

CITY OF SLIDELL

ZONING DESIGNATIONS AND THEIR USES

(Information in this document has been obtained from the City of Slidell Zoning Ordinance.)

RESIDENTIAL

The following table is a listing of uses permitted in the residential zoning districts. “ P ” stands for permitted uses, “ C ” stands for conditional uses, and “ – ” indicates that a use is prohibited. Conditional uses must be approved by the zoning commission and city council in accordance with the standards and procedures set out in Section 2.2215 of the zoning ordinance. All uses not listed are presumed to be prohibited.

	A-1	A-2	A-6	A-3	A-4	A-7	A-8	A-9
<i>RESIDENTIAL USES</i>								
Single family residential	P	P	P	P	P	P	P	P
Multifamily residential	--	--	--	P	P	P	P	P
Boarding houses	--	--	--	--	--	--	P	P
Group homes	--	--	--	P	P	P	P	P
Community recreation	P	P	P	P	P	P	P	P
Manufactured housing and trailers	--	--	--	--	--	--	--	--
<i>CIVIC USES</i>								
Essential services	P	P	P	P	P	P	P	P
Minor impact utilities	C	C	C	C	C	C	C	C
Municipal government services	P	P	P	P	P	P	P	P
Public safety services	P	P	P	P	P	P	P	P
Cultural exhibits and	C	C	C	C	C	C	C	C

library services								
Elementary and secondary schools	P	P	P	P	P	P	P	P
Hospital and nursing care facilities	C	C	C	C	C	C	C	C
Lodge, fraternal and civic service organizations	C	C	C	C	C	C	C	C
Religious assembly	P	P	P	P	P	P	P	P
Senior service centers	--	--	--	C	C	C	C	C
Day care and preschool	--	--	--	C	C	C	C	C
Shelter for victims of domestic violence	--	--	P	P	P	P	P	P

ACCESSORY USES

Home occupations as per Sec. 2.2214	P	P	P	P	P	P	P	P
Other accessory uses as is regulated by Sec. 10.4	P	P	P	P	P	P	P	P
Managers office	--	--	--	P	P	P	P	P

COMMERCIAL USES

Office buildings	--	--	--	P	P	--	--	--
Personal service shops such as beauty and barber shops	--	--	--	P	P	--	--	--
Artist and photographic studios	--	--	--	P	P	-	--	--

*** **Note: A-1 through A-9 designations contain the following statement in the Zoning Ordinance:**
Prohibited uses: All uses not permitted herein and trailers, except as used for temporary offices for construction purposes.

- **RRD Residential Redevelopment District:**

Permitted uses: Uses permitted in A-6 district: multifamily dwellings; philanthropic uses; lodge halls.

Prohibited uses: All uses not permitted herein.

Conditional uses:

(2.2608): Manufactured housing shall be limited to a single-family use, shall be permanently installed, and shall be owner occupied. Renting manufactured housing shall be prohibited. Regulations for conditional uses for manufactured housing: [See 2.2609 (1) through (4)]

(2.2610): Conditional uses: Any use permitted in C-2 neighborhood commercial except filling stations and auto repair. Regulations for conditional uses: C-2 neighborhood commercial. [See 2.2611 (1) through (2)]

- **A-9C Apartment Commercial:**

Permitted uses: All uses permitted in A-9 and C-2 Districts (except drive-in theaters, barrooms, nightclubs and lounges); apartments; row houses; office; restaurant; grocery and drugstores; filling stations; barbershops; florists; beauty shops; meat market; clinic; bank, including drive-in banks; locker plants for storage of food; appliance shop; sporting goods; hardware; department stores; launderette; bakery; cleaners; similar retail business or service which is established for the convenience of neighborhood residents; funeral homes and mortuaries; art and dance studios.

Prohibited uses: All uses not permitted herein and trailers, except as used for temporary offices for construction purposes [and other] uses detrimental due to odor, smoke, dust, gas, excessive glare, noise, vibration. See Section 2.1901 for standards.

