

**CITY OF CENTRAL**

**BY COUNCIL MEMBER LOBUE**

**ORDINANCE NO. 2013-16**

AN ORDINANCE PROHIBITING ISSUANCE OF BUILDING PERMITS FOR CERTAIN NONRESIDENTIAL STRUCTURES WITHIN 200 FEET OF THE RIGHT OF WAY OF CERTAIN PUBLIC ROADS FOR UP TO 90 DAYS AND PROVIDING FOR RELATED MATTERS

WHEREAS, the Council for the City of Central, the Central Planning Commission and other city officials are working on implementing architectural standards for nonresidential structures within 200 feet of the right of way of certain public roads; and

WHEREAS, the City of Central Council and the Central Planning Commission desire to receive public input regarding the proposed architectural standards; and

WHEREAS, the Council for the City of Central anticipates consideration of a proposed ordinance implementing architectural standards for nonresidential structures within 200 feet of the right of way of certain public roads within 90 days of the effective date of this ordinance; and

WHEREAS, citizens of the City of Central have expressed concerns regarding preserving the status quo within the areas where architectural standards may be implemented until the Council has an opportunity to receive public input and consider adoption of appropriate architectural standards; and

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

**Section 1.** No building permit for construction of a new nonresidential building, for substantial renovation to the exterior of an existing nonresidential building or for any addition to a nonresidential building increasing the square footage of the existing building by more than 10% shall be issued for construction within 200 feet of the right of way of the following roads:

- (a) Magnolia Bridge/Wax Road from the Amite River to Sullivan Road

- (b) Joor Road from the Comite River to Gurney Road
- (c) Hooper Road from the Comite River to Devall Road
- (d) Greenwell Springs Road from the Comite River to Magnolia Bridge Road
- (e) Sullivan/Central Thru-Way from the Comite River to Gurney Road

beginning on the effective date of this Ordinance and continuing through the earlier of enactment of an ordinance adopting architectural standards for nonresidential buildings located on any of the foregoing listed roads or the expiration of ninety days following the effective date of this Ordinance.

**Section 2.** If an ordinance is enacted adopting architectural standards applicable to nonresidential structures located on any road listed in Section 1, building permits shall be issued for construction of nonresidential buildings, for substantial renovation to the exterior of an existing nonresidential building or for an addition to a nonresidential building increasing the square footage by more than 10% within 200 feet of the right of way of all roads listed within Section 1 in accordance with applicable provisions of law.

**Section 3.** The obligations of any contractor of the City of Central to process applications for and to issue building permits within a specified period of time shall be suspended for any building permit application affected by this Ordinance in accordance with this Ordinance.

**Section 4. Effective Date.** This Ordinance shall be effective upon publication in the Official Journal.

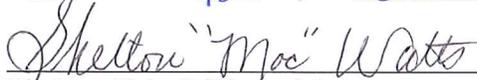
**Section 5. Conflicts.** This Ordinance supersedes any and all other ordinances or parts of ordinances in conflict with this Ordinance.

**Section 6. 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.

Introduced on the 28<sup>th</sup> day of May, 2013.

Approved by the Council on the 11th day of June, 2013.

Approved this 18<sup>th</sup> day of June, 2013.

  
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Shelton "Mac" Watts, Mayor

Attest:

  
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Mark D. Miley, City Clerk