

City of Slidell, Louisiana
Zoning Commission
Agenda

October 17, 2022 immediately after Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA
Agenda packet available at myslidell.com/planning/boards/pz
For questions or to provide public comment before the meeting,
PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
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email

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from September 19, 2022
3. **Consent Calendar.** These items will be scheduled for a public hearing on November 21, 2022.
 - a. **Z22-08:** A request to establish the zoning classification of property petitioned for annexation (A22-06), being a parcel containing approx. 6 acres, approx. 400 ft east of Amber St, bordered by Coral St (a parish road) and Gause Blvd E to the south; as C-4 Highway Commercial; requested by Nunnally Pollard Development LLC and Theriot Holdings LLC
 - b. **Z22-09:** A request to establish the zoning classification of property petitioned for annexation (A22-07), being a vacant parcel of land containing approx. 2.027 acres, located along the southern right-of-way of Gause Blvd West (US 190), from Gause Blvd intersection with Northshore Blvd westward to Mall Blvd approx. 816 ft; as C-4 Highway Commercial; requested by Bayou Liberty Property LLC
 - c. **CU22-03:** A request for a Conditional Use Permit for an automobile repair and maintenance use at 1570 Shortcut Hwy; identified as Parcel B1 containing 1.093 ac in Section 11, Township 9 South, Range 14 East; requested by Mike Saucier
 - d. **T22-04-Revised:** A request to amend App. A, Part 2, Sec. 2.16A and 2.16B, of the City of Slidell Code of Ordinances; to include a conditional use of automobile repair and maintenance; requested by the Administration.
4. **Public Hearing -**
 - a. **CU22-02:** A request for a Conditional Use Permit for a light manufacturing use at 1000 Caruso Blvd, Unit 251; identified as Lot 2A Slidell Commerce Center (MRO); requested by Zaire Humphrey
 - b. **T22-04:** A request to amend App. A, Part 2, Sec. 2.16A and 2.16B, of the City of Slidell Code of Ordinances; to include a conditional use of light manufacturing and related matters; requested by the Administration
 - c. **T22-05:** A request to amend App. A, Part 10, Sec. 10.7, of the City of Slidell Code of Ordinances; to delete in its entirety table identified as "Zoning Schedule (Incorporated Area)"; requested by the Administration.

Request Withdrawn by the Administration

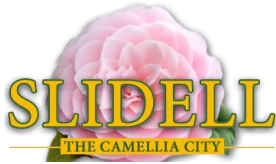
5. **Other Business**

- a. Text Amendment – Sign Ordinance
- b. Text Amendment – Light Manufacturing in C-3

6. **General and Public Comments**

7. **Adjournment**

The next Zoning Commission meeting will be November 21, 2022.



City of Slidell, Louisiana
Zoning Commission
Minutes

September 19, 2022 immediately after Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:24 p.m.

Commissioners Present

Mary Lou Hilts, Chair
Richard Reardon, Vice Chair
Tim Rogers
Gayle Green
Michael Newton
Landon Washington

Commissioners Not Present

Lance Grant

Staff Present

Theresa Alexander, Planner
Evelyn Campo, Planning Consultant

2. **Minutes.** Motion by Commissioner Green to approve minutes of August 15, 2022 as written; Commissioner Newton seconded. A vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS approved the minutes. Upon further consideration of the minutes, Commissioner Green made a motion to amend the minutes to list the address for Z22-07 as 1901 Bayou Lane and Commissioner Washington seconded the motion. A vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS approved the minutes as amended.

3. **Consent Calendar**

Chairperson Hilts introduced the Consent Calendar for the October 17, 2022 meeting consisting of

- CU22-02: A request for a Conditional Use Permit for a light manufacturing use at 1000 Caruso Blvd, Unit 251; identified as Lot 2A Slidell Commerce Center (MRO);
- T22-04: A request to amend App. A, Part 2, Sec. 2.16A and 2.16B, of the City of Slidell Code of Ordinances; to include a conditional use of light manufacturing and related matters
- T22-05: A request to amend App. A, Part 10, Sec. 10.7, of the City of Slidell Code of Ordinances; to delete in its entirety table identified as "Zoning Schedule (Incorporated Area)".

Councilwoman Denham spoke in favor of CU22-02, noted it would bring new commerce into the outlet mall for a spice company (Mr. Zaire and his father Mr. Humphrey were present as well), requested that the Commissioners vote in favor of this request.

Commissioner Washington made a motion to adopt the consent calendar as published, Commissioner Reardon seconded. A vote was taken and the motion passed by a vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS. Items CU22-02, T22-04, and T22-05 will be on Public Hearing on October 17, 2022.

4. **Public Hearing**

- Chairperson Hilts introduced item Z22-06: A request to establish the zoning classification of property petitioned for annexation (A22-05), located at the southwest quadrant of the

intersection of Airport Road and Sunset Drive; identified as a vacant undeveloped land containing 0.470 acres, in Section 30, T-8-S, R-14-E, Greensburg Land District, St. Tammany Parish; from Parish A-4 Single-family Residential to City C-4 Highway Commercial.

Chairperson Hilts asked the staff for their recommendation.

Theresa Alexander noted this request was associated with annexation A22-05.

Chairperson Hilts asked if anyone from the public wished to speak.

Kevin Davis spoke in support of the request (on behalf of the applicant) stating they wanted to place a small medical therapy (physical therapy) building, may have a different commercial or medical client in the subject location.

No commissioners had additional questions.

Commissioner Rogers made a motion to forward a favorable recommendation on Z22-06; Commissioner Green seconded. A vote was taken with the result that the motion was approved by a vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS.

- b. Chairperson Hilts introduced item Z22-07: A request to amend the zoning map for property located at 1901, 1921, and 1943 Bayou Lane; identified as three parcels of land containing 2.82 acres; from C-2 Neighborhood Commercial to C-2W Waterfront Mixed Use.

Chairperson Hilts asked if anyone from the public wished to speak.

Paul Mayronne spoke in support of the request (on behalf of Roberts Landing, LLC the owner of the site). He noted that the campus consists of four parcels including Palmetto's restaurant. He noted that the owner was planning to combine the four parcels into a single parcel and that to pursue the resubdivision they needed to get consistent zoning on the property. He noted that they believe the zoning request is consistent with the City's vision for that area and noted that one of the parcels is already zoned C-2W. Mr. Mayronne noted that there are no specific improvements planned for the site at this time.

Chairperson Hilts asked what the applicant/owner was planning to do with the subject site. Mr. Mayronne noted there were no plans to bring new immediate improvements to the site. He also noted that the owners may end up hosting more weddings and events on the left side of the site and in the cottage and that this may result in more improvements in the future.

Commissioner Reardon inquired if there was a house on the existing property. Mr. Mayronne noted that there is a cottage in front of Palmetto's and another small home along Bayou Lane.

Chairperson Hilts invited any further public comment. There was none.

Chairperson Hilts requested the staff's recommendation. Evelyn Campo noted that Palmetto's use as a restaurant and event venue is consistent with the City's plans for the area and the request was reasonable.

Commissioner Washington inquired whether the subject zoning change would allow the sites owner to conduct any of the uses permitted in the C-2W zoning district? Staff replied yes but Mr. Mayronne noted that the use would remain the same as it is.

Commissioner Reardon inquired about the subject address asking if it was 1941 or 1901. Ms. Alexander noted that 1941 is the empty lot, 1901 is the address associated with this site. Ms. Alexander asked if the Commissioners would like to amend the minutes to reflect the 1901 address and Commissioner Reardon replied yes.

Commissioner Reardon made a motion to forward a favorable recommendation on Z22-07 and Commissioner Newton seconded. A vote was taken with the result that the motion was approved by a vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS.

5. Other Business

- a. Theresa Alexander noted an upcoming meeting on Thursday at 5:00 pm to discuss the Olde Towne Waterfront Master Plan. Commissioner Washington noted concern about drainage and that he would plan to attend the meeting.
- b. Theresa Alexander noted that the City was undertaking a study of the sign regulations. Evelyn Campo explained the necessity for this study and noted that the proposed text will come before the Commission.

6. General and Public Comments.

None

7. **Adjournment.** Meeting adjourned at 8:03 p.m. on motion by Commissioner Reardon, second by Commissioner Green, and a vote of 6 YAYS, 0 NAYS, 0 ABSTENTIONS.



Staff Report

Case Nos. CU22-2

Conditional Use to allow Spice Manufacturing in Manufacturing Retail Outlet; Suite 251, 1000 Caruso Blvd

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: Suite 251, Manufacturing Retail Outlet, 1000 Caruso Blvd (Figure 1)

Petitioner(s): Zaire Humphrey

Zoning: C-6 Regional Shopping Center

Request: Conditional Use Permit to operate a business to mix, package, bottle, store, and sell food and their ingredients

Planning & Zoning Commissions

Consent Agenda: September 19, 2022

Public Hearing: October 17, 2022

City Council

Consent Agenda: October 11, 2022

Public Hearing: November 8, 2022

Recommendations

Planning Department

Approval without conditions

Planning & Zoning Commissions

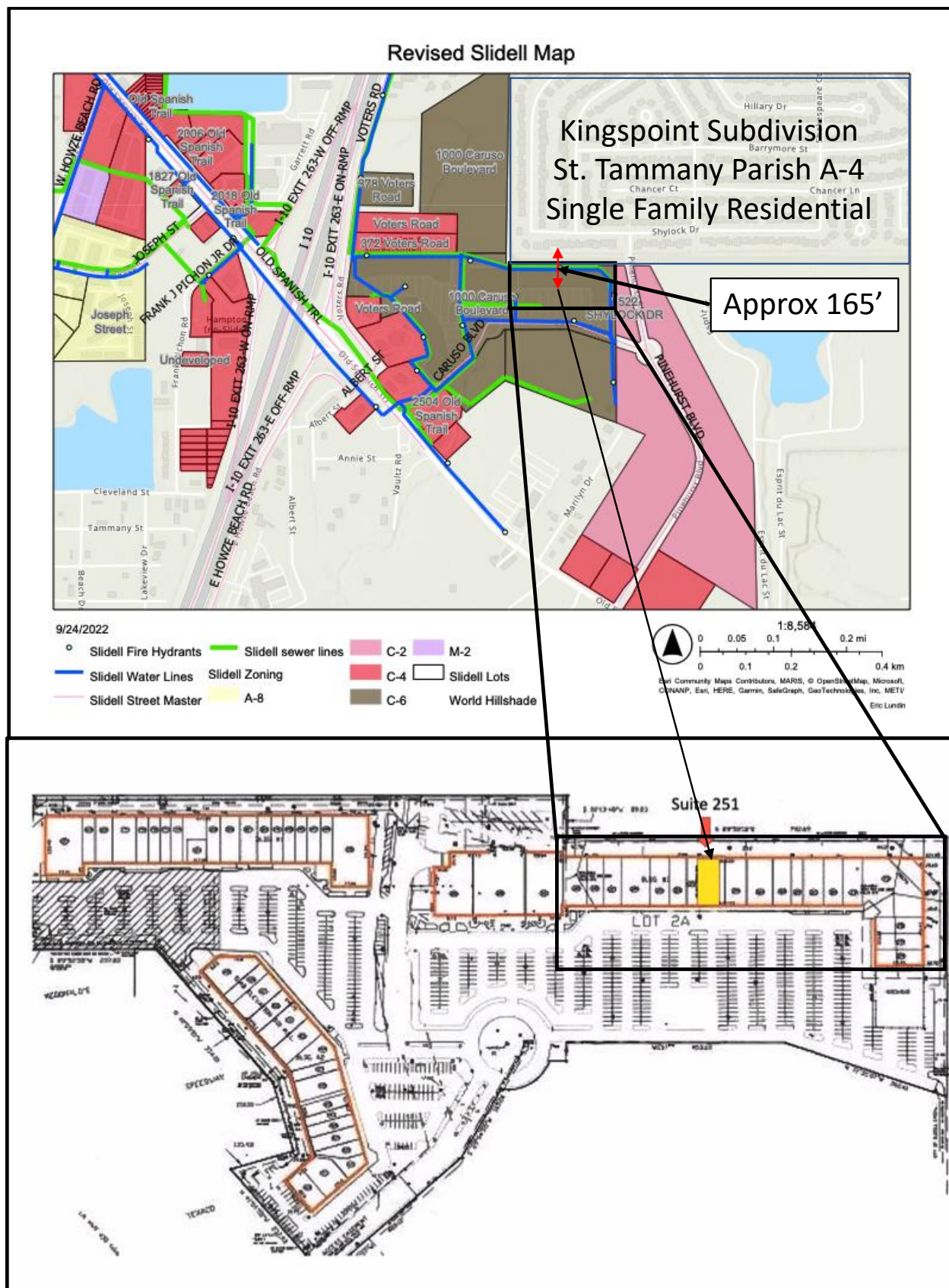
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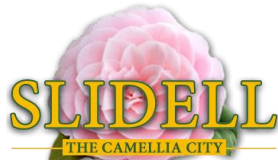
Findings.

- A. The applicant, Mr. Zaire Humphrey, requests a Conditional Use Permit to operate a business to mix, package, bottle, store, and sell food and their ingredients. The proposed business location is Suite 251 of the Manufacturing Retail Outlet (MRO) located at 1000 Caruso Blvd near the intersection of I-10 and Old Spanish Trail (Figure 1).
- B. The applicant proposes to conduct activities including mixing, packaging, bottling, storing, and selling retail nuts and other pre-processed food and ingredients on site (Source: email from Mr. Humphrey dated 2022-09-23 and application attached). All proposed activities will take place within the building.
- C. Per the North American Industry Classification System (NAICs) "mixing and packaging of food products" constitutes manufacturing. Related Industry Classifications include:
 - 1) *311911 Roasted Nuts and Peanut Butter Manufacturing*. Comprises establishments engaged in one or more of the following: (1) salting, roasting, drying, cooking, or canning nuts; (2) processing grains or seeds into snacks; and (3) manufacturing peanut butter.
 - 2) *311920 Coffee and Tea Manufacturing*. Comprises establishments engaged in one or more of the following: (1) roasting coffee; (2) manufacturing coffee and tea concentrates (including instant and freeze-dried); (3) blending tea; (4) manufacturing herbal tea; and (5) manufacturing coffee extracts, flavorings, and syrups.
 - 3) *311930 Flavoring Syrup and Concentrate Manufacturing*. Comprises establishments engaged in manufacturing flavoring syrup drink concentrates and related products for soda fountain use or for the manufacture of soft drinks.

- 4) *311942 Spice and Extract Manufacturing*. Comprises establishments engaged in (1) manufacturing spices, table salt, seasonings, flavoring extracts (except coffee and meat, and natural food colorings) and/or (2) manufacturing dry mix food preparations, such as salad dressing mixes, gravy and sauce mixes, frosting mixes, and other mix preparations.
- D. City of Slidell zoning code classifies manufacturing activities as industrial activities, and any industrial use located in the C-6 Regional Shopping Center zoning district requires approval of a Conditional Use Permit from the City Council.
- E. The Manufacturing Retail Outlet or MRO:
- 1) Is zoned C-6 Regional Shopping Center.
 - 2) Consists of multiple buildings, wherein each is divided into multiple suites with their own entrances but share a common wall with neighboring suites (Figure 1).
 - 3) Contains a wide array of uses including an event hall and religious assembly.
 - 4) Has access to I-10 and a sufficient internal vehicle circulation plan consisting of a service road accessing the rear of the individual suites and ample parking in front of the building (Figure 1).
- F. The Kingspoint Subdivision abuts the north boundary of the MRO. Kingspoint is a St. Tammany Parish subdivision zoned St Tammany Parish A4: Single Family residential. Homes in Kingspoint are approximately 165' from the rear entrance to suite 251 (Figure 1).
- G. There is no buffer between the MRO and the Kingspoint subdivision. For new industrial construction adjacent to a resident use, requirements would include a 10' buffer consisting of an opaque fence and a ten (10') wide landscape area planted with Class A (canopy trees) every 25' on center along with a mix of understory trees and shrubs to buffer the residences from the noise, light, and particulate pollution from the commercial/industrial site (City of Slidell Code of Ordinance, Appendix A, sections 2.2207 and 2.25.).
- H. Based on City Environmental Standards and the proposed industrial/manufacturing processes presented in the application, the following analysis on the environmental impacts is provided:
- 1) *Noise*. The mixing and packaging processes should not create any noise that will be detectable outside the building.
 - 2) *Vibration*. The mixing and packaging processes should not create any vibrations that will be detectable outside the building.
 - 3) *Smoke and Particulate*. The mixing and packaging processes should not create any smoke or particulate that will be detectable outside the building.
 - 4) *Toxic and Noxious Matter*. The mixing and packaging processes should not create any toxic or noxious matter that will be detectable outside the building.
 - 5) *Odorous or Hazardous Emissions*. The mixing and packaging processes should not create any noise that will be detectable outside the building.
 - 6) *Fire and Explosive Hazards*. The mixing, packaging, and storage processes do not involve any actions or materials that would create a fire or explosive hazard.
 - 7) *Glare*. The mixing and packaging processes should not create any glare that will be detectable outside the building.

- 8) *Liquid and Solid Waste.* The mixing and packaging processes should not involve any actions or byproducts that create liquid or solid waste that cannot be handled with regular commercial waste management procedures or disposed of in the City's sanitary sewer system.
- 9) *Electromagnetic Radiation.* The mixing and packaging processes should not create any electromagnetic radiation.
- 10) *Truck and Heavy Equipment.* The mixing, packaging, and retail process should not create any truck or heavy equipment activity that is not consistent with existing truck and heavy equipment activity within the MRO.
- l) Conditional uses for light industrial uses within the C-6 zoning district shall comply with the procedures and standards of Section 2.2215, as well as the following standards in Section 2.1801A:
 - (1) All activities shall be conducted in a completely enclosed building having roof and walls.
 - (2) All activities shall cease between the hours of 10:00 p.m. and 7:00 a.m.
 - (3) All activities shall conform with the requirements and standards of sections 2.2001(4), 2.1901 and all standards applicable to the C-4 highway commercial zoning district.
 - (4) If a business ceases to exist or fails to operate for 30 days, the conditional use permit shall become null and void
2. *Conclusions.* As presented, the mixing, packing, storing, and retailing processes proposed do not appear to create any adverse environmental affects that would require mitigation.
3. *Recommendation.* Conditional Use application CU22-02 be approved with compliance with the procedures and standards of Sections 2.2215 and 2.1801A.





Planning Department

STAFF REPORT

Case Nos. T22-04

Text amendment to C-1 and C-1A Zoning Districts to permit automotive repair as a Conditional Use.

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: Fremaux Ave and Short Cut Hwy between Beth Dr. and Front St. (**Figure 1**)

Petitioner: Administration.

Zoning: Mixed Zoning (**Figure 1 and 2**)

Requests: Text amendment to C-1 and C-1A zoning districts to permit Automotive Repair as a Conditional Use.

Planning & Zoning Commissions

Consent Agenda: September 19, 2022

Public Hearing: October 17, 2022

City Council

Consent Agenda: October 11, 2022

Public Hearing: November 8, 2022

Recommendations

Planning Department	Zoning Commission
1. Add definition of Automotive Repair to City of Slidell Code of Ordinances. 2. Amend C-1 and C-1A zoning districts to include Automotive Repair as a Conditional Use. 3. Rezone all lots/parcels fronting on Fremaux Avenue between Front Street and W-14 Canal to C-1. 4. Rezone all lots/parcels fronting on Fremaux Avenue and Short Cut Highway between the W-14 Canal and Beth Drive to C-1A.	TBD.

1. Findings.

- A. The Fremaux Ave-Shortcut Highway Corridor connects Interstate 10 and the Fremaux Town Center to Front Street/Highway 11 and serves as a gateway to the City's Olde Towne and Waterfront Districts (**Figure 1**).
- B. To manage development along the Fremaux Ave-Shortcut Highway Corridor, the City Council created two (2) zoning districts to preserve the residential and light commercial character of the surrounding area/residential neighborhoods (City of Slidell, Code of Ordinances, App. A, Part 2, Sections 2.16A and 2.16B). The two (2) districts include:
 - 1) **C-1 Fremaux Avenue Business District.** The C-1 district includes area fronting on Fremaux Avenue (U.S. Hwy 190) between Front Street (U. S. Hwy 11) and the W-14 canal. (**Figure 1**)

- 2) **C-1A Fremaux Avenue/Shortcut Highway District.** The C-1A district includes areas fronting on Fremaux Avenue (U. S. Highway 190) between the W-14 Canal and Beth Drive (originally Nellie Drive)¹ (**Figure 1**).
- C. Establishment of the C-1 and C-1A zoning districts did not include rezoning the lots and parcels in the districts to C-1 and C-1A respectively. Instead, the lots and parcels became “eligible” for rezoning. The criterion for rezoning C-1 and C-1A differs as follows:
 - 1) **C-1 District.** Rezoned by an application from the property owner, application from the City administration, or a motion from the City Council. (App A., Part 2, Section 2.16A)
 - 2) **C-1A District.** Rezoned by an application from the property owner, application from the City administration, a motion from the City Council, or “...may be rezoned to C-1A if the current use changes to a less intense use allowed by C-1A or if the current use is vacant for more than 12 months.” (App A., Part 2, Section 2.16B)
- D. Jurisdiction of the Fremaux Ave-Shortcut Highway Corridor is split between City of Slidell and St. Tammany Parish. Parish zoning along the corridor is mixed, including the following districts (**Figure 2**):
 - 1) **NC-1 Professional Office.** NC-1 “...provide[s] for the location of small professional offices in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact.” Automotive repairs shops are prohibited. (St. Tammany Parish Code of Ordinances, Ch. 130, Article IV, Division 16)
 - 2) **NC-4 Neighborhood Institutional.** NC-4 “...provide[s] for the location of uses which provide a service at the neighborhood level but could result in large influx of customers or clientele at a specific time because of scheduled gatherings, classes, or meetings.” Automotive repairs shops are prohibited. (St. Tammany Parish Code of Ordinances, Ch. 130, Article IV, Division 19)
 - 3) **HC-1 Highway Commercial.** HC-1 “...provide[s] for the location of limited-scale highway commercial uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.” Automotive repairs shops are prohibited. (St. Tammany Parish Code of Ordinances, Ch. 130, Article IV, Division 24)
- E. **Mixed Zoning Along Corridor.** The City’s policy of retaining prior zoning and the intermix of parish and city jurisdiction has led to mixed zoning along the corridor (**Figures 1 and 2**). Mixed zoning has led to inconsistent regulation between adjacent lots and parcels, including the presence of nonconforming (more intense) land uses and limited land use transitions between lots to mitigate the effects of more intense zoning district standards.
- F. **Automotive Repair.** Neither the C-1 nor the C-1A districts permit automotive repair or maintenance, but there are automotive repair and maintenance businesses operating along the Corridor, both in the City and Parish, including:
 - 1) *Lawless Automotive Customs.* Located at 1214 Fremaux Ave and zoned in the City of Slidell as C-4. The business currently appears to specialize in custom auto body and paint work.
 - 2) *Parish Cab.* Located at 1189 Fremaux Avenue and zoned in City of Slidell as C-1. The business currently appears to have equipment and facilities that provide automotive repair

¹ See Ord. 4035.

and maintenance as an accessory use to the principal use of cab company, including engine replacement.

- 3) *Radiator Shop*. Located at 224 Fremaux Avenue and zoned in the City of Slidell as C-3. The Radiator Shop current appears to provide automotive repairs and maintenance.
- 4) *Williams Tire*. Located at 1584 Short Cut Highway and zoned in the Parish as NC-4. Williams Tire appears to currently provide tire and automotive repair and maintenance.
- 5) *Tire Shop (under construction)*. Located on Shortcut Highway and zoned in the City of Slidell as C-4. The business currently appears to be a tire and automotive repair shop under construction. The boundary of the C-1A district was amended to exclude this lot, and upon annexation it was zoned as C-4.

G. Automotive Repair Definitions/Descriptions. The City of Slidell does not have a definition of “automotive repair and maintenance”. The below definitions are provided for consideration.

- 1) American Planning Association’s A Planners Dictionary (PAS Report 521-522).

Automobile repair services establishment. An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups, and transmission work, provided it is conducted within a completely enclosed building. (North Liberty, Iowa)

- 2) North American Industry Classification Systems (NAICS).

- a) *General Automotive Repair (NAICS 811111)*. This U.S. industry comprises establishments primarily engaged in providing: (1) a wide range of mechanical and electrical repair and maintenance services for automotive vehicles, such as passenger cars, trucks, and vans, and all trailers, or (2) engine repair and replacement.
- b) *Automotive Body, Paint, and Interior Repair and Maintenance (NAICS 811121)*. This U.S. industry comprises establishments primarily engaged in repairing or customizing automotive vehicle and trailer bodies and interiors; and/or painting automotive vehicles and trailer bodies.

H. Automotive Repair Nuisances.

- 1) *Noise*. Pneumatic tools, trucks emptying dumpsters, and other equipment can create noise that can travel long distances.
- 2) *Vehicles*. Auto repair shops can have a large number of vehicles stored on the lot waiting to be worked on, picked up, or junked that can create an unsightly appearance out of character with the intent of the Corridor.
- 3) *Storage of parts, chemicals, and materials*. Vehicle repairs require the storage and disposal of parts, chemicals and materials that—if not stored and handled properly—can create a hazard and an unsightly appearance out of character with the intent of the Corridor.
- 4) *Automotive body and paint repairs*. The machinery and processes used in automotive body repair are generally larger and louder given the requirement to fabricate, shape, and grind metal parts. Automotive body repair generates and must store a greater amount of scrap and junk as a byproduct of their processes.

2. Conclusions.

- A. Automotive repair processes can create noise, particulates, and junk that can become nuisance to neighboring properties and degrade the appearance of the Corridor.
- B. Automotive body repair and painting can be more disruptive on neighboring properties and – without close regulation and enforcement—could result in the creation of junk yards.
- C. Conditions can be imposed to mitigate the possible adverse effects of automotive repair on neighboring property and maintain the appearance of the Corridor.
- D. While automotive repair is not permitted by either City or Parish zoning, there are several automotive repair establishments in operation along the Corridor that pre-existed current zoning or are “hold-over” zoning classifications that were retained when the area was rezoned C-1 and C-1A.
- E. Land use regulation inconsistencies, as a result of mixed zoning along the Fremaux Ave-Shortcut Highway Corridor, make consistent land use regulation and decision-making along this Corridor challenging.

3. Recommendations.

- A. Amend the City of Slidell Code of Ordinances, Appendix A: Zoning, Part 9: Definitions to add:
Automotive Repair and Maintenance: Establishments primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups, and transmission work, provided all activities are conducted within a completely enclosed building.
Automotive Body and Paint Repair: Establishments primarily engaged in repairing or customizing automotive vehicle and trailer bodies and interiors; and/or painting automotive vehicles and trailer bodies.
- B. Amend C-1 and C-1A districts to add Automotive Repair and Maintenance only—not Automotive Body and Paint—as a Conditional Use with the following conditions applied to all applications and augmented with other site-specific conditions by the City Council based on a recommendation from the Zoning Commission:
 - 1) No automotive repair bays can face Fremaux Ave-Shortcut Highway or a residential lot.
 - 2) All vehicles being repaired or maintained must be stored either inside a building or in yard enclosed with eight (8) foot tall opaque fences on all sides, so as to completely obscure views of vehicles from adjacent sites and the public right of way.
- C. To enhance consistent treatment of land uses along this Corridor, conduct an Area Study to consider the rezoning of:
 - 1) Properties fronting on Fremaux Avenue (U.S. Hwy 190) between Front Street (U.S. Hwy 11) and W-14 Canal to C-1 Fremaux Ave Business District.
 - 2) Properties fronting on Fremaux Ave-Shortcut Highway (U.S. Hwy 190) between W-14 Canal and Beth Drive as C-1A Fremaux /Shortcut Highway.

Figure 1: Fremaux Ave -Short Cut Hwy Corridor

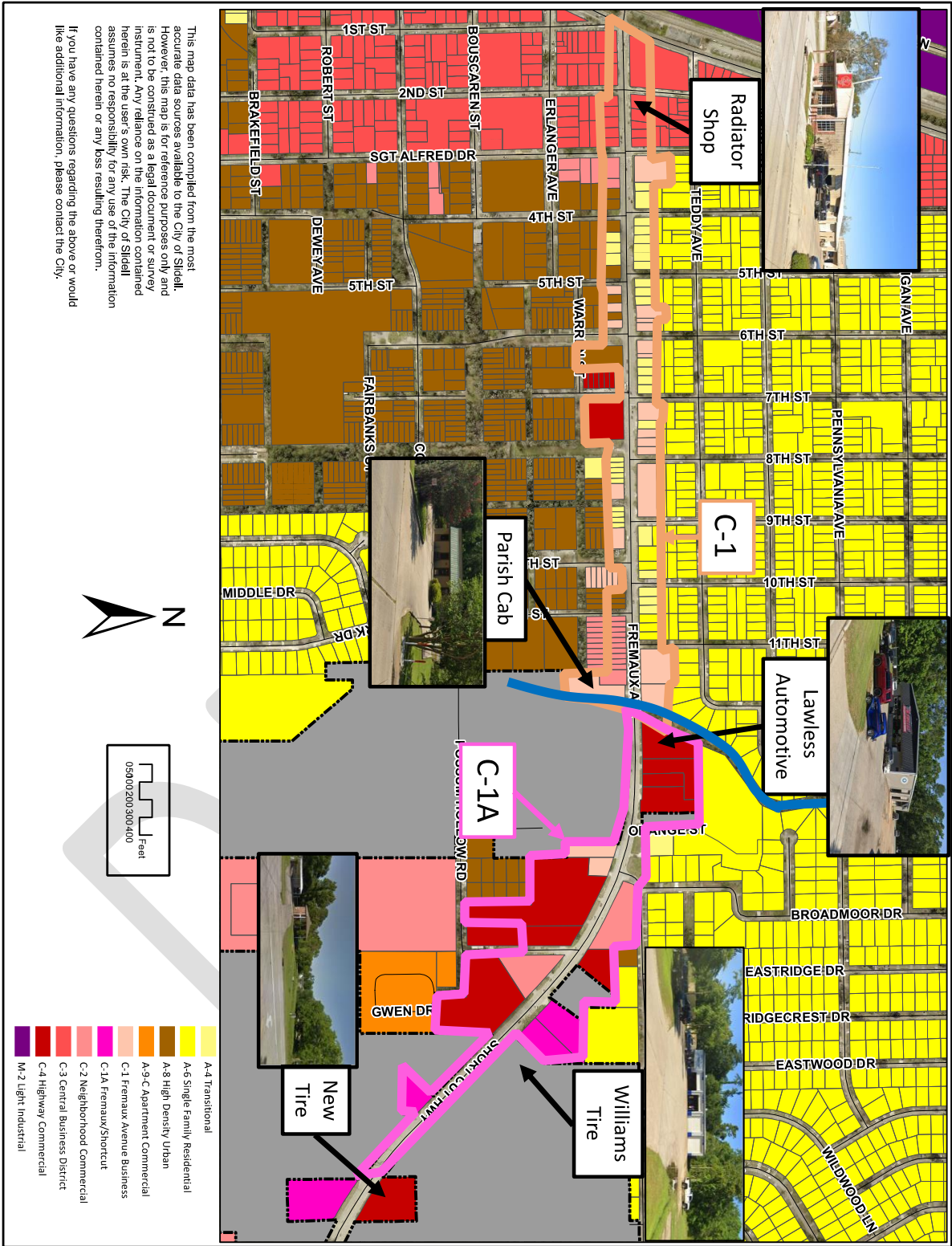
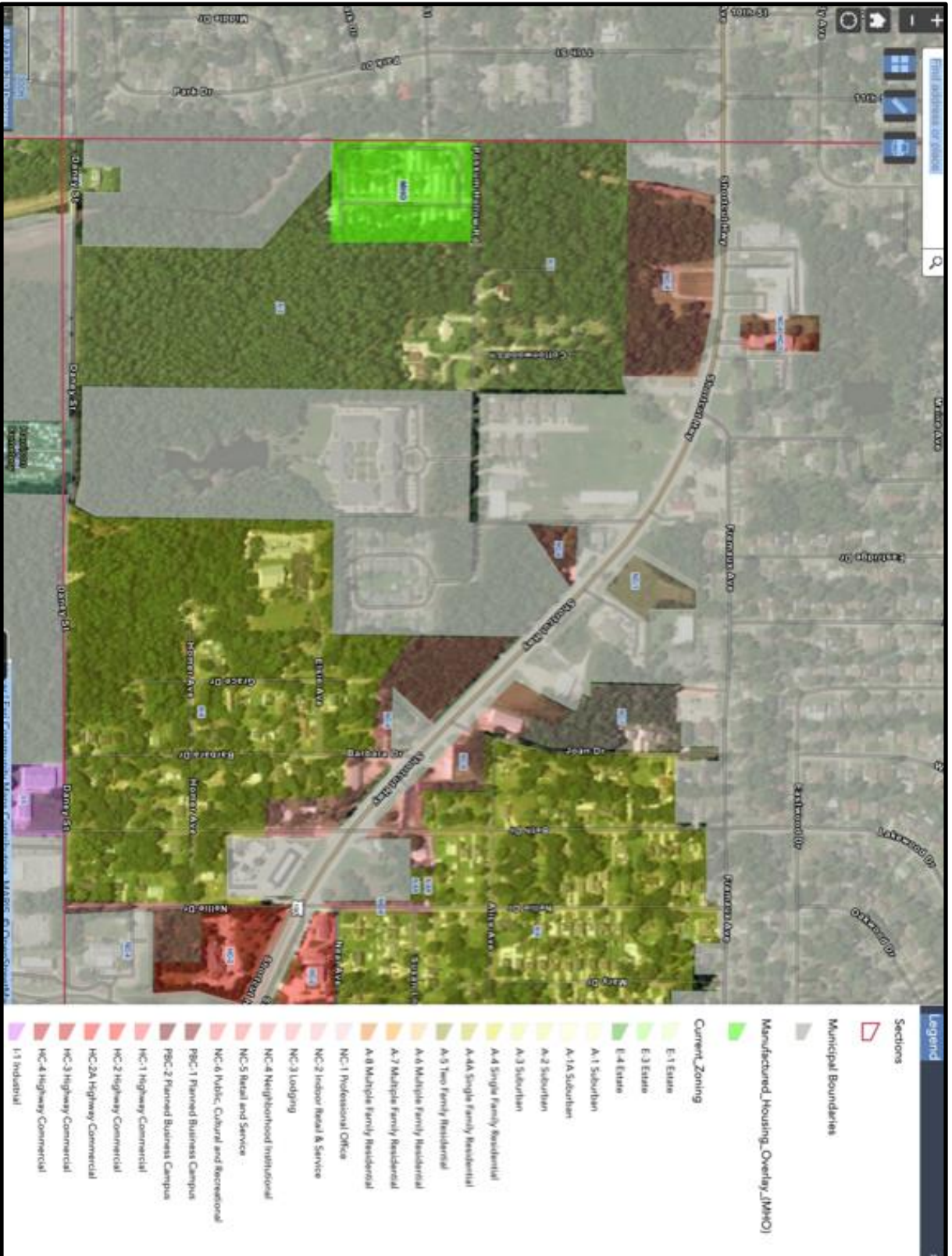
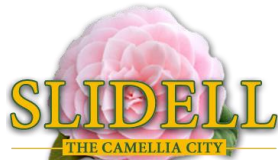


Figure 2: St. Tammany Parish Zoning Fremaux Ave-Shortcut Hwy Corridor





Planning Department

Staff Report

Case Nos. T22-05

Removal of Zoning Schedule table from Section 10.7, Part 10, Appendix A: Zoning of the City of Slidell Code of Ordinances

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Location: Text Amendment

Petitioner(s): Administration

Zoning: N/A

Requests: Removal of Zoning Schedule table from Section 10.7, Part 10, Appendix A: Zoning of the City of Slidell Code of Ordinances.

Planning & Zoning Commissions

Consent Agenda: September 19, 2022

Public Hearing: October 17, 2022

City Council

Consent Agenda: October 11, 2022

Public Hearing: November 8, 2022

Recommendations

Planning Department

Remove the Zoning Schedule from Section 10.7

Planning & Zoning Commissions

To be determined

1. Findings.

- A. Part 2: Schedule of District Regulations Adopted, Appendix A: Zoning identifies the City's zoning districts and provides for their regulations, including:
 - 1) List of the districts.
 - 2) List of permitted, conditional, and prohibited uses.
 - 3) Lot dimensional regulations to include setbacks, height limits, and minimum lots sizes.
 - 4) Other district regulations.
 - B. Section 10.7: Agricultural Use, Part 10: Modifications and Exceptions, Appendix A: Zoning includes a Zoning Schedule (Incorporated Areas) table which provides a separate list of zoning districts and their regulations (Figure 1).
 - C. Upon review and comparison, the table in Section 10.7 is outdated and may create inconsistencies in the application of land use standards across the City if retained in the Code of Ordinances.
2. **Conclusion.** The Zoning Schedule in Section 10.7 is unnecessarily duplicative and creates opportunities for conflicting zoning standards in the Code of Ordinances.
 3. **Recommendation.** The Zoning Schedule table in Section 10.7 of Appendix A be deleted.

Figure 1. ZONING SCHEDULE (Incorporated Area)

Districts and section number	Use permitted	Exceptions	Maximum Height	Yard Setbacks				Lot Size		Parking	Other
				Front	Side	Rear		Minimum	Width		
R-rural 2.1	Agricultural, residential	Apartments, commercial & industrial (See 2.101)	None ¹	50'	50'	50'		60,000 sq. ft.	200'	part 4—2 spaces per dwelling unit	Loading zone for commercial and industrial use
F-inundation 2.2	Any allowed in controlling zoning districts										
A-1 suburban 2.3	Dwellings, municipal and recreational, school, churches, agriculture, etc.		35'	50'	10'		See 2.304c	20,000 sq. ft. See 10.2	100' at building line	See part 4	
A-2 residential 2.4	A-1 uses, residential, home occupations, agriculture, accessory buildings, etc.		35'	25'	10'		25' to 50'	12,000 sq. ft. See 10.2	100' at building line	See part 4	
A-3 residential 2.5	A-2 uses, residential, apartments, beauty shops, boat rentals, etc.		45'	20'	5'		20' to 50'	7,500 sq. ft. plus 2,500 sq. ft. per family in multifamily dwellings	75' at building line	See part 4	
A-4 transitional 2.6	A-3 uses, apartments, motels, office buildings, personal service shops, etc.		45'	20' Sec. 1.4	5' Sec. 1.4		20' to 50' Sec. 1.4	7,500 sq. ft. plus 750 sq. ft. per each additional family	75' at building line	See part 4	See 10.1
A-5 planned residential 2.8	A-2 and A-3 uses	See 2.101	Same as A-2 and A-3 except for density allowance					Vary but not less than density of 12,000 sq. ft. per family			80 acres or more
A-6 single-family urban 2.15	Single-family dwellings, schools, public facilities, etc.		35'	25'	5' and 20% of area		25'	8,400 sq. ft.	70'	See part 4	
A-7 multifamily urban 2.16	A-6, multifamily dwellings, etc.		45'	20' or average building line	5' and 20% of area		25'	7,200 sq. ft. minimum plus 2,500 sq. ft. for each additional family	60'	See part 4	
A-8 residential 2.17	A-6, apartments, beauty shops, etc.		45'	20' or average building line	5' and 20% of area		25'	6,000 sq. ft. minimum plus 1,500 sq. ft. for each additional family	50'	See part 4	

A-9 apartments 2.18	A-6, apartments, and row houses	Same as A-6; Front or Rear Yard with Parking, Min. 40'						10,500 sq. ft. minimum plus 800 sq. ft. for each unit over 4 and 1,800 sq. ft. for each ground level unit over 4	70'	See part 4 1.5 per unit	
A-10 trailer parks 2.21	A-8, mobile home type trailers and travel trailers	45'	20'	15'	15'			9,300 sq. ft. for service and recreation facilities, 10 trailer units per acre maximum	27' per trailer space	See 2.2105	5 acres or more
C-1 planned commercial 2.11	C-2	Same as C-2								See part 4	6 acres or more
C-2 commercial 2.11	Amusement enterprises, auto retail, wholesale and repair, <u>bus</u> and railroad terminals, etc.	65'	None ¹	None ¹	None ¹	None ¹	None ¹	For dwelling same as A-3		See part 4	Loading zones, part 4
C-3 neighborhood commercial 2.19	A-8, office, restaurant, neighborhood convenience stores, etc.	45'	None ¹	None ¹	None ¹	None ¹	None ¹	For dwelling same as A-8		See part 4	
C-4 highway commercial 2.20	C-3, gift shop, drive-in, trade, truck repair, warehouses, etc.	45'	None ¹	None ¹	None ¹	None ¹	None ¹	For dwelling same as A-8		See part 4	
M-1 planned industrial 2.10	Light industry	Same as C-2									20 acres or more
M-2 light industrial	M-1 uses, bulk oil storage, boat repair yard, etc.	None ¹	None ¹	None ¹	None ¹	None ¹	None ¹	Structure not to cover more than 6% of lot area		See part 4	Loading zones part 4
M-3 general industrial 2.13	M-1 uses	None ¹	None ¹	None ¹	None ¹	None ¹	None ¹	None		See part 4	Loading zones part 4