

ORDINANCE # 2014-31  
INTRODUCED BY Alexius  
DATE INTRODUCED 10/7/14  
ITEM NUMBER 2014-10-03  
PUBLIC HEARING 11/9/14  
ADOPTED/TABLED 11/9/14  
EFFECTIVE 3/12/15  
BOOK # 3 PAGE # 114  
RECORDATION # 4  
AMENDED BY ORDINANCE # \_\_\_\_\_  
DATE AMENDED \_\_\_\_\_

# ADOPTION

INTRODUCTION

CITY OF COVINGTON  
STATE OF LOUISIANA

ORDINANCE NUMBER 2014-31

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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 3. USE DISTRICTS, SEC. 3.15. CO COMMERCIAL  
14 OFFICE/PROFESSIONAL, SEC. 3.16. CN NEIGHBORHOOD  
15 COMMERCIAL, 3.17. CBD-COMMUNITY BUSINESS  
16 DISTRICT, SEC. 3.18. CR REGIONAL COMMERCIAL, SEC.  
17 3.19. ID INSTITUTIONAL, SEC. 3.20. IH MEDICAL SERVICES  
18 AND SEC. 3.22. ML LIGHT INDUSTRIAL/MANUFACTURING  
19 (ZONING CASE NO. 14-11-07/TXT)  
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21

22 WHEREAS, certain amendments have been suggested to the sections of the  
23 Code addressing the side and rear yard buffer areas and landscaping in Sec. 3.15.  
24 CO commercial office/professional, Sec. 3.16. CN neighborhood commercial, Sec.  
25 3.17. CBD community business, Sec. 3.18. CR regional commercial, Sec. 3.19. ID  
26 institutional, Sec. 3.20. IH medical services and Sec. 3.22. ML light  
27 industrial/manufacturing use districts; and

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

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

33 NOW, THEREFORE, BE IT ORDAINED by the City Council of the City  
34 of Covington, at its regular session convened, that Appendix B, Comprehensive  
35 Zoning Ordinance of 2010, Part 3. Use Districts, Sec. 3.15. CO commercial  
36 office/professional, shall be amended to read as follows:

37 ~~3.1508. Landscape requirements. Landscaping requirements for this district shall~~  
38 ~~be in accordance with the provisions of section 4.2 of this land use regulations~~  
39 ~~ordinance.~~

40 ~~3.1509.~~ 3.1508. Off-street loading requirements. Off-street loading requirements  
41 for this district shall be in accordance with the provisions of section 4.108 of this  
42 ordinance.

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**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, Sec. 3.16. CN neighborhood commercial, shall be amended to read as follows:

~~3.1609. Landscape requirements. Landscaping requirements for this district shall be in accordance with the provisions of section 4.2 of this land use regulations ordinance.~~ Where a CN district abuts any adjacent existing residential or nonresidential district, buffer zones shall be provided as per section 4.210. All other landscaping requirements for this district shall be in accordance with the provisions of section 4.2 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 3. Use Districts, Sec. 3.17. CBD community business, shall be amended to read as follows:

~~3.1709. Landscape requirements. Landscaping requirements for this district shall be in accordance with the provisions of section 4.2 of this land use regulations ordinance.~~ Where a CBD district abuts any adjacent existing residential or nonresidential district, buffer zones shall be provided as per section 4.210. All other landscaping requirements for this district shall be in accordance with the provisions of section 4.2 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 3. Use Districts, Sec. 3.18. CR regional commercial, shall be amended to read as follows:

~~3.1809. Landscape requirements. Landscaping requirements for this district shall be in accordance with the provisions of section 4.2 of this land use regulations ordinance.~~ Where a CR district abuts any adjacent existing residential or nonresidential district, buffer zones shall be provided as per section 4.210. All other landscaping requirements for this district shall be in accordance with the provisions of section 4.2 of this land use regulations ordinance.

