to sell any item other than snowballs and ice cream items.
- 5. Section 7.2.4. regulations apply.

6. No drive-through window service may be provided.

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ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS

Section 8.1 General requirements.

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Section 8.1.2 Fences, walls, and hedges.

- A. Notwithstanding other provisions of this UDC, fences, walls and hedges up to 6 feet in height may be allowed in any required yard, or along the edge of any yard provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over 6 feet in height with visibility unobstructed above 30 inches.
- B. In all commercially zoned districts, fences or freestanding walls shall be constructed of wood, iron, vinyl, aluminum, brick, or chain link. Barbed wire, razor-ribbon, corrugated sheet metal, may not be used.
- C. Chain link may not be used between the building or building setback and a street right-of-way.
- D. A fence may be constructed on a vacant or undeveloped site, however a fence may not be constructed across lot lines.
- E. Fence construction requires a permit. Any fence or freestanding wall over 6 feet in height requires a building permit showing compliance with wind load and foundation requirements.

Section 8.1.3 Yards, projections, sight triangles.

- A. *Yard regulations.* Where the yard regulations cannot be reasonably complied with or their application determined on lots of peculiar shape, location, or topography, such regulations may be modified by the Board of Adjustment.
- B. *Setback, side yard waived.* For the purpose of side yard regulations, the following dwellings with common party walls shall be considered as one building occupying one lot:
 - 1. Semidetached dwellings;
 - 2. Row dwellings; and
 - 3. Apartments.
- C. *Projections into yard.* Cornices, sills, eaves, belt courses, chimney, unroofed platforms, landings, steps, or balconies may extend or project into a required yard 2 feet. In no case may any part of the projection extend closer than 5 feet to any property line. This is not to be construed to include air conditioning compressors or any other similar accessory equipment. No air conditioning units, generators, or similar equipment may be located in the required yards.

- D. *Visibility of intersections in all districts.* On corner lots in any district, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 30 inches and 8 feet above the centerline grades of the intersecting streets in a sight triangle area bounded by the street right-of-way lines on such corner lots and a side line joining points along right-of-way lines 35 feet from the intersection right-of-way corner.
- E. *Front yard for through lots:* On through lots where street frontage is found on two property boundaries, the applicable zoning district minimum front yard setback depth shall be provided on both streets.

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Section 8.2 Signs.

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Section 8.2.2 Sign exemptions.

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- G. *Street address numbers.* No permit required for property address numbers **under 12 inches in height** as provided in conformance with Chapter 7, Article IX of this Code.

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Section 8.2.11 Billboards.

- A. *Administration of billboard regulations.*
 1. *Definition.* Any sign exceeding 210 square feet shall be considered a billboard in accordance with the sign definitions in this UDC.
 2. *Category of use.* Billboards shall be considered an accessory use and are allowed on an undeveloped lot or on a lot with a primary structure **if allowed within the applicable zoning district.**
 3. *Permit required.* All billboards are required to receive a permit prior to their construction and shall be reviewed through the sign and building permit application process.
 4. *Minimum requirements for a billboard application.* In addition to the above application requirements, applicants for a billboard must also provide evidence of applicable and active LA-DOTD permit(s) in process.
- B. *Limited location along interstate corridors.* Billboards may only be located along Interstate corridors and no further than ~~300~~ **400** feet from the center line of the interstate roadway, established in compliance with applicable state regulations and the following standards:
 1. An interstate corridor includes all properties fronting on the interstate or on a LA DOTD designated service road abutting I-10, I-12 and/or I-59.

2. Billboards must be a minimum distance of 3,000 feet from any other billboards, measured radially, and billboards must be setback from the interstate or service right-of-way a minimum of 25 feet.
 3. No billboard shall be constructed, erected, placed, or replaced closer than 300 feet from the nearest residence.
 4. The minimum ground clearance for the billboard is 8 feet.
 5. Maximum height shall align with state (DOTD) requirements applicable to the site or applicable city zoning district height restriction, whichever is lower.
- C. *Digital display.* Digital displays shall comply with all of the following:
1. Each message shall have a minimum hold time of 8 seconds.
 2. Transition between messages shall be instantaneous.
 3. No flashing, animation, scrolling, fading or motion is allowed.
 4. Digital billboards shall come equipped with a light sensing device that automatically adjusts the brightness in direct correlation with ambient light conditions.
 5. Digital billboards shall be programmed with a static default message or image so that if a malfunction occurs, the default message shall freeze the display in one position.
- D. *Nonconforming billboards.* Existing billboards located in the City but not along an interstate corridor within ~~300~~ 400 feet of the center line of the interstate roadway are considered nonconforming signs. Nonconforming billboards may be converted to digital but are required to be dismantled and removed before 31 December 2030.
- E. Legal nonconforming billboards must comply with the following prior to the 31 December 2030 removal deadline:
1. No increase in square footage of existing billboards shall be allowed.;
 2. *Billboards prohibited from conversion.* Billboards located within the Olde Towne Preservation Overlay District listed in Figure 8.2.11-1, shall not be converted to a digital display due to the close proximity to the Olde Towne Historic Preservation District, where large electronic message centers being are incompatible with district character.

~~**Figure 8.2.11-1. Billboards Not Allowed
to Be Converted to Electronic Message Centers.**~~

Billboard location (postal address)	CBS Panel #	Number Panels	Latitude	Longitude
1380 Front Street	07-16090	1	30.283	-89.78
1410 Front Street	07-16100	2	30.282	-89.781

	07-16110			
1604 Front Street	07-11300	2	30.28	-89.781
	07-11310			
2528 Front St. (Front Street and Bayou Patassat)	07-12220	4	30.271	-89.786
	07-12240			
	07-12450			
	07-12700			
1495 Gause (Gause and Lakewood)	4124	2	30.285	-89.759
	4125			

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Section 8.3 - Off-street parking and loading

A. General requirements for off-street parking.

1. Location and size.

- a. *One- and two- Family Dwellings.* Off-street parking facilities for one-family and two-family dwellings shall be located on the same lot or plot of ground as the building to be served.
- b. *Other uses.* The location of off-street parking facilities for other uses shall not be more than 300 feet in distance away, as measured along the nearest pedestrian walkway.
- c. *Minimum size.* One automobile vehicle parking space shall be an area not less than 9 feet by 20 feet.
- d. The access to any parking space shall be provided in addition to the space necessary for parking, a total space of 400 square feet in area per car when parking is on one side of an access driveway and 300 square feet in area per car when parking is along both sides of an access driveway.
- e. Required parking spaces, ingress and egress driveways and travel lanes on any parking lot shall be hard-surfaced with either concrete, asphalt, or stabilized masonry pavers. Use of stabilized gravel is subject to review and approval by the City Engineer and the Director of Planning.
- f. All parking lots must meet the requirements of Section 9.3. of this UDC.

2. *Review by City Engineer.* All off-street parking facilities, vehicular maneuvering areas, loading facilities and accessways are subject to the review and recommendation of the City Engineer with final approval by the Director of Planning.

3. *No net reduction of parking.* Area reserved for off-street parking or loading in accordance with the provisions of this UDC shall not be reduced in area

or changed to any other use unless the allowed use which it serves is discontinued or modified except where equivalent off-street parking or loading space is provided.

4. *Determination of parking requirement for uses not listed.* For uses not mentioned in this UDC, the requirements for off-street parking and loading facilities for a similar use specifically mentioned in this UDC shall apply.
5. *Off-street parking of vehicles, recreational vehicles, trailers, and boats in residential districts.* In all residential districts, the following minimum standards apply to off-street parking of vehicles, recreational vehicles, trailers, and boats:
 - a. For purposes of this Section only, corner lot front yards are defined as any yard having street frontage.
 - b. No vehicle, recreational vehicle, trailer, or boat may be parked on an unpaved surface in any front yard.
 - c. All recreational vehicles, trailers, and boats must be parked in the side or rear yard when accessible. A fence is not cause to prevent access to the side or rear yard.
 - d. No recreational vehicle, trailer or boat exceeding 32 feet in overall length may be parked in any front yard.
 - e. All recreational vehicles, trailers, and boats exceeding 32 feet in overall length may only be parked in a rear or side yard on a solid surface.
 - f. All recreational vehicles, trailers or boats must be parked at least 15 feet from the edge of the roadway, perpendicular to the street and may not extend over a sidewalk or public right-of-way.
 - g. Not more than 2 recreational vehicles, trailers, or boats or any combination thereof, may be parked on any residential lot.
 - h. No recreational vehicle, trailer or boat may be connected to utilities except for maintenance purposes as necessary, or for out of town visitors which shall not exceed 14 days per calendar year.
6. *Commercial vehicles in residential districts.* No commercial vehicle exceeding 1½ tons rating shall be parked upon any residentially zoned lot or parcel except while in the process of making a pickup or delivery. Not more than one commercial vehicle associated with the home occupation (a vehicle registered in the name of a business or used in the conduct of a business) may be parked upon a residentially zoned lot or parcel. This restriction shall not apply to automobiles, in which case the limit shall be two.
7. *No parking on vacant lots.* No person shall cause or allow any vehicle or trailer, including mobile food service vehicles, to be stopped or parked on any lot in any zoning district that does not have a principal structure or use

unless otherwise provided for in this section. A vehicle may be stopped or parked on a properly permitted all-weather surface parking lot or outdoor storage yard; in no event shall grass, sod, vegetation, dirt, clay, or sand be considered an all-weather surface.

7. 8. *Displays of vehicles for sale, rent, or services for hire.*

- a. No person shall park any motor vehicle, trailer or watercraft upon any public or private property for the purpose of displaying such motor vehicle, trailer or watercraft for sale, hire or rental unless the property is duly zoned and permitted by the city for the transaction of that type of business upon such property. A motor vehicle, trailer or watercraft shall be presumed to be displayed for sale, hire or rental if a price, telephone number, contact person or address is displayed thereon.
- b. This Section shall not prohibit any person from parking any motor vehicle, trailer or watercraft displayed for sale, hire or rental on private property provided that express permission from the property owner is prominently displayed on the motor vehicle, trailer, or watercraft. No property owner shall give such permission more frequently than 3 times per calendar year without having obtained a proper dealer's license.
- c. This Section shall not prohibit any person from displaying for sale any personally owned motor vehicle when such display is incidental to such person's normal daily activities.

B. *Number of off-street parking spaces required.*

1. *General requirements for off-street parking calculations.*

- a. *How to calculate.* Off-street automobile parking space shall be provided on any lot on which any of the following listed uses are hereafter established and in accordance with the schedule shown. When a use is increased in capacity by the addition of dwelling rooms, guestrooms, floor area or seats, the minimum off-street parking shall be provided for such increase. ~~Said parking space, ingress and egress driveways and travel lanes on any such lot shall be hard-surfaced with either concrete or asphalt.~~
- b. *Pervious surface material.* Pervious surfacing material such as "Grasscrete", interlocking pavers, and pervious concrete can be used in lieu of concrete or asphalt provided that design plans meet requirements of the Engineering and Public Operations Departments.
- c. *Overflow parking areas.* Limestone, crushed concrete, and other **stabilized** gravel can be used for overflow parking areas provided that:

- i. Overflow parking area is used to meet parking requirements in excess of the city's required parking for the site.
 - ii. The Planning Commission determines there is a justified need for an overflow parking area.
 - iii. The design of the overflow parking area meets all other requirements of this Code, to include drainage, landscaping, parking stall and drive lane dimensions, and connection to the city street or state highway.
2. *Minimum standards for parking spaces.* Parking spaces shall be provided in the city in accordance with Table 8.3 – 1, which sets minimum standards by type of land use.

Table 8.3. – 1. Required Parking.

Use	Parking Space Required
Single-family dwelling	2 spaces per dwelling unit.
Two-family dwelling	2 spaces per dwelling unit. Spaces shall have equal access to the street. No stacking allowed for combined / shared parking area or driveway used as access for garage or carport.
Multifamily dwellings and apartments—3 to 16 units	<ul style="list-style-type: none"> • 1 space per 1 bedroom, • 2 per 2 bedroom, • 2 ½ per 3 bedroom; • One additional parking space to be provided for each 4 required parking spaces to provide for visitor and overflow parking. • For fractional results, round up. • All parking to be provided with equal access to streets; • no stacking allowed
Multifamily dwellings and apartments – 17 or more units	<ul style="list-style-type: none"> • 1 space per 1 bedroom, • 2 per 2 bedroom, • 2 ½ per 3 bedroom; • Calculate 10% of the total number of required parking spaces and provide as additional spaces for visitor and overflow parking. • For fractional results, round up. • All parking to be provided with equal access to streets; • no stacking allowed
Hotels, transient	1 space for each guest bedroom plus 1 additional space for each 4 employees.

Use	Parking Space Required
Motels and tourist homes	1 space for each guest bedroom plus 1 additional space for resident manager.
Boarding and lodging homes	1 space for each 3 bedrooms plus 1 additional space for resident manager.
Short-term rental	2 spaces per dwelling unit. An oversized space must be included to accommodate passenger vans or buses associated with the operation of the short-term rental.
Clinics	1 space for each 200 square feet of gross floor area.
Clubs and lodges	1 space for each 8 members at time of construction or structural alterations plus 1 space for each 2 employees.
Hospitals	1 space for each 2 beds plus 1 space for each staff doctor, plus 1 space for each 2 employees including nurses.
Nursing and convalescence homes and institutions	1 space for each 8 beds.
Churches, temples, and other places of worship and mortuaries	1 space for each 5 fixed seats in the main auditorium -assembly location or 64 square feet where there are no fixed seats; classrooms are calculated separately.
Theaters, auditorium, sport arenas and places of public assembly	1 space for each 5 fixed seats or per each 64 square feet of assembly floor area where there are no seats plus 1 space for each 2 employees.
Skating rink, dancehall, exhibit hall, gym	Space equal to 2 times the gross floor area 1 space for each 200 square feet of gross floor area plus 1 space per each 2 employees.
Veterinarians, kennels and animal hospitals	Space equal to 2 times the enclosed area in such kennel. 1 space for each 200 square feet of gross floor area.
Bowling alleys	3 spaces per alley plus 1 space per each 2 employees.
Schools and classrooms , public and private	Daycare or Pre-Kindergarten: 2 spaces per classroom or care room Elementary: 2 spaces per classroom, laboratory or manual training shop. Junior high: 4 spaces per classroom, lab or manual training shop. Senior high: 6 spaces per classroom, lab or manual training shop.

Use	Parking Space Required
	Colleges, universities, trade, industrial and business schools: 11 spaces per classroom, lab, or other teaching room.
Business and professional offices	1 space for each 200 square feet of gross floor area.
Restaurants, bars, nightclubs	1 space for each 150 square feet of gross floor area.
Automobile repair shop	1 space per each 200 square feet of gross floor space.
General business, commercial and personal service establishments, but not including “supermarkets”-supermarkets or grocery stores	1 space per each 300 square feet of gross floor area.
Supermarkets and grocery stores	1 space per each 200 square feet of gross floor area.
Riding stables	Space equal to 50 percent of the covered area of such stable.
Libraries and museums	Space equal to 50 percent of the floor area devoted to public use. 1 space for each 200 square feet of gross floor area plus 1 space per each 2 employees during the largest work shift.
Roadside stands	5 spaces for each such establishment which may be shared with the primary use on a lot of record.
Commercial, manufacturing and industrial establishments not catering to retail trade	1 space for each 5 employees on the largest work shift plus 1 space for each company vehicle operating from the premises.

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Section 8.4 Residential design standards.

Section 8.4.1 Standards for residential developments with 16 units or less.

A. *Generally.* All new single- and multi-family developments with 16 units or less must meet the standards of this Section unless it is part of a mixed-use development in which case it shall be subject to the commercial and mixed-use design standards in Section 8.5.

B. **Rooming houses, as defined in Article 2 of the UDC, are not allowed in any zoning district.**

~~B.~~ C. *Building standards.*

* * *

C. D. *Visibility of intersections.* On corner lots in any residential district, nothing shall be erected, placed, planted or allowed to grow in a way that impedes vision between a height of 30 inches and **8 feet** above the centerline grades of the intersecting streets in a triangle area bounded by the street right-of-way lines on such corner lots and a side line joining points along right-of-way lines 35 feet from the intersection right-of-way corner.

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Section 8.4.3 Design standards for residential developments with more than 16 units.

- A. *Generally.* All multifamily developments with more than 16 units must comply with this Section unless it is part of a mixed-use development in which case it shall be subject to commercial and mixed-use design standards in Section 8.5.
- B. *Purpose.* The purpose of this Section is to ensure that new multifamily development exemplifies high quality architecture, appropriately connects to its surroundings, meets community housing demand, and includes well-designed amenities and open spaces consistent with the City’s Comprehensive Plan.
- C. *Goals.* The primary goals of this Section include:
 - 1. Avoid the proliferation of plain, monolithic structures that deteriorate the character of residential built environments;
 - 2. Achieve a consistent design vocabulary within a development to foster cohesive community designs;
 - 3. Align multi-family development with the existing form and character of surrounding neighborhoods to encourage interaction and social capital across and between new and existing developments;
 - 4. Require development to include amenities within common open spaces to foster civic engagement, physical activity, and healthy behaviors; and
 - 5. Require landscaping treatments that enhance buildings and public spaces to encourage shading, social comfort, space usability, provide boundary treatments, express ownership and communicate a space is cared for and protected, all of which support the public’s health, safety and welfare.
- D. **Rooming houses, as defined in Article 2 of the UDC, are not allowed in any zoning district.**
- E. *Building standards.*

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Section 8.5 – Non-residential commercial, innovation / technology, and mixed-use design standards.

Section 8.5.1 Minimum building elevation standards.

- A. *Front building elevations.* **See Section 8.5.4. of this UDC for façade regulations.**

1. ~~Allowed building materials for front building elevations—these can be used in a combination:~~
 - a. ~~Brick~~
 - b. ~~Stone~~
 - c. ~~Stucco~~
 - d. ~~Glass~~
 - e. ~~Wood~~
 - f. ~~Fiber-cement siding~~
 - g. ~~Vinyl siding, however vinyl siding must not compose more than 25 percent of the total area of any single exterior wall.~~
 - h. ~~Architectural metal panel~~

2. 1. Where front building materials requirements apply:

- a. Building walls that face a public street or a parking lot that is 60 feet wide or more shall be treated as a front building elevation for the purpose of determining the allowable wall materials.
- b. For buildings that have drive-thru service, all elevations shall be treated as front building elevations.

B. *Side building elevations.* Side wall elevations must use one or a combination of the materials listed as allowed for the front building elevations in Sec. 8.5.1.A.1. above for **whichever is greater**, the first **50% of the total length or 50 25**-feet of the building, measured horizontally starting from the front wall.

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Section 8.5.4 Façade requirements and exterior wall materials for C and MU sites.

A. *Elevations.* Required percentages and types of façade surfaces are provided as follows:

1. *Front elevation.* The building elevation(s) fronting on or most directly facing public or private street right-of-way, a street easement, or access easement shall be constructed of or faced with a decorative building material ~~(see Sec. 8.5.4.E)~~ on 100 percent of the façade elevation, excluding doors.
2. *Side elevation.* Decorative building materials are required on side elevations as follows:
 - a. *Street facing.* A side elevation fronting on or most directly facing public or private street right-of-way, a street easement, or access easement shall be constructed of or faced with a decorative building material on 100 percent of the façade elevation, excluding doors.

