

Exhibit 29 - City of Slidell Zoning Regulations

(Ord. No. 1010, 9-14-1976)

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Section 2.3. - Permitted residential uses.

2.301

The following table is a listing of uses permitted in the residential zoning districts. "P" stands for permitted uses, "C" stands for conditional uses, and "—" indicates that a use is prohibited. Conditional uses must be approved by the zoning commission and city council in accordance with the standards and procedures set out in section 2.2215 of the zoning ordinance. All uses not listed are presumed to be prohibited.

All multifamily, civic and commercial uses shall conform with the buffering, landscaping and parking restrictions contained in sections 2.2207, 2.2510 and 4.1.

	A-1	A-2	A-6	A-3	A-4	A-7	A-8
RESIDENTIAL USES							
Single-family residential	P	P	P	P	P	P	P
Multifamily residential	—	—	—	P	P	P	P
Boardinghouses	—	—	—	—	—	—	P
Group homes	—	—	—	P	P	P	P
Community recreation	P	P	P	P	P	P	P
Manufactured housing and trailers	—	—	—	—	—	—	—
CIVIC USES							
Essential services	P	P	P	P	P	P	P
Minor impact utilities	C	C	C	C	C	C	C
Municipal government services	P	P	P	P	P	P	P
Public safety services	P	P	P	P	P	P	P
Cultural exhibits and library services	C	C	C	C	C	C	C
Elementary and secondary schools	P	P	P	P	P	P	P
Hospital and nursing care facilities	C	C	C	C	C	C	C
Lodge, fraternal and civic service organizations	C	C	C	C	C	C	C
Religious assembly	P	P	P	P	P	P	P
Senior service centers	—	—	—	C	C	C	C
Day care and preschool	—	—	—	C	C	C	C
Shelter for victims of domestic violence	—	—	P	P	P	P	P
ACCESSORY USES							

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

(Ord. No. 2466, 8-31-1992; Ord. No. 2478, 11-10-1992)

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Section 2.4. - A-1 suburban district.

2.401

Permitted uses. In A-1 suburban district only the following uses of property shall be permitted: as listed in section 2.3.

2.402

Prohibited uses in the A-1 district are: All uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.403

Height regulations in the A-1 district are: No building shall exceed 35 feet in height.

2.404

Area regulations for all buildings except accessory use in the A-1 district (also see part 10, lot of record) are as follows:

- (1) Yard:
 - (a) Front yard: Front building lines shall not be less than 50 feet.
 - (b) Side yard: There shall be two side yards, one on each side of the building having a minimum width of ten feet each.
 - (c) Rear yard: There shall be a rear yard having a depth of not less than 20 percent of the depth of the lot when lot depth is 250 feet or less; the rear yard shall be not less than 50 feet when lot depth is in excess of 250 feet.

(2) Lot size:

(a) There shall be a lot width of a minimum of 100 feet at the building line.

(b) Every lot shall contain an area of not less than 20,000 square feet per family unit.

2.405

Off-street parking regulations for the A-1 district are provided for under part 4.

(Ord. No. 1326, 12-9-1980; Ord. No. 1490, 2-24-1982; Ord. No. 2416, 11-14-1992; Ord. No. 2466, 8-31-1992)

Section 2.5. - A-2 single-family residential.

2.501

Permitted uses. In A-2 residential district only the following uses shall be permitted: as listed in section 2.3.

2.502

Prohibited uses in the A-2 district are: all uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.503

Height regulations in the A-2 district are: no building shall exceed 35 feet in height.

2.504

Area regulations for all buildings except accessory uses in the A-2 district (also see part 10, lot of record) are as follows:

(1) Yard:

(a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 25 feet. On through lots this minimum front yard shall be provided on both streets.

(b) Side yard: There shall be two side yards, one on each side of the building having a minimum width of ten feet each. However, this regulation shall not be so interpreted as to reduce the buildable width of any lot existing before the adoption of this ordinance to less than 24 feet. On corner lots the necessary reduction shall be on the side yard not abutting the street. See section 1.4.

(c) Rear yard: There shall be a rear yard having a depth of not less than 20 percent of the depth of the lot; provided, however, that the depth of the required rear yard shall not be less than 25 feet and need not exceed 50 feet.

(2) Lot size:

(a) There shall be a lot width of a minimum of 100 feet at the building line.

(b) Every lot shall contain an area of not less than 12,000 square feet per family unit.

2.505

Off-street parking regulations for the A-2 district are provided for under part 4.

(Ord. No. 1010, 9-14-1976; Ord. No. 1326, 12-9-1980; Ord. No. 1490, 2-24-1982; Ord. No. 2416, 1-14-1992; Ord. No. 2466, 8-31-1992)

Section 2.6. - A-3 multifamily residential.

2.601

Permitted uses in the A-3 district are: as listed in section 2.3.

2.602

Prohibited uses in the A-3 district are: all uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.603

Height regulations in the A-3 district are: No building shall exceed 45 feet in height.

2.604

Area regulations in the A-3 district are as follows:

(1) Yard:

(a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 20 feet. When there is undeveloped land for a distance of 150 feet on both sides of a proposed building, the minimum building setback line shall be 25 feet from the established street right-of-way lines. On through lots this minimum depth shall be provided on both streets.

(b) Side yard: There shall be two side yards, one on each side of the building having a minimum width of five feet each. However, this regulation shall not be so interpreted as to reduce the buildable width of any lot existing before the adoption of this ordinance to less than 24 feet. On corner lots the necessary reduction shall be on the side yard not abutting the street. See section 1.4.

(c) Rear yard: There shall be a rear yard having a depth of not less than 20 percent of the depth of the lot; provided, however, that the depth of the required rear yard shall not be less than 20 feet and need not exceed 50 feet.

- (d) Section 2.201(2)(c) applies.
- (2) Lot size in the A-3 district shall be as follows:
 - (a) There shall be a lot width of a minimum of 75 feet at the building line.
 - (b) Every lot shall contain basic area of not less than 7,500 square feet. Where more than one family occupies the same building, an additional 2,500 square feet per family is required in addition to the base area.

2.605

Off-street parking requirements in the A-3 district are as provided for in part 4.

2.606

Applicability of regulations: This division establishes standards and procedures that apply to any development, use, alteration, structure, or natural growth on any lot or portion thereof which is in whole or in part contained within the boundaries of any property that permits the construction of multi-family housing units. Multi-family housing units are defined as any property that contains more than one single-family residential unit.

2.607

Architectural regulations: The following architectural regulations shall apply to all multi-family housing.

- (1) Exterior materials. The exterior portions of any building shall comply with the following requirements:
 - (a) Siding material shall consist of masonry-type material, such as brick, stone, stucco, architectural concrete block or cementitious siding. If a material other than brick or stone is used, it shall be painted in earth tones. External insulating finishing system ("EIFS"), metal siding, metal trim, smooth cinder block, plasticized materials and vinyl are prohibited.
 - (b) Siding material shall be consistent and uniform. Siding shall be a minimum of 75 percent brick. Buildings with brick on the front face only and buildings with first floor brick and second floor lap siding are prohibited.
 - (c) All exposed bricks shall not be laid in a definition of stackbond. All joints shall be tooled. Brick panel veneer systems are permitted.
 - (d) The maximum allowable exposure on lap siding is eight (8) inches.
 - (e) The roof shall be constructed of asphalt shingles or a material that resembles asphalt shingles (i.e. metal roofing; roofing that resembles shake shingles). Slate roofs are permissible. Roofs shall be black, a shade of gray, or earth tones. Built-up roofs are prohibited.
 - (f) Applied trim materials shall consist of brick, painted wood, vinyl or other painted materials that exhibit wood-like properties. Metal, block stone and concrete are prohibited. Wrought iron handrails are permitted. Trim colors shall be earth tone colors.

- (g) Foundations shall not have greater than an eight-inch exposure or shall be faced in brick or stone veneer. Exposed block, stucco, and concrete are prohibited.
- (2) Roofs. The roof of any building shall comply with the following requirements:
- (a) The main roof of the buildings shall be gabled roofs, hipped roofs, mansard roofs, or combinations thereof. Flat roofs, curving roofs, and shed roofs are prohibited.
 - (b) Roofs shall comply with section 2.607(1)(e).
 - (c) Roof overhangs of not less than eight inches and not greater than 24 inches shall be provided.
 - (d) Eave lines shall be consistent, largely unbroken, and horizontal. All eaves shall be architecturally detailed with one or more of the following elements: detail molding, crown molding, built-up fascia, or frieze board.
 - (e) Roofs shall contain at least one roof projection for every one hundred (100) linear feet of building frontage. Roof projections may include cupolas, dormers, balustrade walks, chimneys, or gables.
- (3) Massing. The massing of all buildings shall comply with the following requirements:
- (a) Any building that is longer than 100 feet shall be designed so as to appear as multiple structures through the use of varied roof forms, building projections, or architectural details.
 - (b) The apparent exterior floor-to-floor height of each story of a building shall be limited to 12 feet. Individual floors shall be delineated on the building facade through the use of window placement and horizontal details. Interior floor-to-floor heights may exceed 12 feet.
 - (c) No primary eave line shall be greater than 35 feet above grade.
 - (d) Buildings shall have at least one building projection on the front facade below the eave line. Building projections consist of stoops, bay windows, covered porches, extruded entrances, and pedestrian arcades. With exception of pedestrian arcades, building projections shall not extend more than six feet from the face of the building.
 - (e) Individual building walls shall be primarily rectilinear and simplified in form. With the exception of bay projections, curved walls or non-ninety-degree corners are prohibited. Front facades shall have a predominant plane from the ground to the eave and shall not be dominated by building projections.
 - (f) Buildings that are longer than 100 feet shall provide no less than ten (10) lineal feet of pedestrian arcade or covered porch.
 - (g) Porches and arcade columns shall be not less than six feet wide in any direction. Metal columns are prohibited. Columns shall contain a base and a capital and shall generally align with story heights.
 - (h) The rear side of the building cannot face a public street.

(4) Fenestration. The fenestration of all buildings shall comply with the following requirements:

(a) Windowed doors shall contain a solid border a minimum of six inches wide and shall also contain mullions or divided lights not exceeding six inches in any direction. Flat doors are prohibited.

(b) Reserved.

(c) Primary doors shall not exceed forty-two (42) inches in width and 84 inches in height. Oversized doors are prohibited.

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

(e) Windows shall be provided on at least ten percent but no more than 50 percent of the front facade. Blank facades are prohibited. Windows shall generally be spaced in an even rhythm. Windowless sections of the front facade shall not exceed 30 feet in width.

(f) All windows shall be rectilinear, provided however, that arch top windows are permitted. Triangular or otherwise angular windows are prohibited. Round windows are permitted as accent windows in locations such as gables.

(g) Primary windows shall be at least 24 inches wide and at least thirty-six (36) inches tall. Picture windows shall be no wider than five feet and no taller than seven and one-half feet.

(h) Shutters shall be constructed of wood, vinyl, or a material with wood-like properties, shall be sized to fit the window, and shall have horizontal slats, vertical boards, or raised-paneled. Shutter colors shall be equal to or similar to earth tone colors.

(i) On brick walls all windows shall have sill and header trim details. On non-brick walls all windows shall have sill or header trim details.

(j) The bottom of windows shall be at least 20 inches above grade.

(5) Fencing.

(a) All fencing shall comply with Sections 2.2202, 2.2203, and 2.2207 thru 2.2211.

2.608

Sidewalk and pedestrian crosswalks: The following sidewalks and pedestrian crosswalks and regulations shall apply to all multi-family housing:

(1) Public sidewalks shall be located adjacent to all public streets and shall be a minimum of five feet wide and four inches thick and lay on a bed of a minimum of four inches of sand.

(2) Pedestrian walkways shall be located on private property and shall be located at all

building entrances. All buildings shall provide a ten-foot minimum pedestrian zone between the building and parking area. The pedestrian zone shall contain walkways, planting areas, plazas, and similar landscaped spaces. All pedestrian walkways shall be a minimum of five feet wide, laid on a minimum of four inches of sand.

(3) All public sidewalks and pedestrian walkways shall be continuous where possible and shall connect to other pedestrian areas through painted crosswalks.

(4) All major intersections shall have well-defined pedestrian crossing signs. Traffic signals shall have mast arms.

(5) All utilities shall be placed under ground.

(6) The front entrance of all buildings shall be easily and safely accessible to pedestrians from the public sidewalk through a combination of pedestrian walkways and crosswalks.

(7) Covered sidewalks that are a part of the building and that are located within the buildable area of the lot are encouraged where possible. Such covered sidewalks may be used for outdoor seating and dining and as terraces and arcades.

2.609

Landscaping: The following additional landscaping regulations shall apply to all multi-family housing.

(1) A minimum landscape area of five feet wide shall be constructed along the foundation of the building where the building faces a parking lot, street, driveway, or is visible from a public street.

(2) The landscaping on each lot shall contain the following landscape elements: flowerbeds, shrubs, and a minimum of three inch caliper trees per every 20 feet.

(3) With the exception of trees, landscape elements including shrubs shall not exceed four feet in height at maturity.

(4) Street trees are required along all public streets. Street trees shall be planted a minimum of 20 feet on center. Street trees shall be planted in four feet by four feet minimum holes, and shall be no less than ten feet in height and three inches in caliper. Street trees shall be delimbed to seven feet above the grade. Trees shall be oak, elm or maple.

(5) In addition to trees along public streets, a complement of shrubs shall be installed between the trees to form a visual barrier along the street. Shrubs shall not exceed four feet in height at maturity.

(6) All medians shall be landscaped with plant material that does not interfere with vehicle safety. Concrete-only medians are prohibited.

2.610

Buffer Zone Requirements: Buffer zones shall be established in accordance with Sections 2.2207 thru 2.2212 of the Zoning Ordinance.

2.611

Lighting: The following lighting regulations shall apply to all multi-family uses.

- (1) All lots shall provide streetlights, parking lights, pedestrian lights, and indirect building lights. With the exception of indirect building lights, all light fixtures shall be of a design that is compatible with the surrounding area.
- (2) Public streetlights shall be provided along public streets at a maximum of 100 feet on-center and shall be evenly spaced along the block face.
- (3) All utilities shall be placed under ground.
- (4) Parking lights shall be provided in all parking areas, shall not exceed 25 feet in height, shall have light fixtures that project downward, and shall be spaced in a uniform manner so as to provide full lighting for the parking area.
- (5) Pedestrian lights shall be provided within high-volume pedestrian areas and around public and private open space. Pedestrian lights shall be spaced a maximum of 25 feet apart and shall be evenly spaced so as to provide full lighting for pedestrian areas.
- (6) Indirect building lighting shall be provided and shall be located a maximum of ten feet from the subject building. Such lighting shall not be located or directed so as to impair vehicular traffic safety and shall not be directly across any pedestrian areas of travel.

2.612

Parking: The following additional regulations shall apply to all multi-family housing uses.

- (1) Each lot shall provide no less than two parking spaces per dwelling unit. All parking spaces shall have equal access to the street.
- (2) Parking areas shall be separated from buildings by a planted area or other landscaped area that is no less than ten feet in width.
- (3) Shared parking is encouraged. Applicants may make application to the planning department for authorization for a special exception for shared parking. Said applications shall be considered and decided by the director of planning, or his designee, pursuant to the standards and procedures set forth in Part 4 of the Slidell Zoning Ordinance. Parking lots shall be landscaped in accordance with the requirements of section 2.2514 thru 2.2518.
- (4) The use of bicycle racks is encouraged. When placed in a parking lot, the bicycle racks shall be provided at a ratio of two bicycle racks for each 20 parking spaces. Bicycle racks shall be located near building entries. The racks shall be equal to or similar to Urban Accessories Circle Bike Rack Model D.

2.613

Public areas, curb cuts, and service areas: The following regulations apply to the public areas, curb cuts, and service areas in all multi-family developments.

- (1) Public plazas and outdoor dining areas are encouraged. Such areas shall be protected from vehicular traffic by location, vegetation, or landscape walls and shall be easily accessible to pedestrians.
- (2) All dumpsters and other building service areas shall be located where they are

concealed from view from the public right of way. All dumpsters shall be concealed with secured gates, landscaping, and solid screening.

(3) Curb cuts along public streets shall be minimized and shall be shared with adjacent developments where possible. Curb cuts shall be permitted only where 25 feet away from a curb cut on an adjoining property, and shall not be permitted within 25 feet of the intersection of any two public streets. Curb cuts shall not exceed a width of 24 feet.

2.614

Street furniture: The following regulations apply to street furniture in all multi-family districts.

(1) At least one bench and one trash receptacle per six units shall be provided on each lot and shall be located as close as possible but no more than 25 feet from a building entry.

(2) All benches and trash receptacles shall be accessible from a building entrance by a pedestrian walkway. Benches and trash receptacles shall be used in conjunction with other pedestrian amenities such as planters, landscaped areas, and outdoor tables. Benches and trash receptacles shall not contain signs.

(3) Bench colors shall be earth tones. Neon colors are prohibited. Benches shall be firmly anchored to the ground.

(4) Trash receptacles shall be constructed of non-corrosive, weather-resistant material. Wood is prohibited. Trash receptacles shall be earth tone colors. Neon colors are prohibited. Trash receptacles shall be firmly anchored to the ground.

2.615

Sign regulations: All multi-family residential areas shall comply with all requirements of Section 2.23 and 500 thru 530 of the Zoning Ordinance subject to the following additional regulations.

(1) Signs shall be designed so as to be compatible with the style that compliments the area;

(2) All ground signs shall be monument style ground signs with a base and framework made of brick;

(3) Ground signs shall not exceed 54 square feet in sign area;

(4) No signs shall be located on the primary building facade.

(5) Window signs are prohibited;

(6) Banners are prohibited;

(7) Signs shall have a finish consistent with a wood or wood-like appearance;

(8) Sign colors shall be primarily earth tones.

(9) All signs shall be indirectly lighted;

(10) Internally lighted neon, gas, colored, flashing, animated, marquee, sound emitting, fluorescent, rotating or otherwise moving signs are prohibited;

(11) Sign shape and lettering shall be limited as follows:

- (a) All signs shall be rectangular, circular, or oval in proportion.
- (b) Sign facing shall be flat in profile and shall not exceed a thickness of eight inches.
- (c) Signs with more than two faces are prohibited.
- (d) Sign lettering shall not exceed 18 inches in height.
- (e) Sign lettering material shall be of a material that will not permit the passage of light through the lettering.

(12) No sign may be placed closer than 25 feet from the front property line.

(13) Building address signs shall be displayed as per existing code.

2.616

Design guidelines: The planning director or designee is authorized to administer the design guidelines within multi-family zoning districts. These guidelines provide acceptable architectural design controls, landscaping, detail drawings, signage, fencing, lighting, street and site furniture, and grating. These guidelines shall be used to promote proper design criteria for multi-family districts and shall guide the planning director in deciding whether a proposed design complies with the requirements of the multi-family district.

2.617

Plans required; certificates of compliance:

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

(2) Fees. Plans shall be accompanied by an application and payment of a planning review fee as follows:

Values of project	Fees
\$0 - \$50,000	\$250
\$50,001 - \$100,000	\$500
\$100,001 - \$250,001	\$1,000
\$250,001 - \$500,000	\$2,500
\$500,001 - \$1,000,000	\$5,000
\$1,000,001 - \$5,000,000	\$5,000
	(for 1st million plus \$1,000 for each additional million)

\$5,000,001 - and up	\$10,000 max fee
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If a cost estimate is not available when the plans are reviewed, the fee will be based upon a \$75.00 per square foot valuation.

(3) Review. The director of planning or his designee shall review each application for compliance with all requirements of the design guidelines and the underlying zoning classification. Where the director or his designee determines that said plans comply with the requirements of the design guidelines a certificate of compliance shall be issued in the form of the director or the director's designee signing the plans and drawings after which the applicant shall then apply for land clearing or development, building or sign permits. Where the director determines that said plans do not comply with the requirements of this chapter, then the director shall notify the applicant in writing stating the manner in which said applicant fails to comply with such requirements. All applications shall be considered and decided by the director of planning within 60 days of receipt of a complete application. Any appeal of the director of planning's decision in this regard shall be to the zoning board of adjustments.

(4) In the event the environmental conditions of the site, or new design techniques are not accommodated for in the regulations, then the applicant may apply to the Slidell Planning Commission for approval of their design. Once approved by the commission, any changes in the design must go back to the commission for their approval. The planning commission may hold a public hearing on the design, and must act on the applicant's request within 60 days of the first meeting of the commission. The applicant must bear the cost associated with advertising the public hearing.

(Ord. No. 1009, 8-24-1976; Ord. No. 1010, 9-14-1976; Ord. No. 1256, § 2, 3-25-1980; Ord. No. 1326, 12-9-1980; Ord. No. 1363, 2-24-1981; Ord. No. 1381, 4-14-1981; Ord. No. 1490, 2-24-1982; Ord. No. 2466, 8-31-1992; Ord. No. 3211, 9-28-2004; Ord. No. 3518, 1-13-2009)

Section 2.7. - A-4 transitional district.

2.701

Permitted uses in the A-4 district are: as listed in section 2.3.

2.702

Prohibited uses in the A-4 district are: all those not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.703

Height regulations in the A-4 district are: No building shall exceed 45 feet in height.

2.704

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

- (1) Yard:

(a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 20 feet. On through lots this minimum depth shall be provided on both streets.

(b) Side yard: There shall be two side yards, one on each side of the building, having a minimum width of five feet each. However, this regulation shall not be so interpreted as to reduce the buildable width of any lot existing before the adoption of this ordinance to less than 24 feet. On corner lots the necessary reduction shall be on the side yard not abutting the street.

(c) Rear yard: There shall be a rear yard having a depth of not less than 20 percent of the depth of the lot; provided, however, that the depth of the required rear yard shall not be less than 25 feet and need not exceed 50 feet.

(d) See section 1.4.

(e) Section 2.201(2)(c) applies.

(i) Section 2.207 applies.

(2) Lot size:

(a) There shall be a lot width of a minimum of 75 feet at the building line (see 10.1).

(b) Every lot shall contain an area of not less than 7,500 square feet. Where more than one family occupies the same building, an additional 750 square feet per family is required.

2.705

Off-street parking requirements in the A-4 district are as provided for in part 4.

2.706

Must comply with sections 2.606 through 2.617.

(Ord. No. 1009, 8-24-1976; Ord. No. 1010, 9-14-1976; Ord. No. 1256, § 3, 3-25-1980; Ord. No. 1326, 12-9-1980; Ord. No. 1332, 12-23-1980; Ord. No. 2466, 8-31-1992; Ord. No. 3211, 9-28-2004)

Section 2.8. - Reserved.

Editor's note— Ord. No. 1635, adopted June 14, 1983, provided that § 2.8, A-5 planned residential district be deleted and reserved.

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

2.901

Permitted uses. In A-6 residential district only the following uses of property shall be permitted: as listed in section 2.3.

2.902

Prohibited uses in the A-6 district are: all uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.903

Height regulations in the A-6 district are: No building shall exceed 35 feet in height.

2.904

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

(1) Yard:

(a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 25 feet. On through lots this minimum front yard shall be provided on both streets.

(b) Side yard: There shall be two side yards, one on each side of the building, having an area of 20 percent of the total lot width with a minimum of five feet from any side line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width; provided, however, that a carport, garage, utility or storage room may project to not less than five feet from any side line of any lot. However, this regulation shall not be so interpreted as to reduce the buildable width of a lot existing before the adoption of this ordinance to less than 24 feet, not permit a building to be constructed in a major street right-of-way as shown on the major street plan.

(c) Rear yard: There shall be a rear yard having a depth of not less than 20 percent of the depth of the lot; provided, however, that the depth of the required rear yard shall not be less than 25 feet and need not exceed 50 feet.

(2) Lot size:

(a) There shall be a lot width of a minimum of 70 feet at the building line.

(b) Every lot shall contain an area of not less than 8,400 square feet per family unit.

2.905

Off-street parking regulations in the A-6 district are provided for under part 4. For uses other than single-family residential, section 2.201(2)(c) shall apply.

(Ord. No. 1010, 9-14-1976; Ord. No. 1326, 12-9-1980; Ord. No. 1357, 2-10-1981; Ord. No. 1490, 2-24-1982; Ord. No. 1782, 2-12-1985; Ord. No. 2305, 2-13-1990; Ord. No. 2416, 1-14-1992; Ord. No. 2466, 8-31-1992)

Section 2.10. - A-7 multifamily urban.

2.1001

Permitted uses in the A-7 district shall be: as listed in section 2.3.

2.1002

Prohibited uses in the A-7 district shall be: all uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.1003

Height regulations in the A-7 district are: No building shall exceed 45 feet in height.

2.1004

Area regulations in the A-7 district are as follows:

(1) Yard:

(a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 20 feet. When there is undeveloped land for a distance of 150 feet on both sides of a proposed building, the minimum building setback line shall be 25 feet from the established street right-of-way lines. On through lots, this minimum depth shall be provided on both streets.

(b) Side yard: same as for A-6 district side yard.

(c) Rear yard: same as A-6 district rear yard.

(d) Section 2.201(2)(c) applies.

(2) Lot size:

(a) There shall be a lot width of a minimum of 60 feet at the building line.

(b) Every lot shall contain an area of not less than 7,200 square feet per family; where more than one family occupies the same building an additional 2,500 square feet per family is required.

2.1005

Off-street parking requirements as provided for in part 4.

2.1006

Must comply with sections 2.606 through 2.617.

(Ord. No. 1009, 8-24-1976; Ord. No. 1010, 9-14-1976; Ord. No. 1326, 12-9-1980; Ord. No. 2466,

8-31-1992; Ord. No. 3211, 9-28-2004)

Section 2.11. - A-8 high density urban.

2.1101

Permitted uses in the A-8 district are: as listed in section 2.3.

2.1102

Prohibited uses in the A-8 district are: all uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.1103

Height regulations in the A-8 district are: No building shall exceed 45 feet in height.

2.1104

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

(1) Yard:

(a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 20 feet. On through lots this minimum depth shall be provided on both streets.

(b) Side yard: same as A-6 district side yard.

(c) Rear yard: same as A-6 district rear yard.

(d) Section 2.201(2)(c) applies.

(2) Lot size:

(a) There shall be a lot width of a minimum of 50 feet at the building line.

(b) Every lot shall contain an area of not less than 6,000 square feet per family; where more than one family occupies the same building an additional 1,500 square feet per family is required.

2.1105

Off-street parking requirements in the A-8 district shall be as provided for in part 4.

2.1106

Must comply with sections 2.606 through 2.617.

(Ord. No. 815, 7-8-1969; Ord. No. 1009, 8-24-1976; Ord. No. 1010, 9-14-1976; Ord. No. 1326, 12-9-1980; Ord. No. 1490, 2-24-1982; Ord. No. 2466, 8-31-1992; Ord. No. 3211, 9-28-2004)

Section 2.12. - A-9 apartment district.

2.1201

Permitted uses in the A-9 district are: as listed in section 2.3.

2.1202

Prohibited uses in the A-9 district are: all uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.1203

Height regulations in the A-9 district are: No building shall exceed 45 feet in height.

2.1204

Area regulations:

(1) Same as the A-6 district, except that the exterior walls of the building nearest the property lines shall be considered the front, side and rear yard areas in condominium and other similar apartments with joint ownership or common property. A front or rear yard which contains parking shall be a minimum of 40 feet in depth from said property line, and requirements of section 2.202(2)(b) shall apply.

(2) Lot size:

(a) There shall be a minimum lot width of 70 feet.

(b) Every lot shall contain a minimum area of 10,500 square feet and shall be increased by an additional area of 800 square feet for each unit in excess of four and 1,800 square feet for each ground level unit in excess of four.

2.1205

Off-street parking regulations for the A-9 district: There shall be provided 1½ spaces for each living unit. Also see part 4 and 9.24, and section 2.201(2)(c).

2.1206

Statement of service for the A-9 district is as follows: There shall be presented to the commission a written statement from the fire department and utility companies serving the area ensuring that adequate services are available or can be supplied.

2.1207

Must comply with sections 2.606 through 2.617.

(Ord. No. 1009, 8-24-1976; Ord. No. 1010, 9-14-1976; Ord. No. 1326, 12-9-1980; Ord. No. 2466, 8-31-1992; Ord. No. 3211, 9-28-2004)

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

2.1301

Permitted uses in the A-9-C district are: all uses permitted in A-9 and C-2 districts (except drive-in theaters, barrooms, nightclubs and lounges); apartments; row houses; office; restaurant; grocery and drugstores; filling stations; barbershops; florists; beauty shops; meat market; clinic; bank, including drive-in banks; locker plants for storage of food; appliance shop; sporting goods; hardware; department stores; launderette; bakery; cleaners; similar retail business or service which is established for the convenience of neighborhood residents; funeral homes and mortuaries; art and dance studios.

2.1302

Prohibited uses in the A-9-C district are: all uses not permitted herein and trailers, except as used for temporary offices for construction purposes and other uses detrimental due to odor, smoke, dust, gas, excessive glare, noise, vibration. See section 2.1901 for standards.

2.1303

Height regulations in the A-9-C district are: No building shall exceed 45 feet in height.

2.1304

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

(1) When used as apartments:

(a) Same as A-6 districts except that the exterior walls of the building nearest the property lines shall be considered the front, side and rear yard areas in condominium and other similar apartments with joint ownership or common property. A front or rear yard which contains parking shall be a minimum of 40 feet in depth from said property line, and requirements of section 2.201(2)(b) and (2)(c) shall apply.

(b) Lot size:

1.

There shall be a minimum lot width of 70 feet.

2.

Every lot shall contain a minimum area of 10,500 square feet and shall be increased by an additional area of 800 square feet for each unit in excess of four and 1,800 square feet for each ground level unit in excess of four.

(2) When used as commercial:

(a) Yard:

1.

Front yard—No front yard is required except for (2)(a)4. below.

2.

Side yard—No side yard required except for (2)(a)4. below.

3.

Rear yard—No rear yard required except for (2)(a)4. below.

4.

Whenever a commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the commercial district for the entire block in which the abutment occurs and requirements of section 2.201(2)(b) and (2)(c) shall also apply.

(b) Lot size: none required.

(c) Section 2.207 applies.

2.1305

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

(1) Provide 1½ spaces for each living unit (also see part 4 and 9.24).

(2) Commercial use as provided under part 4.

2.1306

Loading zone requirements in the A-9-C district for commercial shall be provided as set forth in part 4.

2.1307

Statement of services for the A-9-C district is as follows: There shall be presented to the commission a written statement from the fire department and utility companies serving the area ensuring that adequate services are available or can be supplied.

2.1308

Must comply with sections 2.606 through 2.617.

(Ord. No. 857, 1-12-1971; Ord. No. 1009, 8-24-1976; Ord. No. 1010, 9-14-1976; Ord. No. 1159, 3-27-1979; Ord. No. 1326, 12-9-1980; Ord. No. 1332, 12-23-1980; Ord. No. 3211, 9-28-2004)

Section 2.14. - A-10 trailer park district.

2.1401

Permitted uses in the A-10 district are: parking or sale of mobile home-type trailers and travel trailers and uses permitted in the A-8 district, provided that minimum A-8 district area and yard regulations are

III. Provide the city with a narrative that explains fully the nature of the change and the reason for requesting the change.

IV. Any other information necessary to support the change.

(2) Upon receiving a completed application for amendment of the final plan, the application shall be processed in accordance with the requirements of section 2.1507(c) through (f).

(3) The city council after receipt of the zoning commission's findings of fact and recommendation shall deny the amendment to the final plan or adopt an ordinance amending the original PUD ordinance and making the amendment part of the plan. Any conditions or restrictions placed upon the amendment shall also be made a part of the amending ordinance.

2.1511

Penalty clause. As prescribed under section 3.402 of the zoning ordinance.

(Ord. No. 2151, 12-22-1987)

Section 2.16. - C-2 neighborhood commercial.

2.1601

Permitted uses in the C-2 district are: any use permitted in A-8 residential district; office; restaurant; grocery and drugstores; filling stations; barbershops; florists; beauty shops; meat markets; clinic; bank, including drive-in banks; day care centers and nurseries; locker plants for storage of food; laundrettes; bakery; appliance shop; sporting goods; hardware; department stores; funeral homes and mortuaries; art and dance studios; publishing and distribution but not printing, provided that the space devoted to warehousing does not exceed 8,000 square feet of gross floor area and is not used for storage of explosive, flammable or hazardous materials; retail dry cleaning dropoff and pickup stations, dry cleaning shops employing facilities for the cleaning and pressing of dry goods for retail trade only, and as approved by the fire marshal. However, multi-family residential uses shall not be permitted.

2.1601A

Conditional uses in the C-2 district are: trailers as defined by section 9.31e and in accordance with the procedures and standards of section 2.2215.

2.1602

Prohibited uses in the C-2 district are: multi-family residential uses, and all uses not permitted herein and trailers, except as used for temporary offices for construction purposes and other uses detrimental due to odor, smoke, dust, gas, excessive glare, noise, vibration. See section 2.1901 for standards.

2.1603

Height regulations in the C-2 district are: No building shall exceed 45 feet in height.

2.1604

Area regulations in the C-2 district are as follows:

- (1) Yard:
 - (a) Front yard, 25 feet; side yard, rear yard—None is required except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for A-8 residential district. See (h) below. When a side yard is provided, said side yard shall not be less than three feet.
 - (b) Whenever a C-2 commercial district abuts on a residential district which requires front, side, rear yards, these requirements shall apply for the C-2 district for the side on which the abutment occurs only or 150 feet if no block exists and requirements of section 2.201(2)(b) and (2)(c) shall apply.
- (2) Lot size: Where a lot is used for a dwelling or in part for a dwelling, it shall be the same as district A-8 residential.
- (3) Section 2.2207 shall apply.
- (4) See section 1.4.

2.1605

Off-street parking regulations in the C-2 district are as provided for under part 4.

2.1606

Loading zone requirements in the C-2 district shall be provided as set forth in part 4.

(Ord. No. 894, 12-12-1972; Ord. No. 1009, 8-24-1976; Ord. No. 1010, 9-14-1976; Ord. No. 1326, 12-9-1980; Ord. No. 1332, 12-23-1980; Ord. No. 1357, 2-10-1981; Ord. No. 1410, 6-23-1981; Ord. No. 1857, 8-27-1985; Ord. No. 2014, 9-23-1986; Ord. No. 2240, 2-28-1989; Ord. No. 2266, 6-27-1989; Ord. No. 2504, 5-25-1993; Ord. No. 2856, 12-15-1998; Ord. No. 3357, 11-28-2006)

Section 2.16A. - C-1 Fremaux Avenue Business District.

2.16A01

Purpose and intent: This C-1 district is intended to permit limited commercial activities with certain development restrictions deemed necessary to preserve the residential character of the surrounding residential neighborhood.

2.16A02

Boundaries of district: Only properties located within the boundaries of the following described district shall be eligible for rezoning to the C-1 zoning classification:

That area within the boundaries identified on the official zoning map of the City of Slidell and identified as the "Fremaux Avenue Business Corridor" and all that area

fronting on U.S. Highway 190 East extending 200 feet from either side of Highway 190 from the W-14 Canal to the intersection of Highway 190 and Nellie Drive.

If a contiguous portion of a parcel which is located within the district extends beyond the limits of the district, that part may also be rezoned C-1, provided:

(1) That portion of the parcel outside the district is contiguous to and under the same ownership as that part of the parcel that is within the district and such parcel as a whole has been under single unified ownership since January 27, 1976.

(2) That portion of the parcel located outside the district is not a lot of record and represents less than 50 percent of the area of the entire parcel. If that portion of the property is a lot of record, then it shall not be eligible for C-1 zoning.

2.16A03

Permitted uses in the C-1 district are any use permitted in the C-2 neighborhood commercial district except multifamily residential, restaurants, foodstores, seafood shops, filling stations, locker plants and warehousing.

2.16A04

Prohibited uses in the C-1 district are all uses not permitted herein and trailers, except as used for temporary offices for construction purposes, and other uses detrimental to the neighborhood because of excessive odor, dust, gas, excessive glare, noise and vibration as is described in section 2.1901.

2.16A05

Building setbacks in the C-1 district are as follows:

Front yard. All buildings shall have a minimum front yard setback of 50 feet from the front lot line.

Side yard. A five-foot side yard setback shall be required on each side.

Rear yard. No setback shall be required unless the lot abuts a residentially zoned lot or parcel, then a buffer shall be provided in accordance with section 2.2207.

2.16A06

Height regulations. No building in the C-1 district shall exceed two stories in height. If a two-story commercial structure is constructed on a lot or parcel that is contiguous to a residentially zoned property, there shall be no windows or doors constructed on that side of the second story facing the residential property.

2.16A07

Area regulations in the C-1 district are the same as the C-2 zoning district (section 2.1604).

2.16A08

Off-street parking regulations in the C-1 district are the same as the C-2 zoning district (section 2.1605). If a lot or parcel is contiguous to a residentially zoned parcel, no off-street parking spaces or driveways

shall be constructed within 25 feet of the rear or side lot line which is contiguous to the residential property.

2.16A09

Loading zone requirements in the C-1 district are the same as the C-2 zoning district (section 2.1606). If a lot or parcel is contiguous to a residentially zoned parcel, no loading areas shall be constructed within 25 feet of the rear or side lot line which is contiguous to the residential property.

2.16A10

Tree and landscaping requirements in the C-1 district are as follows: All developments shall be designed in accordance with section 2.25 of the zoning ordinance except that the required ten-foot planting area required in section 2.2513 of the zoning ordinance may be reduced to five feet.

2.16A11

Design standards. All new buildings, additions to buildings or improvements to buildings in the C-1 district in existence prior to the adoption of this ordinance shall be designed and conform with the following design standards:

- (a) All buildings shall be of wood frame or masonry construction.
- (b) No metal fabricated buildings shall be permitted.
- (c) All buildings shall be constructed with a hip, gable, mansard or gambrel roof having a pitch of no less than four inches of rise for each 12 inches of run. Flat roofs are prohibited.
- (d) All buildings shall be sided on all sides with wood siding, wood-appearing siding or face brick.
- (e) False facades are prohibited.
- (f) All signs shall conform with section 500 of the zoning ordinance except that the maximum size of building signs permitted in subsection 520.03(B) shall not exceed two times the width in feet of the building wall where such signs are to be placed and not more than one monument-style, freestanding sign shall be permitted upon each street frontage bounding a development site, provided that such sign conforms with the following standards:
 - (1) No sign shall exceed 40 square feet in total sign face area.
 - (2) No sign shall exceed five feet in height from the top of the sign to the ground below.
 - (3) All signs shall be set back at least five feet from the lot line.

2.16A12

Planned unit development shall be allowed in the Fremaux Avenue Business District zoning classifications even though said planned unit development may be less than two acres in size.

(Ord. No. 2167, 2-23-1988)

Section 2.17. - C-3 central business district.

2.1701

Permitted uses in the C-3 district are: any uses permitted in C-2, all uses not specifically restricted or prohibited; amusement enterprises including bowling alleys, skating rinks and pool rooms; auto retail, wholesale, or repair services; bus and railway station; retail businesses where articles are sold at retail on the premises; storage; billboards; residential; service stations; new and used auto sales; tire sales and service, auto parts sales; car wash; grocery stores; department stores; dress shops; children's clothing stores; furniture stores; gift shops; farmers supplies and warehouses; lawn mower sales and service shops; hardware stores; general merchandise stores; office equipment sales; housing sales; electrical supply stores; hobby shops; television and radio repair service shops; taxicab company; dry good stores; ice cream stands; snack bars; snowball stands; bakeries and pastry shops; distributors of plumbing, heating and air conditioning supplies; army surplus sales; fish markets, meat markets; electrical appliance sales stores; lock and key service shops; custom draperies and carpet sales stores; shoe repair, dance studios; donut and coffee shops; package liquor stores; fruit markets; sweet shops; trailer sales; cosmetics shops; pizza parlors; photographic studios; funeral home; music stores; sporting goods stores; hotels and motels; barrooms, nightclubs and lounges except as provided in subsection 2.2213; animal hospitals, veterinary clinics, pet shops, and animal kennels with the approval of all property owners any part of whose property is 300 feet from any part of the property of the owner. Any uses permitted in C-1, C-2, C-4 and A-1 through A-9-C zones.

2.1701A

Conditional uses in the C-3 district are: Automobile wrecker service storage yards shall be entirely enclosed by a six-foot high solid wood fence and conform with all required landscaping and buffering regulations. Hard surfacing of such storage areas shall not be required.

2.1702

Prohibited uses in the C-3 district are: rooming houses, trailers, except for the sale of trailers, and as used for temporary offices for construction purposes, and other uses detrimental to a neighborhood because of odor, smoke, dust, gas, excessive glare, light, noise or vibrations as set forth in 2.1901.

2.1703

Height regulations in the C-3 district are: No building or structure shall exceed 65 feet in height. See section 10.3 for exceptions.

2.1704

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

(1) Yard:

(a) Front yard, side yard, rear yard—None is required except where a lot is used for a dwelling or in part for a dwelling and it shall be same as for the A-8 residential

district. See (b) below.

When a side yard is provided, said side yard shall not be less than three feet.

(b) Whenever a C-3 commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the C-3 district for the side on which the abutment occurs only and 150 feet if no block exists and requirements of section 2.201(2)(b) and (2)(c) shall apply.

(c) See section 1.4.

(2) Lot size: Where a lot is used for a dwelling and in part for a dwelling, it shall be the same as district A-8 residential.

(3) Section 2.2207 shall apply.

2.1705

Off-street parking regulations in the C-3 district are not required.

2.1706

Loading zone requirements in the C-3 district are not required.

2.1707

Must comply with sections 2.606 through 2.617.

(Ord. No. 815, 7-8-1969; Ord. No. 894, 12-12-1972; Ord. No. 955, 11-12-1974; Ord. No. 1009, 8-24-1976; Ord. No. 1010, 9-14-1976; Ord. No. 1256, § 4, 3-25-1980; Ord. No. 1326, 12-9-1980; Ord. No. 1332, 12-23-1980; Ord. No. 1410, 6-23-1981; Ord. No. 1751, 8-28-1984; Ord. No. 2289, 11-21-1989; Ord. No. 2431, 3-24-1992; Ord. No. 2765, 6-24-1997; Ord. No. 3211, 9-28-2004; Ord. No. 3357, 11-28-2006; Ord. No. 3366, 12-19-2006)

Section 2.18. - C-4 highway commercial.

2.1801

Permitted uses in the C-4 district are: any use permitted in a C-3 central business district; gift shops; stores to serve and the drive-in trade; sporting goods stores; bait shops, boat rentals; eating establishments; warehouses; truck repairs; drive-in theater; dental laboratories; animal hospitals, veterinary clinics, pet shops and animal kennels with the approval of all property owners any part of whose property is 300 feet from any part of the property of the owner. When animal hospitals, veterinary clinics, pet shops, and animal kennels are constructed or located in a shopping center, then approval must be obtained from all property owners within 300 feet of the lease site. The 300 feet shall be measured from all front and rear corners of the leased site.

Any uses permitted in the C-1, C-2, C-3, and A-1 through A-9-C provided that multi-family uses on developments of 20 acres or more shall be enclosed by a fence with controlled entry and exit via a security gate or guardhouse. In multi-family uses on

developments of less than 20 acres, the bottom or ground floor shall be reserved for commercial retail space. Prior to the approval of any multi-family use in the C-4 zone, a market study shall be performed showing the short term and long term need for such multi-family housing units. The planning department shall approve the findings of the market study prior to the issuance of final approval.

2.1801A

Conditional uses in the C-4 district are: those light industrial activities permitted by section 2.2001(2) and 2.2002 in accordance with the procedures and standards of section 2.2215. Such activities shall also conform with the following standards:

- (1) All activities shall be conducted in a completely enclosed building having roof and walls.
- (2) All activities shall cease between the hours of 10:00 p.m. and 7:00 a.m.
- (3) All activities shall conform with the requirements and standards of sections 2.2001(4), 2.1901 and all standards applicable to the C-4 highway commercial zoning district.
- (4) If a business ceases to exist or fails to operate for 30 days, the conditional use permit shall become null and void.

2.1801B

Conditional uses in the C-4 district are: miniwarehouses as defined in part 9.38. Such activities shall conform with the following standards:

- (1) Minimum recommended size: Two acres, 40,000 square feet of rental space.
- (2) Yards:
 - (a) Front: 20 feet landscaped in accordance with section 2.2513. No access to storage units shall be permitted from the front yard or any yard facing a public right-of-way.
 - (b) Side: Five feet each side minimum or ten percent of lot width. If the side yard abuts a residentially zoned property, then the side yard building setback is 25 feet and landscaped in accordance with section 2.2207.
 - (c) Rear: 25 feet. When the rear yard abuts a residentially zoned property then the rear ten feet must be landscaped in accordance with section 2.2207.
- (3) Height: No building shall exceed 35 feet in height.
- (4) Driveways:
 - (a) All one-way driveways shall provide for one ten-foot parking lane and one 15-foot travel lane. Traffic directions and parking shall be designated by signing or painting.
 - (b) All two-way driveways shall provide for one ten-foot parking lane and two

12-foot travel lanes.

(c) The parking lanes may be eliminated when the driveway does not serve storage cubicles.

(5) Parking:

(a) One space for each ten storage cubicles, equally distributed throughout the storage area.

(b) Two spaces for the manager's quarters, if provided.

(c) One space for every 25 storage cubicles to be located at the project office for use of prospective clients.

(6) Lighting: All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.

(7) Landscaping: Landscaping shall be in accordance with sections 2.25, 2.2207, 2.2211, 2.2212, 2.2513, 2.2514, and 2.2515.

(8) Fencing and Screening: Fencing design and placement shall be required as per sections 2.2202 and 2.2203, and 2.2207 through 2.2211. In addition, the entire site shall be completely enclosed by walls, fencing, buildings or landscape screening. All fences shall be a minimum of six feet in height with a maximum of eight feet in height, and shall be constructed and maintained with not less than 90 percent of the surface area impervious to light. No fence shall be constructed in the first twenty-five feet of the required front yard.

(9) Signs: Signs shall be in accordance with section 520.02. Neither building signs nor interstate signs shall be permitted.

2.1801C

Conditional uses: Those activities conducted by methadone centers or clinics as defined in Part 9 of this Code:

(1) Shall not be located within 1,000 feet of any school, church, playground, library, park, or synagogue or residentially zoned property. For the purpose of this section, all measurements shall be the straight-line distance from property line to property line;

(2) Public hearing by the planning and zoning commission and the Slidell City Council before final action is taken.

(3) All conditions imposed under § 2.2215 must be met.

(4) If operation of a methadone center or clinic ceases for 30 days, the conditional use permit shall become null and void.

(5) Show need that it will be serving primarily the citizens of Slidell.

Exception: The provisions this section 2.1801C shall not apply to methadone centers or

clinics operated wholly within a public or private hospital.

2.1801D

Conditional uses in C-4 district: Adult businesses as defined in section 9.2. Such uses shall conform to the following standards:

- (1) The distance between any adult business and any residential district or dwelling shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the residential district or dwelling to the nearest point of the property line of the adult use or the property on which it is situated, if it is one of several business establishments on the property, whichever is greater.
- (2) The distance between any two adult businesses shall be minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the closest property lines of each adult business.
- (3) The distance between any adult business and any existing school, child care center, church or place of worship, park or recreational area, public library, public building, any establishment licensed to sell alcoholic beverages, museum, or community center shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the adult business to the nearest point of the property line of the school, child care center, church or place of worship, park or recreational area, public library, public building, any establishment licensed to sell alcoholic beverages, museum, or community center.
- (4) The adult business shall comply with City of Slidell Code of Ordinances chapter 4, Alcoholic Beverages and all necessary state and parish licenses and/or permits as required.
- (5) All activities shall cease between the hours of 10:00 p.m. and 7:00 a.m.
- (6) Live entertainment, when expressly authorized and permitted, will only be allowed when it does not adversely affect the surrounding neighborhood because of noise, crowd, and other factors.
- (7) The use of neon or similar lighting technology exposed to the exterior shall be limited to one sign unit which conforms to all other code signage requirements, is directly related to the subject facility, and is not advertisement for products or services provided or sold in the facility.
- (8) The premises on which the adult business is located and the public rights of way within 100 feet of such facility must be maintained in a clean and orderly manner.
- (9) The premises on which an adult theater establishment is located shall operate only as an adult theater and shall not contain or offer any items or services consistent with that of an adult cabaret, adult store, massage parlor, or escort agency. Any of the afore-mentioned businesses shall constitute a separate adult business and must independently conform to all of the requirements of this Section. Massage establishments shall conform to chapter 8, article III of the Slidell Code of Ordinances.

Adult theaters offering viewing of film, photograph material or live performances to audiences smaller in size than five persons per viewing area are expressly prohibited.

(10) Any business that less than ten percent of its gross income from the sale of materials listed in section 9.2(a) thru 9.2(g) shall be exempt from these regulations.

2.1802

Prohibited uses in the C-4 district are: trailers, except for the sale of trailers, and as used for temporary offices for construction purposes, and trailers as defined by section 9.31e and in accordance with the following standards:

(1) The semitrailer units cannot be parked closer than 100 feet to the property line of the commercially zoned property which abuts property within zones A-1 through A-10.

(2) Semitrailer units (or cargo units) may be parked upon the premises for special events and cannot encroach into the public right-of-way. Each parking period shall not exceed 30 days and each business shall be permitted no more than three periods per year. The business may combine the three periods into one 90-day period.

(3) A permit issued by the department of permits shall be charged for each separate period in the amount of \$25.00.

and other uses detrimental to a neighborhood because of odor, smoke, dust, gas, excessive glare, light, noise or vibrations. See section 2.1901 for standards.

2.1803

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

(A) Except as otherwise permitted in the height overlay districts provided by subsection (b) hereof, no building or structure for residential or business purposes shall exceed 45 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

(B) *Height overlay districts.* Height overlay districts are hereby created to permit a maximum structure height of 75 feet. Such districts are delineated and shown on the map attached hereto and made a part hereof. If property in the height overlay districts abuts a residential district or use, the planning department may require additional setback of one foot of setback for every foot in height of the building. Additional buffering may also be required by the planning department so as to minimize potential negative impacts to residential areas.

2.1804

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

(1) Yard:

(a) Front yard, 25 feet; side yard, rear yard—None is required except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for the

A-8 residential district. See (b) below. When a side yard is provided, said side yard shall not be less than three feet.

(b) Whenever a C-4 commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the C-4 district for the side on which the abutment occurs only or 150 feet if no block exists and requirements of section 2.201(2)(b) and (2)(c) shall apply.

(2) Lot size: Where a lot is used for a dwelling or in part for a dwelling, it shall be same as district A-8 residential.

(3) Section 2.2207 shall apply.

(4) See section 1.4.

2.1805

Off-street parking regulations in the C-4 district are as provided for under part 4.

2.1806

Loading zone requirements in the C-4 district shall be provided as set forth in part 4.

2.1807

Must comply with sections 2.606 through 2.617.

(Ord. No. 894, 12-12-1972; Ord. No. 957, 2-12-1975; Ord. No. 1009, 8-24-1976; Ord. No. 1010, 9-14-1976; Ord. No. 1326, 12-9-1980; Ord. No. 1332, 12-23-1980; Ord. No. 1357, 2-10-1981; Ord. No. 1410, 6-23-1981; Ord. No. 1857, 8-27-1985; Ord. No. 2372, 2-26-1991; Ord. No. 2504, 5-25-1993; Ord. No. 2513, 6-22-1993; Ord. No. 2735, 3-25-1997; Ord. No. 2856, 12-15-1998; Ord. No. 2950, 6-27-2000; Ord. No. 2965, 10-24-2000; Ord. No. 3160, 1-13-2004; Ord. No. 3196, 6-22-2004; Ord. No. 3211, 9-28-2004; Ord. No. 3357, 11-28-2006; Ord. No. 3485, 7-22-2008)

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

This C-6 district is intended to provide for large shopping centers of 350,000 square feet or more in one or more buildings on 40 or more acres of land. Development within each C-6 district designation is to consist of a variety of retail, office, service, entertainment and recreation uses in building and service areas sharing internal parking and circulation. A shopping center may include peripheral parcels for sale to other commercial users as long as such parcels are identified as part of an integrated master plan for the shopping center.

2.18A01

Permitted uses in the C-6 district are: shopping malls with a minimum square footage of 200,000 and those uses normally permitted in C-4 and located on the periphery of a shopping mall.

2.18A02

Prohibited uses in the C-6 district are: any use prohibited in C-4 highway commercial and dwelling

rights-of-way. The planting area shall be landscaped with one tree for every 25 lineal feet of lot line abutting the street and with a compliment of shrubs. All trees and shrubs shall be of the size and variety specified in section 2.2209 of this ordinance. Section 2.514, parking lot planting, shall apply.

2.1904

Off-street requirements in the M-1 district: Regulations as provided for under part 4 shall apply.

(Ord. No. 1010, 9-14-1976; Ord. No. 1332, 12-23-1980; Ord. No. 2264, 6-27-1989; Ord. No. 2297, 1-23-1990; Ord. No. 2342, 7-24-1990; Ord. No. 2380, 5-14-1991)

Section 2.20. - M-2 light industrial district.

Purpose. This M-2 district is intended to create an environment that will promote and protect a strong light industry base for the City of Slidell while protecting the environment and preserving an attractive residential life style.

2.2001

Location. This light industrial district shall replace the M-2 light industrial district as said district existed on the effective date of this ordinance. The use limitations provided by this ordinance shall extend to any other land annexed by or otherwise acquired by the city for industrial purposes until a land use plan has been completed by the city and adopted by the city council after which time such acquired land may be rezoned in a fashion compatible with such land use plan. Any rezoning proposed for any Slidell industrially zoned district within 300 feet of a parish boundary shall be referred to the St. Tammany Parish Department of Development which shall be given at least 30 days in which to comment in writing on such proposal before any Slidell rezoning shall take effect.

(1) *Definitions.* The following definitions shall apply within the M-2 light industrial district of the City of Slidell:

(a) *Assembly.* Assembly shall be the fitting together of manufactured parts in a machine, structure or unit which is complete in and of itself or into components which may be further fitted together and where such assembly takes place within an enclosed building with both walls and roof.

(b) *Manufacturing.* Manufacturing shall be the process of making goods or wares from raw materials by hand or machinery when that process takes place within an enclosed building with both walls and roof.

(c) *Retail; retail services or retailing.* Retailing shall be the sale of goods or services to the public. Services may include cleaning, maintenance and repair insofar as these services are conducted in accordance with the environmental requirements of section 2.1901 of this ordinance. Storage of goods for retail sale or service shall meet the requirements for storage established for wholesaling.

(d) *Wholesaling.* The storage and sale of goods or wastes for the purpose of further sale to a distributor or retail merchant. Wholesaling shall not include final sales to the public which shall be considered retailing. A warehouse provided for wholesale goods storage shall meet requirements for warehouses in the

commercially zoned area of the city.

(e) *Research services.* Refers to establishments primarily engaged in research of an industrial or scientific nature but shall not include chemical, biological, nuclear or animal research.

(2) *Permitted uses.* Assembly, retailing, wholesaling, research services, as defined here in and such uses as are permitted in the C-4 commercial zone shall be permitted in the light industrial zone. No structure or land shall be devoted to any other use than a use permitted hereunder with the exception of those cases where such were lawfully established prior to the effective date of this ordinance. Any permitted use shall conform to the environmental standards and requirements of section 2.1901 of this ordinance.

(3) *Conditional uses.* Manufacturing uses as defined herein may be permitted as a conditional use in the M-2 district in accordance with section 2.2215. Conditional uses must comply with the environmental standards contained in section 2.1901.

(4) *Permit required.* In addition to any building permits required, the operator of a proposed use in the M-2 industrial district shall file a written application for a zoning permit. Said application shall also be required for any expansion, enlargement, or change to any existing permits. This permit shall be designed by the department of planning and will require a full description of the use to be undertaken, the method and materials to be used in any assembly, manufacturing, or wholesaling operation in the industrial district effective after the adoption of this ordinance. The use authorized by this permit shall be approved as conforming to the letter and spirit of the zoning ordinance prior to the application to the department of permits for any building permit. There shall be no expansion or modification of any permitted use until a zoning review application for such improvements has been filed with the city and approved by the department of planning and department of permits.

Where there is a question on the part of the department of planning if the proposed use might violate the environmental standards established in section 2.1901, the applicant shall furnish to the director of planning, at the applicant's expense, such engineering or other environmental data that will satisfy the director of planning that the environmental standards will be met. However, such approval of the application by the director of planning shall not relieve the applicant of meeting the requirements of section 2.1901 when the approved use is undertaken. Applicants aggrieved by the decision of the director of planning may file an appeal with the board of adjustment. The board of adjustment in making its decision may require engineering or environmental analysis of the proposed operation by an independent consulting firm or firms. The cost of any such reviews shall be borne by the applicant. Copies of the zoning permit application shall be kept on file at the department of planning and be available for public scrutiny. Misrepresentation, falsification or significant omission on the application shall cause the permit to be null and void.

Complaints that a zoning use is in violation of the permit or environmental standards imposed by section 2.1901 shall in the first instance be investigated by the department of engineering. If the department needs additional engineering or environmental analysis or consultation to make a determination, it shall employ

such consultation. In the event the complaint is justified, the plant operator shall be charged the cost of such analysis and consultation and shall immediately cease the operation determined to be in violation.

2.2002

Prohibited uses. The following shall be prohibited in the M-2 district:

- (1) Residential uses.
- (2) Landfills for the disposal of solid wastes, hazardous and/or toxic substances.
- (3) Disposal or storage of hazardous waste.
- (4) Storage of more than 110 gallons of hazardous or toxic materials.
- (5) Wrecking yards and junk yards (including automotive).
- (6) Chemical, paints and fertilizer manufacturing.
- (7) Pyrotechnics, ammunition and explosives.
 - (a) Storage or sale of pyrotechnics and explosives.
- (8) Paper and pulp manufacturing.
- (9) Petroleum refining, processing or manufacturing.
- (10) Building and repair of boats in excess of 90 feet in length.
- (11) Asphalt or concrete batching plants.
- (12) Rubber products manufacturing.
- (13) Automotive race tracks and drag strips.
- (14) Abattoirs, dressing of animal or poultry products, tanning and rendering fats and oils.
- (15) Iron or metal working involving foundry, drop hammer or punch press over 20 tons.
- (16) Atomic energy generation.
- (17) Uses of land or structures 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 effect the surrounding areas.
- (18) Any use that fails to meet the environmental standards and requirements established in section 2.1901 of this ordinance.

2.2002.1

Environmental standards in the M-2 district are the same as section 2.1901.

2.2003

Height regulations in the M-2 district are as follows: No limit 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.

2.2004

Buffer zone requirements in the M-2 district are the same as section 2.1902.

2.2005

Off-street parking regulations in the M-2 district are as provided for under part 4.

2.2006

Loading zone requirements in the M-2 district shall be as provided under part 4.

2.2007

Landscape requirements: Same as section 2.1903.

(Ord. No. 894, 12-12-1972; Ord. No. 1009, 8-24-1976; Ord. No. 1010, 9-14-1976; Ord. No. 1332, 12-23-1980; Ord. No. 1430, 8-25-1981; Ord. No. 2005, 8-26-1986; Ord. No. 2264, 6-27-1989; Ord. No. 2297, 1-23-1990; Ord. No. 2342, 7-24-1990; Ord. No. 2382, 5-14-1991)

Section 2.21. - O-L open land district.

Purpose: These regulations are designed to protect the open character of the O-L district by prohibiting the establishment of residential, commercial, industrial and uses other than those defined below.

2.2101

Permitted uses in the O-L district are as follows: Recreation center, tennis courts (hard-surfaced), all purpose/basketball courts (hard-surfaced), parking lot (hard-surfaced), pavilions, swimming pool (aboveground only with all adjacent deck and walkway areas paved, and constructed in accordance with all city codes and ordinances).

2.2102

Prohibited uses in the O-L district are all uses not specifically permitted under section 2.2101.

2.2103

Conditional uses in the O-L district are all uses in support of uses permitted under section 2.2101. These uses may include support buildings, bleachers, etc. and must be constructed to meet all city codes and ordinances.

2.2104

Height regulations in the O-L district: No structure shall exceed 35 feet in height.

2.2105

Area regulations for all buildings and accessory uses in the O-L district are as follows:

- (1) Yard:
 - (a) Front: 50 feet.
 - (b) Side: 50 feet.
 - (c) Rear: 50 feet.
- (2) Site size:
 - (a) Minimum site area shall be three acres.

2.2106

Off-street parking regulations in the O-L district are provided for under part 4.

2.2107

All landscaping provided for development shall be in raised planters or raised berms. Large scale trees shall be prohibited in the O-L district. Landscape plans are to be approved by the department of planning.

(Ord. No. 2746, 5-13-1997)

Editor's note— Prior to the reenactment of § 2.21 by Ord. No. 2746, Ord. No. 2382, adopted May 14, 1991, deleted former § 2.21 in its entirety, which section pertained to the M-3 general industrial district and derived from Ord. No. 1010, adopted Sept. 14, 1976; Ord. No. 1332, adopted Dec. 23, 1980; Ord. No. 1364, adopted Feb. 24, 1981; Ord. No. 2264, adopted June 27, 1989; and Ord. No. 2342, adopted July 24, 1990.

Section 2.21A. - A airport zone.

This A zone has been established to regulate activities on those properties under the jurisdiction of the City of Slidell. This zone shall permit airport uses as well as related support facilities and other uses permitted in the M-2 light industrial zone, provided that such permitted uses are not detrimental or hazardous to the safety of aircraft using the Slidell Airport. All regulations that apply to the M-2 zone shall also apply to the airport zone except where such regulations conflict with FAA regulations.

(Ord. No. 2288, 11-21-1989)

Section 2.22. - Supplementary district regulations.

2.2201

Visibility of intersections in residential districts. On corner lots in any residential 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 ten 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.

2.2202

Fences, walls, and hedges. Notwithstanding other provisions of this ordinance, fences, walls and hedges may be permitted 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 four feet in height with visibility unobstructed above 2½ feet, unless landscape plans are filed for which permission may be granted by the board of adjustment when the neighborhood will be improved by such exception and no undue safety hazard will result. Height measurement shall be measured vertically from ground level in the adjacent yard.

2.2203

In all commercially zoned districts, fences shall be constructed of wood, iron, vinyl, aluminum, brick or chain link. Barbed wire, razor-ribbon, corrugated sheet metal, may not be used. Chain link may not be used between the building or building setback and a street right-of-way.

2.2204

Land rehabilitation. In all districts where temporary sand or other extraction may take place, before abandoning all excavations the banks will be graded to a slope ratio of not less than 1½ foot horizontal to one foot vertical, and seeded to a stand suitable to reduce erosion. Abandoned borrow pits shall not be left in a condition to cause a health or safety hazard.

2.2205

Airport hazard height limitations. There are hereby created certain height limitations over all of the land lying within the flight approach zones, horizontal zones, and conical zones of any official airport within the jurisdiction of this ordinance. Such zones are shown on the official zoning map and when in effect over an established zoning district it is intended that the most restrictive height limits shall apply.

(A) Definitions:

- (1) *Airport* means the Slidell Airport and any future official airport which shall be constructed.
- (2) *Airport elevation* means the established elevation of the highest point on the usable landing areas. (This point is 15 feet mean sea level at the Slidell Airport).
- (3) *Airport hazard* means any structure, tree, or use of land which obstructs the airspace required for or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.
- (4) *Airport reference point* means the point established as the approximate geographic center of the airport landing area and so designated.

(5) *Height* for the purpose of determining the height limits set forth on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.

(6) *Landing area* means the area of the airport used for the landing, takeoff or taxiing of aircraft.

(7) *Nonconforming use* means any structure, tree, or use of land which is lawfully in existence at the time the ordinance is adopted or amended to cause a nonconforming use.

(8) *Noninstrument runway* means a runway other than an instrument runway.

(9) *Runway* means the paved surface of an airport landing strip.

(10) *Structure* means an object constructed or installed by man including, but without limitation, buildings, towers, smokestacks, and overhead transmission lines.

(B) Airport height zones.

(1) *Instrument approach zone*. At such time as an instrument approach is installed at an airport in the parish the instrument approach zone shall extend from each end of the instrument runway at a distance of 200 feet, with a width of 1,000 feet. It shall widen uniformly thereafter for a distance of 50,200 feet with an ultimate width of 16,000 feet. Its centerline shall be the continuation of the centerline of the runway. There were no runways in the parish with instrument approaches in 1965.

(2) *Noninstrument approach zone*. A noninstrument approach zone is established at each end of all noninstrument runways for noninstrument landings and takeoffs. The noninstrument runway shall have a width of 250 feet at a distance of 200 feet beyond each end of the runway widening thereafter uniformly to a width of 2,250 feet at a distance of 10,200 feet beyond each end of the runway, its centerline being the continuation of the centerline of the runway.

(3) *Transition zones*. Transition zones are hereby established adjacent to each instrument and noninstrument runway and approach zone as indicated on the zoning map. Transition zones symmetrically located on either side of runways have variable widths as shown on the zoning map. Transition zones extend outward from a line 200 feet on either side of the centerline of the noninstrument runway for the length of such runway plus 200 feet on each end and 500 feet on either side of the centerline of the instrument runway, for the length of such runway plus 200 feet at each end and are parallel and level with such runway centerlines. The transition zones along such runways slope upward and outward one foot vertically for each seven feet horizontally to the point where they intersect the surface of the horizontal zone. Further, transition zones are established adjacent to both instrument and noninstrument approach zones for the entire length of the approach zones. These transition zones have variable widths as shown on the zoning map. Such transition zones flare symmetrically with either side of the runway approach zones from the base of such zones and slope upward and outward at the rate of one foot vertically for each seven feet horizontally to the

points where they intersect the surfaces of the horizontal and conical zones. Additionally, transition zones are established adjacent to the instrument approach zone where it projects through and beyond the limits of the conical zones, extending a distance of 5,000 feet, measured horizontally from the edge of the instrument approach zones at right angles to the continuation of the centerline of the runway.

(4) *Horizontal zone.* A horizontal zone is hereby established as the area within a circle with its center at the airport reference point and having a radius of 5,000 feet. The horizontal zone does not include the instrument and noninstrument approach zones and the transition zones.

(5) *Conical zone.* A conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a distance of 3,000 feet. The conical zone does not include the instrument approach zones.

(C) Height limitations. Except as otherwise provided in this ordinance, no structure or tree shall be erected, altered, allowed to grow, or maintained in any zone created by this ordinance to a height limit herein established for such zone. Such height limit actions are hereby established for each of the zones in question as follows:

(1) *Instrument approach zone.* One foot in height for each 50 feet in horizontal distance beginning at a point 200 feet from and at the elevation of the end of the instrument runway and extending to a distance of 10,200 feet from the end of the runway; thence one foot in height for each 40 feet in horizontal distance to a point 50,200 feet from the end of the runway.

(2) *Noninstrument approach zones.* One foot in height for each 20 feet in horizontal distance beginning at a point 200 feet from and at the elevation of the end of the noninstrument runway and extending to a point 10,200 feet from the end of the runway.

(3) *Transition zones.* One foot in height for each seven feet in horizontal distance beginning at any point 250 feet normal to and at the elevation of the centerline of noninstrument runways extending 200 feet beyond each end thereof and 500 feet normal to and at the elevation of the centerline of the instrument runway, extending 200 feet beyond each end thereof, extending to a height of 150 feet above airport elevation. In addition to the foregoing, there are established height limits of one foot vertical height for each seven feet horizontal distance measured from the edges of all approach zones for the entire length of the approach zones and extending upward and outward to the points where they intersect the horizontal or conical surfaces. Further, where the instrument approach zone projects through and beyond the conical zone, a height limit of one foot for each seven feet of horizontal distance shall be maintained beginning at the edge of the instrument approach zone and extending a distance of 5,000 feet from the edge of the instrument approach zone measured normal to the centerline of the runway extended.

(4) *Horizontal zone.* One hundred fifty feet above the airport elevation or a height

of 168 feet above mean sea level.

(5) *Conical zone*. One foot in height for each 20 feet of horizontal distance beginning at the periphery of the horizontal zone, extending to a height of 273 feet mean sea level above the Slidell Airport elevation.

Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail.

Nothing in this ordinance shall be construed as prohibiting the growth, construction or maintenance of any tree or structure to a height up to 45 feet above the surface of the land.

(D) Use restrictions. Notwithstanding any other provisions of this ordinance, no use may be made of land within any zone established by this ordinance in such a manner as to create electrical interference with radio communication between the airport and aircraft, make it difficult for flyers to distinguish airport lights and other, result in glare in the eyes of flyers using the airport, impair visibility in the vicinity of the airport, or otherwise endanger the landing, taking off, or maneuvering of aircraft.

(E) Nonconforming uses.

(1) *Regulations not retroactive*. The regulations prescribed by this ordinance shall not be construed to require the removal, lowering, or other changes or alterations of any structure or tree not conforming to the regulation as of the effective date of this ordinance or otherwise interfere with the continuance of any nonconforming use. Nothing herein contained shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this ordinance and is diligently prosecuted.

(2) *Marking and lighting*. Notwithstanding the preceding provision of this section, the owner of any nonconforming structure or tree is hereby required to permit the installation, operation and maintenance thereon of such markers and lights as shall be deemed necessary by the airport authority to indicate to the operators of aircraft in the vicinity of the airport, the presence of such airport hazards. Such markers and lights shall be installed, operated and maintained at the expense of the airport authority.

2.2206

Minimum slab or floor elevation. Notwithstanding other provisions of this ordinance, except as provided in section 2.301 of this ordinance, the main slab or floor elevation shall not be less than seven feet above mean sea level in all districts.

2.2207

Buffer zone requirements shall be as set forth in subsections 2.2208 through 2.2212 below.

2.2208

Purpose. The location of intense residential uses, commercial uses and industrial uses adjacent to

single-family and other low density residential uses negatively affect the desirability and consequently the value of the low density residential properties. Similar problems can exist between commercial and industrial uses. Buffer zones can modify and minimize these impacts. The intent of this section of the Slidell zoning ordinance is to ensure that protection is afforded adjacent property users.

2.2209

Applicability. The buffer zone will be required as per the following table:

	L.D.R.	H.D.R.	C.	L.I.	H.I.
Low Density Res. (LDR)		X*	X	X	X
High Density Res. (HDR)			X	X	X
Commercial (C)				X	X
Light Industrial (LI)					X
Heavy Industrial (HI)					

*Indicates buffer zone required.

The developer will be responsible for installing and the landowner for maintaining the buffer zone. In situations where a property use predates the enactment of this ordinance, and a lower intensity development containing two or more lots is proposed for an abutting parcel, the low intensity developer is required to install a buffer zone as per the provisions of this ordinance.

2.2210

Buffer zone fence required. A six-foot opaque fence shall be constructed on the abutting lines requiring a buffer zone. In all cases, said fence shall extend six feet above the highest point of ground elevation of the property requiring a buffer zone or the property to be buffered, whichever is higher. The fence will be constructed according to the following performance standards:

- (1) Fences shall have a minimum of 1 1/2 inches diameter galvanized pipe supports.
- (2) Supports shall be placed no more than seven feet apart.
- (3) Fencing shall be constructed of weatherproofed wood of grade 1 or grade 2 lumber.
- (4) Fencing shall be solid with no spacing between pickets.
- (5) Fence style shall be of notched picket or combinations thereof.
- (6) When a fence is constructed of soft pine or other soft wood there shall be three rails. Cedar and other hardwoods require only two rails.

The fence shall be installed prior to issuance of a building permit.

In the event that there exists on the property in either zone a fence meeting the construction requirements, said fence being within 12 inches of the abutting property

lines, no additional fence shall be required to be built if one of the following conditions is met:

- (1) The fence and property on which it is situated are owned by the owner of the higher density property;
- (2) The owner of the higher density property obtains from the owner of the low density property permission to be responsible for the maintenance and necessary repairs of the fence and ensure its continued effectiveness as a buffer in perpetuity. This agreement shall be in writing and recorded with the clerk of court for the Parish of St. Tammany prior to issuance of a building permit.

Further, if in response to federal flood zone requirements, city drainage requirements or other events the grade of the high density, commercial or industrial zoned property is raised, the owner of said property will at that time be required to provide a buffer zone fence meeting the requirements of this section.

2.2211

Buffer zone landscape requirements. A ten-foot landscaped area shall be provided by the developer. Trees shall be planted in the ten-foot strip so as to provide a further screening of the development from the abutting property.

2.2212

Trees selection, installation and inspection: See sections 2.2516, 2.2517, and 2.2518.

2.2213

Liquor by the drink establishments prohibited in shopping centers; exception. Lounges, barrooms and similar establishments selling low- and high-content alcoholic beverages by the drink to be consumed on the premises are hereby prohibited from locating within shopping centers. The provisions of this section shall not apply to bonafide restaurants and cafeterias as defined by section 10-22(3)e of the Slidell Code of Ordinances or to dinner theaters showing legitimate theatrical stage plays or movies to patrons seated at tables.

2.2214

Home occupation. In all residential districts, any home occupation shall be permitted, provided that:

- (a) All business activities conducted upon the premises are conducted within the dwelling by a member or members of the immediate family by blood or marriage residing in the dwelling and such business activities are incidental and secondary to the use of the dwelling for dwelling purposes. The dwelling used for the home occupation must be the principal residence of the resident conducting the home occupation, evidenced by voter registration or driver's license registration at that location.
- (b) It is not conducted from a detached or attached accessory structure including garages, carports, porches, or utility sheds or any addition to the dwelling that is not a part of the principal structure or accessible from within the principal structure. Swimming pools may be used to conduct swimming lessons.

- (c) It does not involve or require any alterations to the interior or exterior of the building that would in any way affect the use of the building as a dwelling or make the building appear in any way as anything but a dwelling.
- (d) Not more than 25 percent of the floor area of a story of the dwelling where the activity is to be conducted shall be used for the home occupation.
- (e) There is no display or activity that will indicate from the exterior of the dwelling that it is being used, in whole or in part, for any other use than a dwelling. Nothing shall be done to make the building appear in any way as anything but a dwelling.
- (f) No mechanical equipment or materials used in the operation of the business shall be used or stored on the premises except equipment and materials that are normally found in the home.
- (g) No goods or materials shall be kept on the premises that require receipt or delivery by transportation other than U.S. Postal Service, messenger service, private delivery services in vehicles not exceeding 1½ tons rating, or the passenger automobile of the person conducting the home occupation. No business such as a shop or store shall be conducted upon the premises, that is, there shall be no sales of goods or products upon the premises.
- (h) A home occupation conducted by a professional person shall be only for consultation or instruction.
- (i) Child care services may be provided in a single-family residence for no more than seven children at any one time excluding those residing in the dwelling.

2.2215

Conditional use permits. In order to accomplish the general purpose of these regulations, there are certain uses which must be recognized in addition to the regular permitted uses of a district because of unusual characteristics or the service they provide the public. Because the principle objective of this zoning ordinance is to promote an orderly arrangement of compatible building and land uses, these conditional uses require special regulation to achieve a compatibility with existing or planned development. Often the effect of these uses on the surrounding environment cannot be foreseen and evaluated until a specific site has been proposed. The conditions controlling the location and operation of such conditional uses are established by the following provisions of this ordinance:

- (A) *Approval.* The Slidell city council with the recommendation of the zoning commission shall have the authority to permit the conditional use of land or structures for uses designated as conditional uses in each zoning district in accordance with the procedures, conditions, and standards in this ordinance.
- (B) *Conditions.*
 - (1) The proposed special use will comply with all applicable regulations in the zoning district in which the property in question is located.
 - (2) The zoning commission may attach such conditions to the conditional use as are necessary to assure continuous conformance to all applicable standards and requirements so as to prevent the use from negatively impacting on adjacent land

uses and to protect the health, safety, and welfare of the public.

(3) Failure to observe the conditions of the commission, imposed pursuant to the issuance of the conditional use, shall be deemed to be a violation of these regulations and may be grounds for revocation of the conditional use. Any person found to be in violation of a conditional use permit shall be subject to the penalties prescribed in section 3.402 of the zoning ordinance.

(4) The zoning commission may approve uses subject to the regulations, and to any additional requirements imposed in the public interest to cover circumstances unique to the selected site including drainage, traffic and environmental analysis of the site and surrounding property by an independent engineering firm to be selected by the city. The cost of such studies shall be borne by the applicant.

