

FOR SALE



SLIDELL LAND WITH ACCESS TO WATER

ADDRESS: 36236 SLOAT ROAD

SALE PRICE: \$995,000

LAND SIZE: APPROXIMATELY 11.22 ACRES

ZONING: M-1, C-2 & A-4 (SEE ATTACHED FOR ZONING DESCRIPTIONS)
APPROXIMATELY 6.4 ACRES OF SITE IS ZONED INDUSTRIAL; 3.2 ACRES IS ZONED COMMERCIAL; 1.6 ACRES IS ZONED SINGLE FAMILY RESIDENTIAL

COMMENTS: THIS SUBJECT SITE IS LOCATED IN A SMALL INDUSTRIAL AREA CENTERED AROUND BAYOU BONFOUCA AND BAYOU LIBERTY ROAD. THIS IS ONE OF THE FEW AREAS THAT HAS WATERFRONT INDUSTRIAL PROPERTY IN THE SLIDELL AREA. THE SITE IS PARTIALLY CLEARED AND PARTIALLY FILLED. IT HAS APPROXIMATELY 810 LINEAR FEET OF WATER FRONTAGE ALONG BAYOU BONFOUCA THAT IS CURRENTLY USED TO TIE-UP BARGES. CONVENIENTLY LOCATED BY I-10, I-12 & HWY. 11.

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MARCH 2010

EXCERPTED FROM THE CITY OF SLIDELL ZONING ORDINANCE:

Section 2.16. C-2 Neighborhood Commercial.

- 2.1601 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. However, multi-family residential uses shall not be permitted
- 2.1601A Conditional uses: Trailers as defined by section 9.31e and in accordance with the procedures and standards of section 2.2215.
- 2.1602 Prohibited uses: Multi-family residential 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 2.1901 for standards.
- 2.1603 Height regulations: No building shall exceed forty-five (45) feet in height.
- 2.1604 Area regulations.
- (1) Yard:
- (a) Front yard--twenty-five feet (25'). Side yard and 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 A-8 residential district. See (b)below. When a side yard is provided said side yard shall not be less than three (3) feet.
- (b) Whenever a C-2 commercial district abuts on a residential district which requires front, side rear yards, these requirements shall apply for the C-2

district for the side on which the abutment occurs only or one hundred fifty (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 the same as A-8 residential.
- (3) Section 2.2207 shall apply.
- (4) See Section 1.4.

2.1605 Off-street parking regulations as provided for under Part 4.

2.1606 Loading zone requirements shall be provided as set forth in Part 4.

(Ord. No. 894, 12-12-72; Ord. No. 1009, 8-24-76; Ord. No. 1010, 9-24-76; Ord. No. 1326, 12-9-80; Ord. No. 1332, 12-23-80; Ord. No. 1357, 2-10-81; Ord. No. 1410, 6-23-81; Ord. No. 1857, 8-27-85; Ord. No. 2014, 9-23-86; Ord. No. 2240, 2-28-89, Ord. No. 2266, 6-27-89; Ord. No. 2504, 5-25-93; Ord. No. 3357, 11-28-06)

EXCERPTED FROM THE CITY OF SLIDELL ZONING ORDINANCE:

Section 2.19. M-1 Planned Industrial District.

2.1901 Environmental standards.

- (A) *Purpose:* It is the intent of these regulations to prevent land or structures, including those permitted by right or conditional use, from being used, or occupied in any manner so as to create any 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 area.
- (B) *Other regulations:* Compliance with the requirements of this section shall not be interpreted as authorizing any practice or operation which would constitute a violation of any other applicable statute, ordinance, rule or regulation. Where these regulations conflict with other regulations, the more stringent regulation shall apply.

