

ADOPTION

INTRODUCTION

ORDINANCE # 2014-30
 INTRODUCED BY Alexius
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 ITEM NUMBER 1 2014-10-02
 PUBLIC HEARING 11/18/14
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 AMENDED BY ORDINANCE # _____
 DATE AMENDED 6

**CITY OF COVINGTON
 STATE OF LOUISIANA**

ORDINANCE NUMBER 2014-30

**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 3. USE DISTRICTS, SEC. 3.8. RSL SINGLE-FAMILY
 RESIDENTIAL-EXISTING SMALL LOTS, SEC. 3.9. RS-1
 SINGLE-FAMILY RESIDENTIAL, SEC. 3.10. RS-2 SINGLE-
 FAMILY RESIDENTIAL, SEC. 3.12. RS-3 TWO-FAMILY
 RESIDENTIAL, SEC. 3.13. RM-1 THREE- AND FOUR-FAMILY
 RESIDENTIAL AND SEC. 3.14. RM-2 MULTIFAMILY
 RESIDENTIAL
 (ZONING CASE NO. 14-11-06TXT)**

WHEREAS, certain amendments have been suggested to the sections of the Code addressing the side and rear yard buffer areas and landscaping in Sec. 3.8. RSL single-family residential-existing small lots, Sec. 3.9. RS-1 single-family residential, Sec. 3.10. RS-2 single-family residential, Sec. 3.12. RS-3 two-family residential, Sec. 3.13. RM-1 three- and four-family residential and Sec. 3.14. RM-2 multifamily residential use districts; 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 3. Use Districts, Sec. 3.8. RSL single-family residential-existing small lots, shall be amended to read as follows:

3.801. Purpose and intent. The purpose and intent of the RSL single-family-existing small lots district shall be for bringing predominantly single-family neighborhoods existing at the time of adoption of these regulations, which are (a) zoned for multifamily uses, or (b) zoned RS-1 but in which the majority of the

1 home sites are on legally nonconforming substandard lots of record, into legally
2 conforming status while protecting the character of the neighborhood as a single-
3 family residential area and providing low- to medium-density neighborhoods for
4 single-family detached dwelling units on individual lots where the predominant
5 existing development consists of single-family residences on parcels of land less
6 than 60 feet in width in separate ownership from adjacent parcels, and which
7 were subdivided into lots smaller than the minimum required RS-1 lot size prior to
8 the adoption of this land use regulations ordinance. From this point forward, no
9 new RSL districts will be created. In general the maximum density in RSL districts
10 shall be in accordance with the predominant density of the existing development in
11 the area.

12
13 *Sec. 3.806. Performance standards.*

14 5. Side yard:

15 a. A combined total of a minimum of ten feet shall be required for single-
16 family side yards, but in no case shall any building be located any closer than eight
17 feet from the street side property line and five feet from the interior side property
18 line. See buffer requirements in section 4.210(6).

19 b. All uses other than townhouses shall have a minimum side yard of seven and
20 one-half feet for a combined total of 15 feet. On corner lots the minimum side yard
21 abutting the street shall be ten feet.

22 c. There shall be no minimum side yard requirement between lots that contain
23 townhouses provided that in no case shall any townhouse structure be located any
24 closer than ten feet from the street side property line, and a five-foot setback shall
25 be provided where a lot containing a townhouse abuts a lot which contains a
26 separate residential structure.

27
28 (Amend footnotes under Table 38.1 RSL Performance Standards)

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

30 There shall be a minimum lot width of 30 feet or the width of the predominant number of parcels
31 of land under separate ownership from adjacent property within the zoning district (usually
32 derived from the width of the existing subdivided parcels or a multiple thereof), whichever is the
33 greater.

34 There shall be a minimum lot depth of 90 feet or the depth of the predominant number of
35 parcels of land under separate ownership from adjacent property within this zoning district
36 (usually derived from the depth of the existing subdivided parcels or a multiple thereof),
37 whichever is greater.

38 A combined total of a minimum of ten feet shall be required for side yards, but in no case shall
39 any building be located any closer than eight feet from the street side property line and five feet
40 from the interior side property line.

41 Minimum lot area per unit for three-family dwellings is 5,600 square feet.

42 Minimum lot area per unit for four-family dwellings is 4,900 square feet.

43 *For side setbacks involving townhouses, refer to sections 3.806(5)(c) and 3.806(6)(b).

44
45 **BE IT FURTHER ORDAINED** by the City Council of the City of
46 Covington, at its regular session convened, that Appendix B, Comprehensive
47 Zoning Ordinance of 2010, Part 3. Use Districts, Sec. 3.9. RS-1 single-family
48 residential, shall be amended to read as follows:

49
50 *Sec. 3.906. Performance standards.*

51 5. Side yard:

52 a. A combined total of a minimum of ten feet shall be required for side yards,
53 but in no case shall any building be located any closer than five feet from the side

1 property line, except in the case of the side yard abutting the street right-of-way the
2 required side yard shall be a minimum of eight feet. See buffer requirements in
3 section 4.210(6).

4 b. A combined total of 20 feet shall be required for side yard of a small
5 group/community home, but in no case shall the building be located closer than ten
6 feet from the side property line.

7
8 (Amend footnotes under Table 39.1 RS-1 Performance Standards)

9 *See section 4.5 of this ordinance for additional setback regulations.

10 *A combined total of a minimum of ten feet shall be required for side yards, but in no case shall
11 any building be located any closer than five feet from the side property line, except in the case of
12 the side yard abutting the street right-of-way the required side yard shall be a minimum of eight
13 feet.

14 No new group home shall be located closer than 1,320 feet from any other existing group
15 home, as measured from a point of the lot line on which such use is proposed to be located to the
16 nearest point on the lot line on which any other existing similar use is located.

17 *For side setbacks involving townhouses, refer to sections 3.806(5)(c) and 3.806(6)(b).
18

19 **BE IT FURTHER ORDAINED** by the City Council of the City of
20 Covington, at its regular session convened, that Appendix B, Comprehensive
21 Zoning Ordinance of 2010, Part 3. Use Districts, Sec. 3.10. RS-2 single-family
22 residential, shall be amended to read as follows:

23 Sec. 3.1006. *Performance standards.*

24 5. Side yard:

25 a. A combined total of a minimum of 15 feet shall be required for side yards,
26 but in no case shall any building be located any closer than seven and one-half feet
27 from the side property line, except in the case of the side yard abutting the street
28 right-of-way the required side yard shall be a minimum of ten feet. See buffer
29 requirements in section 4.210(6).

30 b. A combined total of 20 feet shall be required for side yard of a small
31 group/community home, but in no case shall the building be located closer than ten
32 feet from the side property line.
33

34 (Amend footnotes under Table 310.1 RS-2 Performance Standards)

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

36 A combined total of 15 feet shall be required for side yards, but in no case shall any building be
37 located any closer than seven and one-half feet from the side property line, except in the case of
38 the side yard abutting the street right-of-way the required side yard shall be a minimum of ten
39 feet. In the case of group homes, the side yard shall be at least ten feet in all cases.

40 No new group home shall be located closer than 1,320 feet from any other existing group
41 home, as measured from a point of the lot line on which such use is proposed to be located to the
42 nearest point on the lot line on which any other existing similar use is located.

43 *For side setbacks involving townhouses, refer to sections 3.806(5)(c) and 3.806(6)(b).
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45 **BE IT FURTHER ORDAINED** by the City Council of the City of
46 Covington, at its regular session convened, that Appendix B, Comprehensive
47 Zoning Ordinance of 2010, Part 3. Use Districts, Sec. 3.12. RS-3 two-family
48 residential, shall be amended to read as follows:

49 (Amend footnotes under Table 312.1 RS-3 Performance Standards)

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

51 Minimum lot area per unit for two-family/duplexes is 7,000 square feet.

1 No side yard shall be required between lots that contain townhouses. However, in no case shall
2 any townhouse structure be located any closer than ten feet from the street side property line,
3 and a five-foot setback shall be provided where a lot containing a townhouse abuts a lot which
4 contains a separate residential structure. ~~The side yard adjacent to a single-family residential~~
5 ~~district shall not be less than 15 feet. For lots that contain townhouses, there shall be a rear yard~~
6 ~~having a minimum depth of not less than 15 feet if the lot abuts another townhouse lot; and 20~~
7 ~~percent of the depth of the lot or 20 feet, whichever is greater, if the townhouse lot abuts another~~
8 ~~lot containing a single-family residential structure.~~

9 Minimum lot area per unit for townhouses is 5,250 square feet.

10 No new group home shall be located closer than 1,320 feet from any other existing group
11 home, as measured from a point of the lot line on which such use is proposed to be located to the
12 nearest point on the lot line on which any other existing similar use is located.

13
14 **BE IT FURTHER ORDAINED** by the City Council of the City of
15 Covington, at its regular session convened, that Appendix B, Comprehensive
16 Zoning Ordinance of 2010, Part 3. Use Districts, Sec. 3.13. RM-1 three- and four-
17 family residential, shall be amended to read as follows:

18 ~~3.1311. Landscape requirements. See section 4.2.~~ Where a RM-1 district abuts any
19 adjacent existing residential or nonresidential district, buffer zones shall be
20 provided as per section 4.210. All other landscaping requirements for this district
21 shall be in accordance with the provisions of sections 4.2 of this land use
22 regulations ordinance.
23

24 **BE IT FURTHER ORDAINED** by the City Council of the City of
25 Covington, at its regular session convened, that Appendix B, Comprehensive
26 Zoning Ordinance of 2010, Part 3. Use Districts, Sec. 3.14. RM-2 multifamily
27 residential, shall be amended to read as follows:

28 ~~3.1411. Landscape requirements. Landscaping requirements for this district shall~~
29 ~~be in accordance with the provisions of section 4.2 of this land use regulations~~
30 ~~ordinance.~~ Where a RM-2 district abuts any adjacent existing residential or
31 nonresidential district, buffer zones shall be provided as per section 4.210. All
32 other landscaping requirements for this district shall be in accordance with the
33 provisions of sections 4.2 of this land use regulations ordinance.
34

35 **BE IT FURTHER ORDAINED** that all other sections of Appendix B,
36 Comprehensive Zoning Ordinance of 2010, Part 3. Use Districts, shall remain the
37 same and in full force.

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

42 **WHEREUPON**, this ordinance having been submitted in writing, having
43 been read by title and adopted at a public meeting of the City Council of the City
44 of Covington, State of Louisiana, was then submitted to an official vote as a whole,
45 the vote thereon being as follows:
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MOVED FOR ADOPTION by ALEXIUS, seconded by WRIGHT.

YEAS: 7 ABSENT: 0

NAYS: 0 ABSTAIN: 0

PASSED AND ADOPTED this 18th day of NOV., 2014.



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


BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL

Presented to the Mayor this 20th day of Nov., 2014, at 9:30 o'clock A.M.


BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL

Approved or Vetoed by the Mayor on this 20th day of November, 2014.


MICHAEL B. COOPER
MAYOR

Received from the Mayor on the 20th day of November, 2014, at 10:35 o'clock A.M.


BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL