

ORDINANCE # 2011-06  
INTRODUCED BY Blackall  
DATE INTRODUCED 11/11  
ITEM NUMBER 2011-01-01  
PUBLIC HEARING 2/1/11  
ADOPTED/TABLED 2/1/11  
EFFECTIVE 4/3/11  
BOOK # \_\_\_\_\_ PAGE # \_\_\_\_\_  
RECORDATION # 5  
AMENDED BY ORDINANCE # \_\_\_\_\_  
DATE AMENDED 8

# ADOPTION

INTRODUCTION

## CITY OF COVINGTON ORDINANCE NUMBER 2011- 06

7                   **AN ORDINANCE OF THE CITY OF COVINGTON**  
8                   **AMENDING THE FOLLOWING PROVISIONS OF THE**  
9                   **COVINGTON CODE OF ORDINANCES: APPENDIX A**  
10                  **SUBDIVISIONS, ARTICLE 1. JURISDICTION, AUTHORITY**  
11                  **AND DEFINITIONS, SEC. 1.3. DEFINITIONS.**

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14                  **WHEREAS**, certain amendments have been suggested to the section of the  
15 Code addressing Definitions in Appendix A Subdivisions; and

16                  **WHEREAS**, the Covington City Council deems this amendment  
17 appropriate to protect the health, safety and welfare of the citizens of Covington;  
18 and,

19                  **WHEREAS**, the City Council has held its public hearing in accordance with  
20 law; and

21                  **NOW, THEREFORE**, be it ordained by the City Council of the City of  
22 Covington, at its regular session convened, that Appendix A Subdivisions, Article  
23 1. Jurisdiction, Authority and Definitions, Sec. 1.3. Definitions, be amended to  
24 read as follows:

25                  Sec. 1.3. Definitions.

26                  1.301. Certain words and terms are defined as follows:

27                  1. Words used in the present tense include the future; words in the singular number  
28 include the plural; words in the plural number include the singular; and the word "shall"  
29 is mandatory.

30                  2. The term "commission" means the Planning Commission of the City of  
31 Covington, Louisiana.

32                  3. Governing body means City Council, Covington, Louisiana.

33                  4. Clerk of court of the parish means the St. Tammany Parish clerk of court.

34                  1.302. Specific words used in this regulation:

35                  1. Alley--A public right-of-way primarily designed to serve as a secondary access to  
36 the side or rear of those properties. Not intended for general traffic.

37                  2. Block--A parcel of land, intended to be used for urban purposes, which is entirely  
38 surrounded by public streets, highways, railroad rights-of-way, public walks, culs-de-  
39 sac, parks or green strips, rural land or drainage channels or a combination thereof.

40                  3. Building line--A line delineating the minimum allowable distance between the  
41 street right-of-way and the front of a structure within which no building or other structure  
42 shall be placed. (The building setback line is parallel to or concentric with the street  
43 right-of-way line.)

44                  4. City engineer--Person or firm recognized by the City of Covington as responsible  
45 for approving construction design of public works such as streets, roads, bridges, etc.,  
46 in the city.

47                  5. Comprehensive plan or master plan--Any legally adopted plans, or part or  
48 element of the overall plan for development of the municipality and its environment as  
49 provided by the legislature of Louisiana.

50                  6. Cross Drain--Drainage pipe placed under a roadway, in a similar manner as a  
51 box culvert.

- 1 67. Dormant subdivision--A subdivision of land duly filed for record in the office of the  
2 St. Tammany Parish clerk of court, where actual on-site improvements, i.e., drainage,  
3 roads, etc., have never been constructed or have deteriorated substantially.
- 4 78. Easement--The right granted by the property owner to use a parcel of land for  
5 specified purposes, such as public utilities, drainage and other public purposes, the title  
6 of which shall remain with the property owner, subject to the right of use designated in  
7 the reservation of the easement. Easement and servitude are the same.
- 8 89. Engineer--Shall mean a registered professional engineer registered in the State  
9 of Louisiana.
- 10 10. Side Drain--Drainage pipe placed under residential or commercial driveways.  
11 Commonly called a culvert or driveway pipe.
- 12 11. Storm Drain--Drainage pipe used for subsurface applications that do not include  
13 side drains or cross drains.
- 14 912. Surveyor--A registered professional land surveyor.
- 15 4013. Frontage--That portion of a lot abutting on a street, road, highway or other public  
16 way measured along the dividing line between the public way and the private property,  
17 but it shall not be considered as the ordinary side of a corner lot which shall be  
18 considered the longer dimension of the two dimensions on a street.
- 19 4414. Lot--A tract, plot, or portion of a subdivision or other parcel of land intended as a  
20 unit for the purpose, whether immediate or future, of transfer of ownership or for building  
21 development.
- 22 4215. Lot, corner--A lot situated at the intersection of two streets, the interior angle of  
23 such intersection not exceeding 135 degrees.
- 24 43-16. Lot depth--The distance between front and rear lot lines. If these lines are not  
25 parallel the mean dimension shall be deemed to be the lot depth.
- 26 4417. Lot[,] double frontage--A lot other than a corner lot that has frontage on more  
27 than one street.
- 28 4518. Lot[,] interior--A lot which is not a corner lot.
- 29 4619. Lot line, front--That line which separates the lot from the street or road. The front  
30 lot line of a corner lot shall be the line of least dimension.
- 31 4720. Lot line, rear--That lot line which is opposite and generally parallel to the front lot  
32 line but to the rear of the lot. The rear lot line of an irregular shaped lot shall, for the  
33 purpose of these regulations, be a line not less than ten feet long lying entirely within  
34 the lot, parallel to and the greatest distance from the front lot line.
- 35 4821. Lot line, side--Any lot line not a front or rear lot line.
- 36 4922. Lot of record--A designated fractional part of subdivision of a block according to a  
37 specific recorded plat or survey map which has been officially approved by the planning  
38 commission and recorded in the office of the clerk of court or defined by deed or act of  
39 sale on or before May, 1970.
- 40 2023. Lot width--The width of a lot as measured along the minimum front building  
41 setback line.
- 42 2424. Marginal access street--Minor streets which are parallel to and adjacent to  
43 arterial streets and highways which provide access to abutting properties and protection  
44 from through traffic. The term is also referred to as frontage street or road.
- 45 2225. Mobile home (trailer)--Any vehicle or similar portable structure mounted or  
46 designed for mounting on wheels, used or intended for use for dwelling purposes,  
47 including structural additions, except parked and unoccupied camping-type trailers. Any  
48 such vehicle or structure shall be deemed to be a mobile home whether or not the  
49 wheels have been removed therefrom and whether or not resting upon a temporary or  
50 permanent foundation.
- 51 2326. Mobile home subdivision--The division of a tract or parcel of land into two or  
52 more lots, plots, sites, or other division of land for the purpose of rent or sale of lots  
53 designated for use by mobile homes, trailers, or manufactured housing units upon lots  
54 which may comprise dimensions significantly smaller than required for conventional  
55 housing units and which subdivision must provide certain additional amenities to  
56 prospective residents as outlined in these subdivision regulations.
- 57 2427. Plat, preliminary--A map of a proposed land subdivision showing the character  
58 and proposed layout of the tract in sufficient detail to indicate the suitability of the  
59 proposed subdivision of land.
- 60 2528. Plat, final--A subdivision plat proposed in accordance with the provisions herein  
61 which said plat is designed to be placed on record with the clerk of court after approval  
62 by the planning commission.

