

SECTION 2.15 M-2 INTERMEDIATE INDUSTRIAL DISTRICT

2.1501 Purpose

Only the following permitted uses conducted in enclosed buildings with a building area of forty thousand (40,000) square feet or less, and hours of operation limited to 6:00 a.m.-10:00 p.m. shall be allowed in the M-2 Intermediate Industrial 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 2.1503; 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.

2.1502 Permitted Uses

Only the following permitted uses shall be allowed in the M-2 Intermediate Industrial 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 2.1503; 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. Any permitted use in the M-1 Light Industrial District.
- B. Uses in the following list, including the manufacture, compounding, processing, packaging, treatment, storage and/or distribution of the products in the list.
 - 1. Assembly plants
 - 2. Book binderies
 - 3. Cellophane products manufacturing
 - 4. Cleaning and dyeing works
 - 5. Confectionery manufacturing
 - 6. Dairy Products manufacturing
 - 7. Electrical parts, assembly and manufacturing
 - 8. Fiber products and manufacturing
 - 9. Fruit or vegetable canneries
 - 10. Furniture manufacturing
 - 11. Garment manufacturing
 - 12. Non-ferrous extruding mills
 - 13. Millwork
 - 14. Sheet metal products
 - 15. Television and radio broadcasting transmitters
 - 16. Tool manufacturing
 - 17. Toy manufacturing

18. Well drilling services

C. Public Utility Facilities

D. Outdoor storage yards that occupy greater than ten (10) percent of the area of the developed site. (Amended 2/03/05 ZC04-12-105 OCS#05-1046)

E. Other uses which are similar and compatible with the Permitted Uses of the M-2 Intermediate District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.1503 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 forty thousand (40,000) Square Feet.

B. Any conditional use in the M-1 Light Industrial District.

C. Uses in the following list, including the manufacture, compounding, processing, packaging, treatment, storage and/or distribution of the products in the list.

1. Beverage distilling
2. Food products manufacturing
3. Foundry casting of lightweight nonferrous metal
4. Glass products manufacturing
5. Paint mixing and treatment
6. Pharmaceutical manufacturing
7. Shop fabricating and repair
8. Structural fabrication (steel and concrete)
9. Tire retreading, recapping or rebuilding
10. Wood products manufacturing
11. Shipbuilding and repair

D. Sanitary landfills for the disposal of solid waste.

E. Asphalt batching plant, except those temporarily erected for a specific construction project.

F. Concrete batching plants, except those temporarily erected for a specific construction project.

- _____ G. Mobile homes designed for residential purposes but utilized for other purposes.
- H. Other uses which are similar and compatible with the Conditional Uses of the M-2 Intermediate Industrial District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.1504 Administrative Permits

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

2.1505 Prohibited Uses:

- A. Commercial uses not incidental to the principal industrial use.
- B. Disposal and/or permanent storage of Hazardous Waste (as defined in the Louisiana Statute 30:1133)
- C. Landfills for the disposal of hazardous and/or toxic substances.
- D. Residential uses except as provided for in Section 2.1502 and 2.1503.
- E. Schools, churches or public or private institutions.

2.1506 Performance Standards

All performance standards within a M-2 District are provided to ensure protection of the environment by regulating air and water resources and regulation of pollution thereof, radiation hazards, noise pollution and fire and explosive hazards.

- 1. Exhaust Emission - No industry in and M-2 District shall emit from any exhaust pipe, flue, chimney or whatever, an emission that shall be deemed harmful by the Louisiana Department of Environmental Quality.
- 2. Odor - Odorous matter released from any operation or activity in a M-2 District shall not exceed the odor threshold concentration beyond lot lines, measured at ground level or habitable levels.
- 3. Water Quality - No industry shall emit harmful substances into a waterway or water disposal system, in compliance with the Federal Water Pollution Control Act and Louisiana Water Control Law.
- 4. Noise - No industry shall emit noise level above 70 decibels (dB-A) at the lot boundary line measured at ground level or habitable elevation. Applicable measurement standards shall be taken by an

independent lab institute at the expense of the applicant or legal property owner.

The St. Tammany Parish Police Jury shall be the discretionary governing body to determine the frequency of decibel measurements.

5. Radiation - No operation in a M-2 District involving radiation hazards shall be conducted which violates the standards of the Nuclear Energy and Radiation Control Law regulated by the Louisiana Department of Environmental Quality.
6. Fire and Explosive Hazards - All uses in a M-2 District shall comply with the applicable standards set forth in the rules and regulations of the State Fire Marshall.
7. Administration and Enforcement - As required by State Law, the Department of Natural Resources will administer, monitor and enforce the requirements of Section 2.1505 exclusive of Section 2.1505 (4) and (5).

2.1507 Building Permit Acquisition

Before a building permit can be issued by the Parish Department of Permits and Inspections, it is the responsibility of the applicant or owner of the property to provide to the Department of Permits and Inspections written approval for construction or written verification that no such approval is required from each of the following agencies:

1. Louisiana Department of Environmental Quality:
 - a. Office of Air Quality Radiation Protection
 - b. Office of Water Resources
 - c. Office of Solids and Hazardous Waste
2. Environmental Control Commission, Louisiana Department of Natural Resources.
3. Coastal Zone Management.
4. Army Corps of Engineers.
5. Louisiana Wildlife and Fisheries.
6. Other appropriate regulatory agencies.

Prior to the issuance of a building permit(s) by the Parish Department of Permits and Inspections, additional buffer requirements may be necessary if noise, sight, sound and public safety factors relating to the proposed use warrant greater buffer requirements than is normally necessary under Section 2.1508. The Department of Permits and Inspections shall notify the Department of Development in writing if the proposed use may possibly warrant additional buffer requirements.

The Department of Development shall arrange for a public hearing before the Zoning Commission of the possible need for additional buffer. The Zoning Commission may request additional information on the proposed use of the property. Necessary studies by an independent consultant or institute at the

expense of the applicant or legal property owner may be requested by the Zoning Commission.

At the public hearing the Zoning Commission must decide if additional buffer requirements are necessary for the proposed use. Additional buffer requirements, if any, shall become a part of the public record and the conditions under which the permit is issued; they must be indicated on the plans submitted as part of the permit application/records.

2.1508 Locational Standards

In reaching recommendations and decisions as to rezoning land to M-2 Intermediate Industrial District, the Zoning Commission and the Police Jury shall apply the locational standards.

- A. Relation to Major Transportation Facilities - The M-2 District shall be so located with respect to arterial or major streets and highways, or other transportation facilities, as to provide direct access to such areas without creating or generating traffic along minor streets in residential areas or districts other than industrial districts.
- B. Relation to Utilities, Public Facilities, and Services - The M-2 District shall be located in relation to sanitary sewers, water lines, storm and surface drainage systems, and other utilities systems and installations that neither extension nor enlargement of such systems will be required in manner, form, character, location, degree, scale, or timing and consequently resulting in higher net public cost or earlier incursion of public cost than would development in forms generally permitted under existing zoning in the area.

However, if applicants will (1) provide private facilities, utilities, or services approved by appropriate public agencies as substituting on an equivalent basis, and assure their satisfactory continuing operation, or (2) make provision acceptable to the Parish for offsetting any added net public cost or early commitment of public funds made necessary by such development, the rezoning may be approved.

2.1509 Site and Structure Provisions

- A. Minimum Lot Area

The lot area of each zoning lot shall not be less than forty thousand (40,000) square feet.

- B. Minimum Area Regulations

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1. Minimum Lot Width - The lot width of each zoning lot shall not be less than two hundred (200) 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 from the front property line.
 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.

F. 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.

G. Tree Preservation, Landscaping and Screening

All uses shall apply to the requirements as set forth in Section 5.16.

2.1510 District Standards

All uses of land structures in the M-2 Intermediate 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. 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.

B. 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.