

ORDINANCE # 2014-20
INTRODUCED BY Alexius
DATE INTRODUCED 7/15/14
ITEM NUMBER 2014-07-04
PUBLIC HEARING 8/19/14
ADOPTED/TABLED 8/19/14 (as amended)
EFFECTIVE 9/15/14
BOOK # 4 PAGE # _____
RECORDATION # _____
AMENDED BY ORDINANCE # _____
DATE AMENDED _____

ADOPTION

INTRODUCTION

AMENDED CITY OF COVINGTON STATE OF LOUISIANA

ORDINANCE NUMBER 2014-20

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8
9 **AN ORDINANCE OF THE CITY OF COVINGTON**
10 **AMENDING THE FOLLOWING PROVISIONS OF THE**
11 **COVINGTON CODE OF ORDINANCES: APPENDIX B**
12 **COMPREHENSIVE ZONING ORDINANCE OF 2010,**
13 **PART 4. GENERAL PROVISIONS, SEC. 4.3. ACCESSORY USE**
14 **REGULATIONS AND SEC. 4.5. SUPPLEMENTAL LOT, YARD**
15 **AND OPEN SPACE REGULATIONS**
16 **(ZONING CASE NO. 14-08-02TXT)**
17
18

19 **WHEREAS**, certain amendments have been suggested to the sections of the
20 Code addressing the accessory use regulations and supplemental lot, yard and open
21 space regulations; and

22 **WHEREAS**, the Covington City Council deems these amendments
23 appropriate to protect the health, safety and welfare of the citizens of Covington;
24 and

25 **WHEREAS**, the City Council has held its public hearing in accordance with
26 law,

27 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City
28 of Covington, at its regular session convened, that Appendix B Comprehensive
29 Zoning Ordinance of 2010, Part 4. General Provisions, Sec. 4.3. Accessory use
30 regulations, shall be amended to read as follows:

- 31 4.305. Development standards.
- 32 1. All detached accessory structures and uses in any residential district used in
33 conjunction with the main structure may be located in the rear or side yard of the
34 residential unit. Any residential accessory building that is not part of the main
35 building may be built or placed in a required side yard, providing that such
36 accessory building is not less than three feet from the nearest interior side lot line,
37 ten three feet from the rear lot line, and provided not more than one accessory
38 building covers any part of the required side yard. On corner lots, accessory
39 buildings are not permitted in required side yards on the side street side.
- 40 2. No detached accessory structure or use within a residential district shall
41 occupy more than 40 percent of the area of the side or rear yard. This is applied to
42 the size of the detached accessory structure extending in to the side or rear yard.
43 ~~total floor-area of the principal structure on the lot.~~

1 3. No accessory structure or use shall exceed the height of the principal
2 structure to which it is accessory. An accessory use connected to the principal
3 structure will be considered part of the principal structure. Any accessory use
4 connected by an open unenclosed breezeway will be considered part of the
5 principal structure. ~~must be architecturally compatible and constructed in character~~
6 ~~to the main structure to be considered an accessory use as part of the principle~~
7 ~~structure.~~

8
9 4. Detached accessory buildings or structures ~~permitted~~ in a required rear or
10 side yard ~~by this ordinance~~ shall not be higher than the peak of the roof of the
11 principal building in residentially zoned districts. However, in any case, an
12 accessory building or structure in a residentially zoned district cannot exceed
13 twenty (20') feet in height.

14
15 4.5. Commercial trash receptacles shall be considered as accessory structure.
16 Large trash receptacles, dumpsters, and other containers for receiving residential or
17 commercial waste shall be placed at least 15 feet from an adjoining property line,
18 notwithstanding any other provision of this ordinance. Any dumpster or other trash
19 receptacle located closer than 15 feet to any property line or that is visible from
20 any public street, shall be screened with a permanently installed buffer fence made
21 of wood, chain-linked with slats, or masonry.

22
23 **BE IT FURTHER ORDAINED** by the City Council of the City of
24 Covington, at its regular session convened, that Appendix B Comprehensive
25 Zoning Ordinance of 2010, Part 4. General Provisions, Sec. 4.5. Supplemental Lot,
26 Yard and Open Space Regulations, shall be amended to read as follows:

27 4.502. Building setbacks are measured from the property line to the exterior wall
28 furthest horizontal projection of the structure (including overhang). However, some
29 items may project into the setbacks as follows:

30 6. Accessory buildings.

31 a. Except on corner lots, any ~~nonresidential~~ accessory building that is not part
32 of the main building may be built or placed in a required side yard, providing that
33 such accessory building is not less than three feet from the nearest interior side lot
34 line, ~~ten~~ three feet from the rear lot line, and provided not more than one accessory
35 building covers any part of the required side yard.

36 b. On corner lots, accessory buildings are not permitted in required side yards
37 on the side street side. ~~or within any portion of the rear yard area which lies~~
38 ~~between the side yard and the prolongation of the required side yard line into the~~
39 ~~rear yard area.~~

40 c. A carport attached to or detached from the main building may be constructed
41 or placed in a required side yard and may be attached to an enclosed accessory
42 building providing that ~~no walls of such~~ the accessory building's front setback
43 conforms with the Performance Standards for the appropriate zoning classification
44 of the main building. ~~are less than 60 feet from the front lot line nor less than three~~
45 ~~feet from the side lot line.~~ Every part of the projection of such carport shall be at
46 least three feet from the side lot line and ~~ten~~ three feet from the rear lot line.

47 d. A swimming pool may be constructed in a required side yard, providing that
48 such inverted accessory building (including decking) is not less than five feet from

1 the side lot line, ~~ten~~ three feet from the rear lot line, and provided that not more
2 than one accessory building covers any part of the required side yard. Swimming
3 pools shall be constructed pursuant to the 2012 edition of the ICC International
4 Swimming Pool and Spa Code (ISPSC) and any future editions.
5 e. A detached garage from the main building may be constructed or placed in a
6 required side yard. The furthest horizontal ~~Every part of the~~ projection of such
7 garage shall be at least three feet from the side lot line and ~~ten~~ three feet from the
8 rear lot line.
9

10 **BE IT FURTHER ORDAINED** that all other sections of Appendix B
11 Comprehensive Zoning Ordinance of 2010, shall remain the same and in full force.

12 **BE IT FURTHER ORDAINED** that if any provision of this ordinance
13 shall be held to be invalid, such invalidity shall not affect other provisions herein
14 which can be given effect without the invalid provision and to this end the
15 provisions of this ordinance are hereby declared to be severable.

16 **WHEREUPON**, this ordinance having been submitted in writing, having
17 been read by title and adopted at a public meeting of the City Council of the City
18 of Covington, State of Louisiana, was then submitted to an official vote as a whole,
19 the vote thereon being as follows:

20 **MOVED FOR ADOPTION** by Alexius, seconded by Wright.

21 **YEAS:** 7 **ABSENT:** 0

22 **NAYS:** 0 **ABSTAIN:** 0

23 **PASSED AND ADOPTED** this 19th day of August, 2014.

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26 R.S. "SAM" O'KEEFE
27 R.S. "SAM" O'KEEFE
28 COUNCIL PRESIDENT
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30
31 Bonnie D. Champagne
32 BONNIE D. CHAMPAGNE
33 CLERK TO THE COUNCIL
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35 Presented to the Mayor this 21st day of August, 2014, at 12:15 o'clock P.M.
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39 Bonnie D. Champagne
40 BONNIE D. CHAMPAGNE
41 CLERK TO THE COUNCIL
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Approved or Vetoed by the Mayor on this 21st day of August, 2014.



MICHAEL B. COOPER
MAYOR

Received from the Mayor on the 21st day of August, 2014, at 2:15
o'clock P.M.



BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL