



The City of Slidell

PLANNING DEPARTMENT

1330 Bayou Lane, #107 • P.O. Box 828 • Slidell, Louisiana 70459-0828
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FREDDY DRENNAN
Mayor

September 30, 2010

M Natal Contractor, Inc.
Attn: Michael Natal
PO Box 518
Slidell, LA 70459

**RE: Commercial Development Site Review
153 East Hall Drive, Slidell, Louisiana**

Dear Mr. Natal:

I have received and reviewed your site plans for a permit request. Enclosed is a copy of the Slidell Planning Department's checklist for your commercial development on West Hall Drive. Please revise and resubmit those items highlighted for review and approval.

Once I receive the needed material, I can make a decision for your permit application. If you should have any questions regarding this document, please do not hesitate to contact our office at (985) 646-4389.

Sincerely,

Nancy Durham, CFM
Planner I

Enclosure

OLDE TOWNE COMMERCIAL CHECKLIST

This checklist is merely a preliminary review of the proposed site plan received by our office. Please understand that our review is limited and shall not constitute approval development or specific plan layout until all components of this checklist are approved by the Planning Department. **Items that are highlighted are items that need to be corrected.**

FILE NAME: Breeze Thru Car Wash

APPLICANT: M Natal Contractor, Inc. (Michael Natal)

DEVELOPMENT

LOCATION: 153 East Hall Drive

DATE: September 30, 2010

REVIEWER: Nancy Durham, CFM

ZONING DISTRICT: C-3 Central Business District

PROPOSED USE: Carwash

PREVIOUS USE
OF PROPERTY: Vacant

GROSS FLOOR AREA: 2,100 sq. ft.

- I. ZONING CONFORMANCE DETERMINATION: The proposed use of the property is permitted within its zoning district. (*Z.O. Sec. 2.1701*)

COMMENTS: O.K. and approved.

- II. SUBDIVISION CONFORMANCE: Construction across lot lines, except for single-family homes, the subdivision regulations require that no buildings be constructed across lot lines. (*Ord. No. 1679, Subsection 2:219*)

COMMENTS: **Lot 1, Lot 3 & Lot 5 in Square 11 are required to be re-subdivided into one lot.**

- III. CHANGE OF USE DETERMINATION: When the use of a parcel of property or structure changes, that parcel or structure must comply with all applicable standards established by the Zoning Ordinance.

COMMENTS: **Please see highlighted items in this checklist.**

- IV. REQUIRED YARD AREA SETBACKS:

A. In addition to the setbacks previously identified, the Zoning Ordinance requires

other applicable setbacks. The applicable zoning classifications establish front, side, and rear yard setbacks. (Z.O. Sec. 2.1703 & 2.1704(1))

	<u>Required</u>	<u>Submitted</u>
	C3	
Front	0/20'	58' 5"
Side	0/3'	R=0; L=62' 2"
Rear	0/20%	31' 6"
Height	65'	16' 9 1/2"

COMMENTS: O.K. and approved.

- B. Exceptions to height requirements: Compensating Bulk with Open Space – In any district any main structure may be erected or altered to a height in excess of that specified for the district in which the structure is located, provided that each required front, side and rear yard is increased one (1) foot for each one (1) foot of such excess height. (Z.O. Sec. 10.3(4))

COMMENTS: N/A

- V. ARCHITECTURAL FEATURES: All elevations of all buildings in all commercially zoned districts must have an exterior façade surface material of brick, stone, architectural block, stucco, glass, wood, fiber-cement siding and/or vinyl siding, or any approved combination thereof. Vinyl siding is permitted for no more than 25% on the total exterior walls. The architectural surface material must also be included on all building elevations whether facing a street or interior lot line. Architectural metal panel systems must be approved by the Planning Department. Standard metal building panels are not permitted. (Z.O. Sec. 2.2216)

COMMENTS: Brick with Stucco – O.K. and approved.

VI. BUFFER ZONE REVIEW:

- A. Buffer zone required – The Zoning Ordinance requires that a buffer zone be established between differing land uses as follows: (Z.O. Sec. 2.2209)

	LDR	HDR	C	LI	HI
LOW DENSITY RESIDENTIAL (LDR)		X	X	X	X
HIGH DENSITY RESIDENTIAL (HDR)			X	X	X
COMMERCIAL (C)				X	X
LIGHT INDUSTRIAL (LI)					X
HEAVY INDUSTRIAL (HI)					

X – Buffer Zone Required

LDR – Single Family Detached Dwelling

HDR – Attached Dwellings

COMMENTS: A buffer zone is required along the East side of the property.

NOTE: IF SUBDIVIDED, BURDEN OF BUFFER FENCE FALLS ON THE COMMERCIAL DEVELOPER.

B. Buffer fence – An opaque fence at least six feet in height above the highest point of ground elevation must be located on the property line between the two abutting land uses. (*Z.O. Sec. 2.2210*)

1. The fence must be installed prior to issuance of a building permit.
2. In situations where fill is placed on a development site, the required fence height shall be computed as follows:

Fence height = (six ft.) + (final grade of site requiring fill – grade of property to be buffered).

COMMENTS: 8' opaque buffer fence – O.K. and approved.

C. Ten foot buffer area established – A ten foot landscaped area is required between the abutting land uses. Trees must be located in the ten-foot area with a 20-25 foot on center spacing (maximum). (*Z.O. Sec. 2.2211*)

COMMENTS: **Please submit a detailed landscape plan with legend from a Licensed LA Landscape Architect or a Licensed LA Landscape Contractor that is contracted to install and maintain the site.**

VII. FENCES (Non-Buffer): In all commercially zoned districts, fences shall be constructed of wood, iron, vinyl, aluminum, brick, or chain link. Barbed wire, razor-ribbon, corrugated sheet metal, may not be used. Chain link may not be used between the building or building setback and a street right-of-way. (*Z.O. Sec. 2.2203*) Please state the building material for any fence being added that is not a required buffer fence.

COMMENTS: N/A

VIII. LAND CLEARING REVIEW: In order to preserve existing trees on development sites, the Zoning Ordinance requires that a land clearing permit be approved prior to receiving a building permit. Canopies of protected trees that overhang the property lines of the lot to be developed must be brought to our attention. The City will give consideration to the following site conditions in its review of land clearing permit applications. (*Z.O. Sec. 2.2502*)

A. Land Clearing or Protected Tree Removal Permit Required – Application Requirements. Application for a land-clearing permit shall include the following items: (*Z.O. Sec. 2.2503 (1-2(a-d))*)

1. A plot plan of the proposed development.
2. A landscape plan (tree survey on proposed site plan), which identifies:

- a. Existing stands of trees on the development site.
- b. The specific location of live oak and magnolia trees twelve (12) inches in diameter and all other trees fifteen (15) inches in diameter as measured twenty-four (24) inches above grade.
- c. Trees or stands of trees proposed for retention on the site.
- d. The intended method for marking reserved trees prior to land clearing shall be identified in the application. The preferred method of marking is stapling all weather plastic tape to trees. The use of spray paint for this purpose is specifically prohibited.

NOTE: The Planning Department has ten (10) days to review this application and conduct a site visit.

COMMENTS: Reviewed and approved per Marina on September 7, 2010.

- B. Pre-Clearing Inspection Required – The party issued a land-clearing permit shall notify the building official in writing twenty-four (24) hours before starting the land clearing activity. The building official or his designated representative shall inspect the clearing site prior to the start of clearing to assure that the protected trees are identified on site as indicated in the land clearing permit application. (*Z.O. Sec. 2.2505*)

COMMENTS: Reviewed and approved per Marina on September 7, 2010.

C. Other Notes:

1. Parcel Size – The ability of a developer to design a site plan that accommodates existing trees is dependent on the size of the parcel in question. It is much more difficult, for example, to incorporate a specimen tree into a site plan on a 50 ft. by 120 ft. lot than a one acre parcel.
2. Condition of Existing Trees – Efforts must be undertaken by the developer to minimize the impact of construction activities on trees intended for retention. However, in all probability, the trees will undergo some stress from related construction. If the trees are in poor condition prior to start of construction, even minimal additional stress could kill them. Consequently, such trees are poor candidates for retention.
3. Growth Conditions – From a road, a densely vegetated parcel appears to be an excellent candidate site for tree retention efforts. A close examination of such sites often produces a different conclusion. Trees that have grown along the perimeter of the tree line often are vegetated only on one side. Trees that have grown in the interior of the site may be only

vegetated at the very top of the tree. This is particularly true of pine trees. Consequently, in such circumstances, it is not advisable to leave individual trees. Instead, clusters of trees should be retained.

4. Types of Trees – Certain species of trees are more desirable than others. Oaks, magnolias, pecans, hollies, and other hardwoods are more desirable for retention.
5. Elevation and Drainage Changes – The life system of a tree can be critically affected by placing fill or any impervious surface over its root system. Likewise, any excavation from the feeder root system to the trunk of the tree will also critically affect it. However, through proper retention methods such trees can be effectively retained on a given site. (*See City's procedure on "Standards for Tree Retention"*) Amount of fill to be placed on the property will greatly depend on the Flood Elevation Certificate submitted by your Civil Engineer.

COMMENTS: Reviewed and approved per Marina on September 7, 2010.

IX. TECHNIQUES FOR PROTECTION OF TREES: The following shall be utilized to retain existing trees: (*Z.O. Sec. 2.2506(1-5)*)

1. Parking areas and building sites shall be located to preserve existing trees.
2. Grates or other pervious surfaces shall be utilized within the drip line (outermost limit of horizontal branch extension) of existing trees to allow water and air to reach the tree roots.
3. Fill shall be prohibited in areas under the drip line of existing trees.
4. Drastic changes in drainage patterns, which might negatively affect existing trees shall be avoided.
5. All trees to be retained shall have a perimeter fencing at the extreme outer edge of the tree canopy. The fencing shall be flagged with yellow caution tape or yellow pennants, and shall remain in place throughout the construction period. There shall be no activity of any kind inside the perimeter other than hand brush clearing. No land clearing or building permits shall be issued until the perimeter of all protected trees and tree stands have been properly fenced.

COMMENTS: **Please submit a detailed tree protection plan as outlined above. Please schedule a tree site inspection once existing trees are protected.**

X. LANDSCAPE REQUIREMENTS REVIEW: The Zoning Ordinance establishes landscape requirements for commercial developments.

NOTE: LOUISIANA STATE LAW REQUIRES A LANDSCAPE PLAN MUST BE STAMPED BY A LICENSED LOUISIANA ARCHITECT OR A LICENSED LOUISIANA LANDSCAPE CONTRACTOR. (Z.O. Sec. 2.2502, La. R. S. 3:3808 (E) & (F), and L.A.C. 7:XXIX.117 (B) & (F))

- A. Perimeter Planting Area – A perimeter planting area at least ten (10) feet in width must be provided off the public right-of-way between the right-of-way and parking area or structures. Planting materials should achieve a balance between low-lying vertical and horizontal shrubbery and trees. (Z.O. Sec. 2.2513) Trees shall be placed no more than 20-25 foot on center spacing with a compliment of no less than 10 shrubs per tree.

COMMENTS: Please submit a detailed landscape plan with legend from a Licensed LA Landscape Architect or a Licensed LA Landscape Contractor that is contracted to install and maintain the site.

- B. Parking Lot Planting – Parking lot interiors should be designed to provide at least one (1) tree for every twelve (12) parking spaces. Each tree should be located in a landscaped island of at least 200 sq. ft. Trees must be distributed uniformly so as to provide a canopy effect. (Z.O. Sec. 2.2514)

COMMENTS: Please submit a detailed landscape plan with legend from a Licensed LA Landscape Architect or a Licensed LA Landscape Contractor that is contracted to install and maintain the site.

- C. Pedestrian Access Planting – Landscaped areas must be provided between the building faces having access and the parking lot. {Four (4) sq. ft. landscaped area should be provided for every linear foot of building face.} No planting area should be less than five (5) feet wide and planting materials should achieve a balance between low-lying shrubbery and vertical trees. (Z.O. Sec. 2.2515)

COMMENTS: Please submit a detailed landscape plan with legend from a Licensed LA Landscape Architect or a Licensed LA Landscape Contractor that is contracted to install and maintain the site.

- D. Tree Height – Trees selected shall have a minimum maturity height of at least twenty (20) feet. (Z.O. Sec. 2.2516)

COMMENTS: Please submit detailed legend with minimum maturity height for each type of tree on the landscape plan.

- E. Required Inspection – The landscaping will be inspected and approved prior to the issuance of a certificate of occupancy. (Z.O. Sec. 2.2517)

COMMENTS: Please schedule a final inspection once all landscaping is complete with the Planning Department.

XI. PARKING AND ACCESS REVIEW:

- A. Demand Computation – The applicable demand computation for indicated use is calculated as follows: (*Z.O. Sec. 2.1705*)

Total Gross Floor Area: 2,100 sq. ft.
Required Parking Spaces: 1
Handicap Parking Spaces Provided: 0

COMMENTS: Parking is not required in C-3 Zoning District. There are 5 vacuum bays that may be used for parking. O.K. and approved.

- B. Access Analysis:

1. Off-site improvements:

- a. At the location of the proposed development, the anticipated peak demand warrants installation of off-site access improvements such as turning lanes or median cuts. (*Ord. No. 2941; COO App E, Part 2*)

NOTE: You must use one of the following qualified traffic study firms for a letter or a study: Urban Systems, Inc. (N.O 504-523-5511.), Burk-Kleinpeter, Inc. (N.O 504-486-5901.), Neel-Schaffer, Inc. (B.R.225-924-0235), Evans-Graves Engineering (Met. 504-836-8190), Sain Associates, Inc. (Birm., AL 205-940-6420), Krebs, LaSalle, LeMiex Consultants, Inc. (Met. 504-837-9470), Kelly J. McHugh & Associates, Inc. (Mandeville 985-626-5611), Richard C. Lambert Consultants (Mandeville 985-727-4440), Dean Tekell Consulting (Laf. LA 337-988-5211) or J.V. Burkes & Associates, Inc. (Slidell 985-649-0075).

COMMENTS: **Please submit 2 copies of a traffic impact study or letter stating one is not required.**

- b. All new or expanding developments, typically generating 100 hourly trips in the peak direction on state highways and on local public or private streets, with an access point within 0.25 of a mile of a state highway is required to have the traffic study approved by DOTD. (*Title 70, Part I, Chapter 11, §1101*)

COMMENTS: **Please submit Letter of Compliance from DOTD approving the traffic impact study only if the TIA is 100 or more trips.**

- c. If a driveway attaches to a State road, a copy of the LA DOTD driveway permit will be required to be submitted with package. (Contact LA DOTD at 985-375-0130). Some of the State roads within Slidell City limits are: Gause Boulevard, Gause Boulevard West (Highway 190), Gause Boulevard East, Fremaux Avenue (US Highway 190), Shortcut Road (US Highway 190), Robert Boulevard (County Highway 1091), Front Street (US Highway

11), Pontchartrain Drive (US Highway 11), US Highway 11, Old Spanish Trail (LA Highway 433), and Bayou Liberty Road (LA Highway 433). Contact LA DOTD for a current list.

COMMENTS: N/A

2. Access point location:
 - a. Access points should not be located so as to encourage difficult or hazardous vehicular movements on adjacent streets.

COMMENTS: **Please show driveways adjacent to and across from this property on the site plan.**

- b. Driveways will not be allowed within the limits of the turnout radii at an intersection. The driveway should be located as far away from the intersection as practical, and desirably outside the limits of turning lanes and other auxiliary lanes. *(LA DOTD 6.7.1(6))* [Driveway = 25' from radii of turnout of intersection to the radii of the turnout of driveway.] No entrance or exit at the intersection of two (2) state highways shall be within the area between lines drawn perpendicular to the center line, or axis, of the highway from points on the right of way lines a distance of twenty-five (25) feet from the intersection of said right of way lines; provided that this distance may be reduced at the discretion of the Permits Engineer to fifteen (15) feet in the case of a highway intersecting a street; further provided that no part of any entrance or exit be within the radius of any intersecting highway or street; further provided that at intersections where additional right of way has been secured for the highway back of the prolongation of the normal right of way lines in order to provide for the channelization of traffic, or more adequate sight distance, no part of any entrance or exit shall be permitted to encroach on such additional right of way. *(LA DOTD Driveway Permit (m))*

COMMENTS: N/A

- c. Corner parcels which front a thoroughfare on one side and a residential street on the other side should not locate access points on the residential street.

COMMENTS: N/A

- d. Whenever possible, access driveways should be aligned directly with access driveways on the opposite side of the street. This requirement is not applicable on streets divided by a median. *(LA DOTD 6.7.1(3))*

COMMENTS: **Please show driveways adjacent to and across from this property on the site plan.**

- e. Access driveways should be aligned with median cuts or, in cases where streets dead-end at a development site, with the street. (*LA DOTD 6.7.1(3)*)

COMMENTS: N/A

- 3. Number of access points – The site plan should include the minimal number of access points necessary to safely and efficiently service the site.

COMMENTS: 1 – O.K. and approved.

- 4. Design of access driveways:
 - a. Driveway width-commercial driveways should have a minimum width of twelve (12) feet for one-way traffic and twenty-four (24) feet for two-way traffic with a maximum width of thirty-five (35) feet. (*LA DOTD 6.7.4(3)*)

COMMENTS: 30' – O.K. and approved.

- b. Turning radius – Commercial driveways require a minimum turning radius of at least fifteen (15) feet.

COMMENTS: **Follow DOTD regulations.**

- c. Access curb – Depressed or ramp type entrances are required on all commercial driveways. Typical 1 inch raised lip per LA D.O.T.D. permit requirements.

COMMENTS: **Get DOTD permit if required.**

- d. Consistency with state requirements – All entrances, turning lanes and other improvements located on state highways require approval of the Louisiana Department of Transportation and Development. The state's standards may be more stringent than the City's standards. Consequently, it is very important that related state permits be applied for as soon as possible after City approval. Failure to receive state approval for such improvements may delay occupancy of the development.

COMMENTS: **Get DOTD permit if required.**

- 5. Internal traffic lanes:

- a. Travel lane width – Travel lanes servicing 30, 45, 60 and 90 degree adjacent parking should provide travel lane widths as follows:

30 DEGREE PARKING – 11-13 FEET
45 DEGREE PARKING – 13-15 FEET
60 DEGREE PARKING – 18-20 FEET
90 DEGREE PARKING – 24-26 FEET

COMMENTS: 30', 31' 6", 34' 6" & 24' – O.K. and approved.

- b. Dead end travel lanes – Dead end travel lanes should only be provided when servicing 90 degree adjacent parking. In such circumstances, an area at least 10 feet deep by 24 feet wide backing provided at the end of the lane to accommodate turning movements.

COMMENTS: N/A

- c. General design considerations – Travel lanes should be located to maximize efficient traffic flow and minimize difficult turning maneuvers. Critical access lanes may require an expanded turning radius to accommodate fire protection vehicles.

COMMENTS: **Please check with fire prevention for radius.**

- d. Parking lots shall not be designed to require vehicles to back out onto public rights-of-way or major thoroughfares to exit the site.

COMMENTS: O.K. and approved.

6. Parking stall size – One automobile parking space shall be an area not less than nine (9) feet by twenty (20) feet. This stall size must be appropriately adjusted for other angular configurations. (*Z.O. Part 9. Definitions – 9.24*)

COMMENTS: Vacuum Bays = 13' X 25' – O.K. and approved.

7. Handicap parking spaces and signage are required to meet the ADA regulations. These regulations can be found at the ADA website: <http://www.ada.gov/> under the ADA Design Standards (<http://www.ada.gov/stdspdf.htm>).

COMMENTS: **Please follow the ADA regulations.**

8. Parking area surface – Parking areas should be surfaced with at least four (4) inches of concrete, four (4) inches of bituminous asphalt paving, or a pervious material such as grass crete. Shell, gravel, or limestone is not an acceptable surface material. (*Z.O. Sec. 4.1 & 4.2*)

COMMENTS: Concrete – O.K. and approved.

- XII. PEDESTRIAN ACCESS: Sidewalks shall be provided within the public right-of-way adjacent to new residential and commercial development as follows (*COO App. B, Sec. 4.2 & COO App. B, Sec. 4.501*):

<u>Development Types</u>	<u>Minimum Width</u>	<u>Minimum Thickness</u>
Single Family Detached	4 ft.	4 in.
Attached Residential	5 ft.	4 in.
Commercial	10 ft.	4 in.

Such sidewalks generally should be located one (1) foot from the property line within the right-of-way. However, when this location would cause the loss of specimen trees, the sidewalk should be designed to maintain as many trees as possible. Note: Sidewalks are not required along LA D.O.T.D. thoroughfares per the State of Louisiana.

COMMENTS: **Not required, but it is highly recommended.**

- XIII. LOCATION OF DUMPSTERS:

- A. Section 23-3 of the City of Slidell Solid Waste Ordinance requires every commercial site to provide containers capable of handling a week's accumulation of trash in a sanitary manner. The location of commercial dumpsters shall be located on the site plan and should be incorporated into the design for ease of access. The dumpster shall be screened with a solid wood fence and gate or other suitable materials approved by the Planning Department. (*COO Sec. 23-13*)

COMMENTS: **No dumpster. Please submit a letter stating how the trash is going to be removed from this property. If there is going to be trash containers, then a letter from your waste management company you select stating that a dumpster is not required, the size of trash containers, and the days of collection.**

- B. Section 23-16 of the City of Slidell Solid Waste Ordinance states that the location of the construction dumpsters shall not be located within 10 feet of an adjacent dwelling, blocks the sidewalk, or placed on any public street or public alley. (*COO Sec. 23-16*)

COMMENTS: O.K. and approved.

- XIV. LOCATION OF LITTER RECEPTACLES: The receptacles shall be located on the site plan and should be incorporated into the design for ease of access. The state's litter law requires every property which is held out to the public as a place for parking consisting of fifteen or more parking spaces shall be responsible for the procurement, placement, and maintenance of litter receptacles. (*LA RS 30: §2535(A)*)

COMMENTS: 4 trash receptacles – O.K. and approved.

XV. LOCATION OF FIRE HYDRANTS: Location of fire hydrants shall be indicated on the site plan. Water mains shall be designed of sufficient size to provide at least one (1) fire hydrant to within three hundred (300) feet of all points of a structure per "hose lay", within a commercial and industrial area. (*Subdivision Regulations: Sec. 4.702 (2)*) Structures requiring sprinkler systems shall have a hydrant "dedicated" to the sprinkler system. An additional hydrant shall be required. The hydrants shall not be fed by the same service line/main, when possible. Location and connection of the hydrant units shall be subject to the approval of the fire prevention bureau, the building official, and city engineer. (*Subdivision Regulations: Sec. 4.702 (3)*)

COMMENTS: **The Planning Department no longer reviews the location of fire hydrants. Please check with the Engineering Department and Fire Prevention for approval.**

XVI. SIGNS: All types of signage require permits. Experience has indicated that in all too many cases, signage is an afterthought. Signage should be part of the design process and considered an integral part of the site planning process. A sign review and approval will be made by the Planning Department before a permit is issued. Submit the sign packet as a **separate packet** for the types of signage listed below for review and approval. Reminder: Every sign will require a building permit. (*Z.O. Sec. 503 & 504*)

Freestanding Signs (Single or Complex)
Fascia Signs (Building or Wall Signs)
Directional Signs
Interstate Signs (if applicable)
Banners (Temporary Signs)

COMMENTS: **Please submit sign permit application.**

XVII. EXTERIOR LIGHTING: Section 2.19(J) in the Zoning Ordinance regulates glare.

A. Commercial and Industrial Light Standards – No use in any district shall be operated so as to produce direct sky-reflected glare, or direct illumination, across the adjacent property line from a visible source of illumination of such intensity as to create a nuisance, or traffic hazard, or detract from the use or employment of adjacent property. Residential lighting fixtures shall be directed or shaded to prohibit the intensity of light to exceed one-half foot-candle as measured at any adjacent residential property line. Commercial lighting fixtures shall be directed and shaded to prohibit the intensity of light to exceed one (1) foot-candle as measured at any adjacent property line. (*Z.O. Sec. 2.19 (J(4))*)

COMMENTS: O.K. and approved.

B. Hours of Operation – Lighting of parking or loading areas shall, except for emergency or safety lighting, cease at or before the hour of midnight when these areas face a residential district where the distance from the nearest light to the nearest residence is less than one thousand (1,000) feet, except in those instances

in which a business establishment is open and business is being conducted after midnight. (Z.O. Sec. 2.19 (J(4(a))))

COMMENTS: **Please submit letter from business owner that states the business hours and that this requirement is understood and would be followed.**

C. Blinking or Intermittent Lights – No exterior lights that blink or shine with an intermittent phase are permitted in any district, except as part of Christmas decorations. (Z.O. Sec. 2.19 (J(5))) This includes signs.

COMMENTS: **Please submit letter from the business owner that this requirement will be met.**

XVIII. NOISE:

A. Maximum Permissible Sound Levels by Receiving Land Use – No person shall operate or cause to be operated on private property, any source of sound in such a manner as to create a sound level which exceeds the limits as established in the following table in accordance with the time of day and zoning applicable to the receiving land use category as follows (C.O.O. Sec. 13-1 (c (1))):

<u>Receiving Land Use Category</u>	<u>Time</u>	<u>Sound Level Limit (dBA)</u>
Industrial	At all times	85 dBA
Commercial	7:00 am to 10:00 pm	75 dBA
	10:00 pm to 7:00 am	65 dBA
Multi-Family	7:00 am to 10:00 pm	60 dBA
	10:00 pm to 7:00 am	50 dBA
Motor Vehicles	At all times	85 dBA
Schools (within 20')	7:00 am to 4:00 pm	50 dBA

COMMENTS: **Please make sure you abide by these during construction.**

- B. Permissible Time for Construction Activity, Operation of Domestic Tools (C.O.O. Sec. 13-1 (c (8 (a-b))))
1. It shall be unlawful for any person to do, perform or engage in any construction work of any nature between the hours of dusk to dawn, or at an time on Sunday, if any such activity shall cause noised whose levels result in excess of 40 dBA at the receiving property line.
 2. It shall be unlawful to operate or permit the operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool, snow blower or similar device used outdoors in residential areas between dusk to dawn, so as to cause the sound level limits established in this section to be exceeded at the property line. At no time shall the sound level caused by or emitted from any of the above tools exceed 80 dBA at the property line.

COMMENTS: **Please make sure you abide by these during construction.**