

Section 5.26A I-4 Heavy Industrial District

5.2601A PURPOSE

The purpose of this district is to provide for the location of industrial uses of large scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

5.2602A PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Outdoor Salvage Yard (amended 11/04/10 ZC10-08-098 OCS#10-2366)

5.2603A CONDITIONAL USES – Uses that may be approved by the Parish Council following a site specific review as outlined in the Section 5.2606 of this section.

1. Sanitary landfills for the disposal of solid waste
2. Atomic generating plants.
3. Chemical Processing Plants
4. Shipbuilding and repair
5. Asphalt batching plant, except those temporarily erected for a specific construction project.
6. Concrete batching plants, except those temporarily erected for a specific construction project.

5.2603A Administrative Permits

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Snowball Stands between April 1 and September 30. (Amended 11/05/09 OCS#09-2151)
- B. Christmas Tree Sales between November 1 and January 1. (Amended 11/05/09 OCS#09-2151)
- C. Seasonal Seafood Peddlers using temporary structures provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- D. Seasonal Produce stands, provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- E. Fireworks sales (where allowed). (Amended 11/05/09 OCS#09-2151)
- F. Commercial Excavation, subject to the minimum standards as established in Section 8.01.AV of these regulations. (Amended 03/04/10 ZC09-11-032 OCS#10-2216)

All temporary uses not specifically permitted in these regulations are expressly prohibited.

5.2605A SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the I-4 District shall be five hundred thousand (500,000) square feet.

- B. Minimum Lot Area
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.

- C. Minimum Area Regulations
 - 1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
 - 2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
 - 3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
 - 4. Transitional Yard - Where I-4 District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
 - a. Where lots in I-4 District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In I-4 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - c. In I-4 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - d. In I-4 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is

measured separately and the additional depth is required perpendicular to that façade.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

No building or dwelling for residential or business purposes shall exceed forty-five (45) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

F. Design criteria

1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

5.2606A Industrial Conditional Use Process and Procedure

In order to accomplish the general purpose of these regulations, there are certain uses which must be recognized in addition to the regular permitted uses of a district because of unusual characteristics or the service they provide the public. Because the principle objective of this zoning ordinance is to promote an orderly arrangement of compatible building and land uses, these conditional uses require special regulation to achieve a compatibility with existing or planned development. Often the effect of these uses on the surrounding environment cannot be foreseen and evaluated until a specific site has been proposed. The conditions controlling the location and operation of such conditional uses are established by the following provisions of this ordinance.

A. Authority, Conditions and General Standards for Approval of Conditional Uses

1. Approval

The Zoning Commission shall have the authority to permit the Conditional Uses of land or structures listed in each zoning district. However, if a formal appeal is lodged with the Director of Planning, the final decision of any request to such approval or denial made by the Zoning Commission shall rest with the Parish Council.

2. Conditions

- a. All regulations of the district in which a conditional use is located shall apply to such uses, except where specific differences in requirements of any section of these regulations

apply, or where requirements are specifically amended by the conditions under which the conditional use is granted.

- b. Zoning Commission may attach such conditions to the conditional use as are necessary to assure continuous conformance to all applicable standards and requirements.
- c. Failure to observe the conditions of the Commission, imposed pursuant to the issuance of the conditional use, shall be deemed to be a violation of these regulations and may be grounds for revocation of the conditional use.
- d. The Zoning Commission may approve uses subject to the regulations, and to any additional requirements imposed in the public interest to cover circumstances unique to the selected site including a drainage analysis of the site by an independent engineering firm.

3. General Standards

- a. The location and size of the use, the nature and intensity of the operation involved in (or conducted in connection with) the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site shall be such that the use will be in harmony with the land uses in the district in which it is located.
- b. Time limit requirement for length of permit use.
- c. Hours of operation for use, buffering and/or landscaping above the minimum parish requirements.
- d. The location, nature and height of structures, walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.
- e. Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid out so as to achieve maximum safety.
- f. Conditional Uses may be approved on lots of less than the minimum lot size in any zoning district and the Zoning Commission may require alternate standards for landscaping and parking.
- g. Conditional uses are not transferable. Once the use has ceased activity, a new permit must be acquired to occupy the site or reactivate the previous use.

4. General Criteria

In deliberating on any application, the Zoning Commission shall not grant approval of any Conditional Use Permit unless it makes findings based upon the evidence presented to it that each case shall indicate the following:

- a. The permit, if granted, will not cause any diminution or depreciation of property values of any surrounding property or will not alter the essential character of the locality.

- b. The permit, if granted, will tend to preserve and advance the property and general welfare of the neighborhood and community.
- c. The granting of the Conditional Use Permit will not be detrimental to the public welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or permit inadequate parking, or increase the danger of fire, or substantially affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emissions of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.

5. Expiration

The petitioner shall have one (1) year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

B. Procedures

1. Application

- a. An application verified by the owner of record or authorized agent of said owner of the property involved shall be filed with the Department of Planning for the attention of the Zoning Commission upon a form prescribed therefore, which shall contain, or be accompanied by, all required information.
- b. A Transportation Impact Analysis (TIA) study shall be required for all conditional uses in accordance with the requirements for TIA's as described in the St. Tammany Parish Subdivision Regulations – Ord. 499.

2. Public Hearings

Upon receipt of such verified application, the Department of Planning shall notice of a Public Hearing by posting the affected site in a conspicuous place at least fifteen (15) days prior to the intended permit hearing. A record of pertinent information presented at the public hearing shall be made and maintained by the Zoning Commission as part of their permanent record relative to the applicant.

3. Determination

The Zoning Commission shall then make its findings and the permit decision shall not become effective for ten (10) days, during which time an appeal can be made in written form to the Parish Council through the Parish Department of Planning. The procedure for appeals to the Parish Council is contained within Section 18-056.01 of the Parish Code of Ordinances.