

7 Introduced January 8, 1991, by  
8 Councilman Washington, seconded  
9 by Councilman Berault (both by  
10 request of Administration)  
11

12 Item No. 91-01-1489  
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14  
15 ORDINANCE NO. 2382  
16

17  
18 An ordinance amending Appendix A-Zoning, Part 2.  
19 Schedule of District Regulations Adopted, Section 2.20. M-2 Light  
20 Industrial District., of the Code of Ordinances of the City of  
21 Slidell.  
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23 NOW THEREFORE BE IT ORDAINED by the Slidell City  
24 Council that Appendix A-Zoning, Part 2. Schedule of District  
25 Regulations Adopted, Section 2.20. M-2 Light Industrial District.,  
26 is hereby amended as follows:  
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30  
31 Delete the existing language in Section 2.2001 Permitted  
32 Uses:, and replace with the following:  
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34 "Purpose. This district is intended to create an  
35 environment that will promote and protect a strong light  
36 industry base for the City of Slidell while protecting the  
37 environment and preserving an attractive residential life  
38 style.  
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41 2.2001 Location. This light industrial district shall  
42 replace the M-2 Light Industrial District as said  
43 district existed on the effective date of this  
44 ordinance. The use limitations provided by this  
45 ordinance shall extend to any other land annexed by  
46 or otherwise acquired by the City for industrial  
47 purposes until a land use plan has been completed by  
48 the City and adopted by the City Council after which  
49 time such acquired land may be rezoned in a fashion  
50 compatible with such land use plan. Any rezoning  
51 proposed for any Slidell industrially zoned district  
52 within three hundred feet (300') of a parish boundary  
53 shall be referred to the St. Tammany Parish  
54 Department of Development which shall be given at  
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13 least thirty (30) days in which to comment in writing  
14 on such proposal before any Slidell rezoning shall  
15 take effect.  
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19 (1) Definitions. The following definitions shall  
20 apply within the Light Industrial District of  
21 the City of Slidell:  
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24 (a) Assembly. Assembly shall be the fitting  
25 together of manufactured parts in a  
26 machine, structure or unit which is  
27 complete in and of itself or into  
28 components which may be further fitted  
29 together and where such assembly takes  
30 place within an enclosed building with both  
31 walls and roof.  
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35 (b) Manufacturing. Manufacturing shall be the  
36 process of making goods or wares from raw  
37 materials by hand or machinery when that  
38 process takes place within an enclosed  
39 building with both walls and roof.  
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41  
42 (c) Retail. Retail Services or Retailing.  
43 Retailing shall be the sale of goods or  
44 services to the public. Services may  
45 include cleaning, maintenance and repair  
46 insofar as these services are conducted in  
47 accordance with the environmental  
48 requirements of Section 2.1901 of this  
49 code. Storage of goods for retail sale or  
50 service shall meet the requirements for  
51 storage established for wholesaling.  
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55 (d) Wholesaling. The storage and sale of goods  
56 or wares for the purpose of further sale to  
57 a distributor or retail merchant.  
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13 Wholesaling shall not include final sales  
14 to the public which shall be considered  
15 retailing. A warehouse provided for  
16 wholesale goods storage shall meet  
17 requirements for warehouses in the  
18 commercially zoned area of the City.

19 (e) Research Services. Refers to establishments  
20 primarily engaged in research of an  
21 industrial or scientific nature but shall  
22 not include chemical, biological, nuclear  
23 or animal research.  
24

25 (2) Permitted Uses. Assembly, retailing,  
26 wholesaling, research services, as defined here  
27 in and such uses as are permitted in the C-4  
28 commercial zone shall be permitted in the Light  
29 Industrial Zone. No structure or land shall be  
30 devoted to any other use than a use permitted  
31 hereunder with the exception of those cases  
32 where such were lawfully established prior to  
33 the effective date of this ordinance. Any  
34 permitted use shall conform to the environmental  
35 standards and requirements of Section 2.1901 of  
36 this code.  
37

38 (3) Conditional Uses. Manufacturing uses as defined  
39 herein may be permitted as a conditional use in  
40 accordance with Section 2.2215. Conditional  
41 uses must comply with the environmental  
42 standards contained in Section 2.1901.  
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44 (4) Permits Required. In addition to any building  
45 permits required, the operator of a proposed use  
46 in the Industrial District shall file a written  
47 application for a zoning permit. Said  
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13 application shall also be required for any  
14 expansion, enlargement, or change to any  
15 existing permits. This permit shall be  
16 designed by the Planning Department and will  
17 require a full description of the use to be  
18 undertaken, the method and materials to be used  
19 in any assembly, manufacturing, or wholesaling  
20 operation in the industrial district effective  
21 after the adoption of this ordinance. The use  
22 authorized by this permit shall be approved as  
23 conforming to the letter and spirit of the  
24 zoning ordinance prior to the application to the  
25 Permits Department for any building permit.  
26 There shall be no expansion or modification of  
27 any permitted use until a zoning review  
28 application for such improvements has been filed  
29 with the City and approved by the Planning and  
30 Permit Departments.  
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49 Where there is a question on the part of  
50 the Planning Department if the proposed use  
51 might violate the environmental standards  
52 established in Section 2.1901, the applicant  
53 shall furnish to the Planning Director, at the  
54 applicant's expense, such engineering or other  
55 environmental data that will satisfy the  
56 director that the environmental standards will  
57 be met. However, such approval of the  
58 application by the Planning Director shall not  
59 relieve the applicant of meeting the  
60 requirements of Section 2.1901 when the approved  
61 use is undertaken. Applicants aggrieved by the  
62 decision of the Planning Director may file an  
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12 appeal with the Board of Zoning Adjustments  
13 (BZA). The BZA in making its decision may  
14 require engineering or environmental analysis of  
15 the proposed operation by an independent  
16 consulting firm or firms. The cost of any such  
17 reviews shall be born by the applicant. Copies  
18 of the zoning permit application shall be kept  
19 on file at the Planning Department and be  
20 available for public scrutiny. Misrepresenta-  
21 tion, falsification or significant omission on  
22 the application shall cause the permit to be  
23 null and void.  
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28 Complaints that a zoning use is in  
29 violation of the permit or environmental  
30 standards imposed by Section 2.1901 shall in the  
31 first instance be investigated by the  
32 Engineering Department. If the department needs  
33 additional engineering or environmental analysis  
34 or consultation to make a determination it  
35 shall employ such consultation. In the event  
36 the complaint is justified, the plant operator  
37 shall be charged the cost of such analysis and  
38 consultation and shall immediately cease the  
39 operation determined to be in violation."  
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60 BE IT FURTHER ORDAINED that Section 2.2002 Prohibited  
61 uses: is hereby deleted in its entirety and replace with the  
62 following:  
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65 "2.2002 Prohibited Uses. The following shall be prohibited:

- 66  
67 (1) Residential uses.  
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69 (2) Landfills for the disposal of solid wastes,  
70 hazardous and/or toxic substances.  
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72 (3) Disposal or storage of hazardous waste.  
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74 (4) Storage of more than one hundred ten (110)  
75 gallons of hazardous or toxic materials.  
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- 13 (5) Wrecking yards and junk yards (including  
14 automotive).  
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16 (6) Chemical, paints and fertilizer manufacturing.  
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18 (7) Pyrotechnics, ammunition and explosives.  
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20 (a) Storage or sale of pyrotechnics and  
21 explosives.  
22  
23 (8) Paper and pulp manufacturing.  
24  
25 (9) Petroleum refining, processing or manufacturing.  
26  
27 (10) Building and repair of boats in excess of  
28 ninety feet (90') in length.  
29  
30 (11) Asphalt or concrete batching plants.  
31  
32 (12) Rubber products manufacturing.  
33  
34 (13) Automotive race tracks and drag strips.  
35  
36 (14) Abattoirs, dressing of animal or poultry  
37 products, tanning and rendering fats and oils.  
38  
39 (15) Iron or metal working involving foundry, drop  
40 hammer or punch press over twenty (20) tons.  
41  
42 (16) Atomic energy generation.  
43  
44 (17) Uses of land or structures in any manner that  
45 would create dangerous, injurious, noxious or  
46 otherwise objectionable fire explosive,  
47 radioactive or other hazardous condition, noise  
48 or vibration; smoke, dust, odor or other form  
49 of air pollution; electrical or other  
50 disturbance; or other substance, condition or  
51 elements in a manner or amount as to adversely  
52 effect the surrounding areas.  
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54 (18) Any use that fails to meet the environmental  
55 standards and requirements established in  
56 Section 2.1901 of this code."  
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13 BE IT FURTHER ORDAINED, that Section 2.22 Supplementary  
14 district regulations., is hereby amended by adding a new  
15 subsection as follows:  
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18 "2.2215 Conditional use permits: In order to accomplish the  
19 general purpose of these regulations, there are certain  
20 uses which must be recognized in addition to the regular  
21 permitted uses of a district because of unusual  
22 characteristics or the service they provide the public.  
23 Because the principle objective of this Zoning Ordinance  
24 is to promote an orderly arrangement of compatible  
25 building and land uses, these conditional uses require  
26 special regulation to achieve a compatibility with  
27 existing or planned development. Often the effect of  
28 these uses on the surrounding environment cannot be  
29 foreseen and evaluated until a specific site has been  
30 proposed. The conditions controlling the location and  
31 operation of such conditional uses are established by the  
32 following provisions of this ordinance.  
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48 (A) Approval. The Slidell City Council with the  
49 recommendation of the Zoning Commission shall have  
50 the authority to permit the conditional use of land  
51 or structures for uses designated as conditional  
52 uses in each zoning district in accordance with the  
53 procedures, conditions, and standards in this  
54 ordinance.  
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62 (B) Conditions.

63 (1) The proposed special use will comply with all  
64 applicable regulations in the zoning district  
65 in which the property in question is located.  
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13 (2) Zoning Commission may attach such conditions to  
14 the conditional use as are necessary to assure  
15 continuous conformance to all applicable  
16 standards and requirements so as to prevent the  
17 use from negatively impacting on adjacent land  
18 uses and to protect the health, safety, and  
19 welfare of the public.  
20

21 (3) Failure to observe the conditions of the  
22 Commission, imposed pursuant to the issuance of  
23 the conditional use, shall be deemed to be a  
24 violation of these regulations and may be  
25 grounds for revocation of the conditional use.  
26 Any person found to be in violation of a  
27 Conditional Use Permit shall be subject to the  
28 penalties prescribed in Section 3.402 of the  
29 Zoning Ordinance.  
30

31 (4) The Zoning Commission may approve uses subject  
32 to the regulations, and to any additional  
33 requirements imposed in the public interest to  
34 cover circumstances unique to the selected site  
35 including drainage, traffic and environmental  
36 analysis of the site and surrounding property  
37 by an independent engineering firm to be  
38 selected by the City. The cost of such studies  
39 shall be born by the applicant.  
40

41 (C) General Standards.  
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43 (1) The location and size of the use, the nature  
44 and intensity of the operation involved in (or  
45 conducted in connection with) the use, the size  
46 of the site in relation to the use, and the  
47 location of the site with respect to  
48 neighboring land uses and to streets giving  
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13 access to the site shall be such that the use  
14 will be in harmony with the land uses in the  
15 district in which it is located.  
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- 18 (2) Time limit requirement for length of permit  
19 use.  
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22 (3) Hours of operation for use, buffering and/or  
23 landscaping above the minimum Ordinance  
24 requirements.  
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27 (4) The location, nature and height of structures,  
28 walls and fences, and the nature and extent of  
29 landscaping on the site shall be such that the  
30 use will not hinder or discourage the  
31 development and use of adjacent land and  
32 structures.  
33  
34 (5) Parking areas shall be of adequate size for the  
35 particular use, properly located and suitably  
36 screened from adjoining residential uses, and  
37 the ingress and egress drives shall be laid so  
38 as to achieve maximum safety.  
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40 (6) Adequate utilities, drainage and other  
41 necessary facilities have been or will be  
42 provided.  
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44 (7) Environmental safety devices shall be employed  
45 as is necessary to insure the health, safety  
46 and welfare of the public.  
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63 (D) Application. A written application verified by the  
64 owner of record or authorized agent of said owner of  
65 the property involved shall be filed with the  
66 Planning Department for the attention of the Zoning  
67 Commission upon a form prescribed therefore, which  
68 shall contain, or be accompanied by, all required  
69 information. The written application shall be in  
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13 such a form and accompanied by such information as  
14 shall be prescribed from time to time by the Zoning  
15 Commission, but shall in any event include the  
16 following:  
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21 (1) Identification - The petitioner's name,  
22 address, and interest in the petition, and the  
23 name, address, and interest of every person,  
24 firm, corporation, or governmental agency  
25 represented by the petitioner in the petition.  
26  
27 (2) Legal Description - A legal description of the  
28 land proposed to be covered by the special use  
29 permit.  
30  
31 (3) Plat of Survey - A current legal plat of  
32 survey of the property showing the flood zone  
33 that the property is located in, all existing  
34 structures, easements and rights-of-way.  
35  
36 (4) Arguments - A statement containing a summary of  
37 the circumstances, factors, and arguments that  
38 the petitioner offers in support of the  
39 proposed special use permit.  
40  
41 (5) Zoning and Use - The present zoning of the  
42 property and description of intended use.  
43  
44 (6) Site Plan - A site plan drawn to a scale of not  
45 less than one inch (1") to one hundred feet  
46 (100') or as designated by the Planning  
47 Director, showing the subject site, the length  
48 and location of its boundaries, the location  
49 and proposed use of all existing and proposed  
50 structures and the proposed use of all areas of  
51 the site not enclosed by a building including  
52 parking areas, storage areas, maintenance  
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13 areas, loading areas, and production areas, the  
14 site plan shall also indicate the zoning of all  
15 land within three hundred feet (300') of the  
16 subject site.  
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21 (7) Other Materials - Such other data or materials  
22 as the Zoning Commission finds necessary to  
23 appraise the need for or effect of the special  
24 use.  
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29 (E) Public Hearing. Upon the Planning Department's  
30 receipt of a complete application, a public hearing  
31 shall be scheduled before the Zoning Commission.  
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34 (1) Notice of Hearing - Notice of a public hearing  
35 shall be published in the official journal at  
36 least twice prior to the date of the public  
37 hearing with one (1) of the publication dates  
38 being at least ten (10) days prior to the  
39 hearing. This notice shall include a legal  
40 description of the property, time, and place of  
41 the public hearing, a general description of  
42 the property's location and a general  
43 description of the proposed use.  
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53 (2) Determination - The Zoning Commission shall  
54 then make its findings and the conditional use  
55 permit shall not become effective for ten (10)  
56 working days, during which time an appeal can  
57 be made in written form to the Clerk of the  
58 City Council. An appeal shall be placed on the  
59 regular agenda of the City Council.  
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68 (F) Period of Validity. Every special use permit shall  
69 become null and void six (6) months after the date  
70 it is granted by the City Council, unless:  
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- 13 (1) A Certificate of Occupancy is obtained pursuant  
14 to such special use permit and the special use  
15 is actually established within the six (6)  
16 month period; or  
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21 (2) A building permit is obtained pursuant to such  
22 special use permits and construction work  
23 pursuant to such building permit is actually  
24 begun within the six (6) month period, and the  
25 construction work is carried on diligently to  
26 completion in accordance with such building  
27 permit.  
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35 (3) The City Council may extend the time period  
36 for an additional six (6) months where such  
37 extension is deemed reasonably necessary.  
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41 (4) Abandoned or Discontinued - If any special use  
42 is abandoned, or is discontinued for a  
43 continuous period of one (1) year, the special  
44 use permit for such use shall become null and  
45 void, and such use may not thereafter be  
46 re-established unless a new special use permit  
47 is obtained in accordance with the provisions  
48 of this code.  
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57 (5) Transfer of Permit - Unless differently  
58 conditioned in the requirements of the permit,  
59 or unless revoked by the City Council, or  
60 abandoned, special use permits shall remain  
61 valid for a specific special use on a specific  
62 piece of property, even though that use or  
63 property may change ownership, manager,  
64 occupancy, or operator, provided that the  
65 special use complies with the requirements and  
66 regulations of the special use permit.  
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13 (a) Required Acknowledgment - The owner of a  
14 parcel of property which is the subject of  
15 a special use permit shall supply all  
16 successive owners, all managers,  
17 occupants, and operators of the special  
18 use on the property or the property itself  
19 with a copy of the permit authorizing the  
20 special use and all related requirements  
21 and regulations. Such successive owners,  
22 managers, occupants and operators shall  
23 forward to the Planning Director written  
24 acknowledgment that they have read the  
25 Ordinance and related requirements and  
26 regulations and agree to comply  
27 herewith."  
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43 BE IT FINALLY ORDAINED that Section 2.21. M-3 General  
44 Industrial District of Appendix A-Zoning of the Code of Ordinances  
45 of the City of Slidell is hereby amended as follows:  
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48 Delete Section 2.21. M-3 General Industrial District. in its  
49 entirety and replace with the following:  
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52 "Section 2.21. RESERVED."  
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59 ADOPTED this 14th day of May, 1991.  
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63 DELIVERED 9:30 A.M.  
64 5/16/91 to the Mayor

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66 RECEIVED 8:45 A.M.  
67 5/22/91 from the Mayor

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*Lionel Washington*  
Lionel J. Washington  
Councilman, District A  
President of the Council

*Salvatore A. Caruso*  
Salvatore A. Caruso  
Mayor

*Davis Dautreuil*  
Davis Dautreuil  
Council Administrator/Clerk of the Council