ORDINANCE # 2021-04
INTRODUCED BY Ludwig
DATE INTRODUCED 3-2-2021
ITEM NUMBER 2021-03-01
PUBLIC HEARING 4-13-2021
ADOPTED/TABLED 4-13-2021
EFFECTIVE
BOOK # PAGE #
RECORDATION #
AMENDED BY ORDINANCE #
DATE AMENDED

ADOPTION

INTRODUCTION

CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2021-04

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 4. GENERAL PROVISIONS, SECTION 4.3. ACCESSORY USE REGULATIONS, SECTION 4.305. DEVELOPMENT STANDARDS (ZONING CASE NO. 20-11-03TXT)

WHEREAS, certain amendments have been suggested to the Covington Code of Ordinances, Appendix B – Comprehensive Zoning Ordinance of 2010, Part 4. General Provisions, Section 4.3. Accessory Use Regulations, Section 4.305. Development Standards; 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 4. General Provisions, Section 4.3. Accessory Use Regulations, Section 4.305. Development Standards, shall be amended to read as follows:

Sec. 4.3. - Accessory use regulations.

4.305. Development standards.

1. All detached accessory structures and uses in any residential district used in conjunction with the main structure may be located in the rear or side yard of the residential unit, provided such accessory building is not less than twice the required front yard setback for the zoning district in which the property is a part from the front lot line. In no case may any residential accessory building be closer to the front property line than the front building line of the main structure except that the placement of detached carports shall be governed by Section 4.502(6) of this code. Any residential accessory building that is not part of the main building may be built or

placed in a required side yard, providing that such accessory building is not less than three feet from the nearest interior side lot line, three feet from the rear lot line, and provided not more than one accessory building covers any part of the required side yard. On corner lots, accessory buildings are not permitted in required side yards on the side street side. On through lots, accessory buildings shall not be closer to the rear property line than the front yard setback required for the zoning district of the property.

2. No detached accessory structure or use within a residential district shall occupy more than 40 percent of the total floor area of the principal structure on the lot. ~~area of the side or rear yard. This is applied to the size of the detached accessory structure extending in to the side or rear yard.~~

3. No accessory structure or use shall exceed the height of the principal structure to which it is accessory. An accessory use connected to the principal structure will be considered part of the principal structure. Any accessory use connected by an open unenclosed breezeway will be considered part of the principal structure.

4. Detached accessory buildings or structures ~~in a rear or side yard~~ shall not be higher than the peak of the roof of the principal building in residentially zoned districts. However, in any case, an accessory building or structure in a residentially zoned district cannot exceed 20 feet in height.

5. Commercial trash receptacles shall be considered as accessory structure. Large trash receptacles, dumpsters, and other containers for receiving residential or commercial waste shall be placed at least 15 feet from an adjoining property line, notwithstanding any other provision of this ordinance. Any dumpster or other trash receptacle located closer than 15 feet to any property line or that is visible from any public street, shall be screened with a permanently installed buffer fence made of wood, chain-linked with slats, or masonry.

6. No residential accessory building may utilize metal or a metal product for siding unless it is screened from view from any public way by a minimum six (6) foot wood, masonry, stone, rock or vinyl fence, or by an evergreen vegetative screen that is a minimum of 3 feet tall at the time of planting and will achieve 6 feet in height and 70 percent opacity within 1 year. This shall not be construed to mean that metal roofing is prohibited.

7. For lots that have frontage on either the Bogue Falaya or Tchefuncte Rivers, residential accessory structures may be located in front of the building line of the main structure provided that they meet all other requirements of this section.

BE IT FURTHER ORDAINED that all other sections of Appendix B – Comprehensive Zoning Ordinance of 2010, Part 4. General Provisions, Section 4.3. Accessory Use Regulations, Section 4.305. Development Standards, 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 Vicnet, seconded by Roberts.

YEAS: 5 **ABSENT:** 2

NAYS: 0 **ABSTAIN:** 0

PASSED AND ADOPTED this 13th day of April, 2021.

RICK SMITH
COUNCIL VICE PRESIDENT

JOANN D. RUCKER
COUNCIL CLERK

Presented to the Mayor on this 14th day of April, 2021, at 9:30 o'clock A M.

JOANN D. RUCKER
COUNCIL CLERK

Approved ✓ or Vetoed ____ by the Mayor on this 14th day of April, 2021

MARK R. JOHNSON
MAYOR

Received from the Mayor on this 14th day of April, 2021 at 1:30 o'clock P M.

JOANN D RUCKER
COUNCIL CLERK