

---

**EXCERPTED FROM PART II - CODE OF ORDINANCES**  
**City of SLIDELL, LOUISIANA**  
**Codified through**  
**Ordinance No. 3710, enacted November 12, 2013.**  
**(Supp. No. 28, Upd. 1)**

**APPENDIX A –**  
**PART 2 – SCHEDULE OF DISTRICT REGULATIONS ADOPTED**

---

**Section 2.22. Supplementary district regulations.**

---

2.2215 Conditional use permits: 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) *Approval.* The Slidell City Council with the recommendation of the zoning commission shall have the authority to permit the conditional use of land or structures for uses designated as conditional uses in each zoning district in accordance with the procedures, conditions, and standards in this ordinance.
- (B) *Conditions.*
- (1) The proposed special use will comply with all applicable regulations in the zoning district in which the property in question is located.
  - (2) Zoning commission may attach such conditions to the conditional use as are necessary to assure continuous conformance to all applicable standards and requirements so as to prevent the use from negatively impacting on adjacent land uses and to protect the health, safety, and welfare of the public.
  - (3) 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. Any person found to be in violation of a conditional use permit shall be subject to the penalties prescribed in section 3.402 of the zoning ordinance.

---

(4) 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 drainage, traffic and environmental analysis of the site and surrounding property by an independent engineering firm to be selected by the city. The cost of such studies shall be borne by the applicant.

(C) *General standards.*

(1) 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 neighboring land uses and 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.

(2) Time limit requirement for length of permit use.

(3) Hours of operation for use, buffering and/or landscaping above the minimum ordinance requirements.

(4) 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.

(5) 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 so as to achieve maximum safety.

(6) Adequate utilities, drainage and other necessary facilities have been or will be provided.

(7) Environmental safety devices shall be employed as is necessary to insure the health, safety and welfare of the public.

(D) *Application.* A written application verified by the owner of record or authorized agent of said owner of the property involved shall be filed with the planning department for the attention of the zoning commission upon a form prescribed therefore, which shall contain, or be accompanied by, all required information. The written application shall be in such a form and accompanied by such information as shall be prescribed from time to time by the zoning commission, but shall in any event include the following:

(1) *Identification.* The petitioner's name, address, and interest in the petition, and the name, address, and interest of every person, firm, corporation, or governmental agency represented by the petitioner in the petition.

- 
- (2) *Legal description.* A legal description of the land proposed to be covered by the special use permit.
  - (3) *Plat of survey.* A current legal plat of survey of the property showing the flood zone that the property is located in, all existing structures, easements and rights-of-way.
  - (4) *Arguments.* A statement containing a summary of the circumstances, factors, and arguments that the petitioner offers in support of the proposed special use permit.
  - (5) *Zoning and use.* The present zoning of the property and description of intended use.
  - (6) *Site plan.* A site plan drawn to a scale of not less than one (1) inch to one hundred (100) feet or as designated by the planning director, showing the subject site, the length and location of its boundaries, the location and proposed use of all existing and proposed structures and the proposed use of all areas of the site not enclosed by a building including parking areas, storage areas, maintenance areas, loading areas, and production areas, the site plan shall also indicate the zoning of all land within three hundred (300) feet of the subject site.
  - (7) *Other materials.* Such other data or materials as the zoning commission finds necessary to appraise the need for or effect of the special use.
- (E) *Public hearing.* Upon the planning department's receipt of a complete application, a public hearing shall be scheduled before the zoning commission.
- (1) *Notice of hearing.* Notice of a public hearing shall be published in the official journal at least twice prior to the date of the public hearing with one (1) of the publication dates being at least ten (10) days prior to the hearing. This notice shall include a legal description of the property, time, and place of the public hearing, a general description of the property's location and a general description of the proposed use.
  - (2) *Determination.* The zoning commission shall, within forty-five (45) days after the close of the public hearing, render its decision. The zoning commission may recommend approval or denial of the special use permit or approval with the addition of special conditions or restrictions deemed necessary to secure the standards found in section 2.2215. Upon rendering its decision the secretary of the commission shall, within seven (7) working days, report the commission's decision and findings to the clerk of the council. Upon receiving the recommendations of the zoning commission the city council may approve or deny the special use permit request in accordance with the recommendation of the zoning commission or establish its own conditions or restrictions upon the

---

construction, location, and operation of a special use as it deems necessary to secure the required standards found in section 2.2215(c).

(F) *Period of validity.* Every special use permit shall become null and void six (6) months after the date it is granted by the city council, unless:

(1) A certificate of occupancy is obtained pursuant to such special use permit and the special use is actually established within the six-month period; or

(2) A building permit is obtained pursuant to such special use permits and construction work pursuant to such building permit is actually begun within the six-month period, and the construction work is carried on diligently to completion in accordance with such building permit.

(3) The city council may extend the time period for an additional six (6) months where such extension is deemed reasonably necessary.

(4) Abandoned or discontinued. If any special use is abandoned, or is discontinued for a continuous period of one (1) year, the special use permit for such use shall become null and void, and such use may not thereafter be reestablished unless a new special use permit is obtained in accordance with the provisions of this code [ordinance].

(5) Transfer of permit. Unless differently conditioned in the requirements of the permit, or unless revoked by the city council, or abandoned, special use permits shall remain valid for a specific special use on a specific piece of property, even though that use or property may change ownership, manager, occupancy, or operator, provided that the special use complies with the requirements and regulations of the special use permit.

(a) *Required acknowledgment.* The owner of a parcel of property which is the subject of a special use permit shall supply all successive owners, all managers, occupants, and operators of the special use on the property or the property itself with a copy of the permit authorizing the special use and all related requirements and regulations. Such successive owners, managers, occupants and operators shall forward to the planning director written acknowledgment that they have read the ordinance and related requirements and regulations and agree to comply herewith.

(Ord. No. 820, 11-11-69; Ord. No. 838, 6-25-70; Ord. No. 1010, 9-14-76; Ord. No. 1332, 12-23-80; Ord. No. 1575, 12-14-82; Ord. No. 1490, 2-24-82; Ord. No. 1751, 8-28-84; Ord. No. 1761, 9-25-85; Ord. No. 1889, 11-26-85; Ord. No. 2047, 12-16-86; Ord. No. 2168, 2-23-88; Ord. No. 2382, 5-14-91; Ord. No. 2400, 9-24-91)