ORDINANCE # 2017-15
INTRODUCED BY O'Keefe
DATE INTRODUCED 8/15/17
ITEM NUMBER 2017-08-01
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BOOK #3 PAGE #
RECORDATION #
AMENDED BY ORDINANCE #
DATE AMENDED

ADOPTION INTRODUCTION

CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2017-15

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, SECTION 3.31. HDC-MUOD HISTORIC DOWNTOWN COVINGTON MIXED-USE OVERLAY DISTRICT, SUBSECTION 3.3103. PERMITTED USES, SUBSECTION 3.3106. AREA REQUIREMENTS, AND SUBSECTION 3.3108. HEIGHT REQUIREMENTS (Zoning Case #17-07-02TEXT)

WHEREAS, certain amendments have been suggested to the sections of the Code addressing the Historic Downtown Covington mixed-use overlay district; 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. 3.31. HDC-MUOD Historic Downtown Covington mixed-use overlay district, Subsection 3.3103. Permitted uses, shall be amended to read as follows:

3.3103. Permitted uses.

1. All uses permitted in base district (RS-1, RS-2, CO, ID and CBD);
2. ~~Auction houses;~~
3. ~~Auditoriums;~~
4. ~~Automotive repair, minor;~~
5. ~~Bars or nightclubs;~~
6. ~~Bed and breakfasts (see section 5.8 for standards);~~
7. ~~Hotels and motels;~~
8. ~~Recreation facilities, indoor;~~

~~9. Repair shops, including radio and television repair; furniture and upholstery finishing; and electronics repair, provided all activities are conducted in completely enclosed buildings;~~
~~10. All permitted residential uses in RM-2, multifamily residential district as per section 3.13;~~
~~11. Restaurants, including fast food stores without drive-thru facilities;~~
~~12. Social club or lodge hall;~~
~~13. Tattoo establishments (see section 5.5 for standards);~~
~~14. U.S. Post Office;~~
~~15. Public and semi-public utility buildings and facilities necessary to serve surrounding neighborhoods (not including service or storage yards);~~
~~16. Vocational trade and business schools, provided all activities are conducted in completely enclosed buildings;~~
~~17.~~ 2. Accessory uses customarily incidental to the above permitted uses.

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. 3.31. HDC-MUOD Historic Downtown Covington mixed-use overlay district, Subsection 3.3106. Area Requirements, shall be amended to read as follows:

3.3106. Area requirements. Each development site in the HDC-MUOD shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of these land use regulations or any other laws of the city, state or federal government.

1. Lot area:
   a. No minimum lot area is required for nonresidential lots, including mixed-use developments.
   b. All residential uses and bed and breakfasts shall have a minimum lot area of 1,000 square feet.
2. Lot width:
   a. No minimum lot width shall be required for nonresidential use.
   b. Residential and bed and breakfasts are required to have a minimum lot width of 25 feet at the building line.
3. Lot depth: There shall be no minimum lot depth requirements.
4. Front yard: There shall be no front yard requirements, except for accessory structures, which shall comply with the front yard setback indicated in the underlying zoning.
5. Side yard: There shall be no side yard requirements.
6. Rear yard: There shall be no rear yard requirements.
7. Building area:
   a. Retail establishments shall not exceed 5,000 square feet in gross floor area.
   ~~b. Residential dwelling units shall be a minimum of 800 square feet in size.~~

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. 3.31. HDC-MUOD Historic Downtown Covington mixed-use overlay district, Subsection 3.3108. Height Requirements, shall be deleted and the subsequent subsections shall be renumbered as follows:

~~*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.~~

~~*3.3109.*~~ *3.3108. Fire marshal approval.* As provided for in chapter 18 of the City of Covington Code of Ordinances.

~~*3.3110.*~~ *3.3109. Landscape requirements.* There shall be no minimum landscape requirements in the Division of St. John. All other areas of the HDC-MUOD shall meet the minimum landscape requirements for the base district.

~~*3.3111.*~~ *3.3110. Architectural and signage review.* Architectural review and all signage requests shall be performed by the historic district commission, which shall determine if a certificate of appropriateness shall be granted prior to permits being issued. All other building permit requests shall be processed by the city planner and/or building official as outlined in the base zoning classification.

~~*3.3112.*~~ *3.3111. Signage.* In addition to other regulations applicable to signs within this Part 6 of this appendix B, the following limitations/regulations shall apply to all properties within the HDC-MUOD.

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 Wright, seconded by Rolling.

YEAS: 7 **ABSENT:** 0

NAYS: 0 **ABSTAIN:** 0

PASSED AND ADOPTED this 19th day of September, 2017.

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

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Presented to the Mayor on this 20th day of September, 2017, at 1:00 o'clock P.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Approved ✓ or Vetoed ___ by the Mayor on this 20th day of September, 2017.

MICHAEL B. COOPER
MAYOR

Received from the Mayor on this 20th day of September, 2017, at 3:45 o'clock P.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK