



Section 2.20. - M-2 light industrial district.

Purpose. This M-2 district is intended to create an environment that will promote and protect a strong light industry base for the City of Slidell while protecting the environment and preserving an attractive residential life style.

2.2001

Location. This light industrial district shall replace the M-2 light industrial district as said district existed on the effective date of this ordinance. The use limitations provided by this ordinance shall extend to any other land annexed by or otherwise acquired by the city for industrial purposes until a land use plan has been completed by the city and adopted by the city council after which time such acquired land may be rezoned in a fashion compatible with such land use plan. Any rezoning proposed for any Slidell industrially zoned district within 300 feet of a parish boundary shall be referred to the St. Tammany Parish Department of 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.

- (1) *Definitions.* The following definitions shall apply within the M-2 light industrial district of the City of Slidell:
 - (a) *Assembly.* Assembly shall be the fitting together of manufactured parts in a machine, structure or unit which is complete in and of itself or into components which may be further fitted together and where such assembly takes place within an enclosed building with both walls and roof.
 - (b) *Retail; retail services or retailing.* Retailing shall be the sale of goods or services to the public. Services may include cleaning, maintenance and repair insofar as these services are conducted in accordance with the environmental requirements of section 2.1901 of this ordinance. Storage of goods for retail sale or service shall meet the requirements for storage established for wholesaling.
 - (c) *Wholesaling.* The storage and sale of goods or wastes for the purpose of further sale to a distributor or retail merchant. Wholesaling shall not include final sales to the public which shall be considered retailing. A warehouse provided for wholesale goods storage shall meet requirements for warehouses in the commercially zoned area of the city.
 - (d) *Research services.* Refers to establishments primarily engaged in research of an industrial or scientific nature but shall not include chemical, biological, nuclear or animal research.
- (2) *Permitted uses.* Assembly, retailing, wholesaling, research services, as defined here in and such uses as are permitted in the C-4 commercial zone shall be permitted in the light industrial zone. No structure or land shall be devoted to any other use than a use

permitted hereunder with the exception of those cases where such were lawfully established prior to the effective date of this ordinance. Any permitted use shall conform to the environmental standards and requirements of section 2.1901 of this ordinance.

(3) *Conditional uses.*

(a) Manufacturing.

(b) Crematory, subject to the following conditions:

1. Cremation retort must be located at least 1,000 feet from residences, schools, day cares, and city parks.
2. Any other conditions established by the city council.
3. Conditional use applications must comply with process established in section 2.2215: Conditional use permits.

(4) *Permit required.* In addition to any building permits required, the operator of a proposed use in the M-2 industrial district shall file a written application for a zoning permit. Said application shall also be required for any expansion, enlargement, or change to any existing permits. This permit shall be designed by the department of planning and will require a full description of the use to be undertaken, the method and materials to be used in any assembly, manufacturing, or wholesaling operation in the industrial district effective after the adoption of this ordinance. The use authorized by this permit shall be approved as conforming to the letter and spirit of the zoning ordinance prior to the application to the department of permits for any building permit. There shall be no expansion or modification of any permitted use until a zoning review application for such improvements has been filed with the city and approved by the department of planning and department of permits.

Where there is a question on the part of the department of planning if the proposed use might violate the environmental standards established in section 2.1901, the applicant shall furnish to the director of planning, at the applicant's expense, such engineering or other environmental data that will satisfy the director of planning that the environmental standards will be met. However, such approval of the application by the director of planning shall not relieve the applicant of meeting the requirements of section 2.1901 when the approved use is undertaken. Applicants aggrieved by the decision of the director of planning may file an appeal with the board of adjustment. The board of adjustment in making its decision may require engineering or environmental analysis of the proposed operation by an independent consulting firm or firms. The cost of any such reviews shall be borne by the applicant. Copies of the

zoning permit application shall be kept on file at the department of planning and be available for public scrutiny. Misrepresentation, falsification or significant omission on the application shall cause the permit to be null and void.

Complaints that a zoning use is in violation of the permit or environmental standards imposed by section 2.1901 shall in the first instance be investigated by the department of engineering. If the department needs additional engineering or environmental analysis or consultation to make a determination, it shall employ such consultation. In the event the complaint is justified, the plant operator shall be charged the cost of such analysis and consultation and shall immediately cease the operation determined to be in violation.

2.2002

Prohibited uses. The following shall be prohibited in the M-2 district:

- (1) Residential uses.
- (2) Landfills for the disposal of solid wastes, hazardous and/or toxic substances.
- (3) Disposal or storage of hazardous waste.
- (4) Storage of more than 110 gallons of hazardous or toxic materials.
- (5) Wrecking yards and junk yards (including automotive).
- (6) Chemical, paints and fertilizer manufacturing.
- (7) Pyrotechnics, ammunition and explosives.
 - (a) Storage or sale of pyrotechnics and explosives.
- (8) Paper and pulp manufacturing.
- (9) Petroleum refining, processing or manufacturing.
- (10) Building and repair of boats in excess of 90 feet in length.
- (11) Asphalt or concrete batching plants.
- (12) Rubber products manufacturing.
- (13) Automotive race tracks and drag strips.
- (14) Abattoirs, dressing of animal or poultry products, tanning and rendering fats and oils.
- (15) Iron or metal working involving foundry, drop hammer or punch press over 20 tons.
- (16) Atomic energy generation.
- (17) Uses of land or structures in any manner that would create dangerous, injurious, noxious or otherwise objectionable fire explosive, radioactive or other hazardous condition, noise or vibration; smoke, dust, odor or other form of air pollution;

electrical or other disturbance; or other substance, condition or elements in a manner or amount as to adversely effect the surrounding areas.

- (18) Any use that fails to meet the environmental standards and requirements established in section 2.1901 of this ordinance.

2.2002.1

Environmental standards in the M-2 district are the same as section 2.1901.

2.2003

Height regulations in the M-2 district are as follows: No limit except when a building abuts on a residential district in which case it shall not exceed the maximum height permitted in the residential district unless it is set back from all yard lines (abutting residential areas) by one foot for each foot of additional height in excess of the height so permitted.

2.2004

Buffer zone requirements in the M-2 district are the same as section 2.1902.

2.2005

Off-street parking regulations in the M-2 district are as provided for under part 4.

2.2006

Loading zone requirements in the M-2 district shall be as provided under part 4.

2.2007

Landscape requirements: Same as section 2.1903.

(Ord. No. 894, 12-12-1972; Ord. No. 1009, 8-24-1976; Ord. No. 1010, 9-14-1976; Ord. No. 1332, 12-23-1980; Ord. No. 1430, 8-25-1981; Ord. No. 2005, 8-26-1986; Ord. No. 2264, 6-27-1989; Ord. No. 2297, 1-23-1990; Ord. No. 2342, 7-24-1990; Ord. No. 2382, 5-14-1991; Ord. No. 3964, 11-12-2019; Ord. No. 4091, § 3, 7-26-2022)