

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

**CITY OF CENTRAL
ORDINANCE NO. 2020-23**

**AN ORDINANCE AMENDING SECTION 2.2 D. 4. OF THE CITY OF CENTRAL
COMPREHENSIVE ZONING CODE**

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

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

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

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

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

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

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

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

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

Accessory structures shall not exceed 4,000 square feet. Except for storage sheds, all accessory structures shall meet all side yard and rear yard setback requirements. Storage

sheds may be placed as close as 7.5 feet to a rear or side lot line so long as such storage shed is placed not less than ten feet from any existing structure on the same or adjacent property. Distances between structures shall be measured from the closest portion of any proposed accessory structure to the closest portion of the existing structure (e.g. eave to eave). Nothing herein shall permit an accessory structure to cause the lot coverage maximums to be exceeded;

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 June 9, 2020.

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

For: Evans, McKinney, Moak, Roy
Against: Freneaux, Myer, Wells
Absent:

Adopted the 14th day of July, 2020.
Signed the 17th day of July, 2020.

Delivered to the Mayor on the 20th day of July, 2020.



Mark Miley, City Clerk

Approved:


David Barrow, Mayor

Received from Mayor on the 20th day of July, 2020:



Mark Miley, City Clerk

Adopted Ordinance published in *The Advocate* on the 27th day of July, 2020
4849-6472-8245, v. 3