CITY OF CENTRAL

BY MAYOR PRO TEMPORE WASHINGTON

ORDINANCE NO. 2013-22

TO PROVIDE FOR DESIGN STANDARDS FOR NONRESIDENTIAL STRUCTURES WITHIN THE CORRIDOR OVERLAY DISTRICT, TO PROVIDE FOR VARIANCES OF DESIGN STANDARDS AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, the Mayor and Council for the City of Central desire to implement certain architectural standards for new nonresidential structures and additions to residential structures located in highly visible corridors;

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

Section 1. Appendix G entitled Design Standards in Overlay Districts is hereby enacted to read as follows:

PART I. IN GENERAL

Section 101. Purpose

The purpose of design standards is to ensure that new construction and additions to existing structures are of high-quality materials, well-designed and contribute to the desired level of quality and character.

Section 103. Definitions

When used in this Chapter the following terms shall have the meanings herein ascribed to them:

Corridor Overlay Design Standards means the standards set forth in this appendix.

Visible structure means a structure which can be viewed from an existing or proposed street including any beam, column, fence, pole, post and wall or similar constructed element.

Section 105. Applicability

A. The Overlay Design Standards set forth in this Appendix shall:
   1. apply to all new construction and additions to non-residential visible structures within the Corridor Overlay District unless a variance has been granted.
   2. be in addition to the other development standards, unless specifically superseded; and not affect the permitted uses in the zoning classification.

B. With respect to property within the Corridor Overlay District zoned OR and D, the Overlay Design Standards shall apply only to walls facing roadways.

Section 107. Variance

A temporary or permanent variance from one of more of the requirements set forth in the Overlay Design Standards may be granted by the Council after recommendation by the Construction Board of Appeals where the property owner demonstrates that the compliance with one or more design standard would result in a particular hardship upon the owner as distinguished from a mere inconvenience and the granting of the variance will not diminish the desired character or value of the property within the area.

PART II. CORRIDOR OVERLAY DISTRICT

Section 201. Corridor Overlay District

The Corridor Overlay District shall include all properties with frontage on and all properties located within 150 feet of the roadway boundary of any of the following:

1. Magnolia Bridge/Wax Road from the Amite River to Sullivan Road;
2. Joor Road from the Comite River to Gurney Road;
3. Hooper Road from the Comite River to Devall Road;
4. Greenwell Springs Road from the Comite River to Magnolia Bridge Road; and
5. Sullivan/Central Thru-Way from the Comite River to Gurney Road.

Section 203. Minimum Standards for Buildings less than 5,000 square feet

Visible structures less than 5,000 square feet within the Corridor Overlay District shall meet the following minimum standards:

1. Slab on grade construction;
2. Eighty percent of the exterior finish materials shall be materials specified in Section 207 and/or glass;
3. Eave height shall be at least nine feet;
4. If visible, the roof structure shall be of hip or gable design with a minimum pitch of seven on twelve;
5. Roof materials shall be architectural shingles or concealed fastener panels.
6. Walls facing roads shall include a depth change of four inches minimum horizontally at a minimum of 25 feet on center; and
7. Roofs, facades or parapets on wall facing roads, if not greater than seven on twelve roof pitch shall have a height change of greater than 18 inches vertically at a minimum of 25 feet on center.

Section 205. Minimum Standards for Buildings more than 5,000 square feet

Visible structures 5,000 square feet or greater within the Corridor Overlay District shall meet the following minimum standards:

1. Slab on grade construction;
2. Eighty percent of the exterior finish materials shall be materials specified in Section 207 and/or glass;
3. Eave height shall be at least twelve feet;
4. If roof structure is visible, the roof shall be architectural concealed fastener roof panels or architectural shingles;
5. Walls facing roads shall include a depth change of four inches minimum horizontally at a minimum of twenty-five feet on center; and
6. Roofs, facades or parapets on wall facing roads, if not greater than seven on twelve roof pitch shall have a height change of greater than 18 inches vertically at a minimum of 25 feet on center.

Section 207. Permitted Exterior Wall Finish Materials

A. The following exterior finish materials are permitted:

1. brick, thin brick, stucco, stone, cast stone;
2. architectural masonry units in the following styles:
   (a) Split face;
   (b) Weathered face
   (c) Sandblasted face;
   (d) Ground;
3. Glass fiber reinforced concrete;
4. Polished concrete;
5. Portland cement stucco; or
6. Fiber cement siding.

B. Other building materials which have comparable durability, impact resistance and aesthetic quality as the materials permitted in this Section, if approved by the Planning Commission, provided the materials are:

1. Designed to achieve a Leadership in Energy and Environmental Design ("LEED") certification, and the materials qualify for LEED points under both the "energy and atmosphere criteria" and the "materials and resources criteria" of the LEED checklists; or
2. Certified by the EPA as Designed to Earn the ENERGY STAR and the materials substantially improve the energy efficiency of the building compared to materials permitted by this Section.

Section 209. Prohibited Exterior Wall Finish Materials

A. The visible structure of any new nonresidential building and any addition to a nonresidential building within the Corridor Overlay District including but not limited to exterior walls, siding or cladding:

1. Prefabricated metal wall panels;
2. Corrugated metal;
3. Smooth-faced, unfinished concrete blocks;
4. Galvalume, vinyl, composite, aluminum or other metal siding;
5. Plywood; and
6. Plastic.

B. Exterior insulation finish systems ("EIFS") shall not be installed less than four feet above grade.

Section 211. Roof Types

All visible roofs including any new roof installed on an existing nonresidential building shall be made of one or more of the following materials:

1. architectural asphalt shingles;
2. standing seam copper or metal;
3. slate; or
4. clay tile.

Section 213. Columns

All columns shall be made of one or more of the following materials:

1. Brick, stucco or similar masonry;
2. Painted or sealed wood siding other than plywood or sheet siding;
3. Painted fiber-cement lap siding; or
4. Iron or cast iron.

Section 215. Enclosures

A. All visible structures used for enclosures shall match the front wall design of the building.

B. All fencing shall be made of one or more of the following materials:

1. Brick, stucco or similar masonry;
2. Vinyl rail; or
3. Ornamental iron.

Section 2: Conflicts

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

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.

Approved by the Zoning Commission on July 8, 2013.
Introduced before the Council on July 9, 2013.
Notice of public hearing was published in The Advocate on July 19, 2013, ~~2013~~.
This Ordinance having been submitted to a vote, the vote thereon was as follows:

For:	DeJohn, LoBue, Moak, and Washington
Against:	None
Absent:	Messina

Adopted this 23rd day of July, 2013.

Signed this 29th day of July, 2013.

Delivered to Mayor on the 29th day of July, 2013:

Mark Miley, City Clerk

Approved:

Shelton "Mac" Watts

Shelton "Mac" Watts, Mayor

Received from Mayor on the 29th day of July, 2013:

Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 13th day of August, 2013.