

**THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY
COUNCIL MEMBER ZUCKERMAN; SECONDED FOR INTRODUCTION BY
COUNCIL MEMBER _____**

ORDINANCE NO. 21-03

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE AMENDING
SECTION 17-86 OF CHAPTER 17 OF THE CITY OF MANDEVILLE CODE OF
ORDINANCES AND SECTION 5.1.15 OF APPENDIX A- COMPREHENSIVE LAND
USE REGULATIONS OF THE CITY OF MANDEVILLE AND PROVIDING FOR
OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, the City Council of Mandeville approved and codified as Section 17-86 of Chapter 17 of the City of Mandeville Code of Ordinances for the use and regulation of authorized uses of City Water and Sewer;

WHEREAS, Section 17-86 regulates the required use of public sewers and a property owner's connection to public sewers;

WHEREAS, Section 5.1.15 of the Appendix A- Comprehensive Land Use Regulations of the City of Mandeville (CLURO) addresses the health and safety concerns created by Unsafe Buildings;

WHEREAS, the City Council desires to amend Section 17-86 of the Code of Ordinances to address the required use of public water systems, as well as public sewers and Section 5.1.15 of the CLURO to address non-compliance with the Code of Ordinances, including but not limited to section 17-86 as amended;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Mandeville, that Section 17-86 of City of Mandeville Code of Ordinances be renumbered and amended to read:

Sec. 17-86- Required Use of Public Water Supply Systems and Sewers.

- a. Every sink, lavatory, bathtub or shower, drinking fountain, water closet, or other plumbing fixture shall be properly connected to the public water supply system, unless otherwise excepted herein. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from devices and leaks.
- b. It is unlawful for any person to cause to be deposited in an unsanitary manner, upon public or private property, any human or animal excrement, garbage, or other objectionable matter into the public water supply or sewer system.
- c. It is unlawful to discharge to any natural outlet any sewage or other polluted liquid or solid except where such discharge is from sewage treatment facilities

constructed in accordance with this article and in a manner approved by the Louisiana Health and Human Resources Administration.

- d. Except as hereinafter provided, it is unlawful to construct or maintain any privy, privy vault, septic tank, cesspool, or other facility intended or used for the treatment or disposal of sewage.
- e. Except where not technically feasible, the owner of all occupied houses or buildings situated within the City and abutting on any street, alley or right-of-way in which there is located a public sanitary sewer of the City, is hereby required at his expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer and water supply in accordance with the provisions of this article, within thirty (30) days after date of official notice to do so, provided that said public sewer or water supply is within three hundred (300) feet of the house or building.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Mandeville, that the introductory paragraph of Section 5.1.15 of the CLURO be revised and amended to read as follows, the remainder of Section 5.1.15 to remain untouched as if incorporated herein *in extenso*:

All buildings or structures which are unsafe, unsanitary, non-compliant with any ordinances or regulations of the City, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to general public, or which in relation to existing use constitute a hazard to safety or health to the public by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or are not severally in contemplation of this section are unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair, rehabilitation or by demolition in accordance with the following procedure:

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon the signature of the Mayor;

BE IT FURTHER ORDAINED that the Clerk of this Council be, and she 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:

NAYS:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this _____ day of _____, 2021.

CITY OF MANDEVILLE PLANNING AND ZONING COMMISSION MEMORANDUM

TO: CITY COUNCIL

FROM: CARA BARTHOLOMEW, DIRECTOR OF PLANNING AND DEVELOPMENT

SUBJECT: ORDIN. 21-03 / P21-04-05

DATE: MAY 2, 2021

The City Council introduced Ordinance 21-03 at the February 11, 2021 meeting. The proposed ordinance addresses health and safety concerns under Sec. 5.1.15 Unsafe Buildings. The City Code of Ordinance proposed text change includes the provision that all buildings within the City must be connected to public sewer and water at a supply in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from devices and leaks.

Section 5.1.15 of the CLURO be revised and amended to read as follows, the remainder of Section 5.1.15 to remain untouched as if incorporated herein in extenso:

All buildings or structures which are unsafe, unsanitary, *non-compliant with any ordinances or regulations of the City*, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to general public, or which in relation to existing use constitute a hazard to safety or health to the public by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or are not severally in contemplation of this section are unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair, rehabilitation or by demolition in accordance with the following procedure:

The Planning Commission voted 7-0 in favor of the proposed text change to CLURO section 5.1.15 as referred at their meeting held Tuesday April 27, 2021

No Attachments