Section 6.11 Industrial Districts (S-I, L-I, H-I, A-HI)

(a) **Special Industrial District (S-I):**

(1) Purpose : The district shall provide sufficient space in appropriate locations for certain types of business and manufacturing relatively free from offense, in modern landscaped buildings and to make available more attractive locations for these businesses and industries. This district provides a transition area between associated land uses. Residential uses are excluded, except for overnight facilities for watchman and/or caretaker employed on the premises.

(2) Special requirements : The uses permitted in this district shall be subject to the following special requirements:

a. All uses except horticultural nurseries shall be conducted within a completely enclosed building. Where storage is incidental to the approved occupancy of the building, all products and materials used or stored shall be in a completely enclosed building or enclosed by a solid wood or masonry wall, or screening fence, not less than six (6) feet in height. Storage of all materials and equipment shall not exceed the height of the wall.

b. Storage of cars and trucks used in connection with the permitted trade or business is permitted only within the walled or screened area but not including storage of heavy equipment, such as road building or excavating equipment used in the business permitted on the premises.

c. No storage of materials or products shall be permitted in the required front yard.

(3) Permitted Uses :

a. Any use permitted in the C-2, General Commercial Zoning District. These uses are not permitted in the more intense L-I and H-I districts.

b. Mini Storage.

c. Catering and delicatessen business.

d. Semiprivate athletic clubs.

e. Automobile, motorcycle, boat and trailer sales, new and used, need not be enclosed and corresponding enclosed service and repair facilities, having no opening other than fixed windows within one hundred (100) feet of a residential district, provided further that no parts or waste material shall be stored outside the building, provided further that damaged automobiles and/or other vehicles awaiting repair must be stored in an area enclosed with a solid wood or masonry fence, minimum six (6) feet high to adequately screen the area from public view, and provided further that all vehicles on a used car lot must be in operating condition at all times. Subject to the requirements and restrictions found in Article XII, Supplementary Uses and Regulations.

f. Monopoles, aerials, antennas, transmission towers, masts, and communication equipment shelters subject to the requirements and restrictions found in Article XII, Supplementary Use and Performance Standards.

g. Automotive Repair, Major, provided all repair operations, mechanical and body, are conducted in a building, having no openings other than fixed windows within one hundred (100) feet of a residential district and provided further that no parts or waste material shall be stored outside the building, provided further that damaged automobiles and/or other vehicles awaiting repair must be stored in an area enclosed with a solid wood or masonry fence, minimum six (6) feet high, to adequately screen the area from public view, including any type motor or motorcycle repair. Passenger vehicle and small service vehicles only. Truck repair for trucks over one ton is prohibited.

h. Garages, parking, shall be enclosed.

i. Garages, storage, shall be enclosed.

j. Nurseries and flower gardening.

k. Bakery, wholesale or retail.

l. Arena and auditorium.

m. Contractors' office, shops, and storage yard. The office and shops must be in a completely enclosed building and any vehicles, articles or materials, which are stored in an open area outside the building, must be enclosed within a solid wood or masonry fence of such height, six (6) feet minimum, to adequately screen the area from public view.

n. Wholesale houses and distributors.

o. Warehouses.

p. Broadcast Studio.

q. Taxi cab company.

r. Research and Development.

s. Accessory uses and similar uses, accessory buildings and uses customarily pertinent to the above uses when located on the same lot and provided that articles or materials are not stored in an open area outside the building, unless the area is enclosed with a solid fence of such height to adequately screen the area from public view.

(4) Conditional Uses : (In accordance with Article VI, Section 6.03 (g))

a. Bars

b. Stables, riding academies

c. Kennels

d. Cemeteries

e. Motion Picture/Production Studio

f. Indoor Gun Range

(5) Site Development Regulations :

a. Height Regulations - No building or structure shall exceed seventy-five (75) feet in height.

b. Area Regulations:

i. Front yard :

1) There shall be a front yard having a depth of twenty (20) feet providing, however, that where structures located within fifty (50) feet on both sides of the proposed use have observed a front yard line of less than twenty (20) feet, then the proposed use may be located in line with the most rearward of the two (2) adjacent structures, but not less than ten (10) feet.

2) On through lots the required front yard shall be provided on both streets.

ii. Side yard :

1) No side yard is required except on the side of a lot abutting a residential district, in which case there shall be a side yard of not less than ten (10) feet. Where a side yard is provided, but not required, such side yard shall not be less than three (3) feet.

2) On corner lots, the side yard on the side of the lot abutting the side street shall not be less than ten (10) feet.

iii. Rear yard : A rear yard is not required except where a lot abuts a residential district in which case there shall be a rear yard of not less than twenty (20) feet in depth. Where a rear yard is provided but not required, such rear yard shall not be less than three (3) feet in depth.

c. Lot area: The lot area shall be a minimum of five thousand (5,000) square feet with a minimum width of fifty (50) feet and a minimum depth of one hundred (100) feet.

(b) **Light Industrial District (L-I):**

(1) Purpose : The district shall provide for a wide variety of light manufacturing, fabricating, processing and other uses appropriately located near major streets or railroads for access and to control operations of industrial uses under such conditions to make them compatible with nearby commercial or residential districts. Residential uses are excluded, except for overnight facilities for watchman and/or caretaker employed on the premises.

(2) Permitted Uses :

a. Any use permitted in a S-I Special Industrial District, with the exception of C-2 uses

b. Food processing, minor

c. Light Manufacturing

d. Building material yard (including lumber)

e. Fabrication and Assembly

f. Carpet cleaning

g. Cleaning and pressing plant

h. Monopoles, aerials, antennas, transmission towers, masts, and communication equipment shelters subject to the requirements and restrictions found in Article XII, Supplementary Use and Performance Standards

i. Produce warehouse

j. Sheet metal shop

k. Truck and truck trailer repair

l. Truck stop: A truck stop facility shall not be located within five hundred (500) feet of any residence, residential district, other truck stop, public playground, or a building used exclusively as a church, synagogue, public library, school, or any property listed on the National Historic Registry. The measurement of this distance shall be a straight line from the nearest point of the property line of the residence, residential district, other truck stop, and property on the National Historic Registry, public playground, church, synagogue, public library, or school.

m. Livery stables and riding academies

n. Motion picture studio

o. Sign fabrication and painting shop

p. Outdoor Storage Yards

q. Heavy Sales, Rental and Service

r. Cemeteries

s. Kennel

t. Accessory uses and similar uses, accessory buildings and uses customarily pertinent to the above uses when located on the same lot and provided that Articles or materials are not stored in an open area outside the building unless the area is enclosed with a solid fence of such height to adequately screen the area from public view.

(3) Conditional Uses : (In accordance with Article VI, Section 6.03 (g))

a. Adult Uses only when located a minimum of one thousand (1,000) feet from any residence, church, school, nursery, day care center, or recreational facility or other adult book/video store, or massage parlor, as measured from the closest property lines.

b. Ornamental iron fabrication, welding shop (enclosed and not over five thousand (5,000) square feet

(4) Site Development Regulations :

a. Height regulations: No building or structure shall exceed one hundred (100) feet in height.

b. Area regulations

i. Front yard:

1) There shall be a front yard having a depth of twenty (20) feet, providing however, that where structures located within fifty (50) feet on both sides of the proposed use have observed a front yard line of less than twenty (20) feet, then the proposed use may be located in line with the most rearward of the two (2) adjacent structures.

2) On through lots, the required front yard shall be provided on both streets.

ii. Side yard:

1) No side yard is required except on the side of a lot abutting a residential district, in which case there shall be a side yard of not less than ten (10) feet. Where a side yard is provided, but not required, such side yard shall not be less than three (3) feet.

2) On corner lots, the side yard on the side of the lot abutting the side street shall not be less than ten (10) feet.

iii. Rear yard: No rear yard is required except where a lot abuts a residential district in which case there shall be a rear yard of not less than twenty (20) feet in depth. Where a rear yard is provided but not required, such rear yard shall not be less than three (3) feet in depth.

c. Lot area: The lot area shall be a minimum of five thousand (5,000) square feet with a minimum width of fifty (50) feet and a minimum depth of one hundred (100) feet.

(c) **Heavy Industrial District (H-I):**

(1) Purpose : The district shall provide for industrial operations of all types except that certain potentially hazardous or obnoxious industries are prohibited. Residential uses are excluded, except for overnight facilities for watchman and/or caretaker employed on the premises.

(2) Permitted Uses :

a. Any use permitted in L-I Light Industrial District except for C-2 uses

b. Barge terminals

c. Manufacturing, heavy

d. Blacksmith

e. Monopoles, aerials, antennas, transmission towers, masts, and communication equipment shelters subject to the requirements and restrictions found in Article XII, Supplementary Use and Performance Standards

f. Railway yards and other appurtenances

g. Welding shop

h. Wharf

(3) Conditional Uses : (In accordance with Article VI, Section 6.03 (g))

a. Adult Uses

b. Junk, wrecker and salvage yards—with minimum six (6) foot high wood or masonry fence to screen view of outdoor storage and work areas

c. Hazardous and Obnoxious Uses: In accordance with Article VIII of this ordinance.

(4) Site Development Regulations :

a. Height Regulations: No building or structure shall exceed one hundred (100) feet in height.

b. Area Regulations:

i. Front Yard:

1) There shall be a front yard having a depth of thirty (30) feet.

2) On through lots, the front yard shall be provided on both streets.

ii. Side Yard:

1) No side yard is required except on the side of a lot abutting a residence, commercial building, residential district, or commercial district, in which case there shall be a side yard of not less than ten (10) feet. Where a side yard is provided, but not required, such side yard shall not be less than three (3) feet.

2) On corner lots, the side yard on the side of the lot abutting the side street shall not be less than ten (10) feet.

iii. Rear Yard: No rear yard is required except where a lot abuts a residence, commercial building, residential district, or commercial district, in which case there shall be a rear yard of not less than twenty (20) feet in depth. Where a rear yard is provided but not required, such rear yard shall not be less than three (3) feet in depth.

c. Lot Area:

i. The lot area shall be a minimum of five thousand (5,000) square feet with a minimum width of fifty (50) feet and a minimum depth of one hundred (100) feet.

ii. Hazardous - Obnoxious Uses - The more restrictive area regulations outlined in Article VIII shall apply to hazardous obnoxious uses as listed therein.

d. Off-Street Parking and Loading Regulations: The off-street parking and loading requirements shall be as provided in Article VII of this ordinance.

(d) **Airport Heavy Industrial District (A-HI):**

(1) Purpose : This district shall provide for airports, airfields, airstrips, aviation-related facilities and compatible industrial operations of all types. The Council finds and declares that aviation-related uses and other uses compatible with such uses normally require compliance with certain conditions to ensure compatibility with other land uses in the district and in the City as a whole. Therefore, except as otherwise expressly stated, all uses in this district other than legal nonconforming uses are permitted

only conditionally, as provided herein. Residential uses are expressly prohibited, except for airport hotel facilities and overnight facilities on the premises for employed public safety personnel, watchmen, and/or caretakers.

