DINANCE # 2013-26
TRODUCED BY Alexius
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ECORDATION # 3
MENDED BY ORDINANCE #
ATE AMENDED

ADOPTION

INTRODUCTION

CITY OF COVINGTON
ORDINANCE NUMBER 2013-26

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 3.15. CO COMMERCIAL OFFICE/PROFESSIONAL (ZONING CASE NO. 13-10-05TXT)

WHEREAS, certain amendments have been suggested to the section of the Code addressing the CO Commercial Office/Professional Use 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, Section 3.15. CO Commercial Office/Professional, shall be amended to read as follows:

Sec. 3.15. CO commercial office/professional.

3.1501. Purpose and intent. This district is intended for limited-sized professional and business offices in close proximity to purely residential uses and shall support adjacent residential neighborhoods. This district shall contain personal services and retail or office establishments which do not present any adverse impact on the peace, appearance or value of adjacent residential areas. Moderate density multiple-family residential is permitted. The district is not commercial in character; however, certain limited commercial uses are permitted.

3.1502. Permitted uses.

1. Professional and business offices;
2. Medical and dental clinics;
3. All permitted uses in RS-3, two-family residential district as per section 3.12;
4. Bed and breakfast establishments of up to five rooms (see section 5.8 for standards);
5. Art galleries, museums and libraries;
6. Visual art and photographic studios, including the sale of cameras, photographic supplies and photo processing;
7. Specialty retail outlets for the sale of books and stationery, educational supplies, arts and craft supplies, antiques, clothing, shoes, flowers (florist), gifts, and other similar boutique, cultural and/or artistic endeavors. Also, permitted uses include salons, spas, barber shops, beauty parlors, dance or music studios (with soundproof walls if required), dressmaking, millinery, tailor shops and hobby

shops. The building area of any of the permitted uses contained in this paragraph (7) shall not exceed 2,500 square feet in area.

8. Accessory uses customarily incidental to the above permitted uses.

3.1503. Prohibited uses. All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the following:

1. Warehouse/wholesaling;
2. Industrial uses.

3.1504. Performance standards.

1. Lot area:

a. The minimum lot area requirement in the CO zone for nonresidential lots is 8,400 square feet.

b. Residential uses shall meet all minimum area requirements in the RS-3, two-family residential district as per section 3.12.

c. Bed and breakfasts shall contain an area of not less than 14,000 square feet.

2. Lot width:

a. There shall be a minimum lot width of 60 feet at the building line for nonresidential lots.

b. There shall be a minimum lot width of 100 feet at the building line for bed and breakfasts.

3. Lot depth: A minimum lot depth of 140 feet is required for all lots.

4. Front yard:

a. Front building lines shall be no closer than ten feet from the property line.

b. On corner or through lots, the required front yard will be provided on both streets.

5. Side yard: All buildings and structures shall be set back at least seven and one-half feet from the side lot lines. 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.

6. Rear yard: A minimum of five feet is the required rear yard for nonresidential uses.

7. Building area: Nonresidential structures shall not exceed 4,000 square feet in area.

3.1505. Parking requirements. Parking requirements for this district shall be in accordance with the provisions of section 4.1 of this land use regulations ordinance.

3.1506. Height requirements. No building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

3.1507. Fire marshal approval. As provided for in chapter 18 of the City of Covington Code of Ordinances.

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

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

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 Coner.

YEAS: 7 **ABSENT:** 0

NAYS: 0 **ABSTAIN:** 0

PASSED AND ADOPTED this 10th day of December, 2013.

Lee S. Alexius
LEE S. ALEXIUS
COUNCIL PRESIDENT

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

Presented to the Mayor this 11th day of December, 2013, at 3:45 o'clock P.M.

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

Approved ✓ or Vetoed ___ by the Mayor on this 11th day of December, 2013.

MICHAEL B. COOPER
MAYOR

Received from the Mayor on the 11TH day of December, 2013, at 4:25 o'clock P.M.

Bonnie D. Champagne

BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL