

Administrative Comment

September 7, 2023

Planning & Development

An Ordinance to amend the St. Tammany Parish Code of Ordinances Chapter 130 – Unified Development Code, Division 31 – Part II – Land Development Code: I-2 Industrial District, Section 130-1074 – Permitted Uses: **ADD (33) Sales and repair of semi-trucks and trailers when the criteria of section 130-2213 (4) & (21) are met and amend Section 130-1076 (e) Increase maximum allowable height regulations (2023-3396-ZC).**

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ZONING STAFF REPORT
2023-3396-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

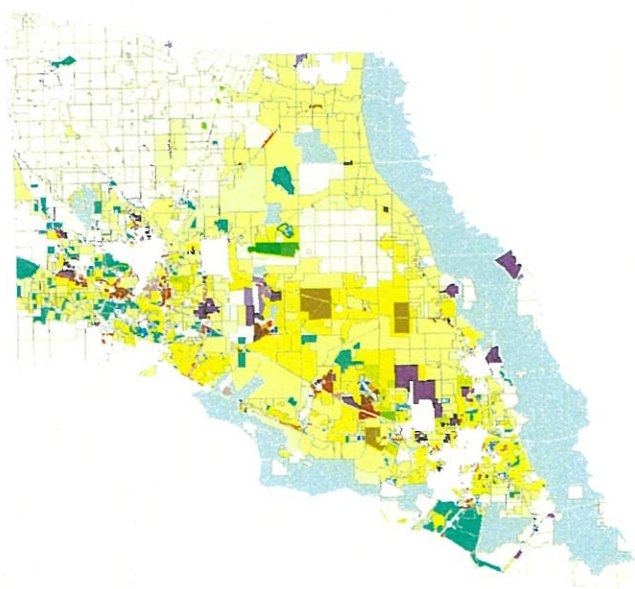
PLANNING & DEVELOPMENT
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Director

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Location: Parish Wide – Property zoned I-2 Industrial Zoned District

Ordinance Calendar No:

Commission Hearing: August 1, 2023 Determination: Approved as amended with addition of "parks, conservation, and protected areas" in addition to abutting residential under height requirements.



An Ordinance to amend the St. Tammany Parish Code of Ordinances Part II Land Development Code, Chapter 130 – Unified Development Code, Division 31 – I-2 Industrial District Section 130-1074 – Permitted Uses: ADD (33). Sales and repair of semi-trucks and trailers when the Criteria of Section 130-2213(4) and (21) are met, and amend Section 130-1076 (e) Increase maximum allowable height regulations.

Division 31 – I-2 Industrial District: History

Division 31 – I-2 Industrial District was created and adopted as part of the Unified Development Code in 2007 (Ord. No. 07-1548). The I-2 Industrial Zoning District was previously titled M-2 Industrial District under the previous Land Use Regulation Code, Ordinance No. 523 which allowed a very similar list of permitted uses and set the maximum building height at 45 feet above the natural grade of the property at the location of the structure or base flood elevation.

Division 31 – I-2 Industrial District, Sec. 130-1073. - Purpose.

The purpose of the I-2 Industrial District is to provide for the location of industrial uses of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

Section 130-2213 – Minimum Standards

Section 130-2213(4) *Automobile service stations.*

a. The following uses shall not be performed in conjunction with any automobile service station:

- 1. Outdoor repairs, including changing of oil and lubrication of automobiles;
- 2. Outdoor painting and body work on automobiles;

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3. The outdoor storage of wrecked or abandoned vehicles. If an operable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises shall be considered an outside salvage or reclamation use. However, a premises is not an outside salvage or reclamation use if the premises stores inoperable or wrecked motor vehicles each of which having a valid state registration, current safety inspection certificate, and documentary record of pending repairs or other disposition. All vehicles shall be screened from public view by a 100 percent, six-foot non-living or 70 percent living screen. Objects shall be stored at a minimum of five feet from this screen;

4. Sale of two or more automobiles, trailers, trucks, tractors, boats, or any other similar commodity;

5. Outdoor storage of automotive parts;

6. Bulk plants.

b. The minimum lot size for an automobile service station, or any facility with retail gasoline sales, shall be 20,000 square feet. Twenty percent of each site must be landscaped open space.

c. A site plan must be approved by the zoning commission prior to issuance of a building permit. At a minimum, this plan must illustrate the following:

1. Location of the main structure and secondary structures;

2. Location of storage tanks;

3. Proposed traffic movements and points of ingress and egress;

4. Approved landscape plan;

5. Location and coverage of lighting, location and design of signage, and finishes and colors to be used on all surfaces.

d. If the service station provides minor repairs, a minimum of six parking spaces shall be provided.

Section 130-2213(21) New and used car lots.

a. A site plan of the use must be approved by the department of planning and development. At a minimum, this plan shall include the following information:

1. Location of all structures on the site.

2. Proposed traffic movements and point of ingress and egress, including parking and sight triangles.

3. Location and coverage of lighting, signage and fencing; including materials, textures and colors to be used on all surfaces

4. Pedestrian access to adjacent sites.

5. Approved landscape plan.

6. Approved layout of parking area for vehicles for sale and/or lease.

7. Any additional information as determined by the department of planning and development.

b. A minimum of six parking spaces shall be provided in addition to any other applicable requirements.

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c. A minimum lot area of 20,000 square feet shall be required.

STAFF FINDINGS

- Staff has determined that the intensification of industrial development within St. Tammany Parish has made it necessary to increase the allowable building height of structures within the I-2 Industrial District to allow for more storage and/or to operate larger and taller equipment in an indoor environment. The proposed text change takes into consideration the proximity of industrial uses abutting residential development, and requires a 100-foot setback from residentially zoned property for any buildings which exceed 35 feet in height.
- Staff has determined that the increase in delivery truck and semi-truck traffic along the I-12 Corridor and within St. Tammany Parish has given rise to sales and repair of semi-trucks and trailer uses and therefore should be listed as an allowable use under the I-2 Industrial District. The use will allow for the sales and repair of semi-trucks and trailers to be developed on larger parcels of land which are zoned for heavy industrial uses as well as accommodating the storage of semi-trucks and trailers for display and vehicles awaiting repairs. Uses must adhere to Section 130-2213(4) and Section 130-2213(21).