ORDINANCE # 2014-23
INTRODUCED BY Alexius
DATE INTRODUCED 9/16/14
ITEM NUMBER 2014-09-03
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DATE AMENDED

ADOPTION INTRODUCTION

CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2014-23

AN ORDINANCE OF THE CITY OF COVINGTON AMENDING THE FOLLOWING PROVISIONS OF THE COVINGTON CODE OF ORDINANCES: APPENDIX B COMPREHENSIVE ZONING ORDINANCE OF 2010, PART 2. DEFINITIONS AND RULES OF INTERPRETATION, PART 3. USE DISTRICTS AND PART 4. GENERAL PROVISIONS (ZONING CASE NO. 14-10-04TXT)

WHEREAS, certain amendments have been suggested to the sections of the Code addressing definitions and use districts concerning accessory structures and accessory uses; and

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

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Covington, at its regular session convened, that Appendix B Comprehensive Zoning Ordinance of 2010, Part 4. Definitions and Rules of Interpretation, Sec. 2.2. Words and phrases defined, shall be amended to read as follows:

Accessory building. A structure on the same parcel of property as the ~~principle~~ principal structure that is used for purposes incidental to those of the principal structure; e.g., garage, barn, storage shed, boat house, pool house, or greenhouse.

Setback, building. The required minimum horizontal distance between the building and the related front, side, and rear property line. For the purpose of this section, the setback will be measured to the ~~nearest point of the foundation wall of the building~~ furthest horizontal projection of the structure (including overhang) as per section 4.5 of this ordinance.

BE IT FURTHER ORDAINED by the City Council of the City of Covington, at its regular session convened, that Appendix B Comprehensive

Zoning Ordinance of 2010, Part 3. Use Districts, shall be amended to read as follows:

Sec. 3.808. Height requirements. No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

Table 38.1
RSL Performance Standards

RSL Single-family Residential—Existing Small Lots Dimension and Density Requirements									
Use	Max. Units	Min. Lot Dimensions			Min. Yard Setbacks (ft.)[2]			Max. Building Height (ft.)	Max. Building Coverage (%)
		Area	Width (ft.)[3]	Depth (ft.)[4]	Front	Rear	Side[5]		
Single-family detached dwelling	8.7/ac.	2,700	30	90	15	20% or 18 ft.	5	35	60
~~Accessory structures~~	~~1/lot~~	~~2,700~~	~~30~~	~~90~~	~~15~~	~~20% or 18 ft.~~	~~5~~	~~35~~	~~60~~
Two-family units/duplexes	3.1/ac.	14,000	100	140	20	20% or 25 ft.	7.5	35	50
Townhouse[5, 6]	8/ac.	4,550	32.5	140	10	*	*	35	65
Three-plex dwelling[6]	2.6/ac.	16,800	120	140	20	20% or 25 ft.	7.5	35	50
Four-plex dwelling[7]	2.2/ac.	19,600	140	140	20	20% or 25 ft.	7.5	35	50

Sec. 3.909. Height requirements. No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

Table 39.1
RS-1 Performance Standards

RS-1 Single-family Residential Dimension and Density Requirements									
Use	Max. Units	Min. Lot Dimensions			Min. Yard Setbacks (ft.)[8]			Max. Building Height (ft.)	Max. Building Coverage (%)
		Area	Width (ft.)	Depth (ft.)	Front	Rear	Side[9]		
Single-family detached dwelling	5.2/ac.	8,400	60	140	20	20% or 25 ft.	5	35	40
~~Accessory structures~~	~~1/lot~~	~~8,400~~	~~60~~	~~140~~	~~20~~	~~20% or 25 ft.~~	~~5~~	~~35~~	~~40~~
Small group or community home[10]	*	16,800	120	140	20	20% or 25 ft.	10	35	40

Sec. 3.1009. Height requirements. No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

Table 310.1

RS-2 Performance Standards

RS-2 Single-family Residential Dimension and Density Requirements									
Use	Max. Units	Min. Lot Dimensions			Min. Yard Setbacks (ft)[11]			Max. Building Height (ft.)	Max. Building Coverage (%)
		Area	Width (ft.)	Depth (ft.)	Front	Rear	Side [12]		
Single-family detached dwelling	4.1/ac.	10,500	75	140	20	20% or 25 ft.	7.5	35	40
~~Accessory structures~~	~~1/lot~~	~~10,500~~	~~75~~	~~140~~	~~20~~	~~20% or 25 ft.~~	~~7.5~~	~~35~~	~~40~~
Small group or community home[13]	*	14,000	100	140	20	20% or 25 ft.	10	35	40

Sec. 3.1109. Height requirements. No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

Table 311.1

RLL Performance Standards.

RLL Single-family Residential—Large Lots Dimension and Density Requirements									
Use	Max. Units	Min. Lot Dimensions			Min. Yard Setbacks (ft.)[14]			Max. Building Height (ft.)	Max. Building Coverage (%)
		Area	Width (ft.)	Depth (ft.)	Front	Rear	Side [15]		
Single-family detached dwelling	2.2/ac.	19,600	140	140	35	20% or 25 ft.	10	35	40
~~Accessory structures~~	~~1/lot~~	~~19,600~~	~~140~~	~~140~~	~~35~~	~~20% or 25 ft.~~	~~10~~	~~35~~	~~40~~
Small group or community home[16]	*	19,600	140	140	35	20% or 25 ft.	10	35	40

Sec. 3.1209. Height requirements. No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

Table 312.1

RS-3 Performance Standards.

RS-3 Two-family Residential Dimension and Density Requirements									
Use	Max. Units	Min. Lot Dimensions			Min. Yard Setbacks (ft.)[17]			Max. Building Height (ft.)	Max. Building Coverage (%)
		Area	Width (ft.)	Depth (ft.)	Front	Rear	Side		
Single-family detached dwelling	4.1/ac.	10,500	75	140	20	20% or 25 ft.	7.5	35	40
~~Accessory~~	~~1/lot~~	~~10,500~~	~~75~~	~~140~~	~~20~~	~~20% or~~	~~7.5~~	~~35~~	~~40~~

~~structures~~						~~25 ft.~~			
Two-family units/duplexes[18]	3.1/ac.	14,000	100	140	20	20% or 25 ft.	10	35	50
Townhouses[19, 20]	6/ac.	5,250	37.5	140	10	*	*	35	65
Small group or community home[21]	*	14,000	100	140	20	20% or 25 ft.	10	35	40

Sec. 3.1309. Height requirements. No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

Table 313.1

RM-1 Performance Standards.

RM-1 Three and Four-family Residential Dimension and Density Requirements									
Use	Max. Units	Min. Lot Dimensions			Min. Yard Setbacks (ft.)[22]			Max. Building Height (ft.)	Max. Building Coverage (%)
		Area	Width (ft.)	Depth (ft.)	Front	Rear	Side		
Single-family detached dwelling	4.1/ac.	10,500	75	140	20	20% or 25 ft.	7.5	35	40
~~Accessory uses~~	~~1/lot~~	~~10,500~~	~~75~~	~~140~~	~~20~~	~~20% or 25 ft.~~	~~7.5~~	~~35~~	~~40~~
Two-family units/duplexes	3.1/ac.	14,000	100	140	20	20% or 25 ft.	10	35	50
Townhouse[23,24]	8/ac.	4,550	32.5	140	*	*	*	35	65
Three-plex dwelling[25]	2.6/ac.	16,800	120	140	20	20% or 25 ft.	10	35	50
Four-plex dwelling[26]	2.2/ac.	19,600	140	140	20	20% or 25 ft.	10	35	50
Large group or comm. homes[27]	*	19,600	140	140	20	20% or 25 ft.	10	35	50
Small child day care centers[28,29]	*	10,500	75	140	20	20% or 25 ft.	10	35	40
Small adult day care centers[30]	*	10,500	75	140	20	20% or 25 ft.	10	35	40

Sec. 3.1409. Height requirements. No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

Table 314.1

RM-2 Performance Standards

RM-2 Multi-family Residential Dimension and Density Requirements									
Use	Max. Units	Min. Lot Dimensions			Min. Yard Setbacks (ft.)[31]			Max. Building Height (ft.)	Max. Building Coverage (%)
		Area	Width (ft.)	Depth (ft.)	Front	Rear	Side		

