

1 Introduced July 14, 2026, by Councilman DiSanti,
2 seconded by Councilman Brownfield, (by request
3 of Administration)

4 **Item No. 26-07-3653**

5
6 **ORDINANCE NO. 4303**

7 An ordinance providing a quarterly update to the Unified Development Code
8 and official Zoning Map (TXT2026-0002) as found in Exhibit A.
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 is a
14 living document which needs to be periodically updated to be reflective of administrative
15 and community needs; and
16

17 WHEREAS, the City's daily use and implementation of the Unified
18 Development Code and updated Zoning Map have expanded opportunity and investment
19 throughout the City while simultaneously highlighting necessary points of clarity needed for
20 staff and the public; and
21
22

23 WHEREAS, the City desires to improve clarity, enforcement, and consistency
24 of its mobile food services provisions to meet best practices and improve quality of life in
25 the City; and
26

27 WHEREAS, the Slidell Director of Planning duly advertised, and the Planning
28 and Zoning Commissions held public hearings for TXT2026-0002 on July 20, 2026, at
29 which the quarterly updates of the Unified Development Code as found in Exhibit A were
30 recommended to City Council for approval; and
31
32

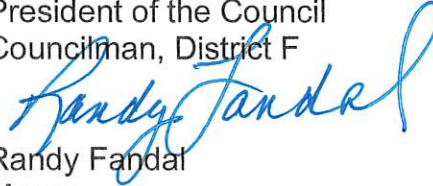
33 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
34 hereby approve the TXT2026-0002 Unified Development Code text updates as found in
35 Exhibit A.
36
37
38
39

ORDINANCE NO. 4303
ITEM NO. 26-07-3653
PAGE 2

ADOPTED this 25th day of August, 2026.



Thomas "Trey" Brownfield, III
President of the Council
Councilman, District F



Randy Fandal
Mayor



Thomas P. Reeves
Council Administrator

DELIVERED	8/26/26
10:45 am	to the Mayor
RECEIVED	8/27/26
11:03 am	from the Mayor

Part II – Code of Ordinances
Chapter 2 – Administration
Article IV. – Boards and Commissions
Division 2. – Planning and Zoning Commission

* * *

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 be legally domiciled and be landowners within the City limits per R.S. 33:4727 as amended.
- B. All members appointed shall be legally registered voters of the City.
- C. ~~The Board of Adjustment shall consist of seven members.~~ All members shall be appointed by the City Council. ~~The City Council shall appoint members to provide, as far as possible, for representation from all 7 council districts.~~
- D. Any of the following circumstances shall be grounds for the Board of Adjustment ~~Chair~~ **Chairman** to remove a member via notification to the City Council within 10 days of the circumstance occurrence ~~and subsequent public hearing by City Council~~:
 - 1. Absence by any regular member, ~~as opposed to an alternate member,~~ for ~~three~~ **2** consecutive ~~regular~~ **scheduled** meetings.
 - ~~2. Absence by any regular member, as opposed to an alternate member, for 3 consecutive meetings, provided that at least 1 of these meetings is due to illness and reported to the Chairman by call or letter within 7 days before, or 7 days after absence.~~
 - 2. For cause as determined by the Chair.
- ~~E. 3.~~ By reading and signing a copy of this Section, a member shall authorize the ~~Chair~~ **Chairman** to proceed with replacement as outlined in this Section. An original copy shall be entered and become a part of this Board of Adjustment's minutes.

* * *

UNIFIED DEVELOPMENT CODE

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ARTICLE 2 – DEFINITIONS

* * *

Section 2.3 Definitions.

– A –

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Accessory dwelling unit or ADU. A residential living unit of **800 square feet or less in net floor area** on the same parcel on which a primary structure is present or may be constructed. It provides a complete independent living facility for one or more persons and may take various forms: a

detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling.

Accessory dwelling unit, attached. An accessory dwelling unit of 800 square feet or less in net floor area that shares at least one common wall with the primary building on a lot.

Accessory dwelling unit, detached. An accessory dwelling unit of 800 square feet or less in net floor area that does not share a common wall with the primary building on a lot.

* * *

ARTICLE 4 – PROCEDURES

* * *

Section 4.3 Notice.

* * *

C. *Validity of defective notice.*

1. No action on any application submitted in accordance with the UDC shall be declared invalid by reason of any defect in any of the following:
 - a. The publication of the notice of the purpose or subject matter and the time and place of the hearing if the published notice gives reasonable notification of its purpose, subject matter, substance, or intent.
 - b. The posting or display of a notification sign if evidence of installation of the sign is presented.
 - c. The mailing of notice to the individuals and entities within the vicinity of the site, ~~as indicated above.~~

* * *

Section 4.7 Zoning map amendment.

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C. *Review and recommendation.*

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2. ~~Notice.~~ The petition shall be noticed in accordance with the procedures for ~~abutter mailer,~~ ~~posted,~~ posted and public notice provided for in this Article.

* * *

Section 4.8 Conditional use permit (CUP).

* * *

E. *General standards.*

1. The proposed conditional use must comply with all applicable zoning regulations.
2. The location and size of the use, its operation and hours of operation for use, and access shall be such that the use will be in harmony with surrounding land uses.
3. ~~Hours-of-operation-for-use,~~ Buffering and/or landscaping are provided in quantities above the minimum ordinance requirements.
4. The location, nature and height of structures, walls and fences shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.

5. Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid so as to achieve maximum safety.
6. Adequate utilities, drainage and other necessary facilities have been or will be provided.
7. Environmental safety devices shall be employed as is necessary to ensure the health, safety and welfare of the public.

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Section 4.16.3 – Major subdivision process

G. Detailed construction drawings approval.

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3. Maintenance obligations.

* * *

- d. Acceptable security, as set forth by the Department of Finance, to ensure fulfillment of maintenance obligations shall be:
 - i. Cash, to be held in escrow by the Department of Finance.
 - ii. Letter of credit from a financial institution with a ~~Scheshneff~~ **Sheshunoff** Bank Quarterly rating of C+ or above. If the financial institution rating falls below a C+ rating during the term of the obligation the City of Slidell will allow one additional quarter for the rating to rise to an acceptable level. If the rating does not rise to an acceptable level, the Developer will have 15 days to provide acceptable alternative security, or the Developer will be considered in default of their obligation, and the letter of credit will be called. If the financial institution's rating falls to a NR (not rated) level, the Developer will have 15 days to provide acceptable alternative security, or the Developer will be considered in default on their obligation, and the letter of credit will be called.
 - iii. Certificate of deposit from a financial institution with a ~~Scheshneff~~ **Sheshunoff** Bank Quarterly rating of C+ or above. The certificate of deposit must be pledged to the City of Slidell and held with a safekeeping agreement in a safekeeping account. If the financial institution rating falls to a C during the term of the obligation, the City of Slidell will allow one additional quarter for the rating to rise to an acceptable level. If the rating does not rise to an acceptable level, the Developer will have 15 days to provide acceptable alternative security, or the Developer will be considered in default on their obligation, and the certificate of deposit will be called. If the financial institution's rating falls to a NR (not rated) level, the Developer will have 15 days to provide acceptable alternative security, or the Developer will be considered in default on their obligation, and the certificate of deposit will be called.
 - iv. U.S. Treasury Bills or U.S. Treasury Notes, pledged to the City of Slidell to be held in a safekeeping account with a safekeeping agreement.
 - v. Bond issued by a security company listed on the Federal Register, licensed in the State of Louisiana and acceptable to the City.

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ARTICLE 6 - ZONING DISTRICTS

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Division 2 - Residential Zoning Districts

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Section 6.2.4 R1 Low Density Residential District.