- **A-10 Trailer Park District:**

Permitted uses: Parking or sale of mobile home-type trailers and travel trailers. Uses permitted in A-8 provided minimum A-8 area and yard regulations are met.

Prohibited uses: All uses not permitted herein.

- **Planned Unit Development (PUD):**

The basic provisions and requirements concerning Planned Unit Developments are as follows: The subdivision, development and use of land as an integral unit, combining more than one primary land use which may provide for single-family residential, multiple-family residential, educational, business, commercial, industrial, recreational, park and common open areas, is described as a Planned Unit Development. [See Section 2.15 for details]

COMMERCIAL

- **C-1 Fremaux Avenue Business District:**

Permitted uses. Any use permitted in the C-2 Neighborhood Commercial District except multifamily residential, restaurants, food stores, seafood shops, filling stations, locker plants and warehousing.

Prohibited uses: Trailers, except for the sale of trailers, and as used for temporary offices for construction purposes, and other uses detrimental to a neighborhood because of odor, smoke, dust, gas, excessive glare, light, noise or vibrations as set forth in 2.1901.

(Planned Unit Development shall be allowed in the Fremaux Avenue Business District zoning classifications even though said Planned Unit Development may be less than two (2) acres in size.)

- **C-2 Neighborhood Commercial:**

Permitted uses: Any use permitted in A-8 residential district; office; restaurant; grocery and drug stores; filling stations; barber shops; florists; beauty shops; meat markets; clinic; bank, including drive-in banks; day care centers and nurseries; locker plants for storage of food; laundrettes; bakery; appliance shop; sporting goods; hardware; department stores; funeral homes and mortuaries; art and dance studios; publishing and distribution but not printing provided that the space devoted to warehousing does not exceed eight thousand (8,000) square feet of gross floor area and is not used for storage of explosive, flammable or hazardous materials; retail dry cleaning drop off and pick-up stations, dry cleaning shops employing facilities for the cleaning and pressing of dry goods for retail trade only, and as approved by the Fire Marshal.

Conditional uses: Trailers as defined by section 9.31e and in accordance with the procedures and standards of section 2.2215.

Prohibited uses: Trailers, except for the sale of trailers, and as used for temporary offices for construction purposes, and other uses detrimental to a neighborhood because of odor, smoke, dust, gas, excessive glare, light, noise or vibrations as set forth in 2.1901.

- **C-3 Central Business District:**

Permitted uses: Any uses permitted in C-2, all uses not specifically restricted or prohibited; amusement enterprises including bowling alleys, skating rinks and pool rooms; auto retail, wholesale, or repair services; bus and railway station; retail businesses where articles are sold at retail on the premises; storage; billboards; residential; service stations; new and used auto sales; tire sales and service, auto parts sales; car wash; grocery stores; department stores; dress shops; children's clothing stores; furniture stores; gift shops; farmers supplies and warehouses; lawn mower sales and service shops; hardware stores; general merchandise stores; office equipment sales; housing sales; electrical supply stores; hobby shops; television and radio repair service shops; taxicab company; dry good stores; ice cream stands; snack bars; snowball stands; bakeries and pastry shops; distributors of plumbing, heating and air conditioning supplies; army surplus sales; fish markets, meat markets; electrical appliance sales stores; lock and key service shops; custom draperies and carpet sales stores; shoe repair,

dance studios; donut and coffee shops; package liquor stores; fruit markets; sweet shops; trailer sales; cosmetics shops; pizza parlors; photographic studios; funeral home; music stores; sporting goods stores; hotels and motels; barrooms, nightclubs and lounges except as provided in subsection 2.2213; animal hospitals, veterinary clinics, pet shops, and animal kennels with the approval of all property owners any part of whose property is three hundred (300) feet from any part of the property of the owner.

Conditional uses: Automobile wrecker service storage yards, except auto salvage yards, and subject to the condition that storage area shall be entirely enclosed by a six-foot-high solid wood fence and conform with all required landscaping and buffering regulations. Hard surfacing of such storage area shall not be required.

Prohibited uses: Trailers, except for the sale of trailers, and as used for temporary offices for construction purposes, and other uses detrimental to a neighborhood because of odor, smoke, dust, gas, excessive glare, light, noise or vibrations as set forth in 2.1901.

- **Section 2.18. C-4 Highway Commercial:**

Permitted uses: Any use permitted in a C-3 central business district; gift shops; stores to serve and the drive-in trade; sporting goods stores; bait shops, boat rentals; eating establishments; warehouses; truck repairs; drive-in theater; dental laboratories; animal hospitals, veterinary clinics, pet shops and animal kennels with the approval of all property owners any part of whose property is three hundred (300) feet from any part of the property of the owner. When animal hospitals, veterinary clinics, pet shops, and animal kennels are constructed or located in a shopping center, then approval must be obtained from all property owners within three hundred (300) feet of the lease site. The three hundred (300) feet shall be measured from all front and rear corners of the leased site.

Conditional uses:

(2.1801A): Those light industrial activities permitted by section 2.2001(2) and 2.2002 in accordance with the procedures and standards of section 2.2215. Such activities shall also conform with the following standards: [See Section 2.1801A (1) through (4)]

(2.1802B): Miniwarehouses as defined in part 9.38. Such activities shall conform with the following standards: [See Section 2.1802B (1) through (9)]

(2.1801C): Those activities conducted by methadone centers or clinics as defined in Part 9 of this Code: [See Section 2.1801C (1) through (5) for standards]

(2.1801D): Conditional uses in C-4 district: Adult businesses as defined in Section 9.2. Such uses shall conform to the following standards: [2.1801D (1) through (10)]

Prohibited uses: Trailers, except for the sale of trailers, and as used for temporary offices for construction purposes, and trailers as defined by section 9.31e and in accordance with the following standards: [See Section 2.1802 (1) through (3)]

- **C-6 Regional Shopping Center District:**

Permitted Uses: Shopping malls with a minimum square footage of two hundred thousand (200,000) and those uses normally permitted in C-4 and located on the periphery of a shopping mall.

Prohibited uses: Any use prohibited in C-4 Highway Commercial and dwelling units.

INDUSTRIAL

M-1 Planned Industrial District: This Section (2.19) contains environmental standards, and buffer zone, landscape, and off-street requirements for industrial uses.

M-2 Light Industrial District:

[See the definitions that apply to the light industrial district located in Section 2.2001 of the Zoning Ordinance.]

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 code [ordinance].

Conditional uses. Manufacturing uses as defined herein may be permitted as a conditional use in accordance with section 2.2215. Conditional uses must comply with the environmental standards contained in section 2.1901.

Prohibited uses. The following shall be prohibited: Residential uses; Landfills for the disposal of solid wastes, hazardous and/or toxic substances; Disposal or storage of hazardous waste; Storage of more than one hundred ten (110) gallons of hazardous or toxic materials; Wrecking yards and junk yards (including automotive); Chemical, paints and fertilizer manufacturing; Pyrotechnics, ammunition and explosives; Paper and pulp manufacturing; Petroleum refining, processing or manufacturing; Building and repair of boats in excess of ninety (90) feet in length; Asphalt or concrete batching plants; Rubber products manufacturing; Automotive race tracks and drag strips; Abattoirs, dressing of animal or poultry products, tanning and rendering fats and oils; Iron or metal working involving foundry, drop hammer or punch press over twenty (20) tons; Atomic energy generation; 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; and Any use that fails to meet the environmental standards and requirements established in section 2.1901 of this code [ordinance].

OTHER

A Airport Zone: This zone shall permit airport uses as well as related support facilities and other uses permitted in the M-2 Light Industrial Zone provided such permitted uses are not detrimental or hazardous to the safety of aircraft using the Slidell Airport. All regulations that apply to the M-2 Zone shall also apply to the Airport Zone except where such regulations conflict with FAA regulations.

R Rural District: Permitted uses are agricultural use, any residential use (note: apartments must meet six criteria -- see 2.201(2), and commercial and industrial use if they meet the six criteria – see 2.201(2).