Single-family detached dwelling	4.1/ac.	10,500	75	140	20	20% or 25 ft.	7.5	35	40
~~Accessory uses~~	~~1/lot~~	~~10,500~~	~~75~~	~~140~~	~~20~~	~~20% or 25 ft.~~	~~7.5~~	~~35~~	~~40~~
Two-family units/duplexes	3.1/ac.	14,000	100	140	20	20% or 25 ft.	10	35	50
Townhouses[32, 33]	8/ac.	4,550	32.5	140	10	*	*	35	65
Three-plex dwelling	2.6/ac.	16,800	120	140	20	20% or 25 ft.	10	35	50
Four-plex dwelling	2.2/ac.	19,600	140	140	20	20% or 25 ft.	10	35	50
Multiple-family dwellings[34, 35]	12.4/ac	3,500	125	140	30	20% or 25 ft.	15	35	60
Residential care centers[36]	*	19,600	140	140	20	20% or 25 ft.	15	35	50
Large adult day care centers[7]	*	14,000	100	140	20	20% or 25 ft.	15	35	40
Large child care centers[37, 38]	*	14,000	100	140	20	20% or 25 ft.	15	35	40

Sec. 3.1506. Height requirements. No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

Sec. 3.1607. Height requirements. No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

Sec. 3.1707. Height requirements. No main or principal building or structure shall exceed 45 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

Sec. 3.1807. Height requirements. No main or principal building or structure shall exceed 45 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

Sec. 3.1907. Height requirements. No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher, subject to the provisions of section 5.12 of this land use regulations ordinance.

Sec. 3.2007. Height requirements. No main or principal building or structure shall exceed 45 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher, subject to the provisions of section 5.12 of this land use regulations ordinance.

Sec. 3.2106. Height requirements. No main or principal building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

Sec. 3.2206. Height requirements. No main or principal building or structure shall exceed 60 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher, except when a building abuts 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.

Table 322.1

ML Performance Standards

ML Light Industrial District Dimension and Density Requirements								
Use	Max. Units	Min. Lot Dimensions			Min. Yard Setbacks (ft.)[53]		~~Max. Building Height (ft.)~~ Side	Max. Building Height (ft.)[54]
		Area	Width (ft.)	Depth (ft.)	Front[55]	Rear[56,57]		
General Commercial[58]	*	*	*	*	10	*	10	60
Industrial	*	*	*	*	10	*	*	60

53 See section 4.5 of this ordinance for additional setback regulations.

54 ~~No building height limit except when a building abuts 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.~~ No main or principal building or structure shall exceed 60 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher, except when a building abuts 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.

55 No rear yard is required for nonresidential uses except where a lot abuts an existing dwelling or residential area or district, in which case rear buffer zones shall be provided as in section ~~4.205.6.~~ 4.210.6.

56 Off-street parking lots and loading areas shall be set back at least ten feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking facilities. On corner lots the minimum side yard abutting the street shall be ten feet.

57 No side yard is required for industrial uses except on the side(s) of a lot abutting any adjacent existing dwelling or residential area or district, in which case side buffer zones shall be provided as in section ~~4.205.6.~~ 4.210.6.

58 Nonresidential structures have no minimum and/or maximum square footage or area requirements.

3.3108. Height requirements. No main or principal building or structure shall exceed 45 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher, subject to the provisions of section 5.12 of this land use regulations ordinance.

Sec. 3.4108. Height requirements. No main or principal building or structure shall exceed 45 feet above the finished grade of the property or base flood elevation as

established in the current FEMA FIRMs and guidelines, whichever is higher, subject to the provisions of section 5.12 of this land use regulations ordinance.

BE IT FURTHER ORDAINED by the City Council of the City of Covington, at its regular session convened, that Appendix B Comprehensive Zoning Ordinance of 2010, Part 4. General Provisions, Sec. 4.5. Supplemental Lot, Yard and Open Space Regulations, Sec. 4.502, Paragraph (6) Accessory buildings, shall be amended to include the following subparagraph (f):

(f) Exceptions. See HDC-MUOD Historic Downtown Covington mixed-use overlay district (Sec. 3.31) and LA Highway 21 Planned Corridor overlay zoning district (Sec. 3.41) for setback requirements.

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

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

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

MOVED FOR ADOPTION by Alexius, seconded by Wright.

YEAS: 7 **ABSENT:** 0

NAYS: 0 **ABSTAIN:** 0

PASSED AND ADOPTED this 21st day of October, 2014.

R. S. Sam O'Keefe

R.S. "SAM" O'KEEFE
COUNCIL PRESIDENT

Bonnie D. Champagne

BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL

Presented to the Mayor this 24th day of October, 2014, at 10:50 o'clock A.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL

Approved ✓ or Vetoed ___ by the Mayor on this 24th day of October, 2014.

MICHAEL B. COOPER
MAYOR

Received from the Mayor on the 24th day of October, 2014, at 2:55 o'clock P.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL