

1 Introduced February 25, 1997, by
2 Councilman Callahan, seconded by
3 Councilwoman Williams (both by request of
4 Administration)
5

6 **Item No. 97-02-1918**
7

8 **ORDINANCE NO. 2735**
9

10 An ordinance amending Appendix A-Zoning, Section 2.18 C-4 Highway
11 Commercial of the Code of Ordinances of the City of Slidell to control the construction of
12 mini-warehouses in commercial districts.
13

14 WHEREAS, the City of Slidell desires to control the construction of mini-
15 warehouses.
16

17 WHEREAS, the Slidell Planning and Zoning Commission has issued a
18 favorable recommendation.
19

20 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
21 hereby amend Appendix A-Zoning, Section 2.18 C-4 Highway Commercial, by adding the
22 following section after 1.1801A Conditional uses (4):

23 "2.1801B Conditional uses: Mini-warehouses as defined in Part 9.38. Such activities
24 shall conform with the following standards:

- 25 1) Minimum recommended size: Two acres, 40,000 square feet of
26 rental space.
- 27 2) Yards:
- 28 a. Front: 20' landscaped in accordance with Section 2.2513. No
29 access to storage units shall be permitted from the front yard
30 or any yard facing a public right-of-way.
- 31 b. Side: 5' each side minimum or 10% of lot width. If the side
32 yard abuts a residentially zoned property, then the side yard
33 building setback is 25' and landscaped in accordance with
34 Section 2.2207.
- 35 c. Rear: 25'. When the rear yard abuts a residentially zoned
36 property then the rear 10' must be landscaped in accordance
37 with Section 2.2207.
- 38 3) Height: No building shall exceed thirty-five (35) feet in height.
39

7 4) Driveways:

- 8 a. All one-way driveways shall provide for one 10' parking lane
9 and one 15' travel lane. Traffic directions and parking shall be
10 designated by signing or painting.
11 b. All two-way driveways shall provide for one 10' parking lane
12 and two 12' travel lanes.
13 c. The parking lanes may be eliminated when the driveway does
14 not serve storage cubicles.

15 5) Parking:

- 16 a. One space for each 10 (ten) storage cubicles, equally
17 distributed throughout the storage area.
18 b. Two spaces for the manager's quarters, if provided.
19 c. One space for every 25 (twenty-five) storage cubicles to be
20 located at the project office for use of prospective clients.

21 6) Lighting: All lights shall be shielded to direct light onto the uses
22 established and away from adjacent property, but it may be of
23 sufficient intensity to discourage vandalism and theft.

24 7) Landscaping: Shall be in accordance with Sections 2.25, 2.2207,
25 2.2211, 2.2212, 2.2513, 2.2514, and 2.2515.

26 8) Fencing and Screening: Fencing shall be required as per Section
27 2.2208. In addition, the entire site shall be completely enclosed by
28 walls, fencing, buildings or landscape screening, or a combination
29 thereof. All fences shall be a minimum of six feet in height and
30 maximum of eight feet in height, and shall be constructed and
31 maintained with not less than 50% (percent) of the surface area
32 impervious to light. No fence shall be constructed in the first 20' of
33 the required front yard.
34

6 9) Signs: Shall be in accordance with Section 520.02. Neither building
7 signs nor interstate signs shall be permitted."
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9 **Adopted this 25th day of March, 1997.**

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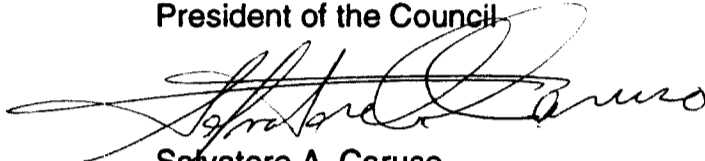
11 **Bob Callahan**
12 **Councilman, District B**
13 **President of the Council**

14 **DELIVERED** 11:15 a.m.

15 3/31/97 to the Mayor

16 **RECEIVED** 1:35 p.m.

17 4/4/97 from the Mayor

18 

19 **Salvatore A. Caruso**
20 **Mayor**

21 

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