- b. *Non-street facing.* An interior side or any other side elevation that does not front on or most directly face public or private street right-of-way, a street easement, access easement, drive-through lane, or parking lot shall be constructed of or faced with decorative building material on 25 feet or 25 percent of the façade elevation, whichever is greater, commencing at the common corner with the front or street facing elevation. The remaining portion of the façade elevation shall be constructed of or faced with **limited** or non-decorative materials with Director of Planning approval.
 - c. *Abutting parking lot or drive-through lane.* A side elevation that abuts a drive-through lane or a parking lot with a parking module width of 40 feet or more on the same or an adjacent or abutting property shall be constructed of or faced with decorative building material on 100 percent of the façade elevation located along the portion of the building adjacent to the parking lot or drive through lane.
 - d. *Other conditions.* All other elevations may be constructed of or faced with limited or non-decorative materials on 100 percent of the façade elevation.
- B. *Decorative building materials.* The decorative materials used for building exterior finishes shall be proven high-quality, durable materials. These materials include:
- 1. Brick, including thin brick;
 - 2. Stone, including cast stone;
 - 3. Portland cement stucco;
 - 4. Architectural masonry units **excluding smooth-face CMU; including split face, weathered face, sandblasted face and ground face blocks;**
 - 5. Glass fiber **and other forms** of reinforced concrete;
 - 6. **Wood or** fiber cement siding; and
 - 7. Glass.
- C. *Limited materials.* The Director of Planning may approve limited use of the below materials or may refer the decision to the Zoning Commission.
- 1. **Vinyl siding provided it is used on no more than 25 percent of a front or street-facing façade; not used on any front or street facing façade;**
 - 2. Embossed or prefinished architectural metal panel (26+ gauge), **which has an appearance of masonry, stucco, or any other appearance that is approved;**
 - 3. Glass curtains used for building window areas, but not occupying more than 60 percent of the ground floor façade or more than 40 percent of upper floor façades.
 - 4. **Wood or imitation wood shingles.**

- 5. **Materials not expressly prohibited in this section.**
- D. *Prohibited materials.* The use of the following building materials for exterior walls, siding, or cladding is prohibited in all districts.
 - ~~1. Prefabricated metal wall panels;~~
 - ~~2.~~ 1. Corrugated metal panel, except as approved by the zoning commission;
 - ~~3.~~ 2. Smooth-faced, unfinished concrete block;
 - ~~4.~~ 3. Metal lapped siding;
 - ~~5.~~ 4. **The use of the following for exterior walls, siding, or cladding is prohibited in all districts:**
 - ~~a. Plywood; and~~
 - 5. ~~b. Plastic.~~
 - 6. **Exterior Insulation and Finishing Systems (EIFS) or any kind of multi-layered, synthetic stucco cladding systems.**

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ARTICLE 9 – TREE PRESERVATION AND LANDSCAPE REQUIREMENTS

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Section 9.2 Land clearing and tree preservation.

- A. *Purpose.* To preserve existing trees, protect trees during construction, require planting of new or replacement trees, and provide for the remediation of damaged trees.
- B. *Applicability.*
 - 1. A tree removal permit is required prior to the removal of **up to four** protected or heritage trees as defined in this Section.
 - 2. A land clearing permit and tree survey are required prior to the removal of 5 or more trees greater than 6 inches DBH. **The survey must show all protected and heritage trees on the site.**

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Section 9.3 Landscape requirements.

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- I. *Parking landscape area.*
 - 1. *Applicability.* Required for new construction and substantial improvement of industrial, commercial, and multifamily properties with ten or more parking spaces. Parking lots shall consist of both endcap planting areas at the end of each parking row **of 12 parking spaces** and interior island

planting areas disbursed throughout the parking lot for maximum shade potential for each 12 parking spaces.

2. *Planting requirement.* Both endcaps and interior island planting areas shall consist of at least 1 large tree and 5 shrubs. Areas not planted with trees or shrubs must be planted with a living vegetative covering.
3. *Location and dimensions.*
 - a. *End cap.* The endcap planting area shall consist of a 100 square foot planting area at the end of each row of 12 parking spaces. When 2 rows of parking abut each other, the 100 square foot endcaps shall be combined into one endcap with a minimum planting area of 200 square feet.
 - b. *Interior island.* The interior island planting area must include a minimum of 200 square feet of planting area for every 12 parking spaces and be dispersed evenly throughout the parking area to provide a consistent shade canopy.
 - c. *Placement.* Trees shall be planted where trunks are a minimum of 30 inches from all curbs, bollards, rear guards, or other permanent parking lot traffic control elements.
4. *Exceptions.* The Department of Planning may approve alternative layouts of the endcap and interior island planting areas to:
 - a. Preserve a heritage or protected tree;
 - b. Retain a cluster of large and small trees and shrubs;
 - c. Accommodate best management practices for stormwater management; or
 - d. Achieve a holistic, integrated landscape plan for the site.

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ARTICLE 10 SUBDIVISION REGULATIONS

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Section 10.2 Lots, blocks, and street design standards.

Section 10.2.1 Lots and blocks, purpose and minimum standards.

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C. Lot development requirements.

1. All single dwelling residential development must be platted and constructed with only one primary residential dwelling per lot or record.
2. Adjacent and contiguous lots of record may be combined for building development only after review and approval by the Planning Commission.