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- B. *Allowed uses.* Refer to Table 6.2.2 – 1. Allowed Uses in Residential Districts, wherein only the uses listed below are allowed. Uses not listed below are prohibited. ~~unless provided for in Section 6.2.4.C Conditional uses.~~
1. Single-family residential
 2. Two-family residential
 3. Modular housing structures meeting IRC / IBC
 4. Forestry, fishing, and hunting
 5. Community garden
 6. Minor utilities including lift stations and transformers
 7. Passive recreation facilities such as nature trails, nature refuges, passive public parks, and bird preserves
 8. Home occupations as per Article 7 of this UDC.
 9. Accessory dwelling units as per Article 7 of this UDC.
 10. Other accessory uses regulated as per Section 7.2. of this UDC

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Division 3 - Commercial Zoning Districts

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Section 6.3.2 Allowed uses

- A. Table 6.3.2 – 1. Allowed Uses in Commercial Districts lists uses allowed in the commercial zoning districts, where:
1. "A" indicates allowed uses
 2. "C" indicates conditional uses. Conditional uses must be reviewed by the Zoning Commission and approved by the City Council in accordance with the standards and procedures set out in this Code.
 3. "—" indicates that a use is prohibited
- B. When a land use is not specifically listed, the Director of Planning may, in accordance with best planning practice, utilize the rules and standards associated with a land use that is listed, provided the land uses are demonstrably similar in their land use activity and impacts.
- C. Articles 7-9 apply to all uses allowed in this district, unless specifically noted otherwise in this Section.

Table 6.3.2.1. Allowed Uses in Commercial Districts.

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
* * *			
INNOVATION AND TECHNOLOGY USES			

LAND USE	ZONING DISTRICTS		USE STANDARDS
	CC	CR	
	*	*	*
	*	*	*
Poultry or meat processing plants, abbatoirs, abattoirs, or dressing of animal products, tanning, or plants rendering fats or oils	—	—	
	*	*	*

Section 6.3.3 CC Corridor Commercial District.

* * *

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 and Article 9 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

Section 6.3.4 CR Regional Commercial District.

* * *

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 and Article 9 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

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Division 4 - Mixed-Use Zoning Districts

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Section 6.4.2 Allowed uses.

A. Table 6.4.2 – 1. Allowed Uses in Mixed-Use Districts lists uses allowed in the mixed-use zoning districts, where:

1. "A" indicates allowed uses
2. "C" indicates conditional uses. Conditional uses must be reviewed by the Zoning Commission and approved by the City Council in accordance with the standards and procedures in Article 4 of this Code.

3. "—" indicates that a use is prohibited.
- B. When a land use is not specifically listed, the Director of Planning may, in accordance with best planning practice, utilize the rules and standards associated with a land use that is listed, provided the land uses are demonstrably similar in their land use activity and impacts.
- C. Key for superscript notations in table:
¹ = Must be located on upper floors
- D. Articles 7-9 apply to all uses allowed in this district, unless specifically noted otherwise in this Section.

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

LAND USE	ZONING DISTRICTS			USE STANDARDS
	MU1	MU2	MU3	
	*	*	*	
COMMERCIAL USES				
	*	*	*	
Retail stores under 12,000 square feet	A	A	A	
Retail stores up to 36,000 square feet over 12,000 square feet, wholesale trade, warehouse clubs, and supercenters.	C	C	C-A	
Retail stores over 36,000 square feet	—	—	C	
	*	*	*	

* * *

Section 6.4.4 MU1 Neighborhood Mixed-Use District.

* * *

- 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 up to 36,000 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~~, and Article 9 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.

* * *

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 ~~up to 36,000~~ ~~ever 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~~, and Article 9 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.

- * * *
26. Retail stores ~~under 12,000~~ up to 36,000 square feet

- * * *
- C. Conditional uses
- * * *
8. Retail stores over 12,000 36,000 square feet, wholesale trade, warehouse clubs, and supercenters

- * * *
- 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,~~ and Article 9 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.

* * *

Section 6.5.4 IT1 Light Innovation and Technology District.

* * *

- F. *Site development standards.*
1. Tree preservation, landscaping, and buffers 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 and Article 9 of this UDC.
 4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

Section 6.5.5 IT2 Heavy Innovation and Technology District.

* * *

- F. *Site development standards.*
1. Tree preservation, landscaping, and buffers 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 and Article 9 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

* * *

Division 6 - Special Zoning Districts

Section 6.6 Special zoning district requirements.

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Section 6.6.3 SCI Civic and Institutional District.

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D. *Building requirements.*

1. No **height** limit within safety requirements except when a building abuts on a residential district in which case it shall not exceed the maximum height permitted in the residential district unless it is set back from all yard lines (abutting residential areas) by one foot for each foot of additional height in excess of the height so permitted.
2. Minimum front setback: 20 feet or average building line for developed block(s).
3. Minimum side setback: 5 feet **for each 100' of ROW frontage.**
4. Minimum rear setback: 5 feet.
5. All buildings (including those that are owned by federal or state entities, must comply with floodplain requirements.
6. **Buffer yard requirements as applicable per Article 9 Section 9.3.F. of this UDC.**

* * *

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 and Article 9 of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.
5. The requirements listed in Section 6.5.3 "Standards for all uses in the IT Districts" of this UDC apply to all new development, except where such regulations conflict with FAA regulations or other federal regulations. In these cases, FAA regulations or federal regulations shall supersede local requirements.

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Section 6.6.4 SPR Parks and Recreation District.

* * *

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 and Article 9 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.

* * *

Section 6.6.5 SCD Conservation District.

* * *

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 ~~and Article 9~~ of this UDC.
4. No mechanical equipment or structural protrusions may be located within a required front or side yard setback.

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ARTICLE 7 – USE STANDARDS

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Section 7.2 Accessory uses.

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Section 7.2.5 Attached carport and accessory buildings.

Attached carports, garages, and accessory buildings and uses shall meet the required front yard, side yard, and rear yard setbacks in accordance with applicable zoning district requirements. ~~An attached accessory structure cannot exceed 40 percent of the total aggregate floor area of the principal structure.~~

Section 7.2.6 Accessory dwelling units (ADUs).

* * *

- D. *Floor area.* The total ~~aggregate interior net~~ 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,~~ and may not be less than 150 square feet.

* * *

Section 7.3.1 Mobile food services.

All mobile home food services must be qualified and permitted to operate within the City in accordance with Chapter 8 of ~~the Municipal Code~~ or are subject to the penalty provisions provided therein.

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ARTICLE 8 – ON-SITE DEVELOPMENT STANDARDS

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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. Fencing on property boundaries must be located within 12" of the surveyed property boundary, within the property being fenced.
- C. 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~~ are prohibited.
- D. C. Chain link may not be used between the building or building setback and a street right-of-way.
- E. D. A fence may be constructed on a vacant or undeveloped site, however a fence may not be constructed across lot lines.
- F. 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 8.2 Signs.

* * *

Section 8.2.8 Signs in C, MU1, MU3, MU, IT, and Special Districts.

- A. Generally.
1. *Applicability.* The regulations in this Section apply to all C, MU1, MU3, MU, IT, and Special zoning districts, ~~except as otherwise modified through the planned district development approval process.~~
- * * *
- C. Signs allowed in the MU MU1, MU3, and Special Districts.
1. *Allowed sign type: Freestanding or monument sign*
- a. Maximum number: 1 per street frontage
- b. Maximum area: 40 square feet.
- c. Maximum height: ~~5-15 feet.~~
- d. Additional requirements:
- i. May not be located on any street frontage that faces a residential district.
- ii. Must have a minimum set back of 5 feet from any property line.
- iii. Must be located a minimum of 10 feet from any overhead utility line.

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Section 8.2.9 Signs and murals in the MU2 and OPD districts.

- A. Signs in the MU2 and OPD Districts.
- * * *
3. *Illuminated signs.* Illuminated signs are allowed in the MU2 and OPD in accordance with the following:
- a. Concealed lighting is recommended.

- b. Bulbs may not be exposed.
 - c. Exposed neon or LED equivalent tubing as part of any sign and/or on a building may be permitted when designed and installed in accordance with district standards.
 - d. Lighting should enhance the sign as well as the building on which it is mounted and conform to the criteria in Subsection (c) of this Section.
4. *Electronic message center (EMC) signs.* Electronic message center signs or digital display signs are not allowed in the ~~MU2~~-~~or~~-OPD. Legally established electronic message center signs in use on or before 12 June 2018 are legal nonconforming signs.
5. Sign design standards for the ~~MU2~~-~~and~~-OPD.
- a. *Allowed sign type, Murals.*
 - i. Maximum number: 1 per site
 - ii. Maximum area:
 - (1) May not extend beyond the edges of a building wall or façade.
 - (2) Any portion of a mural that includes text, numbers, or punctuation (any characters on a standard keyboard) referring to a commercial activity, logo(s), or other commercial basis shall be regulated as an attached sign and shall be subject to the size limitation of attached signs.
 - iii. Maximum height: N/A
 - iv. Additional requirements: Must be reviewed and permitted in accordance with Section 8.2.10 of this UDC.

* * *

Section 8.2.10 Murals.

- A. *Placement.* A mural shall only be allowed on vertical surfaces of permanent construction within a defined property. Murals outside of a non-residential zoning district or the ~~MU2~~-~~or~~-OPD are prohibited.
- B. *Area.* A mural may not extend beyond the edges of a building wall or façade but may be applied to multiple sides of a building. For the purposes of administering these regulations, any portion of a mural that includes text, numbers, or punctuation (any characters on a standard keyboard) referring to a commercial activity, logo(s), or other commercial basis shall be regulated as an attached sign and shall be subject to the size limitation of attached signs.

* * *

- E. *Review.*
 - 1. Proposed murals in the OPD shall be reviewed by the Olde Towne Preservation District Commission prior to issuance of a certificate of appropriateness.
 - 2. Murals in zoning districts outside of the OPD shall be subject to a review and permitting process by City Council as administered by the Department of Planning.
 - 3. In the review of a mural, the Olde Towne Preservation District Commission and the City Council may only consider whether a mural meets the placement, area, materials, and electrical and lighting requirements in (A) through (D) of this Section. Review of proposed murals must not consider the content or message conveyed in a mural with the exception of determining the non-commercial use of text, numerals, or punctuation.

* * *

Section 8.4 Residential design standards.

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

- | | | | |
|-------|--|---|---|
| | * | * | * |
| C. | <i>Building standards.</i> | | |
| | * | * | * |
| 3. | <i>Façade treatments.</i> | | |
| | * | * | * |
| c. | <i>Prohibited exterior materials.</i> | | |
| | * | * | * |
| xiii. | <i>Unfinished wood stairways and ramps</i> | | |
| | * | * | * |
- 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.

Section 8.4.2 Standards for elevated residences; new and existing construction.

- | | | | |
|--|---|---|---|
| | * | * | * |
|--|---|---|---|
- D. *Door openings above ground level.* Door openings above ground level must be accessible by way of a walkway connecting to the main stairs or by way of an independent landing and stairs. Primary entry landing/stairs must be connected by an accessible path from parking area or driveway to the base of the stairs. For elevation of an existing residential structure, door openings that are no longer passable by way of no access, including garage doors of pre-elevated residences, shall be permanently and structurally enclosed and finished to match the materials and color of the façade. The latter shall be visually undetectable upon completion. All door openings must comply with the Building Code.
- | | | | |
|--|---|---|---|
| | * | * | * |
|--|---|---|---|
- H. *Stairs, stairways, and ramps attached to the front or side of an elevated residence, when constructed from wood or wood composite materials, must be finished with paint or stain with sealant.*
- | | | | |
|--|---|---|---|
| | * | * | * |
|--|---|---|---|

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

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

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Section 8.5.5 Mechanical equipment and meters for C and MU sites.

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Section 8.5.6 Service bays for C and MU sites.

Overhead doors providing access to service or storage bays shall be designed or painted to match the wall façade and shall include windows.

* * *

ARTICLE 9 –TREE PRESERVATION AND LANDSCAPE REQUIREMENTS

* * *

Section 9.2 Land clearing and tree preservation.

* * *

E. *Remediation of protected and heritage trees removed in accordance with this Section.*

1. *Purpose.* To retain the City's mature tree canopy, owners/developers must demonstrate their attempt, whenever feasible, to remediate damaged or distressed trees before requesting a permit for their removal. Such evidence must be submitted with the request for removal for consideration by the Department of Planning.
2. *With tree removal permit.* Trees removed with a tree removal ~~or land-clearing~~ permit ~~for up to four trees~~ will be required to be replaced on a one tree per each 12-inch DBH removed tree or fractional portion thereof or the property owner must pay in lieu of planting or replacement as directed in this section. Example: If a 26-inch DBH tree is removed, 3 new trees must be planted, because 26 divided by 12 is 2.167.
 - a. Replacement trees must meet the minimum "New planting standards described in Sec. 9.3 (D)(3).
 - b. *Delay in planting.* If approved by the Director of Planning, the planting of replacement trees can be delayed to the beginning of the next planting season to provide the best opportunity for the planting to take root and survive. In no case will the planting of replacement trees be delayed beyond the next planting season. If replacing more than 5 trees, the developer must provide a performance bond as a guarantee of the tree(s) replacement.
 - c. The amount of the payment in lieu for each required planting or replacement as directed in this section is \$100 per each required mitigation tree or \$1000 per acre, whichever is less, as provided in Appendix F.
3. *With land clearing permit.* Trees removed with a land clearing permit (five or more trees) will be required to be replaced on a one tree per each 12-inch DBH removed tree or fractional portion thereof or the property owner must pay in lieu of planting or replacement as directed in this section.
 - a. *Site plan required.* A site plan showing proposed development for any undeveloped parcel is required for land clearing permit prior to issuance.
 - b. Replacement trees must meet the minimum "New planting standards described in Sec. 9.3 (D)(3).
 - c. *Delay in planting.* If approved by the Director of Planning, the planting of replacement trees can be delayed to the beginning of the next planting season to provide the best opportunity for the planting to take root and survive. In no case will the planting of replacement trees be delayed beyond the next planting season. If replacing more than 5 trees, the developer must provide a performance bond as a guarantee of the tree(s) replacement.
 - d. The amount of the payment in lieu for each required planting or replacement as directed in this section is \$100 per each required mitigation tree or \$1000 per acre, whichever is less, as provided in Appendix F.
- ~~4 3-~~ *Without permit or damaged caused by development activity.* If it is determined by the Department of Planning that the damage or distress to the protected or heritage tree was caused by the property owner, developer, or an entity contracted by them, the

owner/developer will be required to plant replacement trees and/or be subject to citation(s) with associated fines.

* * *

5. 4. *Performance bond for delayed planting.* A performance bond, as a guarantee for delayed planting, must be equal to the cost to install and maintain the replacement tree(s) for one year after planting. The Director of Planning shall have the authority to redeem the bond and cause the replacement trees to be planted or to release the bond upon successful completion of the planting based on current bond acceptance and release practices as approved by the City.

6. 5. *Payment in lieu of planting or replacement.* When plantings are impractical due to lack of sufficient planting area, presence of utilities or other obstructions, or lack of suitable soil and growth medium to plant a tree, or when a historic or protected tree has been removed illegally, the Director of Planning can authorize payment in lieu of required plantings to mitigate tree planting requirements.

* * *

7. 6. *Enforcement and penalties for violations.* When a protected or heritage tree is killed or removed without a permit, the property owner, developer, and/or an entity contracted by them, will be subject to enforcement procedures and mitigation measures as provided for in this section.

* * *

Section 9.3 Landscape requirements.