(C) *General standards.*

(1) The location and size of the use, the nature and intensity of the operation involved in (or conducted in connection with) the use, the size of the site in relation to the use, and the location of the site with respect to neighboring land uses and to streets giving access to the site shall be such that the use will be in harmony with the land uses in the district in which it is located.

(2) Time limit requirement for length of permit use.

(3) Hours of operation for use, buffering and/or landscaping above the minimum ordinance requirements.

(4) The location, nature and height of structures, walls and fences, and the nature and extent of landscaping on the site 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.

(D) *Application.* A written application verified by the owner of record or authorized agent of said owner of the property involved shall be filed with the department of planning for the attention of the zoning commission upon a form prescribed therefor, which shall contain, or be accompanied by, all required information. The written application shall be in such a form and accompanied by such information as shall be prescribed from time to time by the zoning commission, but shall in any event include the following:

(1) *Identification.* The petitioner's name, address, and interest in the petition, and the name, address, and interest of every person, firm, corporation, or governmental agency represented by the petitioner in the petition.

(2) *Legal description.* A legal description of the land proposed to be covered by the special use permit.

(3) *Plat of survey.* A current legal plat of survey of the property showing the flood zone that the property is located in, all existing structures, easements and rights-of-way.

(4) *Arguments.* A statement containing a summary of the circumstances, factors, and arguments that the petitioner offers in support of the proposed special use permit.

(5) *Zoning and use.* The present zoning of the property and description of intended use.

(6) *Site plan.* A site plan drawn to a scale of not less than one inch to 100 feet or as designated by the director of planning, showing the subject site, the length and location of its boundaries, the location and proposed use of all existing and proposed structures and the proposed use of all areas of the site not enclosed by a building including parking areas, storage areas, maintenance areas, loading areas, and production areas, the site plan shall also indicate the zoning of all land within 300 feet of the subject site.

(7) *Other materials.* Such other data or materials as the zoning commission finds necessary to appraise the need for or effect of the special use.

(E) *Public hearing.* Upon the department of planning's receipt of a complete application, a public hearing shall be scheduled before the zoning commission.

(1) *Notice of hearing.* Notice of a public hearing shall be published in the official journal at least twice prior to the date of the public hearing with one of the publication dates being at least ten days prior to the hearing. This notice shall include a legal description of the property, time, and place of the public hearing, a general description of the property's location and a general description of the proposed use.

(2) *Determination.* The zoning commission shall, within 45 days after the close of the public hearing, render its decision. The zoning commission may recommend approval or denial of the special use permit or approval with the addition of special conditions or restrictions deemed necessary to secure the standards found in section 2.2215. Upon rendering its decision the secretary of the commission shall, within seven working days, report the commission's decision and findings to the clerk of the council. Upon receiving the recommendations of the zoning commission, the city council may approve or deny the special use permit request in accordance with the recommendation of the zoning commission or establish its own conditions or restrictions upon the construction, location, and operation of a special use as it deems necessary to secure the required standards found in section 2.2215(C).

(F) *Period of validity.* Every special use permit shall become null and void six months after the date it is granted by the city council, unless:

- (1) A certificate of occupancy is obtained pursuant to such special use permit and the special use is actually established within the six-month period; or
- (2) A building permit is obtained pursuant to such special use permits and construction work pursuant to such building permit is actually begun within the six-month period, and the construction work is carried on diligently to completion in accordance with such building permit.
- (3) The city council may extend the time period for an additional six months where such extension is deemed reasonably necessary.
- (4) Abandoned or discontinued. If any special use is abandoned, or is discontinued for a continuous period of one year, the special use permit for such use shall become null and void, and such use may not thereafter be reestablished unless a new special use permit is obtained in accordance with the provisions of this ordinance.
- (5) Transfer of permit. Unless differently conditioned in the requirements of the permit, or unless revoked by the city council, or abandoned, special use permits shall remain valid for a specific special use on a specific piece of property, even though that use or property may change ownership, manager, occupancy, or operator, provided that the special use complies with the requirements and regulations of the special use permit.

(a) *Required acknowledgment.* The owner of a parcel of property which is the subject of a special use permit shall supply all successive owners, all managers, occupants, and operators of the special use on the property or the property itself with a copy of the permit authorizing the special use and all related requirements and regulations. Such successive owners, managers, occupants and operators shall forward to the director of planning written acknowledgment that they have read the ordinance and related requirements and regulations and agree to comply herewith.

2.2216

Building materials. All elevations of all buildings in all commercially zoned districts must have an exterior facade surface material of brick, stone, architectural block, stucco, glass, wood, fiber-cement siding and/or vinyl siding, or any approved combination thereof. Vinyl siding is permitted for no more than 25 percent on the total exterior walls. The architectural surface material must also be included on all building elevations whether facing a street or interior lot line. Architectural metal panel systems must be approved by the planning department. Standard metal building panels are not permitted.

2.2217

Design guidelines for Olde Towne and Fremaux Corridor.

III *Design Guidelines.*

1. *Building design elements:*

a. *Compatibility with the environment:* Buildings shall exhibit the ability to provide protection from rain, sun, and high humidity.

516.13 Signs without permits and signs constructed contrary to permitted requirements are not allowed.

517.

Single-family residential zone regulations (A-1, A-2, A-6, and A-10). Only those signs in section 515, signs permitted in all zones, shall be permitted with the additional provision that no sign shall be permitted within five feet of any property line except public warning and traffic directional signs.

518.

Multifamily zone regulations (A-3, A-7, A-8, and A-9).

518.01 No sign shall be permitted within five feet of any property line except public warning and traffic direction signs.

518.02 One on-premises identification sign that displays no more than the name, numerical address, crest, insignia or trademark of the premises or name of any building on the premises, per complex, will be allowed (whether attached or detached) to be based accordingly.

Two—four units: 24 feet;

Five—12 units: 32 square feet;

Thirteen or more units: 40 square feet, and not to exceed two faces, said faces to be parallel, if detached. Additional on-premises identification signs may be placed on each adjacent street on which the complex is located. Multifamily units may display a temporary "for lease" sign which must adhere to the provisions for residential real estate signs.

519.

A-4 transitional zone regulations.

519.01 No sign shall be permitted within five feet of any property line except public warning and traffic directional signs.

519.02 One attached sign per business or home occupation not to exceed nine square feet shall be permitted.

519.03 One on-premises identification sign that displays no more than the name, numerical address, crest, insignia or trademark, occupation or profession of an occupant of the premises or name of any building on the premises, per complex, in excess of one acre will be allowed (either attached or detached) to be no larger than 32 square feet and single-faced if attached, or 40 square feet not to exceed two faces, said faces to be parallel, if detached. Multifamily units shall be governed by section 518.

520.

On-premises commercial and industrial zone regulations (all C and M zones).

520.01 General requirements.

A. Words may be attached to machinery or equipment which is necessary or customary to the business including, but not limited to, devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device.

B. Time and temperature displays are allowed on a permitted sign.

520.02 Permitted signs; freestanding.

A. One freestanding sign is allowed per street bounding a property except where a side(s) of the building face(s) property in any A residential zone.

B. A complex may only erect one freestanding sign for the purpose of identifying the complex and/or the identification of each business located within the complex, except that a complex having 450 feet of frontage along a public right-of-way other than an alley, may erect one additional freestanding sign. The size of a "complex sign" shall conform with the standards contained in section 520.02(c)(1) except that within a complex having six or more separate tenant spaces and at least 10,000 square feet of total floor area, the size of the sign may exceed the standards contained in section 520.02(c)(1) by not more than 1.25 times. Also, within a complex, each freestanding building fronting upon a public right-of-way which has a minimum separation of 50 feet from any other building in the same complex, is permitted one noncomplex sign, provided that such freestanding sign is at least 50 feet from any other sign in the complex.

.....

C. Size, height, and location:

1. Freestanding signs shall comply with the following requirements with respect to size, height, and location:

Requirements for On-Premises Freestanding Signs

Distance From Street	Maximum Height Above Grade (ft.)	Maximum Size Allowed Per Face (sq. ft.)
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Right-of-Way

Line (ft.)	Right-of-Way Width (ft.)			Right-of-Way Width (ft.)		
	40—60	61—95	96+	40—60	61—96	96+
5	18	20	26	40	60	120
10	20	22	30	60	70	160
15	22	24	32	80	90	190
20	26	28	34	90	110	210
25	28	30	40	140	150	210
30	30	32	40	160	175	210
40	32	35	40	190	200	210

2. The maximum size for freestanding signs shall be 210 square feet per face.
3. The maximum height for freestanding signs shall be 40 feet as measured above grade.
4. No sign shall be permitted within five feet from any property line except public warning and traffic directional signs.
5. Freestanding sign shall be set back from the street right-of-way line according to the provisions of this section. Any such setback shall be measured from the street right-of-way line at the street to which the sign face is most nearly parallel or perpendicular. When any freestanding sign is located at the intersection of two dedicated public streets, the required setback shall be measured from both of the street right-of-way lines involved. The maximum permitted height and maximum size allowed may be prorated from the heights and sizes shown in subsection 1. above as the distance from the right-of-way increases in one foot increments to the 40-foot limit.

D. One trademark flag per business is permitted.

E. Reserved.

F. When electrical service is provided to freestanding signs or ground signs, all such electrical service shall be underground where available.

520.03 Permitted signs; primary building sign. Each legal entity operating a business within a building shall be permitted not more than two primary building signs on each exterior building wall enclosing such occupancy, provided that said wall contains a public entrance serving only such occupancy, or it faces a public street, or a parking lot of 40 feet in width, and conforms with the following conditions:

A. Primary building signs may be mounted against or painted on or affixed to the side of a building wall, fascia, awning, canopy or sloping roof. No building sign may project more than five feet horizontally from a building and shall not project into or over vehicular access drives, property lines, required setback areas, or required landscape planting areas. The sign face of each side of a multifaced projecting sign shall be used in determining the permitted amount of signage.

B. No building sign or the combined area of two or more signs shall exceed three feet times the width in feet of such building wall.

C. Signs mounted on the side of a fascia, awning, or canopy shall not be less than eight feet above grade elevation directly below.

D. No more than 30 percent of the area of a building sign may extend above the highest point of the roof.

E. Where more than one business occupies the same building, the combined area of all building signs shall not exceed the allowable area described in subsection B above.

F. When a building is of irregular shape, no more than one wall shall be recognized as facing a public street.

G. No primary building sign is permitted on the side of a building that abuts residentially zoned property.

H. If a business does not display building signs where such signage is permitted, such signage may be used on a side of the building where signage is not permitted, provided that:

1. The total square footage of the sign(s) being installed does not exceed the maximum amount of signage permitted on the side of the building from where the signage is being swapped, or three times the width in square feet of that side of the building where said signage is to be installed, whichever is least.

2. The wall, fascia, canopy, or sloping roof where said signage is to be installed, must be immediately adjacent to and enclose the space of the business being advertised.

3. All signs shall conform with all other provisions of section 520.03 of the zoning ordinance.

I. All signage in multi-family zoning districts shall comply with the additional requirements of 2.615.

520.04. In all C and M zones, a business or nonprofit organization may display a revolving beacon or laser light upon the premises where a special promotional event is being held. Each display period shall not exceed five days, and each business shall be permitted no more than four periods per year. The revolving beacon or laser light shall be securely attached to its transporting vehicle and shall not project into the rights-of-way, or obstruct the vision of vehicles or pedestrians who may be entering or exiting the premises. Equipment used to operate this equipment shall be subject to the provisions of section 46-1, noise, of this Code.

A special permit shall be obtained from the department of permits for each display. The revolving beacon or laser light shall be promptly removed from the premises upon the expiration of the permit. A permit fee of \$25.00 shall be charged for each separate period.

522.

Permitted signs; special events. For a period of seven days prior to the date of a special event, no more than 40 special event signs may be installed at major intersections and along major streets within the city, but not in the public right-of-way. For approval, the following criteria must be met:

- A. The signs must be professionally made in appearance and be no more than three feet by three feet in size.

- B. Approval of the use of such signs for special events rests with the department of permits, and a permit must be secured at least seven days prior to the special event.

- C. The applicant shall be required to post a \$1,000.00 cash bond along with his

Section 2.24. - Reserved.

Editor's note— Ord. No. 1490, adopted Feb. 24, 1982, provided for the deletion of § 2.24, Outdoor advertising in area adjacent to the national systems of interstate and defense highways and the federal aid primary system. For applicable provisions, see § 2.23, preceding. Prior to deletion, § 2.24 was derived from Ord. No. 795, adopted July 9, 1968, and Ord. No. 1001, adopted Apr. 27, 1976.

Section 2.25. - Protection of existing trees and landscaping requirements.

2.2501

Purpose. Existing trees, because of the beneficial qualities and character they add to a community, shall be retained to the maximum feasible in any development.