**Table 318.4**  
*Commercial-Nonresidential Performance Standards*

Commercial Zoning Classifications									
Dimension and Density Requirements									
Use	Max. Units	Min. Lot Dimensions			Min. Yard Setbacks (ft.) <sup>99</sup>			Max. Building Height (ft.)	Max. Building Coverage (%)
		Area	Width (ft.)	Depth (ft.)	Front	Rear <sup>2</sup>	Side <sup>3</sup>		
CO-Commercial Office/Professional	±	8,400	60	140	10	±	7.5	35	4,000
CN-Neighborhood	±	8,400	60	140	10	±	5	35	6,000

Commercial									
CBD-Community Business	*	*	*	*	10	*	6	45	10,000
CR-Regional Commercial <sup>40</sup>	*	*	*	*	10	*	10	45	*

- 1 ~~See section 4.6 of this ordinance for additional setback regulations.~~
- 2 ~~2. No rear yard is required for nonresidential uses except where a lot abuts an existing dwelling or residential area or district, in~~
- 3 ~~which case there shall be a rear yard of not less than five feet in depth.~~
- 4 ~~3. Off street parking lots and loading areas shall be set back at least ten feet from the side lot lines, unless joint parking facilities~~
- 5 ~~are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking facilities. On~~
- 6 ~~corner lots the minimum side yard abutting the street shall be ten feet.~~
- 7 ~~Nonresidential structures have no minimum and/or maximum square footage or area requirements.~~

8 (Delete Table 318.1 and footnotes)

9  
 10 **BE IT FURTHER ORDAINED** by the City Council of the City of  
 11 Covington, at its regular session convened, that Appendix B, Comprehensive  
 12 Zoning Ordinance of 2010, Part 3. Use Districts, Sec. 3.19. ID institutional, shall  
 13 be amended to read as follows:

14 ~~3.1911. Landscape requirements. Landscaping requirements for this district shall~~  
 15 ~~be in accordance with the provisions of section 4.2 of this land use regulations~~  
 16 ~~ordinance.~~ Where an ID district abuts any adjacent existing residential or  
 17 nonresidential district, buffer zones shall be provided as per section 4.210. All  
 18 other landscaping requirements for this district shall be in accordance with the  
 19 provisions of section 4.2 of this land use regulations ordinance.

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 21 **BE IT FURTHER ORDAINED** by the City Council of the City of  
 22 Covington, at its regular session convened, that Appendix B, Comprehensive  
 23 Zoning Ordinance of 2010, Part 3. Use Districts, Sec. 3.20. IH medical services,  
 24 shall be amended to read as follows:

25 ~~3.2011. Landscape requirements. Landscaping requirements for this district shall~~  
 26 ~~be in accordance with the provisions of section 4.2 of this land use regulations~~  
 27 ~~ordinance.~~ Where an IH district abuts any adjacent existing residential or  
 28 nonresidential district, buffer zones shall be provided as per section 4.210. All  
 29 other landscaping requirements for this district shall be in accordance with the  
 30 provisions of section 4.2 of this land use regulations ordinance.

31  
 32 **Table 320.1**

33 *IH Performance Standards.*

IH Medical Services District									
Dimension and Density Requirements									
Use	Max. Units	Min. Lot Dimensions			Min. Yard Setbacks (ft.) <sup>47</sup>			Max. Building Height (ft.)	Max. Building Coverage (%)
		Area	Width (ft.)	Depth (ft.)	Front	Rear	Side <sup>49</sup>		
General	*	*	*	*	10	*	*	45	*
Hospitals	*	5 ac	300	*	20	*	*	*	*
Nursing Homes	*	3 ac	200	*	20	*	*	45	*

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See section 4.5 of this ordinance for additional setback regulations.

No rear yard is required for nonresidential uses. ~~except where a lot abuts an existing dwelling or residential area or district, in which case there shall be a rear yard of not less than ten feet in depth.~~ Where a lot abuts an existing dwelling or residential area or district, a rear yard of not less than ten feet in depth is required.

No side yard is required for nonresidential uses except on the side(s) of a lot abutting any adjacent existing dwelling or residential area or district in which case there shall be a side yard of not less than ten feet in depth. 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.

**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, Sec. 3.22. ML light industrial/manufacturing, shall be amended to read as follows:

*3.2204. Performance standards.*

1. Lot area: No minimum lot area is required for industrial lots.
2. Lot width: No minimum lot width shall be required for nonresidential use.
3. Lot depth: No minimum lot depth shall be required for nonresidential use.
4. Front yard:
  - a. Front building lines shall be no closer than ten feet from the street right-of-way line.
  - b. On corner or through lots, the required front yard will be provided on both streets.
5. Side yard: ~~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.~~ The width of the side yard shall be a minimum of twenty-five (25) feet.
6. Rear yard: ~~No rear 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 rear buffer zones shall be provided as in section 4.205.6.~~ Where a rear yard lot abuts any residential or nonresidential area or district, excluding ML light industrial/manufacturing, the rear yard setback shall be a minimum of twenty-five (25) feet.
7. Maximum site coverage: The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 60 percent of the total area of the lot.