* * *

C. *Landscape plan.*

1. *Applicability.* Landscape plans are required for ~~industrial, commercial, and multi-family (3 units or more)~~ any type of development in the following situations:
 - a. New construction;
 - b. Substantial improvements; and
 - c. Once a property has lost its legal nonconforming status as per Article 5 of this UDC.
2. *Minimum requirements for a landscape plan.* At a minimum, a landscape plan shall contain, but is not limited to, the following information:
 - a. The project address, client, property owner, and contact information for the licensed landscape architect.
 - b. Seal of the licensed landscape architect and signature.
 - c. The location, quantity, size, and name, both botanical and common, of all proposed plant material including, but not limited to, shade and evergreen trees, shrubs, groundcover, annuals, perennials, and turf.
 - d. The location, quantity, size, name, and condition, both botanical and common, of all existing plant materials and trees, and a description of all tree preservation measures as applicable.
 - e. The location, quantity, size, name, and condition of all plant material and trees in the public right-of-way and indicating plant material and trees to be retained and removed as applicable.
 - f. The location and dimensions of all existing and proposed structures, property lines, servitudes, parking lots and drives, roadways and rights-of-way, sidewalks, signs, refuse disposal and recycling areas, sidewalks, bicycle paths and parking facilities,

fences, electrical equipment, recreational facilities, drainage facilities, and other freestanding structures on the project site as applicable.

g. Additional information relevant to site grading and proposed retaining walls is to be included as applicable.

2. 3. *Review, approval, and appeal.* The Department of Planning shall review and has the authority to approve, require modifications, or reject landscape plans. Appeals of a rejected landscape plan must be made within ten calendar days of the Director's decision to the Board of Adjustment per Chapter 2, Article IV of this Code.

3. 4. *Inspection.* After the permit holder has notified the Department of Planning that the landscape installation is complete, the Department of Planning will inspect the work, and either approve or require planting modification. In the latter case, the Department of Planning will notify the permit holder of the deficiencies and what is required for final approval.

4. 5. *Alternative landscape plan.* To encourage more creative approaches to landscaping and where existing site configurations or landscaping preclude strict adherence to these regulations, the Director of the Department of Planning may approve alternative landscape plans or refer alternative plan applications to the Planning Commission for decision-making.

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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.

* * *

C. Lot development requirements.

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3. No structure may be erected across recorded lot lines unless the lots in question are resubdivided into one lot of record and such resubdivision is recorded with the Clerk of Court.

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APPENDIX F – FEES.

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Part 1. - Development Fee Schedule.

Section 1.1 - Building Permit Application Fees.

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1.1.5 Landscape, Tree Removal, and Land Clearing Fees.

Tree Removal	\$30.00
Land Clearing	\$30.00 per acre, no fee if an application is resubmitted within 6 months of the original application rejection
Payment in Lieu	\$100 per each required mitigation tree, not to exceed maximum fee of \$1000 per each acre

* * *

Part 2. - Planning and Subdivision Schedule.

Section 2.1 Planning Fees.

2.1.1 Planning Application Fees.

Text Change	\$500.00
Zoning Map Change	Residential: \$250.00 per acre; Maximum \$2,000.00 All other zones: \$500.00 per acre; Maximum \$4,000.00
Landscape Plan Review	\$30.00 per plan sheet
PUD	\$500 + \$50.00 per unit or lot
Variance	\$200.00
After-the-Fact Variance	\$500.00
Conditional Use	\$500.00
Multi-Family Development Plan Review: 3-16 dwelling units	\$500 base filing fee* + \$50 per unit
Multi-Family Development Plan Review: 17-40 dwelling units	\$1000 base filing fee* + \$75 per unit
Multi-Family Development Plan Review: 40+ dwelling units	\$1000 base filing fee* + \$100 per unit (\$10,000 maximum fee)
Short-Term Rental Permit or Renewal	\$750.00
UDCB (Unattended Donation/ Collection Box)	\$500.00 per unit (annual; subject to proration by months; any partial month being considered a whole month)

**Applicant shall be responsible for the payment of all costs for legal advertisement as may be required by law which may exceed the maximum fee.*