ORDINANCE # 2019-02
INTRODUCED BY Smith
DATE INTRODUCED 12/11/18
ITEM NUMBER 2018-12-01
PUBLIC HEARING 1/15/19
ADOPTED/TABLED 1/15/19
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BOOK # PAGE #
RECORDATION #
AMENDED BY ORDINANCE #
DATE AMENDED

ADOPTION INTRODUCTION

CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2019-02

AN ORDINANCE OF THE CITY OF COVINGTON AMENDING THE COVINGTON CODE OF ORDINANCES, APPENDIX B—COMPREHENSIVE ZONING ORDINANCE OF 2010, PART 3. USE DISTRICTS, SECTION 3.8. RSL SINGLE-FAMILY RESIDENTIAL—EXISTING SMALL LOTS, SECTION 3.11. RLL SINGLE-FAMILY RESIDENTIAL—LARGE LOTS, SECTION 3.12. RS-3 TWO-FAMILY RESIDENTIAL, SECTION 3.13. RM-1 THREE- AND FOUR-FAMILY RESIDENTIAL, AND SECTION 3.14. RM-2 MULTIFAMILY RESIDENTIAL, TO DELETE BED AND BREAKFAST AS A CONDITIONAL USE (ZONING CASE #18-11-05TXT)

WHEREAS, certain amendments have been suggested to the Covington Code of Ordinances, Appendix B—Comprehensive Zoning Ordinance of 2010, Part 3. Use Districts, Section 3.8. RSL single-family residential—existing small lots, Section 3.11. RLL single-family residential—large lots, Section 3.12. RS-3 two-family residential, Section 3.13. RM-1 three- and four-family residential and Section 3.14. RM-2 multifamily residential, to delete Bed and Breakfast as a conditional use; and

WHEREAS, the deletion of Bed and Breakfast as a conditional use in the above-mentioned residential districts is necessary to protect and promote the public peace and the health, safety and welfare of the citizens of the City 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, Section 3.8. RSL single-family residential—existing small lots, shall be amended to read as follows:

3.804. Conditional uses.

None.

~~1. Bed and breakfasts provided that:~~
~~a. There are a maximum of three guest rooms;~~
~~b. The lot shall contain a minimum lot area of 14,000 square feet.~~
~~c. There shall be a minimum lot width of 100 feet.~~
~~d. There shall be a minimum lot depth of 140 feet.~~
~~e. All pertinent provisions, as set forth in section 5.8 of this ordinance, are met.~~
~~Conditional uses are prohibited unless application for the use has been processed by the City of Covington, and the zoning commission has favorably approved such use. For all conditional uses the plan approval process is that as set forth in section 3.7 Conditional uses, regardless of lot size or conditional 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, Section 3.11. RLL single-family residential—large lots, shall be amended to read as follows:

3.1104. Conditional uses.

None.

~~1. Bed and breakfasts provided that:~~
~~a. There are a maximum of three guest rooms;~~
~~b. The lot shall contain a minimum lot area of 14,000 square feet.~~
~~c. There shall be a minimum lot width of 100 feet.~~
~~d. There shall be a minimum lot depth of 140 feet.~~
~~e. All pertinent provisions, as set forth in section 5.8 of this ordinance, are met.~~
~~Conditional uses are prohibited unless application for the use has been processed by the City of Covington, and the zoning commission has favorably approved such use. For all conditional uses the plan approval process is that as set forth in section 3.7 Conditional uses, regardless of lot size or conditional 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, Section 3.12. RS-3 two-family residential, shall be amended to read as follows:

3.1204. Conditional uses.

None.

~~1. Bed and breakfasts provided that:~~

~~a. There are a maximum of three guest rooms;~~
~~b. The lot shall contain a minimum lot area of 14,000 square feet.~~
~~c. There shall be a minimum lot width of 100 feet.~~
~~d. There shall be a minimum lot depth of 140 feet.~~
~~e. All pertinent provisions, as set forth in section 5.8 of this ordinance, are met.~~
~~Conditional uses are prohibited unless application for the use has been processed by the City of Covington, and the zoning commission has favorably approved such use. For all conditional uses the plan approval process is that as set forth in section 3.7 Conditional uses, regardless of lot size or conditional 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, Section 3.13. RM-1 three- and four-family residential, shall be amended to read as follows:

3.1304. Conditional uses.
None.
~~1. Bed and breakfasts provided that:~~
~~a. There are a maximum of three guest rooms;~~
~~b. The lot shall contain a minimum lot area of 14,000 square feet.~~
~~c. There shall be a minimum lot width of 100 feet.~~
~~d. There shall be a minimum lot depth of 140 feet.~~
~~e. All pertinent provisions, as set forth in section 5.8 of this ordinance, are met.~~
~~Conditional uses are prohibited unless application for the use has been processed by the City of Covington, and the zoning commission has favorably approved such use. For all conditional uses the plan approval process is that as set forth in section 3.7 Conditional uses, regardless of lot size or conditional 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, Section 3.14. RM-2 multifamily residential, shall be amended to read as follows:

3.1404. Conditional uses.
None.
~~1. Bed and breakfasts provided that:~~
~~a. There are a maximum of three guest rooms;~~
~~b. The lot shall contain a minimum lot area of 14,000 square feet.~~
~~c. There shall be a minimum lot width of 100 feet.~~
~~d. There shall be a minimum lot depth of 140 feet.~~
~~e. All pertinent provisions, as set forth in section 5.8 of this ordinance, are met.~~

~~Conditional uses are prohibited unless application for the use has been processed by the City of Covington, and the zoning commission has favorably approved such use. For all conditional uses the plan approval process is that as set forth in section 3.7 Conditional uses, regardless of lot size or conditional uses.~~

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 Rolling, seconded by Smith.

YEAS: 7 **ABSENT:** 0

NAYS: 0 **ABSTAIN:** 0

PASSED AND ADOPTED this 15TH day of January, 2019.

P. McMath
PATRICK McMATH
COUNCIL PRESIDENT

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Presented to the Mayor this 16th day of January, 2019, at 12:00 o'clock P.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Approved ✓ or Vetoed ___ by the Mayor on this 16th day of January, 2019.

MICHAEL B. COOPER
MAYOR

Received from the Mayor on the 16TH day of January, 2019, at 3:40 o'clock P.M.

BONNIE D. CHAMPAGNE
COUNCIL CLERK