

Section 2.18. - C-4 highway commercial.

2.1801

Permitted uses in the C-4 district are: 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.

Any uses permitted in the C-1, C-2, C-3, and A-1 through A-9-C provided that multi-family uses on developments of 20 acres or more shall be enclosed by a fence with controlled entry and exit via a security gate or guardhouse. In multi-family uses on developments of less than 20 acres, the bottom or ground floor shall be reserved for commercial retail space. Prior to the approval of any multi-family use in the C-4 zone, a market study shall be performed showing the short-term and long-term need for such multi-family housing units. The planning department shall approve the findings of the market study prior to the issuance of final approval.

Fireworks sale and storage, provided they meet the requirements of Section 14.-35 Fireworks, Chapter 14: Fire Prevention and Protection.

2.1801A

Conditional uses in the C-4 district are: 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:

- (1) All activities shall be conducted in a completely enclosed building having roof and walls.
- (2) All activities shall cease between the hours of 10:00 p.m. and 7:00 a.m.
- (3) All activities shall conform with the requirements and standards of sections 2.2001(4), 2.1901 and all standards applicable to the C-4 highway commercial zoning district.
- (4) If a business ceases to exist or fails to operate for 30 days, the conditional use permit shall become null and void.

2.1801B

Conditional uses in the C-4 district are: miniwarehouses as defined in part 9.38. Such activities shall conform with the following standards:

- (1) Minimum recommended size: Two acres, 40,000 square feet of rental space.
- (2) Yards:
 - (a)

Front: Street landscape area must be minimum depth of 20 feet, landscaped in accordance with Section 2.25 of this Code. No access to storage units shall be permitted from the front yard or any yard facing a public right-of-way.

- (b) Side: Five feet each side minimum or ten percent of lot width. If the side yard abuts a residentially zoned property, then the side yard building setback is 25 feet and landscaped in accordance with section 2.2207.
 - (c) Rear: 25 feet. When the rear yard abuts a residentially zoned property then the rear ten feet must be landscaped in accordance with section 2.2207.
- (3) Height: No building shall exceed 35 feet in height.
- (4) Driveways:
- (a) All one-way driveways shall provide for one ten-foot parking lane and one 15-foot travel lane. Traffic directions and parking shall be designated by signing or painting.
 - (b) All two-way driveways shall provide for one ten-foot parking lane and two 12-foot travel lanes.
 - (c) The parking lanes may be eliminated when the driveway does not serve storage cubicles.
- (5) Parking:
- (a) One space for each ten storage cubicles, equally distributed throughout the storage area.
 - (b) Two spaces for the manager's quarters, if provided.
 - (c) One space for every 25 storage cubicles to be located at the project office for use of prospective clients.
- (6) Lighting: All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.
- (7) Landscaping: Landscaping must be provided in accordance with section 2.25 of this Code.
- (8) Fencing and screening: Fencing design and placement shall be required as per Section 2.2202 and 2.2203, and 2.2207 through 2.2211. In addition, the entire site shall be completely enclosed by walls, fencing, buildings or landscape screening. All fences shall be a minimum of six feet in height with a maximum of eight feet in height, and shall be constructed and maintained with not less than 90 percent of the surface area impervious to light. No fence shall be constructed in the first twenty-five feet of the required front yard.

2.1801C

Conditional uses: Those activities conducted by methadone centers or clinics as defined in Part 9 of this Code:

- (1) Shall not be located within 1,000 feet of any school, church, playground, library, park, or synagogue or residentially zoned property. For the purpose of this section, all measurements shall be the straight-line distance from property line to property line;
- (2) Public hearing by the planning and zoning commission and the Slidell City Council before final action is taken.
- (3) All conditions imposed under § 2.2215 must be met.
- (4) If operation of a methadone center or clinic ceases for 30 days, the conditional use permit shall become null and void.
- (5) Show need that it will be serving primarily the citizens of Slidell.

Exception: The provisions this section 2.1801C shall not apply to methadone centers or clinics operated wholly within a public or private hospital.

2.1801D

Conditional uses in C-4 district: Adult businesses as defined in section 9.2. Such uses shall conform to the following standards:

- (1) The distance between any adult business and any residential district or dwelling shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the residential district or dwelling to the nearest point of the property line of the adult use or the property on which it is situated, if it is one of several business establishments on the property, whichever is greater.
- (2) The distance between any two adult businesses shall be minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the closest property lines of each adult business.
- (3) The distance between any adult business and any existing school, child care center, church or place of worship, park or recreational area, public library, public building, any establishment licensed to sell alcoholic beverages, museum, or community center shall be a minimum of 1,000 feet measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the adult business to the nearest point of the property line of the school, child care center, church or place of worship, park or recreational area, public library, public building, any establishment licensed to sell alcoholic beverages, museum, or community center.
- (4)

The adult business shall comply with City of Slidell Code of Ordinances chapter 4, Alcoholic Beverages and all necessary state and parish licenses and/or permits as required.

- (5) All activities shall cease between the hours of 10:00 p.m. and 7:00 a.m.
- (6) Live entertainment, when expressly authorized and permitted, will only be allowed when it does not adversely affect the surrounding neighborhood because of noise, crowd, and other factors.
- (7) The use of neon or similar lighting technology exposed to the exterior shall be limited to one sign unit which conforms to all other code signage requirements, is directly related to the subject facility, and is not advertisement for products or services provided or sold in the facility.
- (8) The premises on which the adult business is located and the public rights of way within 100 feet of such facility must be maintained in a clean and orderly manner.
- (9) The premises on which an adult theater establishment is located shall operate only as an adult theater and shall not contain or offer any items or services consistent with that of an adult cabaret, adult store, massage parlor, or escort agency. Any of the aforementioned businesses shall constitute a separate adult business and must independently conform to all of the requirements of this section. Massage establishments shall conform to chapter 8, article III of the Slidell Code of Ordinances. Adult theaters offering viewing of film, photograph material or live performances to audiences smaller in size than five persons per viewing area are expressly prohibited.
- (10) Any business that less than ten percent of its gross income from the sale of materials listed in section 9.2(a) thru 9.2(g) shall be exempt from these regulations.

2.1801E

Conditional uses in the C-4 district are: Animal hospitals, veterinary clinics, pet shops, and animal kennels.

Crematory is a conditional use. Subject to the following conditions:

- (1) Cremation Retort must be located at least 1,000 feet from residences, schools, day cares, and city parks.
- (2) Any other conditions established by the city council.
- (3) Conditional use applications must comply with process established in section 2.2215: Conditional use permits.

2.1801F

Conditional uses in the C-4 district are: light manufacturing in accordance with the procedures and standards of subsection 2.2215. These conditional uses shall also be subject to the following

standards:

- (1) All activities shall be conducted in a completely enclosed building having a roof and walls, subject to subsection (7) below; and
- (2) All activities shall conform with the requirements and standards of subsections 2.2001(4), 2.1901, and all standards applicable to the C-4 highway commercial zoning district; and
- (3) Off-street parking as required in subsection 4.225; and
- (4) Off-street loading as required in section 4.3; and
- (5) Off-street loading spaces shall be graded and provided with a durable and dustless hard surface of asphalt, concrete, or other suitable materials capable of withstanding 1,000 pounds per square inch (psi); and
- (6) If a business ceases to exist or fails to operate for 30 days, the conditional use permit shall become null and void.
- (7) Outdoor storage may be permitted subject to the requirements of Appendix A, subsection 2.1901(O) Outdoor Storage Areas.

2.1802

Prohibited uses in the C-4 district are: 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:

- (1) The semitrailer units cannot be parked closer than 100 feet to the property line of the commercially zoned property which abuts property within zones A-1 through A-10.
- (2) Semitrailer units (or cargo units) may be parked upon the premises for special events and cannot encroach into the public right-of-way. Each parking period shall not exceed 30 days and each business shall be permitted no more than three periods per year. The business may combine the three periods into one 90-day period.
- (3) A permit issued by the department of permits shall be charged for each separate period in the amount of \$25.00.

and other uses detrimental to a neighborhood because of odor, smoke, dust, gas, excessive glare, light, noise or vibrations. See section 2.1901 for standards.

2.1803

Height regulations [in the C-4 district are]:

- (A) Except as otherwise permitted in the height overlay districts provided by subsection (b) hereof, no building or structure for residential or business purposes shall exceed 45 feet in height above the natural grade of the property at the location of the

structure or base flood elevation, whichever is higher.

(B) Height overlay districts. Height overlay districts are hereby created to permit a maximum structure height of 75 feet. Such districts are delineated and shown on the map attached hereto and made a part hereof.

(1) If property in the height overlay districts abuts a residential district or use, the planning department may require additional setback of one foot of setback for every foot in height of the building.

(2) Additional buffering in accordance with section 2.25 may also be required by the planning department to minimize potential negative impacts to adjacent residential areas.

2.1804

Area regulations in the C-4 district are as follows:

(1) Yard:

(a) Front yard, 25 feet; side yard, rear yard—None is required except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for the A-8 residential district. See (b) below. When a side yard is provided, said side yard shall not be less than three feet.

(b) Whenever a C-4 commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the C-4 district for the side on which the abutment occurs only or 150 feet if no block exists and requirements of section 2.201(2)(b) and (2)(c) shall apply.

(2) Lot size: Where a lot is used for a dwelling or in part for a dwelling, it shall be same as district A-8 residential.

(3) Section 2.2207 shall apply.

(4) See section 1.4.

2.1805

Off-street parking regulations in the C-4 district are as provided for under part 4.

2.1806

Loading zone requirements in the C-4 district shall be provided as set forth in part 4.

2.1807

Must comply with sections 2.606 through 2.617.

(Ord. No. 894, 12-12-1972; Ord. No. 957, 2-12-1975; Ord. No. 1009, 8-24-1976; Ord. No. 1010, 9-14-1976; Ord. No. 1326, 12-9-1980; Ord. No. 1332, 12-23-1980; Ord. No. 1357, 2-10-1981; Ord. No. 1410, 6-23-1981; Ord. No. 1857, 8-27-1985; Ord. No. 2372, 2-26-1991; Ord. No. 2504, 5-25-1993; Ord. No. 2513, 6-22-1993;

Ord. No. 2735, 3-25-1997; Ord. No. 2856, 12-15-1998; Ord. No. 2950, 6-27-2000; Ord. No. 2965, 10-24-2000;
Ord. No. 3160, 1-13-2004; Ord. No. 3196, 6-22-2004; Ord. No. 3211, 9-28-2004; Ord. No. 3357, 11-28-2006;
Ord. No. 3485, 7-22-2008; Ord. No. 3953, 7-23-2019; Ord. No. 3964, 11-12-2019; Ord. No. 3965, 11-12-2019;
Ord. No. 4091, § 1, 7-26-2022; Ord. No. 4154, § 1(Exh. A), 1-23-2024; Ord. No. 4162, 4-23-2024; Ord. No. 4165,
5-14-2024)