2.2502

Land clearing or protected tree removal permit required. Any land clearing or protected tree removal undertaken within Slidell shall require a permit. Permit for land clearing or protected tree removal shall only be issued in relationship to a specific development proposal or the removal of dead or diseased trees or trees which pose a safety hazard to buildings. The permit fee shall be waived for trees which pose a safety hazard. Land clearing or protected tree removal is defined as follows:

- (1) Removal of more than five trees per platted lot, with said trees being greater than six inches in diameter, as measured 24 inches above grade;
- (2) Removal of any of the trees larger in diameter than those identified in section 2.2503(2)(b);
- (3) A combination of number (1) and (2) above.
- (4) Permits shall be required for the removal of all trees as defined above.

A land clearing or protected tree removal permit will be granted under the following conditions:

- (1) Necessity to remove trees which pose a safety hazard to pedestrian or vehicular traffic or threaten to cause disruption of public services.
- (2) Necessity to remove trees which pose a safety hazard to buildings.
- (3) Necessity to remove trees weakened by disease or insects.
- (4) Necessity to remove trees weakened by age, storm, fire or other injury.
- (5) Necessity to remove trees in order to construct proposed improvements as a result of need for access to the building site for construction equipment, essential grade changes, surface water drainage and utility installations, or location of the proposed structure so as to avoid unreasonable economic hardships.
- (6) Necessity to remove trees to observe good tree maintenance practices which will strengthen and protect existing trees as is determined necessary by the department of

planning.

2.2502(a)

Special restrictions for removal of pine trees on developed residential lots or parcels.

(1) All regulations specified under section 2.2502 shall apply except on a developed residential lot the applicant shall be given a one-time permit to remove three protected pine trees that do not conform with any of the conditions specified in section 2.2502 provided that each tree removed is replaced with a hardwood or evergreen tree having a minimum height of three feet. Said replacement may be anywhere on the premises.

(a) *Penalty.* A penalty of up to \$100.00 per tree may be assessed for failure to comply with the provisions of this section.

(2) A protected pine tree may be removed if:

(a) Its branches overhang any principle structure, accessory building, driveway, or swimming pool;

(b) Its roots are damaging or threatening to cause damage to the principle structure, sidewalk, driveway, patio, or other immovable structure;

(c) Its roots are causing damage or threatening to cause damage to sewer or drain lines;

(d) It is interfering with the proper maintenance of hardwood trees.

2.2502(b)

Tree removal policy for city construction projects. The City of Slidell shall attempt to design construction projects that will avoid damage or require the removal of trees, especially hardwood trees, larger than four inches DBH (diameter breast height). The department of engineering and department of planning shall decide if the construction activity will cause severe damage to the trees and determine the need for their removal. If the tree is removed from the city's right-of-way, easement, or servitude, an appropriate species of tree shall be replaced if space is available. The city shall not pay monetary compensation for the loss of trees.

2.2503

Application requirements. Application for a land clearing permit shall include the following items:

(1) A plot plan of the proposed development.

(2) A landscape plan which identifies:

(a) Existing stands of trees on the development site.

(b) The specific location of live oak and magnolia trees 12 inches in diameter and other trees 15 inches in diameter as measured 24 inches above grade.

(c) Trees or stands of trees proposed for retention on the site.

(d) The intended method for marking reserved trees prior to land clearing shall be identified in the application. The preferred method of marking is stapling all-weather plastic tape to trees. The use of spray paint for this purpose is specifically prohibited.

2.2504

Application review. Within ten days after acceptance of land clearing permit application, the director of planning shall either cause the permit to be issued or provide the applicant in writing with his reasons for rejecting the permit application as presented.

2.2505

Preclearing inspection required. The party issued a land clearing permit shall notify the building official in writing 24 hours before starting the land clearing activity. The building official or his designated representative shall inspect the clearing site prior to the start of clearing to ensure that the protected trees are identified on site as indicated in the land clearing permit application.

2.2506

Techniques for protection of trees. The following efforts shall be utilized to retain existing trees:

- (1) Parking areas and building sites shall be located to preserve existing trees.
- (2) Grates or other pervious surfaces shall be utilized within the dripline (outermost limit of horizontal branch extension) of existing trees to allow water and air to reach the tree roots.
- (3) Fill shall be prohibited in areas under the dripline of existing trees.
- (4) Drastic changes in drainage patterns which might negatively affect existing trees shall be avoided.
- (5) All trees to be retained shall have a perimeter fencing at the extreme outer edge of the tree canopy. The fencing shall be flagged with yellow caution tape or yellow pennants, and shall remain in place throughout the construction period. There shall be no activity of any kind inside the perimeter other than hand brush clearing. No land clearing or building permits shall be issued until the perimeter of all protected trees and tree stands have been properly fenced.
- (6) Any person who intentionally damages a protected tree shall be in violation of section 2.25 and subject to the penalties prescribed in section 2.2509.

2.2507

Permit fee established. A land clearing permit fee of \$10.00 per acre or part thereof is hereby established.

2.2508

Waiver of application resubmittal fee. There shall be no fees assessed for resubmittal of a land clearing permit application if the application is resubmitted within six months of the original application rejection.

2.2509

Violation. Any person who violates the provisions of section 2.25 of the Slidell zoning ordinance shall be guilty of a misdemeanor and, upon conviction, shall be punishable by a maximum fine of \$500.00 per tree illegally removed.

2.2510

Landscaping requirement. The landscaping requirements are set forth in the following subsections 2.2511 through 2.2518.

2.2511

Purpose. The purpose of these provisions is to prescribe standards for landscaping and screening within Slidell. The existing street trees by the character they give to established streets should be preserved. The general appearance of the community through the use of plant material as a unifying element should be improved. Materials should define spaces and articulate the use of specific areas. The effects of climate should be mitigated by the provision of shade and shelter and these materials should also aid the conservation of energy by the provision of shade during the summer months and by buffering winds during the winter.

2.2512

Applicability. Developers or landowners are responsible for providing and maintaining the landscaping herein required. These standards shall apply to new high density residential, (ten or more units per acre) commercial and industrial development.

2.2513

Ten-foot wide planting area required. A planting area ten feet in width shall be established off public rights-of-way between the public rights-of-way and parking areas or structures. Materials installed should achieve a balance between low lying vertical and horizontal shrubbery and trees.

2.2514

Parking lot planting required. Parking lot interior shall be designed to provide at least one tree for every 12 parking spaces. Each tree shall be located in a landscaped island at least 200 square feet and tree trunks shall be placed at a minimum of five feet from all curbs or wheel guards. Trees will be distributed uniformly throughout the parking lot so as to provide a canopy effect.

2.2515

Pedestrian access planting required. Landscaped areas must be provided between the building face and the parking lot. Such areas should provide 200 square feet of landscape open space for each 50 feet of linear building face. No planting areas shall be a side less than five feet long and planting materials should achieve a balance between low lying and vertical shrubbery and trees.

2.2516

Trees. Trees selected shall have a minimum maturity height of at least 20 feet. The following list identifies trees suggested for planting and the minimum sizes acceptable for planting:

Trees

	Height in feet	Caliper Diameter in inches
River Birch (multi-trunk)	8	1½*
Chinese Elm	8	1½
Red Maple	8	1½
Sweet Gum	8	1½
Water Oak	8	1½
Sweet Bay Magnolia	8	1½
Sycamore	8	1½
Slash Pine	6	1
Crepe Myrtle (multi-trunk)	6	1
Holly	4	1
Foster I		
Howard I		
Savannah		
or equivalent		
*Caliper diameter measured four inches above planting container.		

2.2517

Landscape installation. All trees shall be installed with adequate support staking.

2.2518

Required inspections. The landscaping will be inspected by the permit office and approved prior to issuance of a certificate of occupancy.

(Ord. No. 1086, 9-26-1978; Ord. No. 1574, 12-14-1982; Ord. No. 1731, 7-10-1984; Ord. No. 2144, 11-24-1987; Ord. No. 2171, 3-22-1988; Ord. No. 2390, 7-23-1991; Ord. No. 2472, 10-13-1992; Ord. No. 2495, 4-27-1993)

Section 2.26. - Residential redevelopment district.

2.2601

Persons desiring to use land or erect buildings according to residential development district guidelines shall meet the criteria of a residential redevelopment district.

2.2602

Criteria for designation as a residential redevelopment district are as follows:

- (1) Area of land shall be in one parcel and shall contain a minimum of 100 acres.
- (2) Area of land shall have 75 percent of income persons in low and moderate income

category as defined by the latest U.S. Census.

(3) Area of land shall have ten percent of the housing classified as substandard as defined by the latest U.S. Census.

(4) Area of land shall be 35 percent undeveloped.

2.2603

The proposal for requesting designation as a residential redevelopment district must be submitted to the planning commission for review as to compliance with criteria in section 2.2602. The proposal will be processed in accordance with section 8.1, entitled: Amendments.

2.2604

Permitted uses in the residential redevelopment district are uses permitted in A-6 district, multifamily dwellings, philanthropic uses, lodge halls, and day care centers.

2.2605

Prohibited uses in the residential redevelopment district are all uses not permitted herein.

2.2606

Height regulations in the residential redevelopment district are: No building shall exceed 45 feet in height.

2.2607

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

(1) Yard:

(a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 20 feet. When there is undeveloped land for a distance of 150 feet on both sides of a proposed building, the minimum building setback line shall be 25 feet from the established street right-of-way lines. On through lots, this minimum depth shall be provided on both streets.

(b) Side yard: Same as for the district A-6 side yard.

(c) Rear yard: Same as for the district A-6 rear yard.

(2) Lot size:

(a) There shall be lot width of a minimum of 50 feet at the front building line.

(b) Every lot shall contain an area of not less than 5,000 square feet per a single-family dwelling; two-family dwellings and multifamily dwellings must have 2,750 square feet for each dwelling unit.

(3) Parking: Off-street parking regulations provided for under part 4.

(Ord. No. 1010, 9-14-1976; Ord. No. 3020, 7-24-2001)

2.2608

Reserved.

2.2609

Reserved.

2.2610

Conditional uses: Any use permitted in C-2 neighborhood commercial district except filling stations and auto repair.

2.2611

Regulations for conditional uses in the residential redevelopment district are: C-2 neighborhood commercial district.

(1) Yard:

(a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 20 feet. When there is undeveloped land for a distance of 150 feet on both sides of a proposed building, the minimum building setback line shall be 25 feet from the established street right-of-way lines. On through lots, this minimum depth shall be provided on both streets.

(b) Side yard: Same as for district A-6 side yard.

(c) Rear yard: Same as for district A-6 rear yard.

(d) Section 2.201(2)(c) applies.

(2) Lot size:

(a) There shall be a lot width of a minimum of 50 feet at the building line.

(b) The minimum lot size for a commercial use shall contain an area of not less than 5,000 square feet.

(c) All commercial buildings shall be built to give visual appearance of a residence and utilize standard materials used in residential construction.

(d) Signs: Section 2.2307 of the Sign Ordinance No. 1490 shall apply. In addition, a freestanding sign shall not exceed ten feet in height.

(e) Open space: 25 percent of the commercial lot shall be left in green open space. The space in the rear yard setback will not count toward credit for open space.

(f) Parking for commercial uses off-street parking regulations as provided for

under part 4. Parking will not be allowed in the front five feet of the property within five feet of the side property line.

2.2612

Location of residential redevelopment district limited.

(1) A residential redevelopment district shall be permitted only in that area of land within the city herein described:

(a) Beginning at the northwest corner of Ninth Street and Daney Street go north along the west right-of-way of Ninth Street 560 feet to a point on the north right-of-way of Brakefield Street, thence go in a westerly direction along the north right-of-way of Brakefield Street to a point of the east right-of-way of Fourth Street continuing this line to a point along the northeast boundary line of Pine Crest Subdivision; thence go along this boundary line in a southeasterly direction approximately 1,300 feet to a point on the west right-of-way of Lincoln Avenue; thence go east approximately 500 feet on a line that is 110 feet off the south right-of-way of Tupelo Street and which parallels Tupelo Street to a point which is 100 feet east from the eastern right-of-way of Washington Street; thence go south approximately 100 feet to a point 110 feet southwest of the southwest right-of-way of Louis Street; thence go approximately 670 feet in a line paralleling Louis Street to a point on the southeast right-of-way on Adams Street; thence go approximately 180 feet northeast to a point on the northeast right-of-way of Louis and Adam Streets; thence go 350 feet southeast in a line continuing from the northeast right-of-way of Louis Street to a point 130 feet from the southern right-of-way of Elder Street; thence go east approximately 100 feet to a point 110 feet west of the western right-of-way of Terrace Avenue; thence go north on a line which parallels Terrace Avenue and is a distance of 110 feet from the west right-of-way of Terrace Avenue to a point which is 110 feet north of the north right-of-way of Ash Street; thence go east to the Slidell city limits which is 110 feet east of the east right-of-way of Terrace Avenue; thence go north along the city limits boundary to a point on the north right-of-way of Daney Street; thence to west along the north right-of-way of Daney Street to the point of beginning.

(Ord. No. 1538, 8-24-1982; Ord. No. 3131, 6-10-2003; Ord. No. 3519, 1-13-2009)