

CITY OF HAMMOND
ORDINANCE NO. _____

An Ordinance to Amend Ordinance #14-5364 C.S.
To Provide for Site Conditions

BE IT ORDAINED by the City Council of Hammond, Louisiana, that:

1. Hammond Ordinance #14-5364 is amended and the Unified Development Code is amended to include the following provisions within Article 4.1 to be Articles 4.1.7 and 4.1.8 and to read as follows:

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ARTICLE 4

SITE CONDITIONS

ARTICLE 4.1 GENERAL

4.1.7 Unsafe Conditions

A. General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

B. Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

- 1) The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
- 2) The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
- 3) Structures or components thereof that have reached their limit state;
- 4) Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
- 5) Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
- 6) Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

- 7) Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
- 8) Roofing or roofing components that have defects that admit rain;
- 9) Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
- 10) Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
- 11) Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects

C. Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

D. Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

E. Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

F. Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

G. Overhang extensions. All overhang extensions including but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

H. Stairways, decks, porches, and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

I. Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

J. Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

4.1.8 Fences, Shrubs and Buffer Zones

A. No fence, shrub, or plant material, more than three feet above grade at the centerline of the street may be located within 30 feet of a street intersection.

B. Solid, non-opaque fences at least 6 to 8 feet high (depending upon the case involved) may be required by the Building Official as a shield between residential and commercial or industrial uses, or between commercial and commercial uses, that cause an obvious nuisance to a residential or commercial use. Said fence shall be placed at the expense of the party creating the nuisance, as determined by the Building Official. In cases of disagreement between the party(s) involved and the Building Official, an appeal may be filed to the Hammond Board of Adjustments. Where vehicle parking exists adjacent to a fence, fences shall be protected from damage and parked vehicles by a curb, or wheel stops, and a 2 foot deep green space area. This must be installed at the expense of the party creating the nuisance on their property only. Use of only bushes and trees (without also a man-made fence) cannot serve as a buffer fence unless pre-approved by the Zoning Board with rules outlined for maintaining the plant material and keeping it a certain height. Before placement of a fence, a fence permit must be obtained from the Hammond Building Department and the fence design and proposed location or placement on a parcel, (as indicated on a survey or parcel map) or lot must be approved by the City.

C. Woven wire fence shall be prohibited beyond the front building line of the principal dwelling on the site. Fences shall be permitted in front yard of structures if they are wood, metal (not chain-link or barbed wire), decorative wrought iron, and simulated wrought iron or masonry fences with a maximum height of four (4) feet. No fence shall not extend into a street right-of-way and shall not obstruct, in whole or in part, the sight clearance needed at intersections for safety as determined by the City, State, or any applicable governing authority.

D. Solid fences of stone, vinyl, stucco, wood, concrete or woven wire fences of up to 8 feet in height may be erected on those parts of a lot that are as far back or farther back than the required front building set back line (set back from adjacent streets), or the front point of any primary structure thereof, whichever distance is greater. (residential or commercial)

E. Open wire fences for tennis or badminton courts may be erected to a height of ten feet if such courts are located inside of rear yards.

F. Open wire fences in industrial and commercially zoned districts may be erected to a height of 10 feet. Barbed wire fencing may not be used within residential district of the City. Fences next to parking lots must be protected by wheel bumper stops.

G. Solid fences may be erected up to 8 feet in height if such fences are being used as the buffer between commercial and residential property.

H. Wire fences shall have a minimum of 1.5 inches diameter galvanized pipe supports placed no more than 7 feet apart. Wood fencing material shall be of a weatherproofed wood.

I. All fences shall be shown and described as part of any applicant's building permit application.

J The property owner(s) will be responsible for maintaining the condition of the fence.

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2. All Ordinances in conflict therewith are repealed.

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting on _____, 2015 of the Hammond City Council and discussed at a public meeting held on _____, 2015; after motion and second was submitted to the official vote of the Hammond City Council.

On motion by _____ and a Second by _____ the foregoing ordinance was hereby declared adopted on _____, 2015, by the following roll call vote:

Votes: Johnny Blount () Jason Hood () Janice Beard () Lemar Marshall () Mike Williams () Motion carried approved.

WHEREFORE the above and foregoing ordinance was declared duly adopted on this _____ day of _____, in the year 2015, at Hammond, Tangipahoa Parish, Louisiana.

President, Hammond City Council

Honorable Pete Panepinto
Mayor, City of Hammond

Whitney Statham, Clerk
Hammond City Council