No permits shall be issued for any use, activity or construction, which is subject to Louisiana Coastal Zone Management, Louisiana Wildlife and Fisheries, U.S. Army Corp of Engineers, Department of Environmental Quality (DEQ), and/or U.S. Environmental Protection Agency (EPA) approval, until after a public information hearing, on the proposed activity, has been conducted by the planning commission and all required permits and approvals have been issued by the herein stated federal and state reviewing agencies. The planning commission shall conduct its hearing within thirty (30) days after the submittal of building plans and site plans. Said hearings shall be conducted at their regular monthly meeting. To be exempt from these regulations the owner or applicant of the property shall obtain written verification, from each of the herein listed federal and state agencies, that no permits or approvals are required. This hearing process in no way preempts the regulations and standards of the zoning ordinance or shall prevent the issuance of permits upon having obtained all required federal, state and local approvals. The hearing is to provide a means by which the public can become informed about a project and to present information that may be pertinent to the project. All pertinent environmental facts will be sent to the applicable federal and state agencies. Representative of the proposed business and the homeowners associations representatives involved shall be notified of the public hearing.

(C) *Administration and enforcement:* All uses established in all districts shall conform in operation, to the performance standards herein specified.

(1) The operator of a proposed use which has been determined will not comply with the standards contained in section 2.1901 may file an appeal with the board of zoning adjustments (BZA). The BZA in making its decision may require certain engineering and environmental analysis of the proposed operation by an independent consulting firm. The cost of such reviews shall be borne by the applicant.

(2) Where a determination has been made that an existing use is in violation of the standards contained in section 2.1901, the operator may file an appeal with the BZA. Such appeal shall be made on forms obtained from the planning department and shall be filed with the planning department within ten (10) days of receiving a notice of violation from the city ordering all illegal operations to cease or be brought into compliance with the standards of the zoning ordinance. The BZA in making its decision may require certain engineering and environmental analysis of the operation by an independent consulting firm. The cost of such reviews shall be borne by the applicant.

(D) Noise:

(1) *Definitions:* The following words and phrases, when used in this section shall have the meanings respectively ascribed to them:

(a) *A weighted sound level* means the sound level in decibels as measured on a sound level meter using the A weighting network. The level so read is designated db (A) or dBA.

(b) *Construction* means any site preparation, assembly, erection, substantial repair, alteration, or similar action, including demolition, for public or private rights-of-way, structures, utilities, or similar action.

(c) *Decibels (db)* means a unit for measuring the volume of a sound, equal to twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure, which is twenty (20) micropascals twenty (20) micronewtons per square meter.

- (d) *Demolition* means any dismantling, intentional destruction or removal of structures, utilities, public or private rights-of-way, surfaces or similar property.
- (e) *Emergency* means any occurrence or set of circumstances involving actual or imminent physical trauma or property damage which demands immediate action.
- (f) *Emergency work* means any work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency.
- (g) *Gross vehicle weight rating (GVWR)* means the value specified by the manufacturer as the recommended maximum loaded weight of a single motor vehicle. In cases where trailers and tractors are separable, the gross combination weight rating (GCWR), which is the value specified by the manufacturer as the recommended maximum load weight of the combination vehicle, shall be used.
- (h) *Impulsive sound* means sound of short duration usually less than one (1) second, with an abrupt onset and rapid decay. Examples of sources of impulsive sound include explosions, drop forge impacts, and the discharge of firearms.
- (i) *Motor carrier vehicle engaged in interstate [commerce]* apply pursuant to Section 18 of the Federal Noise Control Act of 1972 (P.L. 92-574) as amended, pertaining to motor carriers engaged in interstate commerce.
- (j) *Motor vehicle* means any vehicle which is propelled or drawn on land by motor, such as but not limited to passenger cars, trucks, truck trailers, semitrailers, campers, go-carts, amphibious crafts on land, dune buggies, or racing vehicles, but not including motorcycles.
- (k) *Motorboat* means any vessel which operates on water and which is propelled by a motor, including but not

limited to boats, barges, amphibious craft, jet ski, towing devices and hover craft.

- (l) *Motorcycle* means an unenclosed motor vehicle having a saddle for the use of the operator and two (2) or more wheels in contact with the ground, including but not limited to motor scooters and minibikes.
- (m) *Muffler or sound dissipative device* means a device for abating the sound or escaping gases of an internal-combustion engine.
- (n) *Noise* means any sound which annoys or disturbs humans or which causes or tends to cause an adverse psychological effect on humans.
- (o) *Noise disturbance* means any sound which:
 - (1) Endangers or injures the safety or health of humans or animals; or
 - (2) Annoys or disturbs a reasonable person's normal sensitivities; or
 - (3) Endangers or injures personal or real property.
- (p) *Noise sensitive zone* means any area designated for the purpose of ensuring exceptional quiet.
- (q) *Person* means any individual, association, partnership or corporation, and includes any officer, employee, department, agency or instrumentality of a state or any political subdivision of a state.
- (r) *Powered model vehicle* means any self-propelled airborne, waterborne or land borne plane, vessel or vehicle which is designed not to carry persons, including but not limited to any model airplane, boat, car, rocket.
- (s) *Property line* means an imaginary line along a ground surface, and its vertical extension which separates the real property owned by one person from that owned by another person, but not including intrabuilding real property divisions.

- (t) *Public right-of-way* means any street, avenue, boulevard, highway, sidewalk, or alley or similar place which is owned or controlled by a government entity.
- (u) *Public space* means any real property or structure thereon which is owned or controlled by a governmental entity.
- (v) *Pure tone* means sound which can be distinctly heard as a single pitch or a set of single pitches and for the purpose of this section a pure tone shall exist if the one-third octave band sound pressure level in the band when the tone exceeds the arithmetic average of the sound pressure levels of the two (2) contiguous one-third octave bands five (5) dB for center frequencies of five hundred (500) Hz and above by eight (8) dB for center frequencies between one hundred sixty (160) and four hundred (400) Hz and by fifteen (15) dB for center frequencies less than or equal to one hundred twenty-five (125) Hz.
- (w) *Sound* means an oscillation in pressure, particle displacement, particle velocity or other physical parameter, in a medium with internal forces that causes compression and rarefaction of the medium. The description of sound may include any characteristic of such sound, including direction, intensity and frequency.
- (x) *Sound level* means the weighted sound pressure level obtained by the use of a sound level meter and frequency weighting network such as A, B, or C as specified in American National Standards Institute specifications for sound level meters (ANSI S1.4-1971) of the latest approved revisions thereof. If the frequency weighting employed is not indicated, the A weighting shall apply.
- (y) *Sound level meter* means an instrument which includes a microphone, amplifier, RMS detector, integrator or time averager, output meter, and weighting networks used to measure sound pressure levels.

- (z) *Sound pressure* means the instantaneous difference between the actual pressure and the average barometric pressure at a given point in space, as produced by sound energy.
- (aa) *Sound pressure level* means twenty (20) times the logarithm to the base ten (10) of the ratio of the RMS sound pressure to the reference pressure of twenty (20) micropascals ($20 \times 10.6 \text{ N/n}^2$). The sound pressure level is denoted L, or SPL and is expressed in decibels.
- (bb) *Terminology* means all terminology used in this section, not defined herein, shall be in conformance with applicable publications of the American National Standards Institute (ANSI) or its successor body.
- (cc) *Vibration* means an oscillatory motion of solid bodies of deterministic or random nature described by displacement, velocity or acceleration with the respect to a given reference point.
- (dd) *Weekday* means any day Monday thru Friday which is not a legal holiday.

(2) *Enforcement:*

- (a) *Prima facie evidence of violation:* Evidence establishing that an activity is causing or has caused the permissible sound level to be exceeded, shall be deemed to be prima facie evidence of a violation of this section. Sound level measurements shall be taken in procedures as outlined in subsection (b-2).
- (b) *Procedure and measurements:* Sound level measurements shall be made with a properly calibrated sound level meter using the weighted network in accordance and conformance with noise measurement standards based on the referenced sound pressure, promulgated by the American National Standard Institute and Testing Procedures (ANSI). The sound level measurement shall be taken at the point on the receiving property which is closest to the source of sound on the producing property and where practical not less than five (5) feet above ground level, but in no event less than three (3) feet above ground. A minimum of three (3) readings shall

be taken at two-minute intervals. The sound level shall be the average of these readings. In the case of two-family or multifamily dwellings, the sound level shall be measured within an adjacent intrabuilding dwelling. When a noise source can be identified and its noise measured in more than one (1) land use category, the limits of the more restrictive use shall apply at the boundary and within the most restrictive land use category.

(3) *Prohibitions:*

- (a) *Maximum permissible sound levels by receiving land use:* No person shall operate or cause to be operated on private property, any source of sound in such a manner as to create a sound level which exceeds the limits as established in the following table in accordance with the time of day and zoning applicable to the receiving land use category as follows:

SOUND LEVELS BY RECEIVING LAND USE

Receiving Land Use Category	Time	Sound Level Limit dBA
Industrial	At all times	85 dBA
Commercial	7:00 a.m.--10:00 p.m.	75 dBA
	10:00 p.m.-- 7:00 a.m.	65 dBA
Residential	7:00 a.m.--10:00 p.m.	70 dBA
	10:00 p.m.-- 7:00 a.m.	65 dBA
Two-family or	7:00 a.m.--10:00 p.m.	60 dBA
Multifamily/	10:00 p.m.-- 7:00 a.m.	50 dBA

- (b) *Places of public entertainment:* In a place of public entertainment, it shall be unlawful for any person to sing or play a musical instrument individually or as a member or participant in any singing or musical instrument group or band with or without a phonograph, tape recording, loud speaker, sound amplifier or other instrument, machine or device, between 11:00 p.m. and 7:00 a.m. or to make or continue with any loud, unnecessary or unusual noise, including the singing or playing of music which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the City of Slidell. If the sound or noise is plainly audible at a distance of one hundred (100) feet of the building, structure or vehicle in which it is located, it shall be prima facie evidence of a violation of this subsection.
- (c) *Maximum permissible sound levels by motor vehicles:* No person shall operate or cause to operate any motor vehicle on a public street in such a manner that the sound level emitted therefrom exceeds eighty-five (85) dBA on one (1) measured reading from the curb of the street. The provisions of subsection (2)(b) shall not apply to measurements taken to enforce this section.
- (d) *Noise sensitive zones:* It shall be unlawful for any person to create any noise which exceeds the sound level of fifty (50) dBA as measured within twenty (20) feet from the exterior wall of a public school between the hours of 7:00 a.m. and 4:00 p.m. on weekdays when school is in session.
- (e) *Recreational motorized vehicles operating off public rights-of-way:* No person shall operate or cause to operate any recreational motorized vehicle on a public right-of-way or on private property in such a manner that the sound level emitted therefrom exceeds forty (40) dBA at or across the boundary of any private property receiving the noise. This section shall apply to all recreational motorized vehicles, whether or not fully licensed and registered, including but not limited

to commercial or noncommercial racing vehicles motorcycles, go-carts, and minibikes.

(E) *Vibration:*

- (1) *Limits:* Any industrial operation or activity which causes at any time and at any point along the nearest adjacent lot line earthborn vibrations in excess of the limits set forth in Chart I is prohibited. In addition, any industrial operation or activity which causes at any time and at any point along a residential district boundary line earthborn vibrations in excess of the limits set forth in Chart II is prohibited. Vibration shall be expressed as displacement in inches or centimeters, and shall be measured with a system approved by the city engineer.

CHART I

Frequency	Displacement	
	(Inches)	(Centimeters)
(cycles per second)		
0 to 10	.0008	.0020
10 to 20	.0005	.0013
20 to 30	.0002	.0005
30 to 40	.0002	.0005
40 & Over	.0001	.0003

CHART II

Frequency (cycles per second)	Displacement	
	(Inches)	(Centimeters)
0 to 10	.0004	.0010
10 to 20	.0002	.0005
20 to 30	.0001	.0003
30 to 40	.0001	.0003
40 & Over	.0001	.0003

(F) *Smoke and particulate matter:*

- (1) *Changes:* Any prohibited use lawfully established prior to the effective date of this code shall be permitted to be altered, or modified, provided that sources of smoke or particulate matter conform to the performance standards established hereinafter. The total emission weight of particulate matter from all sources within the boundaries of the lot shall not exceed the net amount permitted after such alteration, or modification.
- (2) *Public welfare:* In addition to the performance standards specified hereinafter, the emission of smoke or particulate matter in such manner or quantity as to be detrimental to or endanger the public health, safety, comfort, or welfare is declared to be a public nuisance and shall be unlawful.

- (3) *Chart:* For the purpose of grading the density of smoke, the Ringlemann Chart, published and used by the United States Bureau of Mines, shall be employed. The emission of smoke or particulate matter of a density greater than one (1) on the Ringlemann Chart is prohibited at all times, except as otherwise provided hereinafter.
- (4) *Total:* The emission, from all sources within any lot area, of particulate matter containing more than ten (10) per cent by weight of particles having particle diameter larger than forty-four (44) microns is prohibited.
- (5) *Dust:* Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, roads, and so forth within lot boundaries shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Emission of particulate matter from other sources in excess of the weight limitations specified hereinafter for the district in which such use shall be located is prohibited.
- (6) *Smoke:* The emission of more than ten (10) smoke units per hour per stack is prohibited, including smoke of a density in excess of Ringlemann No. 1. However, once during any six-hour period, each stack may emit up to twenty (20) smoke units, not to exceed Ringlemann No. 1 when blowing soot or cleaning fires. Only during fire-cleaning periods, however, shall smoke of Ringlemann No. 2 be permitted, and then for not more than four (4) minutes per period.
- (7) *Limits:* The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed a net figure of one (1) pound (.45 kilograms) per acre (0.45 hectare) of lot area during any one (1) hour, after deducting from the gross hourly emission per acre (hectare) the correction factor set forth in the following table.

ALLOWABLE FOR HEIGHT OF EMISSION
(INTERPOLATE FOR INTERMEDIATE VALUES NOT SHOWN IN TABLE)

Height of Emission Above Grade		Correction	
Feet	Meters	1lb/acre/hr	kgs/hectare/hr
50	15.25	0.01	0.01
100	30.50	0.06	0.07
150	45.75	0.10	0.11
200	61.00	0.16	0.18
300	91.50	0.30	0.34
400	122.00	0.50	0.56

- (8) *Net rate:* Determination of the total net rate of emission of particulate matter within the boundaries of any lot shall be made as follows:
- (a) *Hourly rate:* Determine the maximum emission in pounds (kilograms per hour from each source of emission and divide this figure by the number of acres (hectare) of lot area, thereby obtaining the gross hourly rate of emission in pounds per acre (kilograms per hectare).
 - (b) *Factor:* From each gross hourly rate of emission derived in (1) above, deduct the correction factor (interpolating as required) for the height of emission set forth in the table, thereby obtaining the net rate of emission in pounds per acre per hour (kilograms per hectare per hour) from each source of emission.
 - (c) *Total:* Add together the individual net rates of emission derived in (2) above to obtain the total net rate of emission from all sources of emission within the boundaries of the lot. Such total shall not exceed

one (1) pound per acre (1.13 kilograms per hectare) of lot area during any one (1) hour.

(G) *Toxic and noxious matter:*

- (1) *Discharge:* No activity or operation shall cause, at any time, the discharge of toxic or noxious matter across lot lines in such concentrations as to be detrimental to or endanger the public health, safety, comfort, or welfare or cause injury or damage to property or business.

(H) *Odorous or hazardous emission:*

- (1) *Regulation:* Any condition or operation which results in the creation of odors or hazardous emission of such intensity and character as to be detrimental to the health and welfare of the public or which interferes unreasonably with the comfort of the public shall be removed, stopped or so modified as to remove such odors or emissions.
- (2) *Odor threshold:* No continuous, frequent, or repetitive emission of odors or odor-causing substances shall exceed the odor threshold at or beyond the bounding property line of the tract on which the odor emission is initiated. An odor emitted no more than once in any one (1) day for a period not exceeding fifteen (15) minutes shall not be deemed as continuous, frequent, or repetitive within the meaning of these regulations.
- (3) *Determination of threshold:* The odor threshold as herein referred to shall be determined by observation by a person or persons. In any case where the owner or operator of an odor-emitting use or activity may disagree with the enforcing inspector where specific measurement of odor concentration is required, the method and procedures specified by the American Society for Testing Materials ASTM D 1391-57, entitled "Standard Method for Measuring Odors in Atmosphere," shall be used.
- (4) *Back-up safeguard system:* Any process which may involve the creation of hazardous emissions or noxious odors or which involves the use of hazardous or odorous gases and chemicals shall be provided with both a primary and secondary safeguard system to prevent leakage into the atmosphere.

(I) *Fire and explosive hazards:*

- (1) *Incombustible solids:* The storage, utilization, or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted.

(J) *Glare:*

- (1) *Glare from operation:* No use in any district shall be operated so as to produce direct sky-reflected glare, or direct illumination, across the adjacent property line from a visible source of illumination of such intensity as to create a nuisance, or traffic hazard, or detract from the use or employment of adjacent property.
- (2) *Permitted illumination:* All permitted exterior lights, including signs, floodlights, parking lot lighting, street lights, and lighting necessary for the safety and protection of property, shall be made up of a light source and reflector so selected that acting together the light beam is controlled and not directed across any boundary line.
- (3) *Residential light standards:* With the exception of street lights, all exterior lighting fixtures within or adjacent to residential districts shall be directed or shaded wherever necessary to prohibit the intensity of light to exceed one-half foot-candle as measured at any adjacent residential property line.
- (4) *Commercial and industrial light standards:* With the exception of street lights, all exterior lighting fixtures within commercial or industrial districts shall be directed and shaded wherever necessary to prohibit the intensity of light to exceed one (1) foot-candle as measured at any adjacent property line.
- (a) *Hours of operation:* Lighting of parking or loading areas shall, except for emergency or safety lighting, cease at or before the hour of midnight when these areas face a residential district where the distance from the nearest light to the nearest residence is less than one thousand (1,000) feet (305.00 meters), except in those instances in which a business establishment is open and business is being conducted after midnight.

(5) *Blinking or intermittent lights:* No exterior lights that blink or shine with an intermittent phase are permitted in any district, except as part of Christmas decorations.

(K) *Heat:*

(1) *Emissions or transmission:* No use or activity in any district shall be so operated that it emits or transmits heat or heated air or water so as to be discernible at or beyond the property line of the lot on which it is located.

(L) *Liquid and solid waste:* All discharges shall be in conformance with EPA and DEQ.

(M) *Radioactive materials:*

(1) *Emission:* No activity shall be permitted which emits dangerous radioactivity beyond enclosed areas or boundary lines of the parcel on which it is located.

(2) *Handling, discharge, and disposal:* The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in conformance with:

(a) The applicable regulations of the Nuclear Regulatory Commission; and

(b) The applicable regulations of instrumentation of the U.S. Environmental Protection Agency and Louisiana Department of Environmental Quality.

(N) *Electromagnetic radiation:*

(1) *Planned or intentional sources:* It shall be unlawful to operate or cause to be operated any source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, whether survey, aircraft detection, topographical survey, personal pleasure or any other use directly or indirectly associated with these purposes which does not comply with the then current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation.

- (a) *Abnormal degradation:* Such operation, even when in compliance with the Federal Communications Commission regulations, shall be unlawful if such radiation causes an abnormal degradation in performance of other electromagnetic radiators or electromagnetic receptors of quality and proper design because of proximity, primary field, blanketing, spurious re-radiation, harmonic content, modulation or energy conducted by power or telephone lines.
 - (b) *Determination:* The determination of "abnormal degradation in performance" and "of quality and proper design" shall be made in accordance with good engineering practices as defined in the latest principles and standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers, and Electronic Industrial Association.
 - (c) *Conflicts in standards:* In case of any conflict between the latest standards and principles of the above groups, the following precedence in the interpretation of the standards and principles shall apply:
 - (i) American Institute of Electrical Engineers;
 - (ii) Institute of Radio Engineers; and
 - (iii) Electronic Industries Association.
- (2) *Unplanned electromagnetic interference:* It shall be unlawful to operate or to cause to be operated any source of electromagnetic interference, the radiation or transmission from which exceeds the maximum values tabulated on the next page.

By Radiation

Section of Electromagnetic Spectrum	Primary Intended Service	Maximum Field Strength at Edge of Property
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(from--to)		Containing Inter- ference Source
		(Microvolts/Meter)
10--Kilocycles 100 Kc	Communications service	500
100 Kc--535 Kc	Navigational aids	300
535 Kc--1605 Kc	AM broadcasting	200
1605 Kc--44 Megacycles	Various communications services	200
44 Mc--88 Mc	VHF television	150
88 Mc--174 Mc	FM broadcasting airport control	200
174 Mc--216 Mc	VHF television	150
216 Mc--580 Mc	Navigational aids citizens radio	250
580 Mc--920 Mc	UHF television	300
920 Mc--30,000 Mc	Various	500

By Transmission or Conduction

Section of Electromagnetic Spectrum (from--to)	Primary Intended Service	Maximum Voltage Measured Line to Line to Ground Where Power or Telephone Lines Cross Edge of Property Con-

		Maximum Interference Source
		(Millivolts)
10 Kilocycles--100 Kc	Communications service	2.50
100 Kc--535 Kc	Navigational aids	1.50
535 Kc--1605 Kc	AM broadcasting	1.00
1605 Kc--44 Megacycles	Various communications services	0.50
44 Mc--88 Mc	VHF television	0.25
88 Mc--174 Mc	FM broadcasting airport control	1.50
174 Mc--216 Mc	VHF television	0.15
216 Mc--580 Mc	Navigational aids	5.00
580 Mc--920 Mc	UHF television	20.00
920 Mc--30,000 Mc	Various	150.0

(a) *Method of measurement:* For the purpose of determining the level of radiated electromagnetic interference, standard field strength measuring techniques shall be employed. The maximum value of the tabulation shall be considered as having been exceeded if, at any frequency in the section of the spectrum being measured, the measured field strength exceeds the maximum value tabulated for this spectrum section.

(b) *Power and telephone lines:* For purposes of determining the level of electromagnetic interference

transmitted or conducted by power or telephone lines, a suitable, tunable, peak reading, radio frequency voltmeter shall be used. This instrument shall, by means of appropriate isolation coupling, be alternately connected from line to line and from line to ground during the measurement. The maximum value of the tabulation shall be considered as having been exceeded if, at any frequency in the section of the spectrum being measured, the measured peak voltage exceeds the maximum value tabulated for this spectrum section.

- (O) *Outdoor storage areas:* All outdoor storage areas shall be entirely enclosed within a continuous fence or wall constructed of solid material that is nontransparent, opaque and cannot be seen through. Said enclosures must be in a uniform height of at least six (6) feet, and any gate in the enclosure shall also be constructed of nontransparent material of at least six (6) feet in height and be kept closed at all times except when ingress and egress is being made to or from the storage space. No materials, equipment, supplies or other form of tangible personal property shall at any time be placed, stored, or kept within the storage space so as to exceed the height of the fence or wall constituting the enclosure, or so as to be visible to persons and members of the public who may walk or travel in motor vehicles adjacent to the enclosure.

2.1902 Buffer zone requirements: A minimum ten-foot wide landscape buffer zone and a twenty-foot building setback shall be maintained along all lot lines adjacent to residential districts or land uses. The buffer zone shall be immediately adjacent to the lot line and lies within the building setback area. Commercial districts or uses of a lesser intensity shall maintain the buffer required by section 2.2207. The buffer zone shall be landscaped with at least one tree for every twenty-five (25) lineal feet of buffer zone and a dense shrub such as *Pyracantha*. A solid wood buffer fence, as is described in section 2.2210, shall be constructed along the property line and the required trees and shrubs shall be planted between the property line and the buffer zone setback line. The trees shall be of nursery stock and at least two and one-half (2 ½) inches in caliper and eight (8) feet in height at planting and shall be of a variety listed in section 2.2516 of the zoning ordinance. All shrubs shall be of nursery stock and be ball and burlap size or of no less than a five-gallon container size at planting.

2.1903 Landscape requirements: Perimeter planting area--A fifteen-foot wide planting area shall be maintained along all property lines that abut public rights-of-way and a twenty-five-foot building setback shall be maintained from the property lines that abut public waterway and street rights-of-way.

The planting area shall be landscaped with one tree for every twenty-five (25) lineal feet of lot line abutting the street and with a compliment of shrubs. All trees and shrubs shall be of the size and variety specified in section 2.2209 of this ordinance. Section 2.514, Parking Lot Planting, shall apply.

2.1904 Off-street requirements: Regulations as provided for under part 4 shall apply.

(Ord. No. 1010, 9-14-76; Ord. No. 1332, 12-23-80; Ord. No. 2264, 6-27-89; Ord. No. 2297, 1-23-90; Ord. No. 2342, 7-24-90; Ord. No. 2380, 5-14-91)

Editor's note--Due to the prior existence of a § 2.1901, the editor has added a portion of the provisions of Ord. No. 1332, originally designated as 2.1901 as 2.1902.

EXCERPTED FROM THE CITY OF SLIDELL ZONING ORDINANCE:

Section 2.7. A-4 Transitional.

2.701 Permitted uses: As listed in Section 2.3.

2.702 Prohibited uses: All those not permitted herein and trailers, except as used for temporary offices for construction purposes.

2.703 Height regulations: No building shall exceed forty-five (45) feet in height.

2.704 Area regulations.

(1) Yard:

(a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than twenty (20) feet. On through lots this minimum depth shall be provided on both streets.

(b) Side yard: There shall be two (2) side yards, one on each side of the building, having a minimum width of five (5) feet each. However, this regulation shall not be so interpreted as to reduce the buildable width of any lot existing before the adoption of this ordinance to less than twenty-four (24) feet. On corner lots the necessary reduction shall be on the side yard not abutting the street.

(c) Rear yard: There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot; provided, however, that the depth of the required rear yard shall not be less than twenty-five (25) feet and need not exceed fifty (50) feet.

(d) See Section 1.4.

(e) Section 2.201(2)(c) applies.

(l) Section 2.207 applies.

(2) Lot size:

(a) There shall be a lot width of a minimum of seventy-five (75) feet at the building line (See 10.1).

- (b) Every lot shall contain an area of not less than seven thousand five hundred (7,500) square feet. Where more than one family occupies the same building, an additional seven hundred fifty (750) square feet per family is required.

2.705 Off-street parking requirements as provided for in Part 4.

2.706 Must comply with sections 2.606 through 2.617.

(Ord. No. 1009, 8-24-76; Ord. No. 1010, 9-14-76; Ord. No. 1256, § 3, 3-25-80; Ord. No. 1326, 12-9-80; Ord. No. 1332, 12-23-80; Ord. No. 2466, 8-31-92)