ORDINANCE # 2016-17
INTRODUCED BY Alexius
DATE INTRODUCED 5/17/16
ITEM NUMBER 2016-05-01
PUBLIC HEARING 6/21/16
ADOPTED/TABLED 6/21/16
EFFECTIVE 7/8/16
BOOK # 3 PAGE #
RECORDATION #
AMENDED BY ORDINANCE #
DATE AMENDED

ADOPTION INTRODUCTION

CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2016-17

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 5. SPECIAL PROVISIONS, SEC. 5.1. NONCONFORMING USES, SUBSECTION 5.104. NONCONFORMING LOTS OF RECORD (Zoning Case #16-04-01TXT)

WHEREAS, certain amendments have been suggested to the sections of the Code addressing nonconforming lots of record; 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 5. Special Provisions, Sec. 5.1. Nonconforming uses, Subsection 5.104. Nonconforming lots of record, shall be amended to read as follows:

5.104. Nonconforming lots of record. Notwithstanding any other provision of this ordinance, a nonconforming lot of record may be developed with a single-family dwelling.

A. All undeveloped lots of record in a residential district that were recorded prior to the effective date of the Comprehensive Zoning Ordinance of 2010 that do not meet the minimum zoning district lot standards shall be allowed one single-family house.

B. Maximum building coverage, height and yard standards must be complied with, except that the City Planner may approve a reduction of required setbacks of up to 20 percent if it does not allow a building that is larger than a building

permitted on a conforming lot in the district. Also, the City Planner should take into consideration the following:

1. The property cannot reasonably be developed without such deviations;
2. These deviations are necessitated by the size or shape of the nonconforming lot; and
3. The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health or safety.
4. Mere financial hardship does not constitute grounds for finding that compliance is not reasonably possible.
5. To the maximum extent feasible, contiguous non-conforming parcels under common ownership should be combined to create conforming lots.

C. *NOTE: Not applicable to detached accessory use.* Proposed additions or alterations will meet current setback requirements.

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 Coner, seconded by Smith.

YEAS: 6 **ABSENT:** 1 (Alexius)

NAYS: ~~0~~ **ABSTAIN:** ~~0~~

PASSED AND ADOPTED this 21st day of June, 2016.

R.S. Sam O'Keefe

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

Bonnie D. Champagne

BONNIE D. CHAMPAGNE
COUNCIL CLERK

Presented to the Mayor on this 22nd day of June, 2016, at 12:40 o'clock P.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Approved √ or Vetoed ___ by the Mayor on this 22nd day of June, 2016.

MICHAEL B. COOPER
MAYOR

Received from the Mayor on this 22nd day of June, 2016, at 2:05 o'clock P.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK