

SECTION 2.14 M-1 LIGHT INDUSTRIAL DISTRICT

2.1401 Purpose

The M-1 District is intended for light manufacturing, processing, storage and warehousing, wholesaling and distribution. This district should have efficient accessibility to major transportation routes and should be located to maximize safety and minimize infrastructure costs to local government. Service and commercial activities relating to the character of the district and supporting its activities are permitted. Regulations are intended to prevent or reduce friction between uses in this district and also to protect nearby residential and commercial district.

2.1402 Permitted Uses

Only the following permitted uses conducted in enclosed buildings with a building area of twenty thousand (20,000) square feet or less, and hours of operation limited to 6:00 a.m.-10:00 p.m. shall be allowed in the M-1 District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of (a) uses lawfully established prior to the effective date of this ordinance; (b) conditional uses in compliance with the provisions of Section 2.1403; or (c) accessory uses in compliance with the provisions of Section 5. See Section 3.03 - Minimum Standards for minimum standards that apply to certain uses.

- A. Generally, those light manufacturing uses listed below, conducted in enclosed buildings, which do not create any danger to health and safety in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, lint, odor, heat or glare, than that which is generally associated with light industries of the types specifically permitted below:
 - 1. Manufacture or assembly of medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, games, and electrical or electronic apparatus.
 - 2. Packaging and processing of pre-manufactured items.
 - 3. Manufacture of computer and high technology items.
 - 4. Manufacture of ceramic products.
- B. Laboratories, research, experimental or testing centers.
- C. Ornamental ironworks and similar light welding facilities.
- D. Outdoor storage associated with a permitted use provided that the occupied area is ten (10) percent or less of the area of the developed site.
- E. Printing lithographing, publishing or similar establishment.
- F. Radio and television stations and relay transmitters, motion picture studios.

- G. Residence for watchman or caretaker employed on the premises.
- H. Services establishments catering to commerce and industry including professional office, linen supply, communication services, business machine services, canteen services, restaurant (including drive-in and fast food restaurant), hiring and union halls, employment agencies, sign companies, and similar uses.
- I. Utility facilities such as electrical substations, telephone switching facilities and the like.
- J. Vocational, technical, trade, or industrial schools, and similar uses.
- K. Wholesaling, warehousing, or distribution establishments, cold storage or refrigeration plants.
- L. Miscellaneous uses such as express office, sign painting shop, parcel delivery service, telephone exchange, and related uses.
- M. Firework sales, during periods established by ordinance of the Police Jury, except where prohibited by ordinance.
- N. Similar and Compatible Uses
Other uses which are similar and compatible with the Permitted Uses of the M-I Light Industrial District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.1403 Conditional Uses

Conditional Uses are prohibited unless application for the use has been processed by the Department of Development and such use has been favorably approved by the Zoning Commission. See Section 3.02 - Conditional Uses for the procedures and requirements that apply to Conditional Uses and Section 3.03 - Minimum Standards for minimum standards that apply to certain uses.

- A. Permitted Uses with a building area of greater than twenty thousand (20,000) Square Feet.
- B. Automotive service stations and/or truck stops.
- C. Commercial parking lots and parking garages
- D. Day care centers associated with a particular development.
- E. Recreational facilities.
- F. General office buildings.

- G. Hotel, motel or motor lodge if located in a district of thirty-five (35) acres or more.
- H. Mobile homes designed for residential purposes but used for non-residential purposes.
- I. Outdoor Advertising (Billboards)
- J. Outdoor storage yards and lots and contractors' storage yards occupying more than ten (10) percent of the area of the developed site.
- K. Retail and repair establishment for the sale and/or repair of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, automotive parts and accessories (but not junk or automotive wrecking yards), heavy machinery and equipment, farm building supplies, monuments and similar uses.
- L. Transportation terminal including motor, bus, or truck.
- M. Public Utility Facilities
- N. Other uses which are similar and compatible with the Conditional Uses of the M-I Light Industrial District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.1404 Prohibited Uses and Structures

- A. Chemical, paints, and fertilizer manufacturing.
- B. Disposal and/or permanent storage of Hazardous Waste (as defined in the Louisiana Revised Statute 30:1133).
- C. Explosive manufacturing or storage, except as provided for in the permitted use of the property for the sale of fireworks, as stipulated in Section 2.1402 of these.
- D. Hospitals or clinics (except clinic in connection with industrial activity) nursing home and similar uses.
- E. Landfills for the disposal of solid wastes, hazardous, and/or toxic substances.
- F. Paper and pulp manufacturing.
- G. Petroleum refining.

- H. Residential uses or dwelling units except as provided for in Section 2.1402 or 2.1403.
- I. Schools, churches or public or private institutions.
- J. Wrecking yards (including automotive wrecking yards) and junk yards.
- K. Yards or lots for scrap or salvage operations or for process storage, display or sale of any scrap or salvage.
- L. All other uses not permitted herein.

2.1405 Administrative Permits

- 1. Off-premise directional signs
- 2. Other uses which are similar and compatible with the Administrative Permit uses of the M-I Light Industrial District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.1406 Site and Structure Provisions

A. Minimum Lot Area

The lot area of each zoning lot shall not be less than ten thousand (10,000) square feet.

B. Minimum Area Regulations

- 1. Minimum Lot Width - The lot width of each zoning lot shall not be less than seventy-five (75) feet.
- 2. Front Yard - Front building lines shall conform to the average building lines established in a developed block. In all cases, this front building line shall be set back a minimum of twenty-five (25) feet plus one foot for every foot in height over thirty-five (35) feet above Base Flood Elevation.
- 3. Side and rear yards - No side or rear yard is required where party walls exist. If there are no party walls, a minimum side or rear yard of five (5) feet is required. Where a lot adjoins any non-industrial zoning district, front yard requirements shall apply to side and rear yards.

C. Maximum Lot Coverage

A minimum of thirty (30) percent of each zoning lot/district shall be retained as open space, including landscaped areas.

D. Height Regulations

No building or structure shall exceed forty-five (45) feet in height above Base Flood Elevation as set forth in Flood Hazard Ordinance 791 except for accessory towers.

E. Off-Street Parking and Loading Requirements

Off-street parking and loading shall be provided as put forth in Section 4.

2.1407 District Standards

All uses of land structures in the M-1 Light Industrial District are subject to the general standards and regulations of this ordinance. In addition, all uses located in this District shall be subject to the following standards:

A. Environmental Quality

1. Flood Zones - Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
2. Tree Preservation, Landscaping and Screening - All uses shall apply to the requirements as set forth in Section 5.16.

B. Signs, Lighting and Landscaping (Amended 2/13/03 ZC02-06-040 OCS#03-0607)

1. Signs shall be subject to the provisions of Section 5.03.
2. Lighting shall be subject to the provisions of Section 5.05.
3. Landscaping shall be subject to the provisions of Section 5.16.

C. Utilities

1. Sewer - If an available public central system adjoins the property and is within 300 feet of the proposed use, the system must be utilized. All private systems must be approved by the State Health Department before issuance of a building permit.
2. Water - Any private water well must be located a minimum of fifty (50) feet from any sewer disposal system.
3. Street Improvements - Any road or street construction to serve any zoning lot for any use must meet standards set forth in the Subdivision Regulations.

D. Fire Marshall Approval

A certification attesting to the State Fire Marshall's approval of plans for all construction and improvements as per the State Fire Code must be

provided to the Department of Permits and Inspections prior to issuance of a building permit.

E. Impact on Natural and Scenic Rivers (Amended 4/16/04 ZC03-0-062 OCS#04-0848)

Whenever application is made for rezoning of property, to be granted a conditional use of property, or for a building permit for property that is situated along a waterway included in the Natural and Scenic Rivers System, or for the rezoning of property, conditional use of property or for a building permit application for property which has been determined to have the potential for an adverse impact on such waterways, or on any property situated thereon, in addition to complying with all other applicable provisions of the St. Tammany Parish Land Use Ordinance, the following provisions and requirements shall apply:

- 1) The applicant for rezoning shall comply with all rules and regulations governing the applicable zoning district.
- 2) The applicant for a conditional use permit shall comply with the minimum standards for conditional uses in Section 3.02.
- 3) The applicant for a building permit shall comply with all rules and regulations governing the permitted use.
- 4) All applicants shall file a copy of all permits required by the state, a state agency and the federal government for development of properties affecting natural and scenic rivers.
- 5) Prior to any final decision on any application for a rezoning or for a permit for those activities that may have the potential for significant impact on such waterways or property, an evaluation shall be made of the impact that the activities may have on the unique character and value of such waterways and properties.
- 6) The evaluation and final determination on any such application by the reviewing authority should insure compatible uses and development of such property, so as to maintain the natural and physical features of the waterways that are included in the Natural and Scenic Rivers system and the aesthetic values of the property situated along and accessible to the natural and scenic rivers in St. Tammany Parish.