

1 (Case No. TA-1-20) BY COUNCIL MEMBER EVANS

2
3 CITY OF CENTRAL
4 PROPOSED ORDINANCE NO. 2020-____
5

6 AN ORDINANCE AMENDING SECTION 2.2 D. 4. OF THE CITY OF CENTRAL
7 COMPREHENSIVE ZONING CODE
8

9 WHEREAS, in November 2013, the City of Central Comprehensive Zoning Code
10 (Appendix 1 of the City of Central Code of Ordinances) was enacted by the City Council; and
11

12 WHEREAS, from time-to-time since its enactment, various questions and issues have been
13 raised regarding the interpretation and/or application of various provisions of the Zoning Code as
14 well as the efficiencies of the zoning process; and
15

16 WHEREAS, the City Council believes that the following changes to the Zoning Code will
17 better protect the public health, safety and welfare of the City and its residents; and
18

19 WHEREAS, a public hearing was held on May 28, 2020 before the City of Central Zoning
20 Commission; and
21

22 WHEREAS, the Zoning Commission, has recommended approval the amendment set forth
23 herein.
24

25 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of
26 Louisiana as follows:
27

28 Section 1: That Section 1.7 B. of the City of Central Comprehensive Zoning Code
29 (Appendix A to the City of Central Code of Ordinances) be amended adding the following new
30 definition:
31

32 “Storage shed” means an accessory structure on a residential lot not greater than
33 ten feet in height or 300 square feet in area that is placed or constructed without a
34 slab or other permanent foundation (such as on skids); nor on wheels. Storage sheds
35 may be used to store household goods and yard and home maintenance equipment
36 and materials. Storage sheds may not be used for vehicle or boat storage or as a
37 workshop.
38

39 Section 2: That Section 2.2 D. 4. of the City of Central Comprehensive Zoning Code
40 (Appendix A to the City of Central Code of Ordinances) be amended as follows:
41

42 ~~Storage sheds and other approved~~ Accessory structures shall not exceed 4,000 square feet.
43 ~~Any accessory structure~~ Except for storage sheds, greater than eight feet in height all

1 accessory structures shall meet all side yard and rear yard setback requirements. Storage
2 sheds may be placed as close as 7.5 feet to a rear or side lot line so long as such storage
3 shed is placed not less than ten feet from any existing structure on the same or adjacent
4 property. Distances between structures shall be measured from the closest portion of any
5 proposed accessory structure to the closest portion of the existing structure (e.g. eave to
6 eave). Nothing herein shall permit an accessory structure to cause the lot coverage
7 maximums to be exceeded;
8

9 Section 3: The specific terms and conditions of this Ordinance shall prevail against
10 other ordinances of the City to the extent that there may be any conflict.
11

12 Section 4: Severability. If any section, subsection, sentence, clause or provision of this
13 Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of
14 invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the
15 part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of
16 invalidity and shall remain in force and effect.
17

18 Section 5. Effective Date. This Ordinance shall be effective upon publication.
19

20 Introduced before the Council on June 9, 2020.
21

22 This Ordinance having been submitted to a vote, the vote thereon was as follows:
23

24 For:

25 Against:

26 Absent:
27

28 Adopted the _____ day of _____, 2020.

29 Signed the _____ day of _____, 2020.
30

31 Delivered to the Mayor on the _____ day of _____, 2020.
32

33 _____
34 Mark Miley, City Clerk

35 Approved:
36

37 _____
38 David Barrow, Mayor

39 Received from Mayor on the _____ day of _____, 2020:
40

41 _____
42 Mark Miley, City Clerk

43 Adopted Ordinance published in *The Advocate* on the _____ day of _____, 2020
44

4849-6472-8245, v. 3