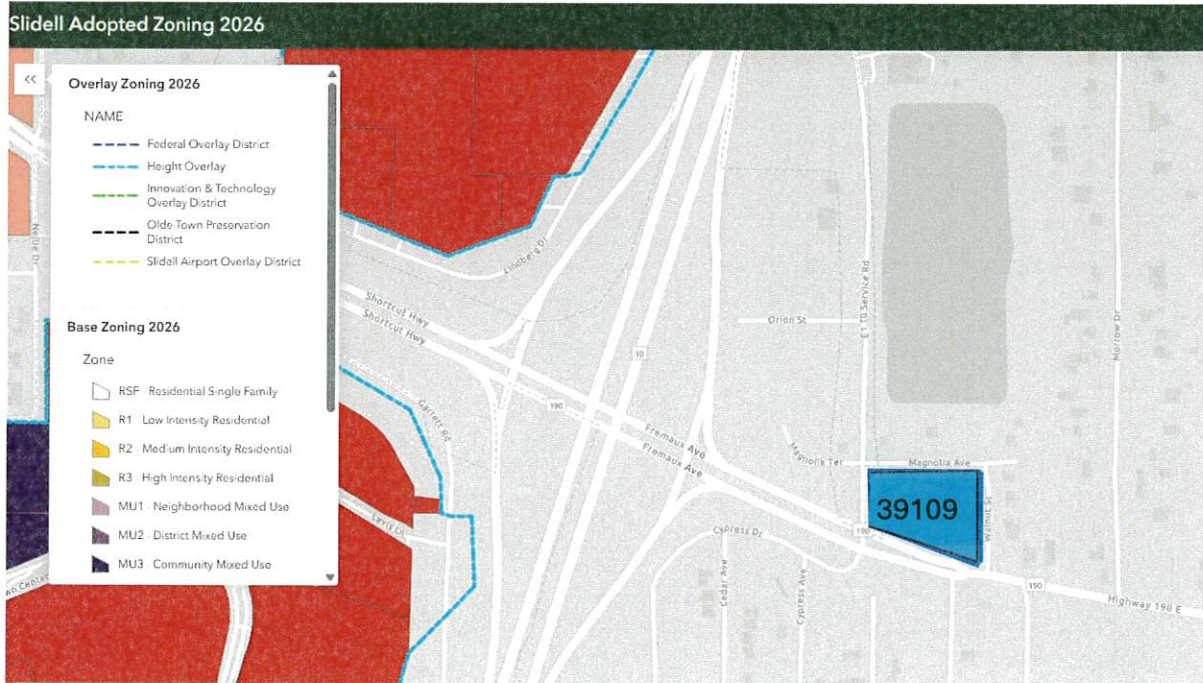
3. No structure may be erected across recorded lot lines unless the lots in question are resubdivided and such resubdivision is recorded with the Clerk of Court.
4. Exceptions to this Section include those developments customarily designed with shared ownership of structures and land in mind, including multi-tenant shopping centers, business complexes, and townhomes ~~of duplexes~~ provided all other requirements of this UDC are met.

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EXHIBIT B

TXT2026-0001 - ZONING MAP UPDATES

1. A staff request to add 39109 Highway 190 East to Height Overlay District:



This update is to uniformly apply the Height Overlay District along the Interstate 10 corridor at the Hwy 190 E / Shortcut Hwy interchange for commercially zoned properties.