(2) Permitted and Conditional Uses : A building or land shall be used only for the following purposes:

a. Any use permitted in L-I Light Industrial District.

b. The following uses can be permitted in the AH-I Aviation Heavy Industrial District if expressly approved by a conditional use ordinance, but are prohibited unless and until specifically authorized pursuant to such an ordinance of the Council of the City of Kenner adopted in accordance with Article VI, Section 6.03 (g) Conditional Use Permits. Any use appropriate to or constituting part of an airport and/or the following facilities and services when developed, maintained, and/or operated as components of an airport:

i. Airport terminals

ii. Restaurants, catering services, and/or other food service establishments

iii. Lounges, bars, and/or other beverage service establishments.

iv. Vehicle rental

v. Hotels

vi. Parking lots and garages

vii. Airport fences

viii. Interior airport roads

ix. Warehouses

x. Airport fire prevention, suppression, and training facilities

xi. Airport administration and security offices

xii. Taxiways, or any extension thereof

xiii. Airfields, or any extension thereof

xiv. Runways, or any extension thereof

xv. Aviation aprons, or any extension thereof

xvi. Airstrips, or any extension thereof

xvii. Rail terminals

xviii. Connections or intersections of the exits and/or entrances of garages and/or parking lots and/or of airport interior roads with City roads, streets, and/or other City public ways

xix. Tramways

xx. Intermodal transportation facilities

xxi. Air cargo facilities

xxii. Hangars

xxiii. Heliports

xxiv. Helistops

xxv. Aviation services

xxvi. Railroads, railway yards and other related appurtenances

xxvii. Fuel gas storage, if the use is developed in accordance with, and complies fully with, Article VIII of this ordinance regarding Hazardous and Obnoxious Uses

xxviii. Fuel gas distribution stations, if the use is developed in accordance with, and complies fully with, Article VIII of this ordinance regarding Hazardous and Obnoxious Uses

xxix. Gasoline storage and distribution, if the use is developed in accordance with, and complies fully with, Article VIII of this ordinance regarding Hazardous and Obnoxious Uses

xxx. Any utilities, roadways, lighting, signage, drainage and/or fuel facilities intended to or designed to serve or be an accessory to any other new use listed or described in Article VIII of this ordinance

xxxi. Electrical power plants, light and power substations, and other public utilities, drainage, sewage, waterworks, sewerage treatment plants and similar facilities

xxxii. Use, or designation or preparation for use, of any area of an airport for emergency purposes that may have the potential to affect the health, welfare, and safety of persons inside and/or outside the perimeter of an airport. Red label chemicals and products as defined by O.S.H.A. production and storage, if the use is developed in accordance with, and complies fully with Article VIII regarding Hazardous and Obnoxious Uses

xxxiii. Any other similar use which would be objectionable or obnoxious because of danger from radiation and/or explosion or because of the emission or creation of smoke, dust, fumes, odors, gas, noise vibration or similar conditions, if the use is developed in accordance with, and complies fully with Article VIII regarding Hazardous and Obnoxious Uses

xxxiv. Any other use which may by ordinance be specially authorized as a hazardous and obnoxious use in an H-I Heavy Industrial District, provided that such hazardous and obnoxious use may be authorized as a conditional use only if it meets the criteria set forth in Article VIII of this ordinance

xxxv. Metal works and machine shops

xxxvi. Cold storage warehouses

xxxvii. Pumping stations

xxxviii. Relay stations

xxxix. Produce warehouses and other warehouses if their use is related to air transportation

xl. Welding shops

xli. Major roadway construction

xlii. Any use which is permitted in an H-I Heavy Industrial District

(3) Site Development Regulations :

a. Height Regulations : No building or structure shall exceed one hundred (100) feet in height.

b. Area Regulations : Notwithstanding any other provision to the contrary, except as otherwise provided in this Article, no area regulations, no setback regulations, no yard regulations, no prohibitions on building more than one structure on a lot, and no prohibitions on building a structure on more than one lot shall apply to any land, parcel or lot in an AH-I Aviation Heavy Industrial District, except that on any lot or parcel of land in an AH-I Aviation Heavy Industrial District that fronts on and/or is bounded by any public way or that shares a boundary with property not located in an AH-I Aviation Heavy Industrial District, no structure shall be constructed, placed, or extended except in compliance with the setback requirements applicable in the H-I Heavy Industrial District. Notwithstanding the foregoing, the Council, within its sound discretion may, by ordinance approving a conditional use, require (a) greater setback than that

required by the H-I District regulations, and/or (b) subdivision or resubdivision as a condition precedent to the effectiveness of a conditional use permit.

c. Signs : Shall be in accordance with Article XI - General Sign Regulations.

d. Public Safety Hazard as Basis for Permit : Notwithstanding any other provision of this ordinance to the contrary, construction, placement, expansion, modification, and/or establishment of a structure and/or use may be authorized by the Director of Code Enforcement and Inspections with the prior written approval of the Mayor of the City of Kenner, if an applicant for a permit proves to the reasonable satisfaction of said Director that said work and/or use is needed on an emergency basis to reduce or eliminate a "public safety hazard". As used in this section, a "public safety hazard", shall mean the existence of a condition or circumstances that are certified by the Federal Aviation Administration or by another federal or state regulatory agency acting in the area of its responsibility to constitute a condition or circumstances that pose a risk of loss of life and/or serious and substantial injury to persons and/or property. In order for such a condition and/or circumstances to constitute a "public safety hazard", the risk presented must be so imminent that the harm may result before the adoption of a conditional use ordinance can be considered by the Council and/or before such an ordinance could become effective. Conditions which may under particular circumstances qualify as a "public safety hazard" include, but are not limited to, conditions related to the imminent risk of explosion, fire, hurricanes and/or other serious storms, war, riot, and/or hazard to aircraft that are using structures that are either duly-authorized by a conditional use ordinance or are authorized to be used under the law applicable to legal nonconforming uses. The provisions of this subsection shall not apply to new construction, expansion and/or conversion of runways, taxiways, or other facilities used for the landing, takeoff, or ground movement of aircraft.

e. Pre-Existing Structures : Notwithstanding any other provision of this ordinance to the contrary, nothing in this ordinance shall prevent, nor shall anything in this ordinance require obtaining the adoption of a conditional use ordinance as a prerequisite for, any changes of physical features and/or any changes of use within a structure that was in existence on the effective date of the ordinance by which this Article was adopted or that came into existence after that date pursuant to the authorization granted by a conditional use ordinance if, and only if, said work and/or use is established, developed, maintained and/or operated as a component part or accessory of a legal nonconforming use and/or of a duly-authorized conditional use and if, and only if, said work and/or use does not alter the footprint, increase the square footage, and/or increase the height of the structural elements of such a pre-existing structure.

f. Right of Access : Each and every conditional use ordinance adopted pursuant to the provisions of this Article shall be adopted and the conditional use authority thereby shall be granted subject to the condition supplied by operation of this subsection, that the property owner shall at all times ensure, subject to the reasonable privacy expectations of natural persons and/or artificial persons, that the Kenner police and fire departments and its other public safety officers and inspectors have the same right or privilege of access to any premises affected by such a conditional use ordinance, and to adjoining premises owned or operated by the same person or entity, public or private, as they normally have to other public and/or private premises in Kenner that are being put to uses permitted or conditionally permitted in a heavy industrial, commercial and/or AH-I district including, but not limited to hotels and other kinds of businesses. In particular, but without limitation of the generality of the foregoing provisions of this subsection, Kenner police, fire and safety personnel on a mission within the scope of their public duties shall upon request be granted access, subject to the reasonable privacy expectations hereinabove described, to all areas of the New Orleans International Airport that are either open to the public or restricted but controlled by a public body, including but not limited to the airfield, except that such access to areas of restricted access may be temporarily denied by the Director of aviation or his representative when, and only during a limited time when, such access would pose an

unreasonable risk of harm to the Kenner police, fire and/or safety personnel and/or to others for reasons related to aviation operations.

g. Supplementary Standards : In addition to complying with the regulations of this Article, all uses of property within me AH-I Aviation Heavy Industrial District shall comply with all applicable and enforceable FAA regulations. In the event of any conflict between the provisions of this ordinance and FAA regulations, the provisions of this ordinance shall prevail, except to the extent that federal law may require otherwise.

(Ord. No. 12,343, §§ 1, 2, 8-18-23)