

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBERS JASON ZUCKERMAN AND KEVIN VOGELTANZ; MOVED FOR ADOPTION BY COUNCIL MEMBER _____, SECONDED FOR ADOPTION BY COUNCIL MEMBER _____.

ORDINANCE NO. 26-03

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE AMENDING ARTICLE 3, SECTION 3.3 GENERAL DEFINITIONS, AND AMENDING ARTICLE 7, SECTION 7.5.13 PM-1 MARINA DISTRICT – WATERFRONT LOTS, AND AMENDING SECTION 7.5.14 PM-2 MARINA DISTRICT – NON-WATERFRONT LOTS, AND AMENDING SECTION 7.5.15 PD – PLANNED DISTRICT, AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council of Mandeville is vested by Section 2-1 of the Mandeville Charter with the legislative power of the city government and has the authority to enact ordinances which have the force of law;

WHEREAS, the City Council of Mandeville is empowered by Section 2-10 (A)(14-15) of the Mandeville Charter to utilize its policing power to adopt or modify the zoning plan, maps and regulations and amend or repeal any ordinance previously adopted;

WHEREAS, the Mandeville Thrives 2045 Comprehensive Plan, adopted December 9, 2025, recognizes the numerous issues faced by the City when considering a mixed-used development site on properties concerning zoning regulations, permitted uses, land use compatibility, dimensions, and traffic and density concerns;

WHEREAS, the City of Mandeville's Comprehensive Land Use Regulations Ordinance (CLURO) was adopted on June 25, 2015, rev. through October 23, 2025, and provides for regulations over mixed-use development sites;

WHEREAS, in the case of mixed-use development in zoning districts for Planned Marina and Planned District, the existing CLURO regulations refer to site development regulations for those specific uses to be applied to mixed used developments when proposed;

WHEREAS, the site development regulations for mixed-use developments, including, but not limited to allowable building areas, number of units, density calculations, parking requirements, open space requirements, and any other site development regulations, are applied and enforced dependent on the site area of the mixed-use development specifically designated for that use and not the entire site area which, in the case of a mixed use development, contains other potential uses;

WHEREAS, the purpose of the site development regulations for individual zoning uses within the mixed-use development site is to ensure sites contain sufficient open space for the use proposed and, in the case where multiple uses are proposed on a development site, that overall site size cannot be used to increase the density, allowable units, or other development criteria proposed

on a designated portion of the site by considering the entire site area consumed by other uses in those calculations;

WHEREAS, the City of Mandeville also desires to make clear that the site development regulations of Article 7.4(3) applicable to the issuance of a development permit currently provide that areas of the site that are subject to frequent site inundation, as defined in the CLURO at Article 3.3 (12), or extend into Lake Pontchartrain or any other water body, are not included in the calculations of lot area or required buildable area.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Mandeville that CLURO Section 3.3, 7.5.13, 7.5.14, and 7.5.15 be amended as follows:

3.3 GENERAL DEFINITIONS OF THE LAND USE REGULATIONS

...
122. **Lot Area.** The net horizontal area within bounding lot lines, but excluding any portion of a flag (panhandle) lot providing access to a street and excluding any public or private easement or right-of-way providing access to another lot. For properties or development sites with more than one permitted or proposed use, the lot area shall be only the area of the site designated for each specific use.
...

7.5.13.3. *PM-1 Site Development Regulations*

Each development site in the PM-1 Marina District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Non-Residential Uses Site Development

a. Minimum lot area	10,000 Square feet
b. Minimum lot width and depth	75' x 133.34'
c. Minimum yard setback requirements	
d. Front Yard	25' or Required depth of greenbelt, whichever greater
e. Street Side or Rear Yard	15' or Required depth of greenbelt, whichever greater
f. Interior Side or Rear Yard	
(1) Adjacent to Residential Uses	20'
(2) Adjacent to Other Uses	5'
g. Maximum Height of Structures	35'
h. Maximum Impervious Site Coverage	60%

2. **Residential Site Development Regulations.** Residential site development regulations shall be in accordance with the site development regulations of the R-2 - Two-Family Residential District as provided under section 7.5.3.

3. Area Considerations and Combined Use on Development Site. Whether the proposed use on the site is permitted or subject to a special use permit or conditional use pursuant to the Table of Permitted Uses at Article 7.7, in calculating the allowable number of units, building area, and required parking for the development site, only the area of the site designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or are subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

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7.5.14.3. PM-2 Site Development Regulations

Each development site in the PM-2 Marina District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Non-Residential Uses Site Development Regulations

a. Minimum lot area	10,000 Square feet
b. Minimum lot width and depth	100'
c. Minimum Yard Setback Requirements	
(1) Front Yard	25' or Required depth of greenbelt, whichever greater
(2) Street Side or Rear Yard	15' or Required depth of greenbelt, whichever greater
(3) Interior Side or Rear Yard	
(a) Adjacent to Residential Uses	20'
(b) Adjacent to Other Uses	5'
d. Maximum Height of Structures	35'
e. Maximum Impervious Site Coverage	60%

2. **Residential Site Development Regulations** - Residential site development regulations shall be in accordance with the site development regulations of the R-2 - Two-Family Residential District as provided under section 7.5.3.

3. **Area Considerations and Combined Use on Development Site.** Whether the proposed use on the site is permitted or subject to a special use permit or conditional use pursuant to the Table of Permitted Uses at Article 7.7, in calculating the allowable number of units, building area, and required parking for the development site, only the area of the site designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3 (12), and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

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7.5.15.4. *Flexible Site Planning*

1. When considering a Planned District application, the unique nature of each proposal may require, under proper circumstances, the departure from the strict enforcement of certain present codes and ordinances, included but not limited to the width and surfacing of streets and highways, alleyways and street lights, public parks and playgrounds, school sites, storm drainage, water supply and distribution, sanitary sewers, sewage collection and treatment, lot and area regulations, landscaping and parking requirements. Final approval of a Planned District Development by the City Council shall constitute authority for such flexible planning to the extent that the Planned District as approved, departs from existing codes and ordinances.

2. Notwithstanding the flexible site planning justifications stated above, all uses within a Planned District must still submit applications for Conditional Use Permits for each proposed use pursuant to Article 4.3.3. Further, in calculating the allowable number of units, building area, and required parking for the development site, or any other site development criteria within the site plan and found on the application submitted pursuant to Article 4.3.3.4 (5)-(6), only the area of the site specifically designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

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7.5.15.5

[end of chart]

Combined Uses: In applying the provisions of this section to site plans proposing a mixed or combined use of property, only the area of the site specifically designated for each use may be used in calculations based on site area. For the purposes of area calculations for each use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3 (12), and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

NOW, THEREFORE, BE IT FURTHER ORDAINED that the Clerk of this Council be and is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

And the ordinance was declared adopted this ____ day of _____, 2026.

Alicia Watts
Clerk of Council

Jason Zuckerman
Council Chairman