

BY COUNCIL MEMBER FRALICK (CASE TA-2-17)

CITY OF CENTRAL  
ORDINANCE NO. 2017-11

**TO AMEND AND REENACT APPENDIX 1, CHAPTER 2, SECTION 2.2,  
SUBSECTION (D)(4), OF THE CODE OF ORDINANCES OF THE CITY  
OF CENTRAL RELATIVE TO ACCESSORY BUILDINGS AND TO  
PROVIDE FOR ALL RELATED MATTERS**

WHEREAS, the Council of the City of Central desires to revise bulk regulations applicable to accessory buildings.

WHEREAS, the Central Board of Adjustment hears numerous requests on a monthly basis for variances to increase the allowable square footage of accessory buildings; and

WHEREAS, the Comprehensive Zoning Code establishes maximum rear yard lot coverage requirements in the R-1, R-2, and R-3 districts; and

WHEREAS, per the Comprehensive Zoning Code, "lot coverage" means the ground floor area of all buildings and accessory uses (including, but not limited to driveways, parking areas, patios, decks, garages and sheds, but not including swimming pools) on a lot divided by the area of the lot; and

WHEREAS, these revisions were considered by the City of Central Zoning Commission at a public hearing on April 27, 2017 and the Zoning Commission has provided the City Council with its recommendation.

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

**Section 1:** Appendix 1, Chapter 2, Section 2.2, subsection (D)(4) of the Code of Ordinances of the City of Central as enacted by Ordinance No. 2013-29 is hereby amended and re-enacted, so as to read as follows:

Appendix 1. City of Central Comprehensive Zoning Code

Chapter 2. General District Regulations

Section 2.2. Permitted Obstructions in Required Yards

D.

4. Storage sheds and other approved accessory structures shall not exceed 4,000 square feet. Any accessory structure greater than eight feet in height shall meet all side yard and rear yard setback requirements. Nothing herein shall permit an accessory structure to cause the lot coverage maximums to be exceeded.

**Section 2:** 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 3:** 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 4.** Effective Date. This Ordinance shall be effective upon publication.

Introduced before the Council on May 9, 2017.

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

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

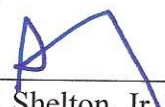
Adopted the 23<sup>rd</sup> day of May, 2017.

Signed the 25<sup>th</sup> day of May, 2017.

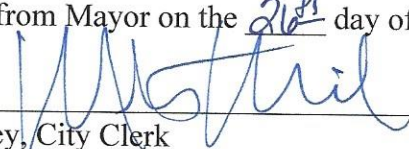
Delivered to the Mayor on the 26<sup>th</sup> day of May, 2017.

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

Approved:

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

Received from Mayor on the 26<sup>th</sup> day of May, 2017:

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

Adopted Ordinance published in *The Advocate* on the 3<sup>rd</sup> day of June, 2017  
4842-3393-7976, v. 1