

BY COUNCILMAN EVANS

CITY OF CENTRAL  
ORDINANCE NO. 2016-53

AN ORDINANCE AMENDING SECTION 12.3 OF THE CITY OF CENTRAL COMPREHENSIVE ZONING CODE MAKING THE MINIMUM LOT SIZE FOR ALL PROPERTIES IN THE RURAL AGRICULTURE (R/A) DISTRICT ONE (1) ACRE

WHEREAS, Section 12.3 A. of the City of Central Comprehensive Zoning Code (Appendix 1 of the City of Central Code of Ordinances) requires a minimum lot size of 1 acre, except that property that is designated as Conservation, Restrictive Green Space or Incentive Green Space in the 2010 Master Plan Land Use Plan is required to have a minimum lots size of 3 acres; and

WHEREAS, the City of Central City Council requested that a public hearing be held by the City of Central Zoning Commission on whether to remove the requirement that lots designated as Conservation, Restrictive Green Space or Incentive Green space on the 2010 Master Plan Land Use Plan be at least 3 acres in size; and

WHEREAS, a public hearing was held on October 27, 2016 and November 17, 2016 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission, failed to recommend the proposed amendment.

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

Section 1: That Section 12.3 A. of the City of Central Comprehensive Zoning Code (Appendix 1 of the City of Central Code of Ordinances) be amended – adding the underlined language – as follows:

A. Minimum Lot Size:

1. Minimum area: 1 acre; however, if an area is designated as Conservation, Restrictive Green Space or Incentive Green Space on the 2010 Master Plan Land Use Plan and the subdivision(s) of the property contain six (6) or more residential lots, then each lot shall be a minimum of 3 acres and these lots with be subject to no further subdivision.

2. Minimum width: 150 feet for one acre lots and 250 feet for 3 acre lots.

Section 2: Nothing herein shall be deemed to in any way revise or waive requirements related to mandatory sanitary sewer connections.

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

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

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

Introduced before the Council on July 26, 2016.

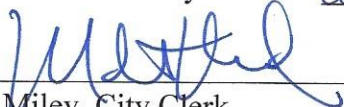
This Ordinance having been submitted to a vote, the vote thereon was as follows:

For: Ellis, Evans, Fralick, Messina  
Against: Vance  
Absent: None

Adopted the 22<sup>nd</sup> day of November, 2016.

Signed the 23<sup>rd</sup> day of November, 2016.

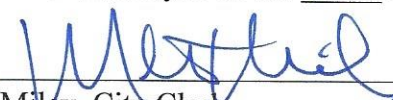
Delivered to the Mayor on the 29<sup>th</sup> day of November, 2016.

  
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Mark Miley, City Clerk

Approved:

  
\_\_\_\_\_  
I.M. Shelton, Jr. Mayor

Received from Mayor on the 29<sup>th</sup> day of November, 2016:

  
\_\_\_\_\_  
Mark Miley, City Clerk

Adopted Ordinance published in *The Advocate* on the 12<sup>th</sup> day of December, 2016