*3.2208. Landscape requirements.* Where an ML district abuts any adjacent existing residential or ~~commercial~~ nonresidential district, buffer zones shall be provided as per section 4.210. All other landscaping requirements for this district shall be in accordance with the provisions of sections 4.2 of this land use regulations ordinance.

*3.2209. Off-street loading requirements.* Off-street loading zone requirements for this district shall be in accordance with the provisions of section ~~4.108~~ 4.112 of this ordinance.

- 3.2211. *Additional ML light manufacturing requirements.*
1. Access. ML districts shall be located on lots with street frontage on major arterial or collector streets only and shall not require travel through existing or proposed residential districts to access the ML district. Given the potential for traffic congestion created by uses within ML districts, traffic impact analysis may be required by the City of Covington prior to the issuance of permits for major industrial/commercial developments.
  2. Special requirements adjacent to residential zones. When a nonresidential use abuts a lot or parcel in an RS-1, RS-2, RM-1, or RM-2 district, hereafter referred to as a residentially zoned lot or parcel, the following provisions shall apply:
    - a. Outdoor speakers for drive-through goods or services shall not face a residentially zoned lot or parcel located within 150 feet of the speaker unless the speaker is screened by a solid masonry wall measuring at least 12 feet long by eight feet tall and located within 12 feet of the speaker;
    - b. Other outdoor speakers are prohibited within 150 feet of a residentially zoned lot or parcel;
    - c. Dumpsters shall be screened on all sides facing residentially zoned property in accordance with section 4.205.6 4.209(3) and shall not be located within 30 feet of a residentially zoned lot or parcel;
    - d. All outdoor lighting must be in accordance with section 4.4 supplemental regulations for outdoor lighting.
  3. Outside storage or display. There shall be no display or storage of goods outside of the principal structure or any accessory structures on the site except as specifically provided by these regulations for such uses as auto trailer and boat sales or storage.
  4. Storage of waste materials. No waste materials that are the product of any research, testing or manufacturing activity may be stored onsite.

**Table 322.1**  
*ML Performance Standards*

ML-Light Industrial-District								
Dimension and Density Requirements								
Use	Max. Units	Min. Lot Dimensions			Min. Yard Setbacks (ft.) <sup>53</sup>		Max. Building Height (ft.)	Max. Building Height (ft.) <sup>54</sup>
		Area	Width (ft.)	Depth (ft.)	Front <sup>55</sup>	Rear <sup>56,57</sup>		
General Commercial <sup>58</sup>	2	2	2	2	40	2	40	60
Industrial	2	2	2	2	40	2	2	60

<sup>53</sup> See section 4.5 of this ordinance for additional setback regulations.  
<sup>54</sup> 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.  
<sup>55</sup> 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.  
<sup>56</sup> 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.  
<sup>57</sup> 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.  
<sup>58</sup> Nonresidential structures have no minimum and/or maximum square footage or area requirements.

(Delete Table 322.1 and footnotes)

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

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

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

12 **MOVED FOR ADOPTION** by ALEXIUS, seconded by WRIGHT.

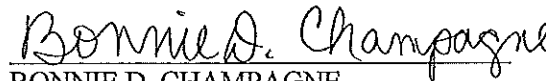
13 **YEAS:** 7 **ABSENT:** 0

14 **NAYS:** 0 **ABSTAIN:** 0

15 **PASSED AND ADOPTED** this 18<sup>th</sup> day of NOV., 2014.

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

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24 BONNIE D. CHAMPAGNE  
25 CLERK TO THE COUNCIL

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28 Presented to the Mayor this 20<sup>th</sup> day of NOV., 2014, at 9:30 o'clock A.M.

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33 BONNIE D. CHAMPAGNE  
34 CLERK TO THE COUNCIL

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37 Approved  or Vetoed  by the Mayor on this 20<sup>th</sup> day of November, 2014.

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42 MICHAEL B. COOPER  
43 MAYOR

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

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