- 1 2629. Private drive--For the purposes of this ordinance a private drive is any privately  
2 owned and maintained street, way or alley.  
3 2730. Right-of-way--A grant by the property owner, usually in the form of a dedication  
4 to the public, of a strip or strips of land, title to which shall rest in the public for the  
5 purpose stated in the dedication.  
6 2831. Sidewalks--The portion of a street or crosswalk, way, paved or otherwise  
7 surfaced, intended for pedestrian use only.  
8 2932. Streets--The term "streets" means a public thoroughfare used as a way for  
9 pedestrians and vehicular traffic, whether designated as a street, highway,  
10 thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however  
11 otherwise designated.  
12 3033. Street, arterial--Streets and roadways which are used primarily for fast or heavy  
13 traffic and that form part of the existing or projected Federal Aid Highway System or the  
14 State Highway System.  
15 3134. Street, major collector--Main feeder streets. Signals where needed; stop signs on  
16 side streets. Occasionally form boundaries for neighborhoods.  
17 3235. Street, minor collector--Main interior streets. Stop signs on side streets.  
18 3336. Street, local--Local service streets. Nonconductive to through traffic.  
19 3437. Street, cul-de-sac--Street open at only one end with provision for a practical  
20 turnaround at the other.  
21 3538. Street, frontage or service--A minor street auxiliary to and located on the side of  
22 a major street for service to abutting properties and adjacent areas for control or access  
23 and protection from through traffic.  
24 3639. Street, right-of-way--That area dedicated to public use for streets, walks,  
25 drainage and utility servitudes, etc. between front property lines.  
26 3740. Structure--Anything constructed or erected the use of which requires more or  
27 less permanent or semi-permanent location on the ground or the attachment to  
28 something having a permanent location on the ground. (This includes gasoline pumps,  
29 signs, trailers, vending machines, etc.)  
30 3841. Subdivider--Any person, firm, partnership, corporation or other entity, acting as a  
31 unit, subdividing or proposing to subdivide land as herein defined.  
32 3942. Subdivision-- Any land, vacant or improved, which is divided or proposed to be  
33 divided into two or more parcels, sites, units, plots or interests for the purpose of offer,  
34 sales, lease, or development, either on the installment plan or upon any and all other  
35 plans, terms and conditions, including resubdivision. Subdivision includes the division or  
36 development of residential and nonresidential zoned land, whether by deed, metes and  
37 bounds descriptive, devise, intestacy, lease, map, plat or other recorded instrument that  
38 establishes, introduces or extends utilities, roadways or drainage. For the purpose of  
39 these regulations, subdivision includes the dedication, vacation or reservation of any  
40 public or private road, highway, street, alley, servitude or easement through a tract of  
41 land regardless of the area involved.  
42 4043. Resubdivision-- The division of lots or relocation of lot lines of any lot or lots:  
43 (A) Within a subdivision previously made and approved or recorded according to law;  
44 and  
45 (B) Which does not establish, introduce or extend utilities, roadways or drainage.  
46 (Ord. No. 2004-52, 9-7-2004; Ord. No. 2004-53, 9-7-2004; Ord. No. 2006-38, 10-25-  
47 2006)

48  
49 **BE IT ORDAINED** that all other sections of Appendix A Subdivisions,  
50 Article 1. Jurisdiction, Authority and Definitions, Sec. 1.3. Definitions, remain the  
51 same and in full force.

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

1       **WHEREUPON**, this ordinance having been submitted in writing, having  
2 been read by title and adopted at a public meeting of the City Council of the City  
3 of Covington, State of Louisiana.

4       **WHEREUPON**, Blackall moved for adoption, seconded by  
5 Alexius and this ordinance was submitted to a vote and resulted in the  
6 following:

7                   YEAS:     7                   NAYS:     0  
8                   ABSTAIN: 0                   ABSENT:  0

9                   **PASSED AND ADOPTED** this 1<sup>st</sup> day of February, 2011.

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Matthew T. Faust  
Matthew T. Faust  
PRESIDENT OF THE COUNCIL

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

Presented to the Mayor this 10<sup>th</sup> day of February, 2011, at 12:00  
o'clock P.M.

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

Approved  or Vetoed  by the Mayor this 14<sup>th</sup> day of February,  
2011.

Candace Watkins  
Mayor Candace Watkins

Received from the Mayor this 15<sup>th</sup> day of February, 2011, at 3:25  
o'clock P.M.

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