ORDINANCE # 2014-25
INTRODUCED BY Alexius
DATE INTRODUCED 9/16/14
ITEM NUMBER 2014-09-06
PUBLIC HEARING 10/21/14
ADOPTED/TABLED 10/21/14 (as amended)
EFFECTIVE
BOOK # PAGE #
RECORDATION #
AMENDED BY ORDINANCE #
DATE AMENDED

ADOPTION

INTRODUCTION

AMENDED
CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2014-25

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 4. GENERAL PROVISIONS, SEC. 4.2. LANDSCAPING, SUBSECTION 4.210. BUFFER PLANTING AREAS (ZONING CASE NO. 14-10-05TXT)

WHEREAS, certain amendments have been suggested to the sections of the Code addressing the buffer planting areas; 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,

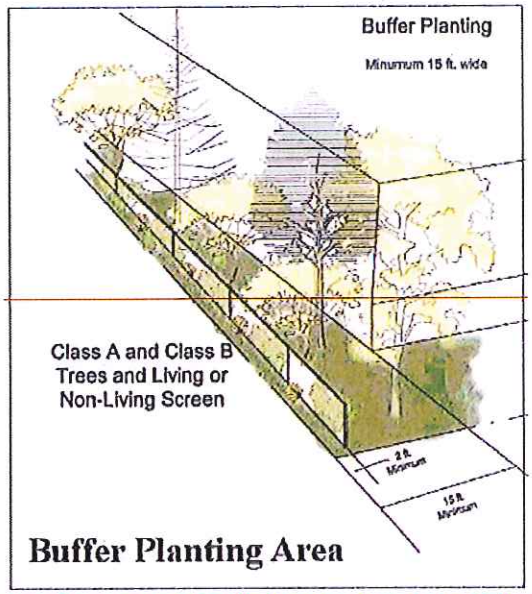
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Covington, at its regular session convened, that Appendix B Comprehensive Zoning Ordinance of 2010, Part 4. General Provisions, Sec. 4.2. Landscaping, Subsection 4.210. Buffer planting areas, shall be amended to read as follows:

4.210. Buffer planting areas. Buffer planting areas shall be required between different uses and/or districts in accordance with paragraph 9 and table 42.3. The table indicates the minimum width of required rear buffer zones between proposed development and existing development. The minimum width listed in the table indicates the ~~total required buffer between the properties.~~ minimum buffer required per lot. Provision of the buffer is the sole responsibility of the applicant for the proposed development.

1. The buffer zone shall contain one Class A or B tree for each ~~20~~ ten linear feet ~~and one Class B tree for each ten linear feet~~ of buffer planting ~~are a~~ area, if the buffer planting area is greater than or equal to ten feet in width. ~~In ML light industrial districts, one Class A tree for each ten feet of lot depth and/or width shall be provided.~~

2. ~~The buffer planting area shall contain a minimum six-foot high visual screen of living and/or nonliving landscape material. If only living material is used, plantings shall be of a form, size, and type that will provide a 70 percent or more opaque screen within 12 months of planting. Plantings shall be a minimum of four~~

~~feet in height from the ground immediately after planting.~~ All buffer planting areas shall contain a minimum six-foot high visual screen of plant material and/or approved fencing material. Plantings shall be of a form, size and type that will provide a 70 percent or more opaque screen within 12 months of planting. Plantings shall be a minimum of four feet in height from the ground immediately after planting. Plantings shall contain a minimum of one shrub for every ten linear feet of buffer planting area.



~~(Municode will revise diagram to reflect amendments to ordinance.)~~
Delete diagram.

3. ~~If a six-foot high nonliving opaque screen is used it shall be placed a minimum of two feet from the property line and contain a minimum of one shrub or vine for each ten linear feet of screen and shall be planted abutting nonliving screen on the side of the more restrictive zoning district. These need not be evenly spaced at ten feet apart but may be grouped. The remainder of the buffer planting area shall be landscape with turf and vegetative or decorative ground covering materials.~~ The remainder of the buffer planting area shall be landscaped with turf and/or vegetative or decorative ground covering materials.

4. No vehicular parking, utility servitudes containing overhead lines or above-grade equipment, or structures of any kind shall be allowed in the required buffer area.

5. The buffer zone shall consist of an area not less than the required depth measured at right angles to the property line(s) along the entire length of and contiguous to the property line adjacent to the more restrictive zoning district.

6. The required width or depth of a buffer zone on a development site which is ~~200~~ 150 feet or greater in width or depth, ~~or greater,~~ measured at right angles from

the property line along which the buffer is required to be located, shall be expanded by an additional one foot for each additional 20 feet of site depth up to a maximum additional side buffer planting area of ten feet, and a maximum rear buffer planting area of ~~15~~ 25 feet.

7. The landscape buffer planting area shall be required to be provided in conjunction with the issuance of a building permit for new construction on a development site or when a change in land use classification from the preceding use of the site renders the development site subject to the provisions of the buffer planting area requirements of this section.

8. Preservation of trees and vegetation in buffers. Except in accessways, all healthy trees six inches dbh or greater located in the side and rear buffer planting areas shall be preserved regardless of the number of said trees. All trees required to be preserved by this ordinance shall be indicated on the landscape and tree preservation plan.

9. Side lot buffer zone planting area requirements are as follows:

(a) For all zoning classifications other than Industrial and Major Shopping Centers, the width of the side buffer planting area shall be five (5) feet for the first 150 feet of lot depth. The side buffer planting area need not exceed ten (10) feet. Side buffer areas are not required when residential abuts residential or non-residential abuts non-residential.

(b) For Industrial and Major Shopping Centers, the width of the side buffer planting area shall be twenty-five (25) feet for the first 150 feet of lot depth.

(c) See Sec. 4.208 for flexibility in street planting requirements associated with street planting areas.

TABLE 42.3

Buffer Zone Planting Requirements for Rear Lot Buffer Areas.

~~ABUTTING OR ADJACENT LAND USE OR ZONING~~	~~PROPOSED DEVELOPMENT~~				
	~~RSL, RS-1, RS-2, RLL, RS-3 and RM-1~~	~~Other Residential~~	~~Institutional and Office~~	~~Commercial except Office & Major Shopping Centers~~	~~Industrial & Major Shopping Centers~~
~~RSL, RS-1, RS-2, RLL, RS-3 and RM-1~~	~~NR~~	~~15 ft. 5 ft.~~	~~20 ft. 5 ft.~~	~~20 ft. 5 ft.~~	~~25 ft.~~
~~Other residential~~	~~15 ft. 5 ft.~~	~~NR~~	~~20 ft. 5 ft.~~	~~20 ft. 5 ft.~~	~~25 ft.~~
~~Institutional and Office~~	~~20 ft. 5 ft.~~	~~20 ft. 5 ft.~~	~~NR 5 ft.~~	~~15 ft. 5 ft.~~	~~25 ft.~~
~~Commercial except Office and Major Shopping Centers~~	~~20 ft. 5 ft.~~	~~20 ft. 5 ft.~~	~~15 ft. 5 ft.~~	~~NR 5 ft.~~	~~25 ft.~~

~~Industrial and Major Shopping Centers~~	~~25 ft. 5 ft.~~	~~25 ft. 5 ft.~~	~~25 ft. 5 ft.~~	~~25 ft. 5 ft.~~	~~NR 25 ft.~~
~~Arterial Streets~~	~~25 ft. 5 ft.~~	~~25 ft. 5 ft.~~	~~NR 5 ft.~~	~~NR 5 ft.~~	~~NR 25 ft.~~
~~Agriculture~~	~~25 ft.~~	~~25 ft.~~	~~15 ft.~~	~~15 ft.~~	~~NR~~

ABUTTING OR ADJACENT LAND USE OR ZONING	PROPOSED DEVELOPMENT								
	RSL	RS-1 RS-2 RLL	RS-3 RM-1 RM-2	ID	IH	CO	CN CBD	CR	ML
RSL	NR*	NR*	NR*	10 ft.*	10 ft.*	NR*	5 ft.*	10 ft.*	25 ft.*
RS-1 RS-2 RLL	NR*	NR	NR*	10 ft.	10 ft.	NR	5 ft.	10 ft.*	25 ft.
RS-3* RM-1* RM-2*	NR*	NR*	NR*	10 ft.*	10 ft.*	NR*	5 ft.*	10 ft.*	25 ft.*
ID	18 ft.*	25 ft.	25 ft.*	NR	NR	5 ft.	NR	NR	25 ft.
IH	18 ft.*	25 ft.	25 ft.*	10 ft.	NR	5 ft.	NR	NR	25 ft.
CO	18 ft.*	25 ft.	25 ft.*	10 ft.	NR	NR	NR	NR	25 ft.
CN CBD	18 ft.*	25 ft.	25 ft.*	10 ft.	NR	5 ft.	NR	NR	25 ft.
CR	18 ft.*	25 ft.	25 ft.*	10 ft.	NR	5 ft.	NR	NR	25 ft.
ML	18 ft.*	25 ft.	25 ft.*	10 ft.	NR	5 ft.	NR	NR	NR
ARTERIAL STREETS	18 ft.*	25 ft.	25 ft.*	NR	NR	NR	NR	NR	NR

*For lots that contain townhouses, there shall be a 15 ft. buffer between townhouse lot and any adjoining lot.

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 as amended by Alexius, seconded by Rolling.

YEAS: 7 **ABSENT:** 0

NAYS: 0 **ABSTAIN:** 0

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

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

BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL

Presented to the Mayor this 24th day of October, 2014, at 11:35 o'clock A.M.

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