

Introduced June 28, 2022, by Councilwoman  
Denham, seconded by Councilman Dunham,  
(by request of Administration)

**Item No. 22-06-3440**

**ORDINANCE NO. 4091**

An ordinance amending Appendix A, Part 2 of the City of Slidell's Code of Ordinances to add subsection 2.1801F to establish "light manufacturing" as a conditional use in the C-4 Highway Commercial District, amending Appendix A, Part 9 of the Code to add definitions for "manufacturing", "heavy manufacturing", and "light manufacturing", and deleting the current definition of "manufacturing" found in Appendix A, Part 2, subsection 2.2001(1)(b) of the Code (T22-02).

WHEREAS, the City's Code of Ordinances regulate the zoning and land uses within the City's corporate limits; and

WHEREAS, the City Council desires to amend Appendix A – Zoning of the Code, to establish light manufacturing as a conditional use in the C-4 Highway Commercial District subject to certain standards, and to define in the Appendix the terms "manufacturing", "heavy manufacturing," and "light manufacturing"; and

WHEREAS, this matter has been submitted to the City of Slidell Zoning Commission for review, which, in turn, shall submit its report and recommendations to the Council (Case T22-02).

NOW THEREFORE, BE IT ORDAINED by the Slidell City Council that it does amend Appendix A of the City of Slidell's Code of Ordinances in accordance with the following:

1. Amend Appendix A, Part 2 of the Code to add subsection 2.1801F to permit "light manufacturing" as a conditional use in C-4 Highway Commercial District, as follows:

**2.1801F**

Conditional uses in the C-4 district are: light manufacturing in accordance with the procedures and standards of subsection 2.2215. These conditional uses shall also be subject to the following standards:

- (1) All activities shall be conducted in a completely enclosed building having a roof and walls, subject to subsection (7) below; and
- (2) All activities shall conform with the requirements and standards of subsections 2.2001(4), 2.1901, and all standards applicable to the C-4 highway commercial zoning district; and
- (3) Off-street parking as required in subsection 4.225; and
- (4) Off-street loading as required in section 4.3; and
- (5) Off-street loading spaces shall be graded and provided with a durable and dustless hard surface of asphalt, concrete, or other suitable materials capable of withstanding one thousand (1,000) pounds per square inch (psi); and
- (6) If a business ceases to exist or fails to operate for 30 days, the conditional use permit shall become null and void.
- (7) Outdoor storage may be permitted subject to the requirements of Appendix A, subsection 2.1901(O) Outdoor Storage Areas.

2. Amend Appendix A, Part 9 of the Code to add definitions for "manufacturing", "heavy manufacturing", and "light manufacturing", as follows:

**9.22d**

***Manufacturing:*** the mechanical, physical, or chemical transformation of materials and substances, or components into new products or the assembly of component parts of manufactured products.

**9.22e**

***Manufacturing, Heavy:*** the manufacture or compounding process of raw materials where activities or processes necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process and where activities may involve outdoor operations.

**9.22f**



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4 *Manufacturing, Light: the product processing, fabricating, assembly,*  
5 *disassembly, and packaging takes place wholly within an enclosed building,*  
6 *and any fumes, gases, smokes, vapors, vibrations, noise or glare or other*  
7 *factors which are regarded as nuisances are mitigated entirely within the*  
8 *building.*

9  
10 3. Amend Appendix A, Part 2, subsection 2.2001(1)(b) of the Code to delete  
11 the definition of "Manufacturing" and relist current subsections (c) through (e) as  
12 subsections (b) through (d).

13  
14  
15 2.2001

16 Location. This light industrial district shall replace the M-2 light industrial district as  
17 said district existed on the effective date of this ordinance. The use limitations  
18 provided by this ordinance shall extend to any other land annexed by or otherwise  
19 acquired by the city for industrial purposes until a land use plan has been  
20 completed by the city and adopted by the city council after which time such  
21 acquired land may be rezoned in a fashion compatible with such land use plan.  
22 Any rezoning proposed for any Slidell industrially zoned district within 300 feet of a  
23 parish boundary shall be referred to the St. Tammany Parish Department of  
24 Development which shall be given at least 30 days in which to comment in writing  
on such proposal before any Slidell rezoning shall take effect.

25 (1) *Definitions.* The following definitions shall apply within the M-2 light industrial  
26 district of the City of Slidell:

27  
28 (a) *Assembly.* Assembly shall be the fitting together of manufactured parts  
29 in a machine, structure or unit which is complete in and of itself or into  
30 components which may be further fitted together and where such  
31 assembly takes place within an enclosed building with both walls and  
roof.

32 ~~(b) *Manufacturing.* Manufacturing shall be the process of making goods or~~  
33 ~~wares from raw materials by hand or machinery when that process~~  
34 ~~takes place within an enclosed building with both walls and roof.~~

35  
36 (b) ~~(e)~~ *Retail; retail services or retailing.* Retailing shall be the sale of goods  
37 or services to the public. Services may include cleaning, maintenance  
38 and repair insofar as these services are conducted in accordance with  
39

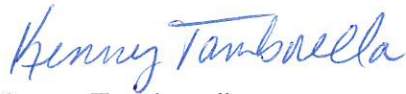
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4 the environmental requirements of section 2.1901 of this ordinance.  
5 Storage of goods for retail sale or service shall meet the requirements  
6 for storage established for wholesaling.


7 **(c)** ~~(d)~~ *Wholesaling*. The storage and sale of goods or wastes for the  
8 purpose of further sale to a distributor or retail merchant. Wholesaling  
9 shall not include final sales to the public which shall be considered  
10 retailing. A warehouse provided for wholesale goods storage shall meet  
11 requirements for warehouses in the commercially zoned area of the city.

12 **(d)** ~~(e)~~ *Research services*. Refers to establishments primarily engaged in  
13 research of an industrial or scientific nature but shall not include  
14 chemical, biological, nuclear or animal research.

15  
16 **ADOPTED** this 26<sup>th</sup> day of July, 2022.

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18 

19  
20 Kenny Tamborella  
21 Vice President of the Council  
22 Councilman, District E

23   
24 Greg Cromer  
25 Mayor

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27  
28 Thomas P. Reeves  
29 Council Administrator

DELIVERED	7/28/22
2:15 pm to the Mayor	
RECEIVED	8/3/22
10:00 am from the Mayor	