EXHIBIT B

2. A staff request to rezone 1558 Fremaux Avenue from RSF Residential Single Family to R3 High Density Residential:

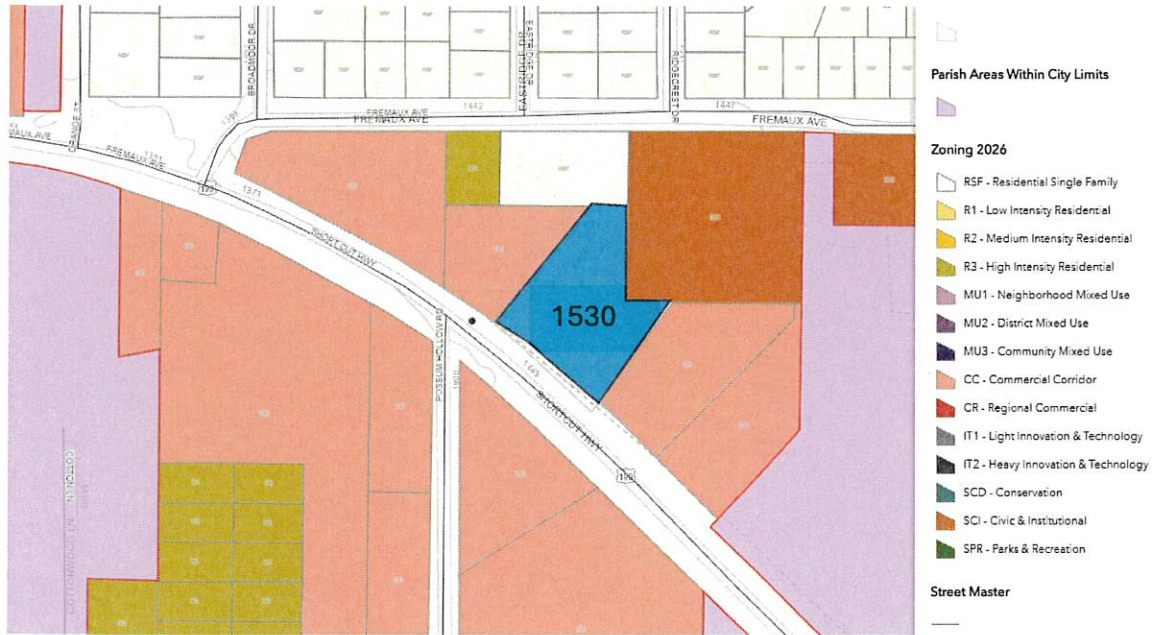


This parcel is now one lot of record, Lot 12A in Pine Shadows North with the municipal address of 1558 Fremaux Avenue. The owner, Marlstone Inc. (Chris Jean, Janice S. Smith) requested a resubdivision of these three lots into one lot of record to allow a duplex development in January 2025. That recordation was completed in March 2025 prior to the rezoning of the city; this lot 12A was sufficiently sized for a duplex development under the current City of Slidell A-6 zoning.

Per the direction of Councilmember Tamborella, this parcel was included in the areas designated as RSF (Residential Single Family) which generally excludes duplexes. It does allow for attached Accessory Dwelling Units (ADUs) which can only be considered if they don't exceed 900 square feet, which is not the intended use for this property. There are eight lots across Fremaux Avenue (Tax Parcel 1558) currently zoned R3 High Density Residential; Councilmember Tamborella is in favor of rezoning this lot to R3.

EXHIBIT B

3. A staff request to add 1530 Shortcut Highway to the official zoning map as CC Commercial Corridor:



As case number Z24-02/Z24-02, this 1.2 acre parcel was annexed into the City by Ordinance 4163 on 23 April 2024 as C-4 Highway Commercial, but the City's official map was not updated to include this parcel prior to UDC adoption.

EXHIBIT B

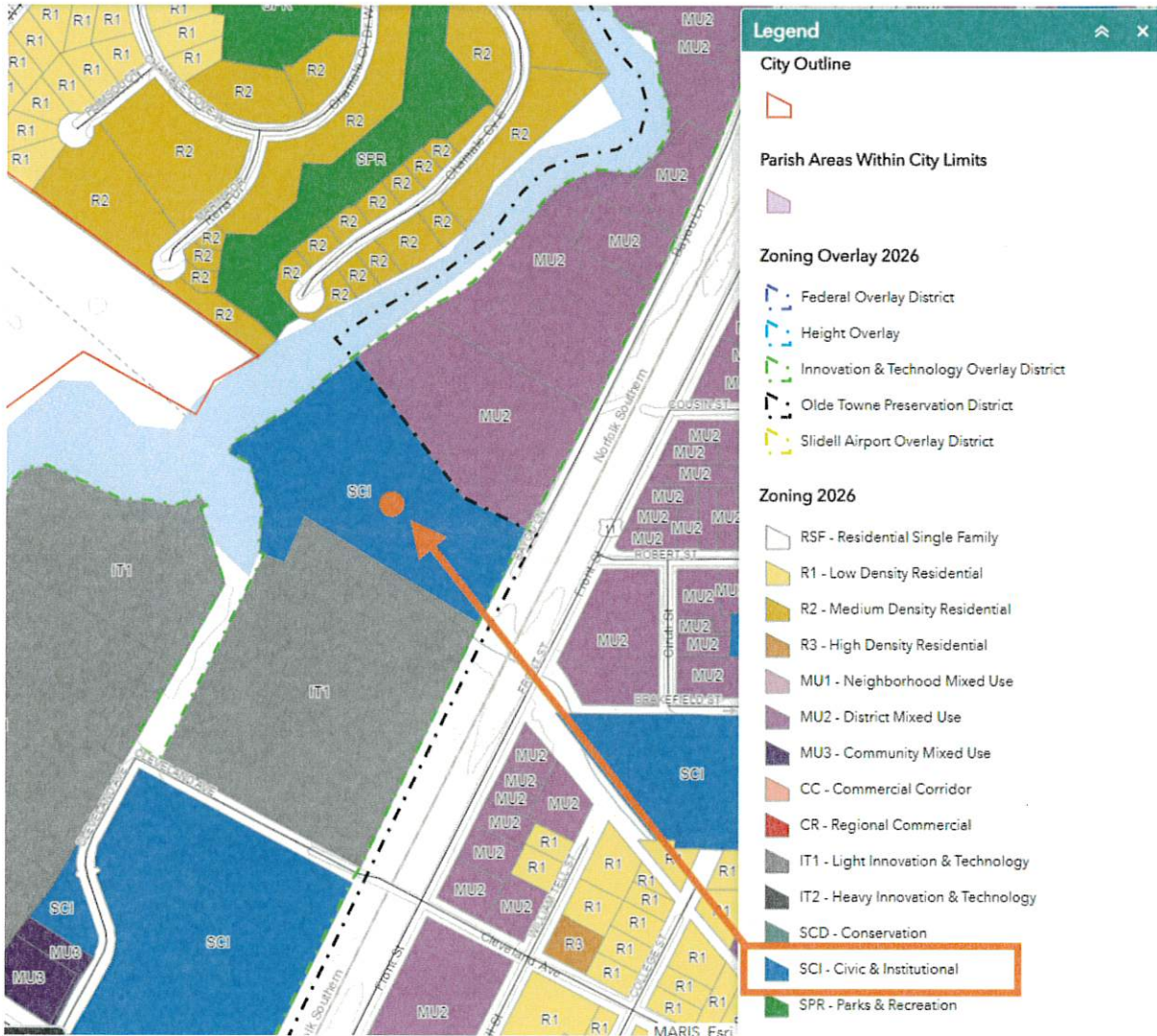
4. A request by Administration to revert the zoning of 2275 Bayou Lane (City Barn site) on the official zoning map from SCI Civic & Institutional to IT1 Light Innovation & Technology (formerly M2 Light Industrial) to provide for brewery use (Wicked Bayou) as a permitted use on leased city property to assist in lessee meeting Federal alcohol permitting requirements. The IT Overlay District is to remain in place:

PRE-UDC ZONING MAP UPDATE:



EXHIBIT B

UDC ZONING MAP AS UPDATED IN 2026:



REVISED 30 APRIL 2026

EXHIBIT B

5. A request by Administration to revert the zoning of 1010 Gause Boulevard (Tax Parcel 84238) on the official zoning map from SCI Civic & Institutional back to CC Commercial Corridor (formerly C-4 Highway Commercial) to provide continuation of existing commercial and office space as a permitted use on property to be sold by the City to Textron:

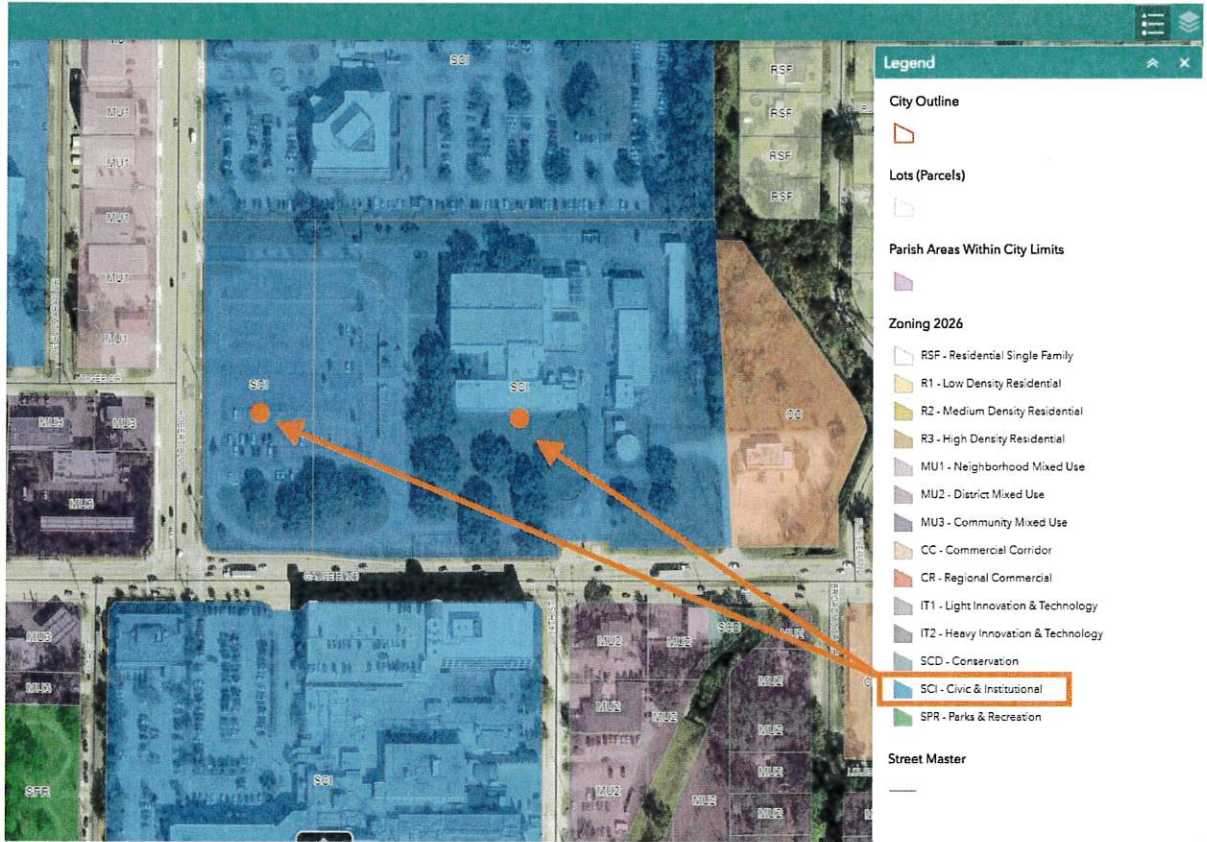
PRE-UDC ZONING MAP UPDATE:



REVISED 30 APRIL 2026

EXHIBIT B

UDC ZONING MAP AS UPDATED IN 2026:



REVISED 30 APRIL 2026